



## Northamptonshire County Council

Interim General Developments Planning Team Manager  
Development Management - Place and Growth  
Directorate  
South Northamptonshire Council  
The Forum, Moat Lane,  
Towcester  
Northamptonshire NN12 6AD  
FAO Daniel Callis

Please ask for: Lesley-Ann Mather  
Tel: 01604 367909  
Our ref:  
Your ref: S/2020/0385/MAR  
Date: 14<sup>th</sup> April 2020

Dear Mr Callis

### **Application No: S/2020/0385/MAR**

**Proposal: Application for consent of 127 units (parcels H16 and H18) and the surrounding strategic landscaping (part phase 1,2 and 3).(Approval of reserved matters pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement**

**Location: L Towcester Vale Phase 1 London Road Towcester**

Thank you for your consultation of the 24<sup>th</sup> March.

The proposed development area has been subject to evaluation based on a WSI submitted by MOLA, October 2019 and approved by SNC. The evaluation was undertaken in November 2019 and the report submitted to NCC in January 2020. The report was deficient in relation to our archive standards and I have asked for revisions to be made.

The outline application contains an archaeological condition 8. This covers the evaluation and also further investigation, mitigation, of areas of archaeological potential if identified during the evaluation process.

The report it is clear that the very limited trenching identified archaeological activity; predominately Iron Age and Romano British. The report paragraph 5.2 indicated that dateable, late Iron Age to Roman archaeological activity was identified in trenches 19-21. Trench 19 is within the proposed development area and Trenches 20 and 21 are in close proximity lying to the east. These features are thought in the report to represent activity associated with a late Iron Age and early Roman Settlement to the east. The identification of archaeological activity in such a small sample of trenches would suggest that the extent of activity is greater than that shown by the geophysical survey.

Planning Services  
One Angel Square  
Angel Street  
Northampton  
NN1 1ED

W [www.northamptonshire.gov.uk](http://www.northamptonshire.gov.uk)  
t. 01604 367909.



In light of the evaluation results I advise that archaeological mitigation is required in line with Condition 8 (c). This should take the form of an appropriate form of mitigation which could take the form of further trial trenching, excavation, strip map and sample or a combination of.

The NPPF, 199 is clear that "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible"

The proposed development will have a detrimental impact upon any archaeological deposits present. 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.

The opening of our new archaeological store has resulted in a revision to our standard condition and we now have the opportunity to use multi stage conditions.

*No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, 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 in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:*

*(i) Approval of a Written Scheme of Investigation;*

*(ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;*

*(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;*

*(iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production 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.*

Yours sincerely,

*L Mathe*

Lesley-Ann Mather  
County Archaeological Advisor  
Planning Services