



Bee Lane, Penwortham – Historic
Environment Desk-Based Assessment

July 2021

BEE LANE, PENWORTHAM

Historic Environment Desk-Based Assessment

JAC27425
Bee Lane, Penwortham
v1
21 July 2021

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1	For issue	PO	PO	SM	21.07.21

Approval for issue

Simon Mortijmer

21 July 2021

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

RPS

Pete Owen

Associate Director - Archaeology and Heritage

5 New York Street
Manchester, M1 4JB

T +44 161 228 1800

E pete.owen@rpsgroup.com

Prepared for:

Taylor Wimpey and Homes England

EXECUTIVE SUMMARY

This assessment draws together the available archaeological, historic, topographic and land-use information in order to assess and clarify the heritage significance and archaeological potential of land at Bee Lane, Penwortham. It addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF.

The assessment site is centred at National Grid Reference NGR SD 5320 2609 and covers an area of approximately 54ha. The proposals comprise residential-led planning applications.

The assessment has established that there are no designated heritage assets within the study site. Five Grade II Listed Buildings have been identified within the study area, the closest being Nutters Platt Farmhouse which is located approximately 650m to the east of the study site. None of these assets are considered to be at risk of adverse impacts to their settings as a result of the proposed development.

Whilst no non-designated heritage assets are recorded within the study site, three are recorded close to the study site boundary, all of which represent former farmsteads shown on the 1848 Ordnance Survey map. These assets are considered to be of local significance. Whilst they lie outside of the site and are not at risk of direct physical impacts as a result of the proposed development, they may be at risk of adverse impacts through changes in their setting.

This assessment has considered the potential for currently unknown archaeological evidence to be present within the study site. Based on the available information there is considered to be low potential for evidence of all periods. However, it is acknowledged that the lack of evidence may reflect the fact that no previous archaeological investigations have been undertaken within the study site or its vicinity.

In light of the above, and in accordance with NPPF, it is considered that the archaeological implications of the proposed development can be addressed by an appropriately worded planning condition requiring a programme of archaeological works to be undertaken prior to development commencing. The first phase of this programme should consist of archaeological evaluation via geophysical survey and /or trial trenching.

Contents

EXECUTIVE SUMMARY.....	I
1 INTRODUCTION.....	1
2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK.....	2
3 GEOLOGY AND TOPOGRAPHY.....	7
4 ARCHAEOLOGICAL AND HISTORIC BACKGROUND.....	8
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL IMPACTS.....	12
6 SUMMARY AND CONCLUSIONS.....	13

APPENDIX A Heritage Asset Gazetteer

FIGURES

Figure 1	Site Location
Figure 2	Designated Heritage Assets
Figure 3	Non-Designated Heritage Assets
Figure 4	1848 Ordnance Survey Map
Figure 5	1894 Ordnance Survey Map
Figure 6	1931 Ordnance Survey Map
Figure 7	1967-69 Ordnance Survey map
Figure 8	2001 Ordnance Survey Map
Figure 9	LiDAR data plot (data acquired 2004)

PLATES

Plate 1	North-western corner of the study site, looking south
Plate 2	Western portion of the study site, looking west
Plate 3	Central portion of the study site, looking east
Plate 4	Southern portion of the study site, looking south
Plate 5	South-eastern portion of the study site, looking southwest
Plate 6	Balshaw Farm, looking east from Bee Lane
Plate 7	Crook's Farm, looking northeast from Bee Lane
Plate 8	Holme Farm, looking southeast from Moss Lane
Plate 9	Proctor's Farm, looking northwest from Moss Lane

1 INTRODUCTION

- 1.1 This historic environment desk-based assessment has prepared by Pete Owen of the RPS Group on behalf of Taylor Wimpey and Homes England.
- 1.2 The subject of this assessment, also known as the study site, is land at Bee Lane, Penwortham, Lancashire (Figure 1). The study site is located on the southern fringes of Penwortham, approximately 4km to the south of Preston city centre, and is centred at NGR SD 5320 2609. It is bounded to the south by open fields, to the west by the A582 (Penwortham Way), to the north by residential development and to the east by railway lines. The study site covers an area of approximately 54ha and comprises a number of agricultural fields, former farmsteads and other residential and commercial buildings.
- 1.3 This assessment has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of heritage assets on the site and within a surrounding study area, their significance and the likely effects of the proposed development on that significance. As a result, the assessment enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.
- 1.4 The assessment comprises an examination of evidence contained in the Lancashire Historic Environment Record (HER), Preston Record Office and online resources. Information regarding Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens and Listed Buildings was obtained from Historic England's National Heritage List for England. Information regarding Conservation Areas was obtained from South Ribble Borough Council. Data on non-designated heritage assets and previous archaeological investigations was obtained from the Lancashire HER.
- 1.5 The assessment incorporates both published and unpublished material, and charts historic land-use through a map regression exercise. A site inspection was undertaken on 19th July 2021.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 16/66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 202 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance

- 2.17 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.19 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

- 2.20 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

- 2.21 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.22 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.23 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.24 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.25 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.26 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.27 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.28 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.29 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.30 The development plan policy framework is provided by the Central Lancashire Core Strategy (2012) and the South Ribble Local Plan (2015).

Central Lancashire Core Strategy

- 2.31 The Central Lancashire Core Strategy contains one relevant policy, Policy 16: Heritage Assets, which states that authorities should:

Protect and seek opportunities to enhance the historic environment, heritage assets and their settings by:

- a) *Safeguarding heritage assets from inappropriate development that would cause harm to their significances.*
- b) *Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.*
- c) *Identifying and adopting a local list of heritage assets for each Authority.*

South Ribble Local Plan

- 2.32 The South Ribble Local Plan's policy relating to the study site, Policy C1 – Pickering's Farm, Penwortham, makes no reference to the historic environment or the treatment of heritage assets. However, part d) of Policy G17 – Design Criteria for New Development states that planning permission will be granted for new development, provided that:

The proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset.

- 2.33 When considering the historic environment implications of the proposed planning application for development within the study site, the local planning authority will be guided by the policy framework set by government (NPPF), Policy 16 of the Central Lancashire Core Strategy and the relevant section of Policy G17 of the South Ribble Local Plan.
- 2.34 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is characterised as mudstone of the Singleton Mudstone Member. This is overlain by Devensian Till (www.bgs.ac.uk 2018). The soils within the study site are characterised as being slowly permeable, seasonally wet, slightly acid but base rich, loamy and clayey (www.landis.org.uk 2018).

Topography

- 3.2 The study site is generally level and lies at approximately 30m AOD. The River Ribble runs approximately 1.5km to the north at its closest point.

4 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

Timescales used in this report

Prehistoric

Palaeolithic	900,000 - 2,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 1,800 BC
Bronze Age	1,800 - 600 BC
Iron Age	600 - AD 43

Historic

Roman	AD 43 - 410
Early Medieval	AD 410 - 1066
Medieval	AD 1066 - 1485
Post Medieval	AD 1486 - 1799
Modern	AD 1800 - Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any currently unknown archaeological evidence within the study site.
- 4.2 What follows comprises a review of known heritage assets within 1km radius of the study site boundary (also referred to as the study area), together with a historic map regression exercise charting the development of the study area from the 19th century onwards until the present day. The locations of designated assets are shown on Fig. 2 and the locations of non-designated assets are shown on Fig. 3. A gazetteer of heritage assets is presented in Appendix A.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 There are no Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Conservation Areas recorded within the study site or study area. Whilst no Listed Buildings are recorded within the study site itself, five Grade II Listed Buildings are recorded within the study area (Figure 2). The closest to the study site is Nutters Plat Farmhouse, located approximately 650m to the east. There is no inter-visibility between the study site and any of the Listed Buildings and the study site does not form part of their settings.

Non-Designated Heritage Assets

- 4.5 Whilst no non-designated heritage assets are recorded within the study site, three are recorded close to the study site boundary (Figure 3). All are the sites of former farmsteads and are recorded within the HER as they are shown on the 1848 first edition 6inch Ordnance Survey Map (Figure 4). The HER records the locations of a further 50 non-designated heritage assets within the study area. All are either Post Medieval or Modern and most relate to former or extant buildings and

structures. These extant and former structures range in date from a 17th century house (PRN1451) to mid-20th century gas-holders (PRN39167).

Previous Archaeological Investigations

- 4.6 No previous archaeological investigations are recorded within the study site or its vicinity.

Prehistoric

- 4.7 No Prehistoric heritage assets are recorded within the study site or study area. There is also little evidence for the Prehistoric period within the wider landscape outside of the study area. This probably reflects a preference for the location of settlement sites on higher areas with better drainage, often overlooking rivers, during much of the Prehistoric period within North West England and any activities that took place within the lower, less well drained areas would have been those that left no discernible trace in the archaeological record, such as hunting and the gathering of other wild foods and natural materials. Whilst there are a few notable examples of later prehistoric lowland settlement within the region, such as Brook House Farm in Halewood, Merseyside and Dutton's Farm in Lathom, Lancashire, these sites are considered as somewhat exceptional.
- 4.8 Given the available evidence, or rather lack of it, there is considered to be low potential for the presence of currently unknown Prehistoric archaeological evidence within the study site.

Roman

- 4.9 No Roman heritage assets are recorded within the study site or study area. Again, there is little additional evidence in the wider landscape, outside of the study area, for activity during the Roman period. Whilst significant evidence of Roman period settlement and associated activity has been identified at Walton-le-Dale, approximately 3km to the north-east of the study site, nothing has been identified in the area of Penwortham.
- 4.10 Records relating to Roman material often appear in HERs because of the volume of cultural material relative to most other periods and because much of that material is readily identifiable. The lack of Roman features and material recorded from the study area suggests that the absence of evidence may be genuine and not simply a reflection of the lack of fieldwork.
- 4.11 On the basis of the above, there is considered to be low potential for the presence of currently unknown Roman archaeological evidence within the study site.

Early Medieval and Medieval

- 4.12 There are no Early Medieval or Medieval heritage assets within the study site or study area. Penwortham is recorded in Domesday (*Peneverdent*) and by the early 12th century, the manor of Penwortham was the head of a barony held by Warine Bussel. The manor was subsequently acquired by Roger de Lacy in the 13th century. The manor remained in the ownership of the de Lacy family until its sale to Charles 1 in 1628.
- 4.13 Early Medieval and Medieval settlement is thought to have been located approximately 2.5km to the north of the study site, in the vicinity of the Church of St Mary (which contains fabric dating to the 14th century). There are records of a castle and Benedictine priory at Penwortham during the Medieval period, both of which are also thought to have been located in the vicinity of the Church of St Mary.

- 4.14 During the Early Medieval and Medieval periods, the study site is likely to have formed marginal agricultural land bordering the then extensive mosses to the south and the potential for archaeological evidence of these periods is considered to be low.

