

STATEMENT OF COMMON GROUND

**BETWEEN THE APPELLANT
(Croudace Homes Limited, The
House Trustees Limited and
Lower Thrupp Limited)**

AND

**CLASP (Community Landscape
And Archaeological Survey
Project)**

**ARCHAEOLOGY and
CULTURAL HERITAGE**

**LAND at CHURCH FIELDS,
LONG BUCKBY ROAD, DAVENTRY**

Appeal references:

APP/M9570/A/08/2083327/NWF

APP/Y2810/A/08/2083322/NWF

Application references:

Daventry: DA/2007/0200

WNDC: 07/0001/OUTWND

FEBRUARY 2009

STATEMENT OF COMMON GROUND regarding ARCHAEOLOGY & CULTURAL HERITAGE

Appeals: Croudace Homes Limited, The House Trustees Limited and Lower Thrupp Limited

Outline Planning Application:

Comprehensive mixed-use urban extension comprising residential development (up to 4000 dwellings (including provision of affordable housing), provision of employment land, diversion of the B4036, access, roads, drainage, footpaths and cycleways, open space (including extension to Daventry Country Park), playing fields, landscaping, provision of social and community infrastructure including schools, district centre (including supermarket) and local centres.

LAND at CHURCH FIELDS, LONG BUCKBY ROAD, DAVENTRY

PINS ref: AP/M9570/A/08/2083327/NWF
AP/Y/2810/A/08/2083322/NWF

LPA ref: 07/0001/OUTWND
DA/2007/0200

1 Background

- 1.1 This Statement of Common Ground relates to the proposed development of a comprehensive mixed-use urban extension on land at Church Fields, Long Buckby Road, Daventry (the "Church Fields" development). It records the areas of agreement between the appellant and the Community Landscape and Archaeology Survey Project (CLASP) with regard to the archaeological and cultural heritage aspects of the development. A parallel agreement is included within the Statement of Common Ground agreed West Northamptonshire Development Corporation (WNDC) and Daventry District Council (DDC) and Northamptonshire County Council (NCC).
- 1.2 Assessment of the archaeological and cultural heritage effects of the Church Fields development initially involved a programme of desk-based research and historic landscape characterisation in 2004 which collated existing archaeological information for the site and surrounding area. This provided an initial assessment of the known archaeological resource and the potential for the presence of additional, as-yet undiscovered, archaeological remains across the development site. Following on from this, a programme of geophysical survey was commissioned in 2005 to evaluate more fully the potential of areas identified from the desk-based research as having the greater potential for the presence of buried remains.
- 1.3 The results of the desk-based research and geophysical survey were used to establish baseline conditions against which the effects of the Church Fields development were assessed and mitigation measures proposed, as part of the Environmental Statement

submitted in support of the applications (ES Chapter 9; with the detailed research and survey report being presented as Appendices 9.1, 9.2, 9.3).

- 1.4 Following review of the ES by the local planning authorities (West Northamptonshire Development Corporation and Daventry District Council) and requests for additional information under Regulation 19(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended), the appellant provided additional information on the archaeological and cultural heritage implications of the Church Fields development to demonstrate that the development will not have unacceptable environmental impacts.
- 1.5 The additional information provided included further assessment of the cumulative effects of development on the setting of the Grand Union Canal Conservation Area and the Borough Hill Scheduled Ancient Monument, and the results of a programme of geophysical survey in previously-unsurveyed parts of the Church Fields site.
- 1.6 The information was submitted to the planning authority as part of the appellant's 'Regulation 19 Response: Stage 1'. The archaeological and cultural heritage information is provided in Section 2.4, Figure 5, and Appendix 2 of the Stage 1 Response.

2 **Common Ground**

2.1. **Borough Hill Scheduled Monument**

- CLASP and the appellant agree that there will be no direct physical impact from the Church Fields development on the Borough Hill Scheduled Ancient Monument. It is also agreed that there will be no significant adverse impact on the setting of the scheduled monument.

2.2 **Grand Union Canal Conservation Area**

- CLASP and the appellant agree that there will be no direct physical impact from the Church Fields development on the adjacent Grand Union Canal Conservation Area, or the proposed Daventry Reservoir Conservation Area.
- CLASP and the appellant agree that the Church Fields development will not have a significant impact on the setting of the Conservation Areas and that the landscape buffer and planting measures identified in the Church Fields ES will reduce the effect on the setting to a minor adverse change as the proposed mitigation planting matures.

2.3. **Other Archaeological Sites**

- CLASP and the appellant agree that the sufficient information is available to allow a proper assessment of the environmental impact of the development on archaeological remains within the Church Fields site and to demonstrate that sites of importance will be adequately protected or that appropriate mitigation will be put in place and secured as part of the development, in accordance with the advice set out in PPG16. It is agreed the effects of the Church Fields development on surviving archaeological remains can be adequately and properly controlled through a planning condition.
- CLASP and the appellant recommend to the inspector that, if this appeal is allowed, a condition is attached to planning permission to ensure the protection or investigation of archaeological remains within the development site in accordance with the advice set out in PPG16, and the proper implementation of the mitigation measures proposed in the ES:
- The condition will be discharged through a phased programme of archaeological evaluation and investigation work comprising initial trial works to further define the character and extent of buried archaeological remains, and programmes of further archaeological excavation, recording, assessment and analysis, dissemination of results and archiving. It is recognised that local interest groups, including CLASP, will be kept informed of progress with the archaeological works and that opportunities for local community involvement with elements of the archaeological work will be sought as this will provide community benefits from the new development and assist in creating a 'sense of place' for new residents.

Agreed on behalf of Croudace Homes Ltd, The House Trustees Ltd and Lower Thrupp Ltd

By:

Date:

Position:

Agreed on behalf of CLASP

By:

Date: