



Northamptonshire County Council

Daniel Callis
Principal Planning Officer
Development Management
Place and Growth Directorate
South Northamptonshire Council
The Forum, Moat Lane
Towcester
NN12 6AD

Please ask for: Lesley-Ann Mather
Tel: 01604 367909
Our ref:
Your ref: S/2019/0856/MAO
Date: 20th September 2019

Dear Mr Callis

Proposal: Outline application for up to 300 dwellings and land for a new school (up to two forms-of-entry) along with open space, drainage, footpath improvements, new off-site footpath links, vehicular access and all matters reserved other than access.

Amendment Details: Revised details relevant to the scheme now incorporating a 2FE primary school (see all documents received 30th August 2019)

Location: Land South of Grange Park Quinton Road Northampton

Thank you for your consultation with regard to the impact on the historic environment of the proposed development including the revised details.

The archaeological evaluation undertaken by MOLA specifically with reference to this application has identified archaeological activity within the development area which will require archaeological mitigation in advance of any earthmoving/ construction within the site. The layout, scale and housing mix do not have a major impact on the archaeological mitigation apart from defining the areas which will potentially require archaeological mitigation. The evaluation has identified that the redline area which relates to Field 1 in the MOLA evaluation report contains archaeological activity including an Iron Age Farmstead which will require mitigation prior to any construction taking place.

The proposed development will have a detrimental impact upon any archaeological assets above and below ground. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected by means of an appropriately worded condition.

The amended application does not alter the comments I made in my response of the 23rd May 2019. It does however allow me to advise that in light of new archaeological store opening in spring 2020 we now have the opportunity to use multi stage conditions.

The text of the new proposed condition is below:

Planning Services
One Angel Square
Angel Street
Northampton
NN1 1ED

W www.northamptonshire.gov.uk
t. 01604 367909.



No development shall take place until the applicant 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 by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF Chapter 16 paragraph 199.

Yours sincerely,

A handwritten signature in black ink, reading 'L Mather' with a checkmark at the end.

Lesley-Ann Mather
County Archaeological Advisor
Planning Services