Post-Medieval and Modern

- 4.15 Whilst no non-designated heritage assets are recorded within the study site, three are recorded close to the study site boundary, all of which relate to the sites of former farmsteads that appear on the first edition 6inch Ordnance Survey map published in 1848 (Figure 4). Balshaw Farm and Crook's Farm (PRN39395) are located either side of Bee Lane. Whilst covered by a single HER reference number, the asset represents two separate farmsteads, the surviving buildings of which have been altered or extended during the later 20th and / or early 21st century.
- 4.16 Proctor's Farm (PRN39396) is located on the western side of Moss Lane. The original farmhouse was demolished and rebuilt during the later 20th century, whilst the barn has been converted to residential use. Holme Farm (PRN39397) is located on the eastern side of Moss Lane and the farmhouse has been heavily altered and extended since its original construction.
- 4.17 In addition to the three Post Medieval and non-designated heritage assets recorded within the study site, a further 50 Post Medieval and Modern non-designated heritage assets are recorded within the study area. Most of these assets relate to former or extant buildings and structures. These extant and former structures range in date from a 17th century house (PRN1451) to mid-20th century gas-holders (PRN39167). The remaining non-designated heritage assets relate to a Post-Medieval or Modern mill pond (PRN6673), two Modern railway lines (PRN39372 and PRN39984) and a Modern canal tramroad (PRN6696). Whilst relevant to the historic development of the study area, none of these heritage assets are of relevance regarding the archaeological potential of the study site.
- 4.18 The earliest maps to show the study site in any detail are the 1839 Farington and Penwortham tithe maps (not reproduced), which show an identical layout of fields to that shown on the 1848 Ordnance Survey map (Figure 4). None of the field names listed within the tithe schedules are suggestive of archaeological potential. The schedules indicate mixed farming with both arable and pasture listed. The roads and tracks running north-south and east west across the study site are shown.
- 4.19 As stated above the layout of the study site is virtually identical on both the 1839 tithe map and the 1848 Ordnance Survey map. Whilst the study site remains unchanged on the 1894 Ordnance Survey Map (Figure 5), the Farington Connecting Fork railway line is now shown forming its eastern boundary. The line was constructed in the 1880s to connect the L&YR's Liverpool, Blackburn and Accrington line to the L&NW's North Union line. The line and all associate structures lie outside of the study site.
- 4.20 The Ordnance Survey map of 1931 (Figure 6) is the first map to show any discernible change across the study site, with some field boundaries no longer illustrated following the amalgamation of smaller fields into larger ones. Many of the fields remain the same, however. The Ordnance Survey map of 1967-69 (Figure 7) shows further enlargement of some fields and a number of new buildings, such as those to the north of Flag Lane and to the south of Bee Lane. The 2001 Ordnance Survey map (Figure 8) is largely similar, although additional buildings, including a new large commercial building is shown to the north of Flag Lane. Holme Farm is also shown as having undergone expansion.
- 4.21 Assessment of the 2m resolution LiDAR data captured in 2004 (Figure 9) does not indicate the presence of any earthworks associated with significant non-agricultural archaeological remains. No evidence for the presence of ridge and furrow earthworks is visible. Former field boundaries visible on the tithe and early Ordnance Survey maps are visible along with features considered to be geological in origin.

Assessment of Significance – Designated Assets

- 4.22 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.23 No designated heritage assets have been identified within the study site. Five designated heritage assets, all Grade II Listed buildings, are recorded within the 1km study area (Figure 2). Given their Listed status, these assets are considered to have a high level of significance based on a combination of their aesthetic, historic and evidential value.

Assessment of Significance – Non-Designated Assets

- 4.24 Whilst no non-designated heritage assets are recorded within the study site, three are recorded close to the study site boundary, all of which represent the sites of former farmsteads shown on the first edition 6inch Ordnance Survey map (Figure 4). All of the surviving buildings associated with these former farmsteads have been extended and / or altered during the later 20th and early 21st centuries and are types of buildings common within the local area. These assets are, therefore, considered to be of local significance.
- 4.25 Any currently unknown archaeological evidence that may be present within the study site would be of significance if it has potential to contribute to local and regional research agendas.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL IMPACTS

Site conditions

- 5.1 A walk-over survey was undertaken on the 19th July 2021. The assessment site comprises a number of agricultural fields, the majority of which are under grass (Plates 1 to 5). The fields are generally bordered by mature hedges and trees. Balshaw Farm and Cook's Farm, a non-designated heritage asset is located on either side of Bee Lane, within the north-western corner of the site (Plates 6 and 7). Holme Farm and Proctor's Farm, both non-designated heritage assets, are located on either side of Moss Lane (Plates 8 and 9).
- 5.2 No evidence for the presence of currently unknown archaeological remains was identified during the walk-over survey.

Proposed Development

- 5.3 The site is proposed for a residential-led mixed-use development along with commercial buildings, education and healthcare facilities, green infrastructure and road access. The majority of the existing buildings, including all of those associated with the three non-designated heritage assets recorded within the study site are to be retained, along with areas of undeveloped land.

Review of Potential Impacts to Designated Assets

- 5.4 No designated heritage assets have been identified within the study site. Five designated heritage assets, all Grade II Listed buildings, are recorded within the 1km study area, the closest being Nutters Platt Farmhouse which is located approximately 650m to the east of the study site (Figure 2). There is no inter-visibility between these assets and the study site and the study site does not form part of the setting of these assets. Therefore, there is not considered to be any potential for adverse impacts to the significance of these assets as a result of the proposed development.

Review of Potential Impacts to Non-Designated Assets

- 5.5 Whilst no non-designated heritage assets are recorded within the study site, three are recorded close to the study site boundary, all of which represent farmsteads shown on the 1848 Ordnance Survey map. As they lie outside of the study site boundary, none of these assets are at risk of direct physical impacts as a result of the proposed development. The setting of these assets, the buildings of which have been altered or extended during the later 20th or early 21st centuries, currently comprises a rural undeveloped landscape. The proposed development will alter the setting to a suburban developed landscape. Any adverse impacts to the heritage significance of these assets as a result of this change are considered to be minor, given the low importance of these assets.
- 5.6 This assessment has considered the potential for currently unknown archaeological remains and based on the available evidence there is considered to be low potential for all periods. However, it is acknowledged that the lack of evidence may reflect the fact that no previous archaeological investigations have been undertaken within the study site or its vicinity. Any currently unknown archaeological remains that are present may be truncated or removed during works associated with the proposed development.

