Application No: 14/12118/OUT
Proposal: Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure.
Site Address: Rowden Park, Patterdown Road, Chippenham, Wiltshire
Grid Ref: 391015 Northings: 171200
On Behalf of: Crest Nicholson Operations & Redcliffe Homes Limited

Please note the particulars in connection with the above planning application are available to view on the planning website http://www.wiltshire.gov.uk/planninganddevelopment.htm

I would welcome any comments that you have about this particular application by 29-JAN-15. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

Recommendations:

- No Comment
- Support
- Support subject to conditions (please set out below)
- Object (for reasons set out below)
- No objections

Matters Considered:

A comprehensive archaeological evaluation has been carried out across the proposed development site and results of which have been used to inform the Environmental Statement (ES). Archaeological features ranging in date from the Early Bronze Age to the Post-Medieval period have been discovered. The finds include two prehistoric cremation burials, a possible Iron Age enclosure, and many pits, ditches and postholes. I concur with the conclusions of the ES chapters 6 and 7 on cultural heritage and archaeology that mitigation is required across the site in the form of excavation. As no archaeological features were found in Fields 4, 6, 7 and 8, no further work is required in these areas. However, excavation is required in the remainder of
fields 1-11 and in all of the proposed pond basins and flood compensation areas. A detailed archaeological mitigation strategy is now required for these areas.

**Conditions:**

**WL26 SECURE ARCHAEOLOGICAL INVESTIGATION**

No development shall commence within field 1-3, 5, 9-11 and all pond basin and flood compensation areas until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

**Informatives:**

Melanie Pomeroy-Kellinger, County Archaeologist

*Insert name of person completing this response*