



CROW ARCHAEOLOGY



# Land North of Radstone Fields

Pre-Application Advice Summary



**Project Title:** Land North of Radstone Fields  
**Document Type:** Pre-Application Agreement Summary  
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## Project Background

- 1.1** This summary document has been prepared by Dr Rachael Townend (MCIfA) of Crow Archaeology on behalf of Mintondale Developments Ltd. It draws upon the results of an Archaeological Desk-Based Assessment dated March 2019<sup>1</sup> and subsequent pre-application advice received from the County Archaeological Advisor, Northamptonshire County Council dated 13/05/2019<sup>2</sup> and October 2020.
- 1.2** The document provides a synthesis of the desk-based assessment and a summary of the of the pre-application advice as of October 2020.

## Archaeological Information

- 1.3** Three non-designated heritage assets are recorded in the local authority maintained Historic Environment Record (HER) within the site boundary of a total of 120 within 1km of the site boundary. there are no designated archaeological heritage assets within the study area. The assets known to occur on site include medieval ridge and furrow cultivation marks (HER Ref. MNN161166) and a later prehistoric settlement site identified by geophysical survey (HER Ref. MNN142717). Further unrecorded remains may also be present.
- 1.4** Extensive archaeological works have been undertaken in the area to the south of the site as part of the 'Radstone Fields' development from 2007. This has established the presence of a middle iron age settlement and subsistence landscape with possible metalworking in the local area. This comprises two settlement foci on either side of a springline between the 40 and 45m contours with a third identified at Foxhills c. 150m to the southeast of the site. A fourth may be located c.75m to the west but this has not been demonstrated.
- 1.5** It is a matter of record, therefore, that sub-surface archaeological remains are located within the present site boundary. Neolithic and Iron Age remains have been positively identified through this work but further unknown sub-surface remains of other periods may also be present.

## Planning Matters

- 1.6** Further testing of the archaeological potential of the site for all possible periods for which archaeological remains may reasonably be anticipated to occur is a theme of the pre-application advice. Such testing is a normal element of dealing with archaeology as a planning matter and is consistent with local, regional and national policies.

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<sup>1</sup>Archaeology Collective. March 2019. Archaeological Desk Based Assessment Land North of Radstone Fields, Brackley

<sup>2</sup>Lesley Ann-Mather. 13/05/2019 Pre-application enquiry: Land north of Radstone Fields, Brackley

- 1.7** Paragraphs 4.6 of the DBA states that “*the archaeological potential of the site is likely to be suitable for mitigation through the normal planning process*”. The County Archaeological Advisor responds to this in her closing paragraph by “advising that the undertaking of archaeological evaluation at the earliest opportunity prior to the determination of any planning application would be beneficial in addressing NPPF para 189 should the site be allocated”.
- 1.8** Further consultation with the County Archaeological Advisor in October 2020 confirms that a fieldwork requirement would likely be appropriate to be resolved during the determination period.






## Conclusions

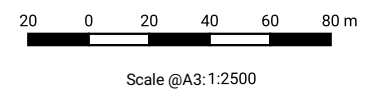
- 1.9** The desk-based assessment and pre-application advice derived from it are consistent in concluding that there is high potential for sub-surface archaeological remains to be encountered on the site during the course of any future development. They agree that there may be further, currently unknown archaeological remains.
- 1.10** The DBA does not offer advice on mitigation; Crow Archaeology recognise that this is a curatorial responsibility. The pre-application advice is clear that further “testing” or “intrusive evaluation” of the archaeological potential of the site is likely to be relevant pursuant to addressing the requirements of NPPF para 189.
- 1.11** In the professional judgement of the author, the pre-application advice is taken to support the view that it is likely that any sub-surface archaeological remains identified on the site in connection with the present planning application will be suitable for evaluation and/or mitigation in accordance with current legislation and planning policy.
- 1.12** The pre-application advice was understood to support the suitability of the site to be promoted through the Joint Core Strategy (JCS) Local Plan Part 1 Review for West Northamptonshire at the time.
- 1.13** Further consultation in October 2020 has confirmed that the pre-application advice of May 2019 also provides the framework for determining appropriate archaeological measures for the present Outline Application.
- 1.14** The precise measures for further evaluation, once agreed with the County Archaeological Advisor will be articulated in the form of a Written Scheme of Investigation (WSI). This is both a planning document and a method statement and will define the scope of the works to the satisfaction of the Assistant Planning Archaeologist.
- 1.15** At the pre-application stage an evaluation trench layout (Fig. 1) and commitment to make all reasonable efforts to undertake and report on archaeological evaluation works during the determination period has been agreed with the Assistant Archaeological Advisor.





**Key:**

-  Evaluation Trench
- Evaluation Areas**
-  Area A
-  Area B
-  Area C
-  33kV Overhead Line (approx. alignment)



**Land North of Radston  
Fields, Brackley**  
Pre-Application Agreement Summary



Figure 1  
Agreed Provisional Evaluation Trench  
Layout

Project No.00018 | 2/11/2020 | Drawn By: RT

The Radstone  
Primary School