6 SUMMARY AND CONCLUSIONS

- 6.1 This assessment has established that there are no designated heritage assets within the study site. Five Grade II Listed Buildings have been identified within the study area (Figure 2). None of these assets are considered to be at risk of impacts to their settings as a result of the proposed development.
- 6.2 Three non-designated heritage assets are recorded within the study site, all of which represent former farmsteads shown on the 1848 Ordnance Survey map. These assets are considered to be of local significance and are not considered to be at risk of direct physical impacts as a result of the proposed development.
- 6.3 This assessment has considered the potential for currently unknown archaeological remains to be present within the study site. Based on the available information there is considered to be low potential for evidence of all periods. However, it is acknowledged that the lack of evidence may reflect the fact that no previous archaeological investigations have been undertaken within the study site or its vicinity.
- 6.4 In light of the above, and in accordance with NPPF, it is considered that the archaeological implications of the proposed development can be addressed by an appropriately worded planning condition requiring a programme of archaeological works to be undertaken prior to development commencing. The first phase of this programme should consist of archaeological evaluation via geophysical survey and /or trial trenching.

SOURCES CONSULTED

General

Lancashire Historic Environment Record
Preston Record Office

Internet

British Geological Survey – www.bgs.ac.uk
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England –
<http://www.historicengland.org.uk/listing/the-list/>
LandIS (Soilscapes) – www.landis.org.uk
Portable Antiquities Scheme – www.finds.org.uk

Bibliographic

Barrowclough, D. 2008. *Prehistoric Lancashire*.

Bradley, R. 2007. *Prehistoric Britain and Ireland*

Brennand, M (ed.) 2006a. *The Archaeology of North West England: An Archaeological Research Framework for the North-West Region. Volume 1: Resource Assessment*.

Brennand, M (ed.) 2006b. *The Archaeology of North West England: An Archaeological Research Framework for the North-West Region. Volume 2: Research Agenda and Strategy*.

Chartered Institute for Archaeologists. 2014 (updated 2017). *Standard & guidance for historic environment desk-based assessment*.

Crosby, A. 1998. *A History of Lancashire*.

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage. 2010. *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*.

Farrer, W and Brownbill J. 1911. *The Victoria History of the County of Lancaster, Vol. 1*.

Farrer, W and Brownbill J. 1911. *The Victoria History of the County of Lancaster, Vol. 6*.

Highham, NJ. 2004. *A Frontier Landscape: The Northwest in the Middle Ages*

Historic England. 2016. *Archaeological Priority Area Guidelines*

Historic England (formerly English Heritage). 2008 (new draft 2017). *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*.

Historic England. 2015. *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans*.

Historic England. 2015. *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment*.

Historic England. 2017. *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets*.

Jones, B and Mattingly, DJ. 1990. *An Atlas of Roman Britain*

Ministry of Housing, Communities and Local Government. 2018. *National Planning Policy Framework*.

Nevell, M and Redhead, N. 2005. *Living on the Edge. A Regional Study of Iron Age and Romano-British Settlement*.

Oliver, R. 2005. *Ordnance Survey Maps: A concise guide for historians*.

Preston City Council et al. 2012. *Central Lancashire Core Strategy*.

South Ribble Borough Council. 2015. *South Ribble Local Plan*.

Cartographic

1786 Yates' map of Lancashire

1818 Greenwood's map of Lancashire

1829 Hennett's map of Lancashire

1839 Farington tithe map and schedule

1839 Penwortham tithe map and schedule

Ordnance Survey 1:2,500

1893, 1911, 1931, 1963, 1993

Ordnance Survey 1:10,000

1848, 1894, 1912, 1931, 1938, 1955, 1967, 1983, 1990, 2001, 2006, 2018



APPENDICES

Appendix A
Heritage Asset Gazetteer

ID No.	Asset Name	Summary Description
PRN1451	Riding House, Walton-le-Dale	Site of house, 1662 but possibly C14, now demolished.
PRN1537	Leigh House Farm, Penwortham Lane	Aerial photograph showing earthworks
PRN20043	Leigh Brow Farm, Hennel Lane, Preston	Two small ditches now covered by housing
PRN20044	Leigh Brow Farm, Hennel Lane, Preston	Earthwork, two small ditches
PRN20045	Leigh Brow Farm, Hennel Lane, Preston	Circular cropmark, undated.
PRN20046	Leigh Brow Farm, Hennel Lane, Preston	Ridge and Furrow earthwork
PRN20047	Leigh Brow Farm, Hennel Lane, Preston	Linear Earthwork
PRN20048	Leigh Brow Farm, Hennel Lane, Preston	Disused Railway
PRN20049	Leigh Brow Farm, Hennel Lane, Preston	Circular Cropmark
PRN20050	Leigh Brow Farm, Hennel Lane, Preston	Field named Outlet
PRN23797	Leigh Brow Farm, Hennel Lane, Preston	Archaeological watching brief
PRN23798	Leigh Brow Farm, Hennel Lane, Preston	Archaeological assessment
PRN25101	Junction of Fidler Lane and Croston Road, Leyland	Milestone with cast iron plate, "Preston 4". Moved in the 1970s, plate now lost.
PRN25101	Junction of Fidler Lane and Croston Road, Leyland	Milestone with cast iron plate, "Preston 4". Moved in the 1970s, plate now lost.
PRN35169	Tardy Gate Mill, Lostock Hall	Cotton weaving mill built in 1908, production ceased in the late 1970s; mill still extant.
PRN36825	Penwortham Cop Lane Halt	Railway station, opened in 1911 and closed in 1964; no longer extant.
PRN36826	Lostock Hall Railway Station and Motive Power Depot, Watkin Lane (off), Lostock Hall	Opened in 1846, the depot was one of the last (with Carnforth and Rose Grove) to operate steam locomotives for British Rail. The station has since been moved from the west to the east side of Watkin Lane and the adjacent motive power depot demolished.
PRN36826	Lostock Hall Railway Station and Motive Power Depot, Watkin Lane (off), Lostock Hall	Opened in 1846, the depot was one of the last (with Carnforth and Rose Grove) to operate steam locomotives for British Rail. The station has since been moved from the west to the east side of Watkin Lane and the adjacent motive power depot demolished.
PRN36827	Farington Station, Croston Road (off), Lostock Hall	Opened in 1838 and closed in 1960, no longer extant.
PRN37859	St Paul's C of E Primary School, Croston Road, Farington	Original part of the school is shown on OS 1893 1:2,500 mapping.
PRN39167	Lostock Hall Gasholder Station, Bamber Bridge	Two gasholders, dating to 1928 and 1952, were surveyed prior to their demolition.

