

Natalie Beardsworth
Development Management & Building Control
Preston City Council
Town Hall, Lancaster Road
Preston
PR1 2RL

Phone: 01772 533361

Email: Douglas.Moir@lancashire.gov.uk

Your ref: 06/2020/1002

Our ref: 06_2020_1002-LCC.DM

Date: 14th October 2020

F.A.O Robert Major

Dear Ms Beardsworth

Planning Application: 06/2020/1002

**Outline planning application seeking approval for access only for residential development up to 125no. dwellings (all other matters reserved)
Land north of Jepps Lane, Barton**

Our comments remain the same as those made in regard to planning application 06/2019/0866 (dated 23/08/2019), in which it was advised that a programme of post-permission, but pre-construction, evaluation of the site should be required, and that such works are secured by means of the following (or a similarly worded) planning condition:

Condition: A programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the local planning authority, shall be undertaken and submitted to the local planning authority as part of any reserved matters application. This programme of works shall include an initial phase of geophysical survey and trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If archaeological remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed. A written scheme of investigation for that mitigation phase along with a timetable for its implementation shall be submitted for approval to the local planning authority as part of the reserved matters application. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

Note: Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

This is in accordance with National Planning Policy Framework paragraph 199: "*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 the impact, and to make this evidence (and any archive generated) publicly accessible*".

Yours sincerely

Doug Moir

Planning Officer (Archaeology)
Historic Environment Team