

## **STATEMENT OF COMMON GROUND – ARCHAEOLOGY AND CULTURAL HERITAGE**

**Dated: 15<sup>th</sup> January 2009**

**APPEAL REFERENCE : APP/M9570/A/08/2082894/NWF**

**DATES OF INQUIRY: [Starting 20th January 2009 for a maximum 9 week period]**

**APPEAL SITE ADDRESS:**

**Land known as Monksmoor Farm, Welton Lane, Daventry**

**DESCRIPTION OF DEVELOPMENT:**

**Comprehensive Development of land to provide a sustainable urban extension comprising 1,000 dwellings with associated infrastructure including new vehicular accesses on to Welton Lane; alterations to Welton Lane; new on-site access and distributor road network; cycleway and footpath network; primary schools; public open space facilities; community buildings including community hall and local medical centre; retail accommodation and local B1 employment accommodation, together with other supporting facilities.**

**APPELLANT:**

**Capel House Property Trust Limited**

**LOCAL PLANNING AUTHORITY:**

**West Northamptonshire Development Corporation**

**This statement addresses areas of common ground in relation to The Archaeological and Cultural Heritage between the following parties to the Appeal:**

**A) the Appellant;**

**B) West Northamptonshire Development Corporation as Local Planning Authority (WNDC);**

## **1. INTRODUCTION**

- 1.1 This Statement of Common Ground is a statement of agreement between the appellant and WNDG in relation to Archaeological and Cultural Heritage matters.

## **2.0 BACKGROUND**

- 2.1 Archaeological and Cultural Heritage research and fieldwork was carried out at the appeal site by Archaeological Services and Consultancy Limited (ASC) on behalf of the appellant in 2005/2006. The work was undertaken as part of pre determination environmental impact assessment to examine and define the content and character of the Archaeological and Cultural Heritage of the appeal site, and to enable agreement of appropriate strategies to mitigate the effects of the proposed development. ASC's findings were submitted in support of the outline planning application at Section 7 of the Environmental Statement, prepared by KLV (2006).

## **AREAS OF AGREEMENT**

### **3.0 THE ENVIRONMENTAL IMPACT ASSESSMENT**

- 3.1 A desk-based study (ASC 2005a) showed that statutory archaeological or cultural heritage constraints or related strategic planning policy did not significantly constrain development of the appeal site, subject to consideration of matters of detail. This is agreed between the parties
- 3.2 It is agreed that the northern boundary of the appeal site abuts the Grand Union Canal Conservation Area.
- 3.3 It is agreed that Scheduled Ancient Monuments, Listed Buildings and designated conservation areas are not present within the appeal site.
- 3.4 It is agreed that Fieldwork (ASC 2005b and c, 2006a, b and c ) conclusively identified subsurface remains of two archaeological sites at the appeal site. The archaeological sites comprise a relatively well preserved early/mid Iron Age farmstead and, at a different location, Romano-British ditches and pits that may identify a later farmstead.

## **4. THE ENVIRONMENTAL STATEMENT**

- 4.1 The results of the Archaeological and Cultural Heritage EIA work were summarised in an Environmental Statement submitted in support of outline development proposals. It is agreed that:
- 4.2.1 the remains of the Iron Age farmstead are of greater archaeological significance than the remains of the Romano-British farmstead.
- 4.2.2 neither of the discovered sites is of sufficient archaeological importance to prevent development of the appeal site subject to appropriate conditions.
- 4.2.3 pursuant to PPG16, a defined programme of post consent mitigation work agreed with the Local Planning Authority should be implemented to mitigate the effects of the proposed development.

4.2.4 preservation of the identified Iron Age farmstead "in situ" by appropriate positioning of public open space and preservation by record of the Romano-British archaeology site is required.

4.3 It is agreed that implementation of the above will be secured in accordance with the strategy set out in Section 6.0

## **5. ADDITIONAL INFORMATION REQUESTED UNDER REGULATION 19**

5.1 Stage 1 review of the ES by ENTEC on behalf of WNDC identified two Archaeological and Cultural Heritage issues requiring submission of additional information under Regulation 19 of the Environmental Impact Regulations.