PRN39167	Lostock Hall Gasholder Station, Bamber Bridge	Two gasholders, dating to 1928 and 1952, were surveyed prior to their demolition.
PRN39374	Bank Top, Broad Oak Lane, Hutton	Cottages and gardens, pre-1839. Appears to have been converted or rebuilt into a single house pre-1893.
PRN39375	Golden Way roundabout, Penwortham	Building, perhaps a house, shown on 1893 mapping, possibly replacing an earlier 'squatter cottage'. Since demolished and site now part of road system.
PRN39376	136 Broad Oak Lane, Penwortham	Building, probably a small farmstead, pre-1840. Since demolished and site redeveloped.
PRN39381	Spring Gardens, Pope Lane, Penwortham	Site of houses, pre-1848. Since demolished and site redeveloped.
PRN39382	Lindle Lane, Hutton	Site of house or small farmstead, pre-1848. Since demolished and site redeveloped.
PRN39383	Opposite Nutters Platt Farm, Pope Lane, Hutton	Building shown on OS 1:10,560 mapping of 1848. Lost after 1931.
PRN39384	Pope Lane, Penwortham	Building shown on OS 1:10,560 mapping of 1848. May be associated with an orchard to the east and south. The building and orchard have since been lost but whilst the orchard has been built over the building site appears to be clear.
PRN39384	Pope Lane, Penwortham	Building shown on OS 1:10,560 mapping of 1848. May be associated with an orchard to the east and south. The building and orchard have since been lost but whilst the orchard has been built over the building site appears to be clear.
PRN39385	133 Pope Lane, Penwortham	Building shown on OS 1:10,560 mapping of 1848. Perhaps a small farmstead. Since converted to three dwellings.
PRN39386	125 Pope Lane, Penwortham	Building shown on OS 1:10,560 mapping of 1848, probably a row of cottages. Since lost and site redeveloped.
PRN39387	Plough Inn, Pope Lane, Penwortham	Building shown on OS 1:10,560 mapping of 1848. Named as the Plough Inn in 1893. Lost after 1948 and a new pub of the same name erected.
PRN39388	Black Bull Inn, Pope Lane, Penwortham	Inn shown on 1848 mapping; still extant.
PRN39389	85-89 Pope Lane, Penwortham	A smithy is named on the 1848 and 1893 OS mapping.
PRN39390	76 Pope Lane, Penwortham	House shown on OS 1848 mapping.
PRN39391	84 Pope Lane, Penwortham	Buildings, perhaps a farmstead, shown on OS 1848 mapping. Site since demolished.

