

S/2017/2577/EIA

Land North of Newport Pagnell Road Hackleton

**Outline application for a residential development of up to 525 dwellings, open space, children's play area and associated infrastructure
(Application accompanied by an Environmental Statement)**

This 24.9ha site lies to the east of Northampton close to Wootton Fields and Brackmills estate. The site is proposed for residential development and associated infrastructure; proposals should seek to sustain and enhance significance, including the setting, of heritage assets.

I have considered the documentation submitted relating to the Historic Environment in the form of the Archaeological Desk Based Assessment and have the following comment. Whilst the document generally identifies the heritage assets in the vicinity of the site it fails to make a proper assessment of significance of the assets or the impact of the development on the assets in accordance with Para 128 of the NPPF, which clearly sets out the information an applicant is required to submit in support of their application. It states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation". By way of example, it is not acceptable to just list the assets or dismiss impact on setting purely by distance.

That said I have the following brief comments. Designated assets can be either designated or non-designated and can be directly or indirectly affected by development. Within the boundary of the site there are no designated assets, there are however a couple of sites shown as archaeological assets on our constraints maps suggesting prehistoric remains of the site, Advice should be sought from the County Council Archaeological Advisor as to what pre submission information / evaluation will be required on the site. Beyond the site the designated heritage assets are associated with the historic hamlet of Preston Deanery, the Grade II* Church of St Peter and St Paul and a Grade II listed bridge. The significance of these assets lie primarily in their age, vernacular construction, function, etc; their settings which in the case of the bridge is very location specific taking the road across the stream whereas the church is located within what would have been a key position in the earlier settlement, now largely deserted, this position while providing a rural setting contributes little to overall significance. Further as the hamlet is located

within a small valley and is physically and visually separate from the proposed site, the proposed development is not considered to affect the setting of these heritage assets.

Mandy Lumb
Senior Conservation Officer
12 December 2017