



Northamptonshire County Council

Clare Caldwell
Planning Officer
South Northamptonshire Council
The Forum
Moat Lane
Towcester
Northants
NN12 6AD

Please ask for: Liz Mordue
Tel: 01604 366192
Our ref:
Your ref: S/2020/1403/MAF
Date: 8th Sept 2020

Dear Ms Caldwell

Proposal: Demolition of existing buildings and redevelopment to form 44 Retirement Living apartments for older people including communal facilities, guest apartment, access, car parking and landscaping

Location: Bungalow, Sunnyside, Water Lane, Towcester

The application site is located on the eastern side of Water Lane. The area is known to contain archaeological remains and a good deal of investigation has taken place in the immediate vicinity; the applicant has commissioned an archaeological evaluation, the results of which have been submitted with this application. The results demonstrate that the site contains remains of archaeological interest, including a metalled surface and part of a stone structure which may relate to the Alchester Road. Ditches and a pit were also identified. All features dated to the Roman period.

On this basis it is clear the archaeological mitigation will be required before the site is developed. Open area excavation of the remains is recommended to secure proper investigation, recording and dissemination of the information retrieved. This should be secured by use of a suitable condition for a programme of archaeological works.

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. **In order to secure this please attach a condition for a programme of archaeological work as per NPPF paragraph 199 to any permission granted in respect of this application.**

Our standard condition is worded as follows:

Condition:

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:

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Mezzanine Level
One Angel Square
Angel Street
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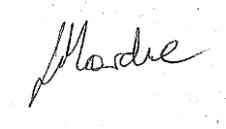
- (i) Approval of a Written Scheme of Investigation;
- (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
- (iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, 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.

Reason:

To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

I will be happy to provide a brief for the excavation.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Liz Mordue', written over a faint, dotted grid background.

Liz Mordue
Assistant Archaeological Advisor
Planning