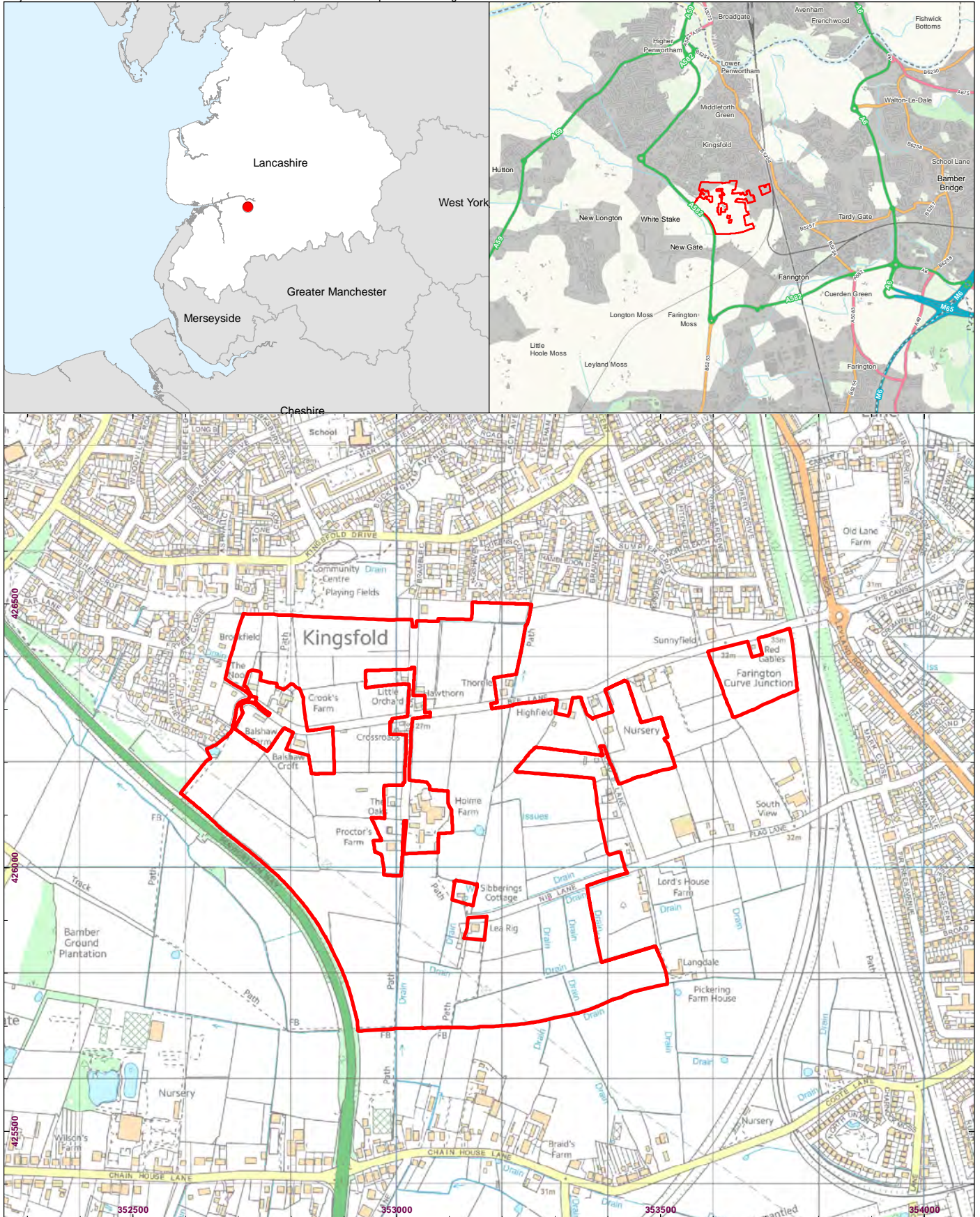
PRN39392	236-238 Cop Lane, Penwortham	Pair of houses shown on OS 1848 and 1893 mapping. Site redeveloped before 1931.
PRN39393	Pope Lane, Hutton	Building, perhaps a farmstead or barn, shown on OS 1848 mapping. Replaced by a row of three houses pre-1893. Site since demolished.
PRN39394	Netherside and The Fields, Green Lane, Hutton	Three houses shown on OS 1848 mapping. Site since redeveloped for two detached houses.
PRN39395	Balshaw Farm and Crook's Farm, Bee Lane, Kingsfold, Penwortham	Farmstead shown on OS 1848 mapping, since altered and divided.
PRN39395	Balshaw Farm and Crook's Farm, Bee Lane, Kingsfold, Penwortham	Farmstead shown on OS 1848 mapping, since altered and divided.
PRN39395	Balshaw Farm and Crook's Farm, Bee Lane, Kingsfold, Penwortham	Farmstead shown on OS 1848 mapping, since altered and divided.
PRN39395	Balshaw Farm and Crook's Farm, Bee Lane, Kingsfold, Penwortham	Farmstead shown on OS 1848 mapping, since altered and divided.
PRN39396	Proctor's Farm, Moss Lane, Kingsfold, Penwortham	Farmstead shown on OS 1848 mapping. Farmhouse since demolished and rebuilt and adjacent barn converted to dwelling.
PRN39397	Holme Farm, Moss Lane, Kingsfold, Penwortham	Farmstead shown on OS 1848 mapping. Much extended.
PRN39398	Harrison's Farm, Chain House Lane, Farington	Farmstead shown on OS 1848 mapping. Since lost and site occupied by houses.
PRN39403	Moss Farm, Lodge Lane, Farington	Farmstead shown on OS 1:10,560 map of 1848. Extended by 1893 and original building probably lost.
PRN39404	2-4 Fiddler Lane, Farington	Building shown on OS 1:10,560 map of 1848. Still extant.
PRN39405	Marsh House, Fiddler Lane, Farington	Building shown on OS 1:10,560 map of 1848. Still extant.
PRN39406	South side of Fiddler Lane, Farington	Buildings shown on OS 1:10,560 map of 1848. Since demolished.
PRN39408	Depot, south side of Fiddler Lane, Farington	Buildings shown on OS 1:10,560 map of 1848.
PRN39409	North side of Fiddler Lane, Farington	Building and well shown on OS 1:10,560 map of 1848.
PRN39410	Croston Road, Farington	Building, perhaps a small farmstead, shown on OS 1:10,560 map of 1848. Since demolished.
PRN39411	Lostock Farm, Fowler Lane, Farington	Small farmstead, shown on OS 1:10,560 map of 1848.
PRN39412	Dutch Farm, Fowler Lane, Farington	Small farmstead, shown on OS 1:10,560 map of 1848.
PRN40122	Marshalls Brow, Penwortham	Site of Ancient Causeway noted on OS 1848 and 1893 mapping
PRN3904	Upper Farm, Middleforth Green	Nine enclosures seen on aerial photos.
PRN6667	Penwortham School, Pope Lane End, Kingsfold	School shown on OS first edition map, 1848.

