

Mr. R Holt,
Head of Planning and Culture,
Technical Services Dept
Rugby Borough Council
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Planning and Environment

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your ref R25/0565
my ref JR/R/R25_0565.3
date 12th March 2026

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F.A.O. Lucy Davison

Dear Mr. Holt,

Location: Land South East Of, Rugby Road, Clifton Upon Dunsmore

Proposed: Outline application with some matters reserved for the demolition of all buildings and the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian/cycle access points, parking, landscaping, drainage features, open space, children's play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road).

ARCHAEOLOGICAL COMMENT

Further to my previous letter dated 16th January 2026 (my ref. JR/R/R25_0565.2), I have recently received the attached interim report detailing the results from a programme of archaeological trial trenching undertaken at this site by Worcestershire Archaeology¹ in accordance with a previously agreed Written Scheme of investigation. The objectives of the work were to gather sufficient information to establish presence / absence, character, extent, state of preservation, date and significance of any archaeological deposits which might survive within the site. Whilst the report presents a satisfactory account of the trial trenching and provides sufficient information to allow for an informed planning decision to be made with respect to the archaeological implications of this scheme a final version which includes the results from the environmental will be submitted to the planning authority for formal approval.

The trial trenching has established that archaeological remains of regional significance survive within the site including probable roundhouses, pits and ditches, suggesting that much of the northern part of the site was occupied by a multi-phase farmstead settlement of Late Iron Age to Roman date. The evaluation has also identified evidence for Late Bronze Age activity including a series of small pits and a possible cremation and a scattering of features dated to the Late Neolithic period suggestive of domestic activity.

On the basis of the information that I have now been provided with I would advise that, whilst I would not wish to object to the principle of development, should planning consent be granted

¹ Arnold. G, 2026, *Land Southwest of Clifton-Upon-Dunsmore, Warwickshire: Archaeological Evaluation Report*, Worcestershire Archaeology.

for this proposal, the following conditions be attached to the planning permission in order to secure the implementation of an appropriate archaeological mitigation strategy.

No development shall take place until an Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This shall detail a strategy to mitigate the archaeological impact of the proposed development and shall be informed by the results of the archaeological work previously undertaken across the application site.

The development, and any archaeological fieldwork, post-excavation analysis, publication of results, archive deposition and public engagement detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

I would anticipate the archaeological mitigation strategy will include a programme of archaeological excavation and public engagement

This recommendation conforms to the approach detailed in the National Planning Policy Framework. I would be happy to advise further on the arrangements for such work.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,

John Robinson
Senior Historic Environment Officer