



Northamptonshire County Council

Samuel Dix
Planning Officer
South Northamptonshire Council
The Forum
Moat Lane
Towcester
NN12 6AD
Northamptonshire

Please ask for: Lesley-Ann Mather
Tel: 01604 367909
Our ref:
Your ref: S/2020/1376/MAO
Date: 7th September 2020

Dear Mr Dix

Proposal: Outline application for up to 69 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access)

Location: Land South Of Blakesley Hill Greens Norton

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

I have provided a number of responses in relation to previous applications within this area. A geophysical survey was undertaken in August 2014 by ArchaeoPhysica Ltd within the application area and the area to the south. The geophysical survey covered a larger area than that of the current application. The geophysical survey within the current area identified ploughed out ridge and furrow which could mask archaeological activity. Linear features were also identified within the application area the nature of which is currently unclear. The results of the survey were not extensive within the site but it did identify some areas of archaeological interest. The proposed development area is also adjacent to cropmark activity to the west.

It is not unreasonable to suggest that activity may extend into the application area however in light of the results of the survey there is still the potential for archaeological activity but not such as would prevent development.

The submitted Planning Statement prepared by Fisher German LLP on behalf of Richborough Estates; states 5.52 that on the basis of the geophysical survey results no further archaeological investigation will be required. I disagree with this statement as geophysical survey should not generally be used in isolation as not all archaeological features produce disturbances that can be detected by a particular instrument or methodology. For this reason, the absence of an anomalies must never be taken to mean the absence of an archaeological features.

It is normal for intrusive evaluation to be undertaken to test the survey results. The proposed application area does have archaeological potential which needs to be addressed albeit as by condition.

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

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.

Reason:

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

Yours sincerely,



Lesley-Ann Mather
County Archaeological Advisor
Planning Services