PRN6668	Malt Kiln, near Pope Lane, Penwortham	Shown on OS first edition map, 1848, now part of Woodland Grange Cottage?
PRN6671	Pear Tree Brow, Penwortham	Wesleyan chapel shown on OS first edition 1:10,560 map, 1848. The building is possibly still extant.
PRN6673	Walton Factory (also Penwortham Mill or Penwortham Factory), Factory Lane, Walton-le-Dale	Site of a water-powered cotton spinning mill, built pre-1791; steam power added later, most of the surviving buildings appear to be late C19-C20 in date.
PRN6675	South of Walton Factory, Factory Lane, Walton-le-Dale	A large millpond with an island is shown on the OS first edition 1:10,560 map, 1848. It presumably serviced the adjacent Walton Factory site.
PRN6676	Leigh House and Leigh Brow Farms, Hennel Lane, Walton-le-Dale	Two farmsteads, pre-1786.
PRN6678	Blue Anchor Inn, Croston Road, Farington	Tannery and Inn shown on OS first edition 1:10,560 map, 1848. Only the inn survives as the Anchor Inn.
PRN6678	Blue Anchor Inn, Croston Road, Farington	Tannery and Inn shown on OS first edition 1:10,560 map, 1848. Only the inn survives as the Anchor Inn.
PRN6679	Ingle Nook and Chapel House (formerly Farington School), School Lane, Farington	The school was built in 1812 and used as such until 1880, it was used as a Methodist chapel from 1884-1905. In 1905 it became a private house and was divided into two in 1970.
PRN6680	Church of St Paul, Church Lane, Farington	Church, 1839, by Edmund Sharpe; chancel 1909. North west tower and nave in simple Romanesque style, C20 gothic chancel.
PRN6681	Rawstorne House, Pope Lane, Hutton	Parish workhouse, built in 1827, now a house. Building has been used as farmhouse, and rear wall altered as barn entrance. Shown as a farm on OS 1893 25 inch map.
PRN9006	Nutters Platt Farmhouse, Lindle Lane, Hutton	Farmhouse, dated 1653. Farmstead extant in 1848 and redeveloped before 1893.
PRN9077	Middleforth Hall, Factory Lane, Penwortham	Early C18 farmhouse.
PRN9082	Penwortham Hall and Lodge, Park Lane	House, 1801, with early C19 addition (known as Penwortham Lodge). Service block and area of parkland shown surrounding on OS 1848 mapping.
PRN6669	Off Marshall's Brow, Middleforth Green	Several buildings, fish pond and parkland shown on OS first edition map, 1848. Since lost.
PRN6669	Off Marshall's Brow, Middleforth Green	Several buildings, fish pond and parkland shown on OS first edition map, 1848. Since lost.

PRN6669	Off Marshall's Brow, Middleforth Green	Several buildings, fish pond and parkland shown on OS first edition map, 1848. Since lost.
PRN6674	1-4 Factory Bank, Factory Lane, Walton-le-Dale	A small block of houses and a well are shown on the OS 1:10,560 mapping of 1848.
PRN6674	1-4 Factory Bank, Factory Lane, Walton-le-Dale	A small block of houses and a well are shown on the OS 1:10,560 mapping of 1848.
PRN39372	West Lancashire Railway	Railway, established 1882 but absorbed into the Lancashire and Yorkshire Railway in 1897. Closed in 1964.
PRN39984	Liverpool, Ormskirk and Preston Railway, later part of the Liverpool, Blackburn and Accrington Line of the Lancashire and Yorkshire Railway	Railway, opened 1849.
PRN6696	Lancaster Canal Tramroad	Tram road, completed 1799, was built by John Rennie and William Cartwright to connect the northern and southern sections of the Lancaster Canal. The trains of eight or nine wagons were drawn by horses until operation ceased in 1859.
PRN6669	Off Marshall's Brow, Middleforth Green	Several buildings, fish pond and parkland shown on OS first edition map, 1848. Since lost.
PRN9082	Penwortham Hall and Lodge, Park Lane	House, 1801, with early C19 addition (known as Penwortham Lodge). Service block and area of parkland shown surrounding on OS 1848 mapping.



FIGURES



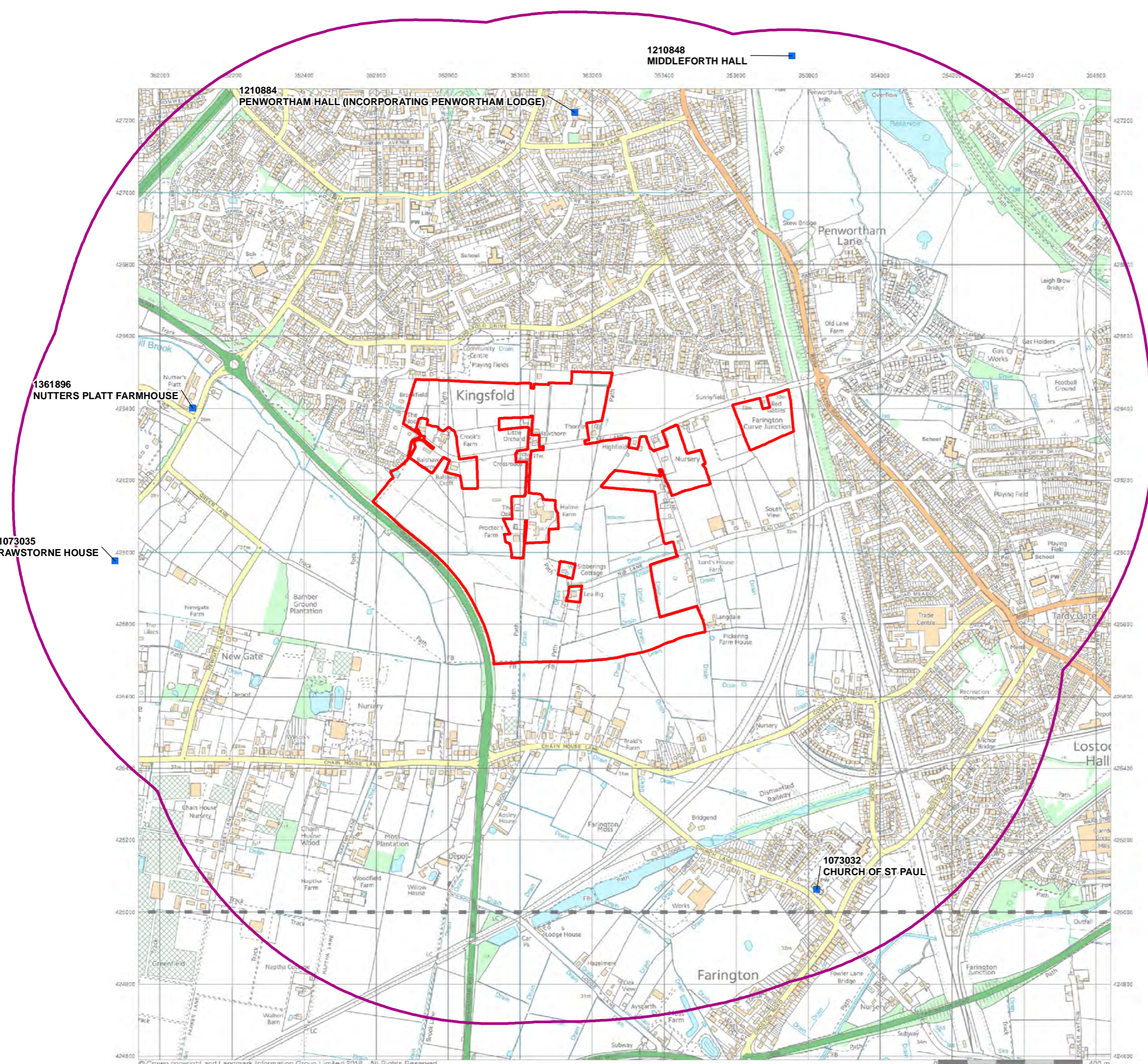
 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

