

DANETREE : LAND EAST OF DAVENTRY

**STATEMENT OF COMMON GROUND:
ARCHAEOLOGY/CULTURAL
HERITAGE**

Application reference:

Daventry: DA/200710450

WHDC: 07/0096/OUTWND

Appeal reference:

**APP/M9570/A/08/
2071505/NWF &**

**APP/Y2810/A/08/
2071504**

DECEMBER 2008

STATEMENT OF COMMON GROUND: ARCHAEOLOGY

1.0 Background

1.1 This Statement of Common Ground relates to the proposed development of an urban extension of approximately 254 hectares of land to the East of Daventry, known as the Danetree development. The Statement records the areas of agreement between the appellant and the Community Landscape and Survey Project (CLASP). A parallel agreement has been reached with West Northamptonshire Development Corporation (WNDC) and Daventry District Council (DDC).

1.2 The planning application was supported by documentation, of which the following are particularly relevant to archaeological and cultural heritage issues:
Planning Statement, February 2001

Environmental Statement - Technical Studies, February 2007: Chapter C
Cultural Heritage

Environmental Statement - Appendix to Technical Studies Volume 1 -

Appendix to Chapter C, February 2007.

Design and Access Statement, February 2007.

Environmental Statement - Non Technical Summary, February 2007.

Regulation 19 Submission Interim Stage 1 Response, 2008

Supplementary Environmental Statement Chapter C, August 2008.

1.3 The application was submitted to West Northamptonshire Development Corporation (WNDC) and Daventry District Council (DDC) and has been given the references: 07/0096/OUTWND and DA/2007/0450.

1.4 PPG16 Indicates that planning authorities and developers should normally obtain archaeological advice from the appropriate County Archaeologist (PPG 16 paragraphs 17 and 19) and in accordance with this advice, pre-application discussions (5 April 2005 and 25 April 2005) were held with the then County Archaeologist, Mr Myk Flitcroft. At the 5th April meeting Myk Flitcroft indicated

that, since the application was in outline with (at that time) a northern link road on a fixed alignment, only the link road required pre-determination geophysical survey; that survey was then undertaken. The post was then vacant over the period from January 2007 to November 2007, Mr Dan Windwood then occupied the post until September 2008. As a result, WNDC obtain archaeological and

cultural heritage advice from ENTEC and DDC have relied in part on the County Archaeologist and latterly on their In-house Conservation Officer. In addition, pre applications discussions were held with Dr Glyn Coppack, English Heritage Regional Inspector of Ancient Monuments (25 April 2005).

2.0 Common Ground

Conservation Areas and Listed Buildings

2.1 CLASP and the appellant agree that there will be no physical Impact from the Proposed Danetree development on any nearby conservation areas or listed buildings.

2.2 CLASP and the appellant agree that there will be no impact from the proposed Danetree development on the setting of any nearby conservation areas or listed buildings.

Borough Hill Scheduled Ancient Monument

2.3 CLASP and the appellant agree that there will be no physical Impact from the proposed Danetree development on this scheduled hillfort or the area described as a satellite to the main hillfort.

Burnt Walls Scheduled Ancient Monument

2.4 CLASP and the appellant agree that there will be no physical Impact from the proposed Danetree development on this scheduled monument.

2.5 CLASP and the appellant agree that there will be no significant adverse Impact from the proposed Danetree development on the setting of this scheduled monument

Other archaeological sites

2.6 Documentation summarised at 1.2 above indicate that the appellant has

2.8 CLASP and the appellant recommend to the Inspector that, in the event of the Inspector being minded to allow this appeal, a planning condition is included which states:

Prior to the submission of any reserved matters applications the applicant, or their agents or successors in title, will secure the implementation of a programme of archaeological evaluation work in accordance with a written scheme of Investigation which has been submitted by the applicant and approved by the planning authority. The results of that evaluation will be used to inform the reserved matters application which should provide for the in-situ preservation at any archaeological remains of national importance should they occur on the site and the archaeological investigation, recording and analysis of remains at lesser importance.

2.9 The condition would be discharged via a phased programme of archaeological work, comprising an appropriate mix of further targeted geophysical survey, targeted trial trenching and strip, map and sample excavations, with subsequent off-site analysis and dissemination of results. It is recognised that local interest groups, including CLASP, will be kept informed and in appropriate circumstances involved with various elements of fieldwork and excavation, since this will assist create a 'sense of place' for residents or this new community undertaken a desk-based assessment and a two phase geophysical survey of the appeal site. This work indicates that the appeal site contains a number of archaeological sites, many of which are probably of late prehistoric/Romano-British date. Because of the plough-damaged condition of these archaeological remains, they are considered to be of more local archaeological interest, such that the presumption in favour of the in-situ preservation of nationally important remains does not apply.

2.7 In these circumstances, it is agreed that no interests of archaeological importance on the appeal site are likely to be adversely effected by the development that could not be appropriately controlled by a planning condition.

2.8 CLASP and the appellant recommend to the Inspector that, in the event of the Inspector being minded to allow this appeal, a planning condition is included which states:

Prior to the submission of any reserved matters applications the applicant, or their agents or successors in title. Will secure the implementation of a programme of archaeological excavation work in accordance with a written scheme of investigation which has been approved by the planning authority. The results of that evaluation will be used to inform the reserved matters application which should provide for the in-situ preservation of any archaeological remains of national importance should they occur on site and the archaeological investigation,

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Signed on behalf of CLASP;

Name (Print) D. F. Hayward

Date: 200109

Signed on behalf of The Danetree Consortium:

Name (Print): Paul Chadwick

Date: 140109 STATEMENT OF COMMON GROUND: ARCHAEOLOGY

1.0 Background

1.1 This Statement of Common Ground relates to the proposed development of an urban extension of approximately 254 hectares of land to the East of Daventry, known as the Danetree development. The Statement records the areas of agreement between the appellant and the Community Landscape and Survey Project (CLASP). A parallel agreement has been reached with West Northamptonshire Development Corporation (WNDC) and Daventry District Council (DDC).

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2.5 CLASP and the appellant agree that there will be no significant adverse Impact from the proposed Danetree development on the setting of this scheduled monument.

Other archaeological sites

2.6 Documentation summarised at 1.2 above indicate that the appellant has undertaken a desk-based assessment and a two phase geophysical survey of the appeal site. This work indicates that the appeal site contains a number of archaeological sites, many of which are probably of late prehistoric/Romano-British date. Because of the plough-damaged condition of these archaeological remains, they are considered to be of more local archaeological interest, such that the presumption in favour of the in-situ preservation of nationally important remains does not apply.

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"Prior to the submission of any reserved matters applications the applicant, or their agents or successors in title, will secure the implementation of a programme of archaeological evaluation work in accordance with a written scheme of Investigation which has been submitted by the applicant and approved by the planning authority. The results of that evaluation will be used to inform the reserved matters application which should provide for the in-situ preservation at any archaeological remains of national importance should they occur on the site and the archaeological investigation, recording and analysis of remains at lesser importance."

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