5.1.1 A review of whether off site designated features of archaeological or cultural heritage importance (other than the Grand Union Canal) were present in the vicinity of the appeal site and an assessment of whether the setting of any such features would be affected by the proposed development.

5.1.2 Examination of the effect of the proposed development on the setting and character of the Grand Union Canal Conservation Area and assessment of the scale of any such affect.

5.2 The appellant has submitted a response to the Regulation 19 request, along with amendments to the master plan. It is agreed that the information submitted fully addresses the Regulation 19 request. Further, it is agreed that the amendments to the master plan and the proposed mitigation measures, together with planning conditions, ensure that the setting and character of the Grand Union Canal Conservation Area would not be adversely affected by the proposed development. Further, it is agreed that off-site features of archaeological or cultural heritage significance would not be adversely affected by the development.

## **6. THE STRATEGY**

6.1 It is agreed that a mitigation strategy be required through the imposition of Section 106 Agreement/planning conditions to:

6.1.1 appropriately mitigate the effect of the proposed development on the setting and character of the Grand Union Canal Conservation Area.

6.1.2 Implement a limited programme of evaluation trenching to fully define the extent of the Iron Age and Romano-British sites previously investigated.

6.1.3 Implement a programme of trial trenching across the remainder of the appeal site that takes into account the original trial trenching carried out in the course of the ES preparation and is commensurate with what is reasonably necessary.

6.1.4 Preserve the Iron Age farmstead "in situ" by locating public open space over its position, whilst ensuring that the long term integrity of these remains are safeguarded against harm arising from planned use.

6.1.5 Excavate the Roman-British site and other areas of archaeological interest which may be identified, and secure an appropriate level of post excavation work that will be sufficient to preserve it "by record".

- 6.1.6 Provide for the assessment/analysis of the excavation results to a level agreed with the archaeological and cultural heritage planning advisor to WND. Publication to an appropriate level commensurate with the significance of the excavation results and a contribution towards the provision and management of an appropriate archive, all to be set out in the S106 Legal Agreement
- 6.2 It is agreed that the above shall be implemented under appropriate conditions attached to any consent that may be issued and will require
- 6.2.1 That the work is undertaken in accordance with a written scheme of investigation that has been approved by the Local Planning Authority.
- 6.2.2 That the work approved under 6.2.1 is undertaken at the identified locations prior to commencement of any stage of ground disturbance required to implement the phased development of the appeal site.
- 6.2.3 That prior to commencement of any phase of the development at areas not addressed by sections 6.1.2 – 6.1.5, a programme of archaeological monitoring will be required during ground disturbance to implement and progress the development, and that suitable provision is made for excavation and recording of any discoveries.
- 6.3 Local interest groups, including CLASP, will be kept informed of the archaeological work and invited to participate in elements of fieldwork and excavation as appropriate. This may include a community excavation of one of the Iron Age structures which will be retained in an area of public open space. In this case, the position of the excavated remains will be permanently marked and incorporated within the design of the open space and a display/interpretation board explaining the character and context of the archaeology will be provided and controlled through planning condition or S106 Planning Obligation.

## **7. CONCLUSIONS**

- 7.1 It is agreed that:
- In respect of Archaeological and Cultural Heritage issues, all matters raised in the Regulation 19 request issued by WND have been satisfactorily resolved.
  - Subject to conditions and appropriate mitigation, the identified Archaeological and Cultural Heritage matters would not be adversely affected by the proposed development.
  - Post consent work, controlled by condition, would suitably mitigate the impact of the proposed development on the archaeological and cultural heritage interest of the appeal site.

**Signed:**

**Position:**

**Date:**

**For Capel House Property Trust Ltd**

**Signed:**

**Position:**

**Date:**

**For West Northamptonshire Development Corporation**