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Your ref: 6/2019/0752

Our ref:

Date: 22nd July 2019

FAO J Evans

Dear Ms Beardsworth,

Planning Application 6/2019/0752:

Outline planning application for up to 151o. dwellings and associated works Land at; Cardwells Farm, Garstang Road, Preston PR3 5DR

We have examined carefully this application which includes new development adjacent to previous application sites (and including the sites of the previous applications (6/2016/1207 and 06/18/0238)

Lancashire Archaeological Advisory Service (LAAS) commented on the earlier applications as follows

"The site is thought to be crossed by the line of the Roman road from Preston to Lancaster, Margary 70d, a non-designated heritage asset recorded on the County Historic Environment Record (PRN 26146). The road is shown running north to south through the site, along the eastern boundary.

There is therefore a potential for the proposed development to encounter buried archaeological remains associated with the Roman road. Surviving remains are however considered unlikely to be of the highest significance and could be adequately preserved by record (archaeological excavation and recording)."

This application area contains a significantly longer stretch of the probable line of the Roman road, crossing the field to the north of Cardwell's Farm. In addition the new application covers a significantly larger area of the landscape and may therefore contain further, as yet unidentified, features or sites of human activity. The site of a possible prehistoric settlement just to the southeast of the site (PRN 11204) indicates the potential for these sites in the area where, for reasons of soils, climate and agricultural practices, archaeological sites are notoriously difficult to see.

As a result of the increased potential for the presence of archaeological remains to be present on the area of the proposed development I would recommend that a programme of archaeological works should be carried out to investigate this potential.

This programme should include:

an archaeological desk based assessment of the site, examining the known information for the area and with an element of predictive assessment for the site based on comparison of its topography and soils and those of other sites in the Lancashire lowlands where developments have revealed previously unknown settlement sites and other evidence of human activity;

a rapid identification survey of the site;

a geophysical survey of the site to include appropriate means of survey for the local soils and climate;

evaluation trenches across the areas on the posited route of the Roman road to determine if any structural features relating to its construction and use survive;

evaluation trenches to examine any other areas that might be identified from the desk based assessment, walkover and geophysical surveys as being of potential interest.

This programme would, ideally, be carried out in advance of planning consent being granted, although I am aware that permission already exists for the earlier application area.

Consequently should the Local Planning Authority be minded to grant planning permission to this scheme, without any prior works, we would recommend the above programme of archaeological work be secured by a condition on the permission with the wording as follows being suggested:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Note: The programme of field investigation should include a desk based assessment of the archaeological potential of the site, beyond what is already known, initial phase of geophysical surveying, the results of which should be confirmed by trial trenching and trial trenching across the posited line of the Roman road. This should be followed by such subsequent work as required to investigate and record any remains encountered. This work should be carried out by an appropriately qualified and experienced professional archaeological

contractor to the standards and guidance set out by the Chartered Institute for Archaeologists <http://www.archaeologists.net/>

Lists of suitable contractors can be found on the following websites:

Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>
British Archaeological Jobs and Resources (BAJR) <http://www.bajr>

This is in accordance with National Planning Policy Framework paragraph 141: *"Local planning authorities should.....require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publically accessible"*

Please note that the above comments have been made without the benefit of a site visit. If you need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

Peter McCrone
Planning Officer (Archaeology)