- Site Boundary
- 1km search radius

Designated Heritage Assets:

- Listed Buildings (Grade II)

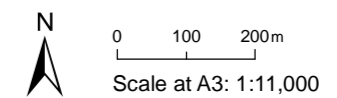
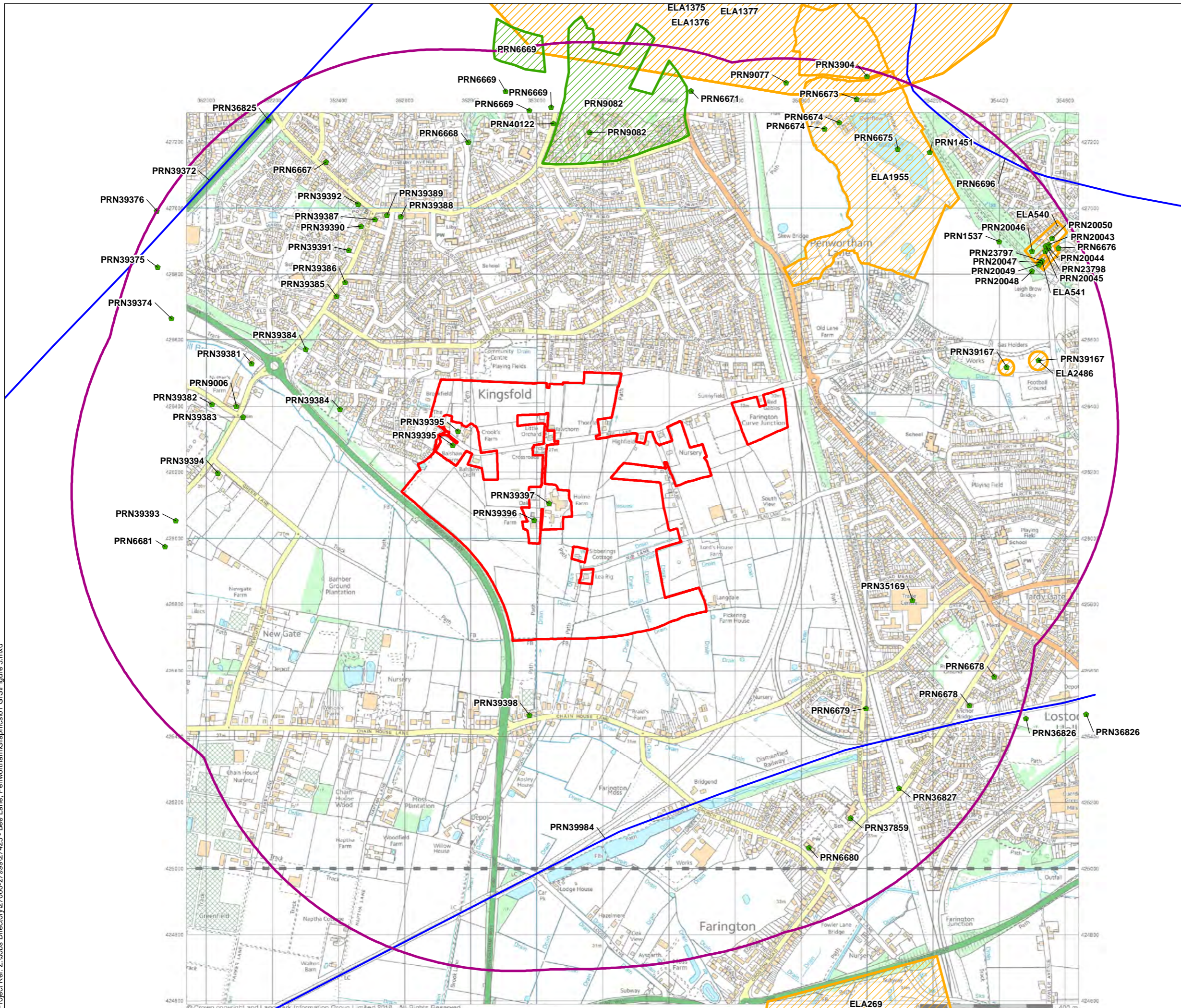


Figure 2
Designated Heritage Assets

Project Ref: Z:\jobs Directory\27000-27999\27425 - Bee Lane, Penwortham\Graphics\01 GIS\Figure 3.mxd



Legend

- Site Boundary
- 1km search radius

Non-designated Heritage Assets:

- HER Monuments Points
- HER Monuments Lines
- HER Monuments Polygons

Previous Archaeological Work:

- HER Event Polygons

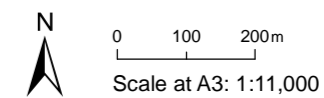
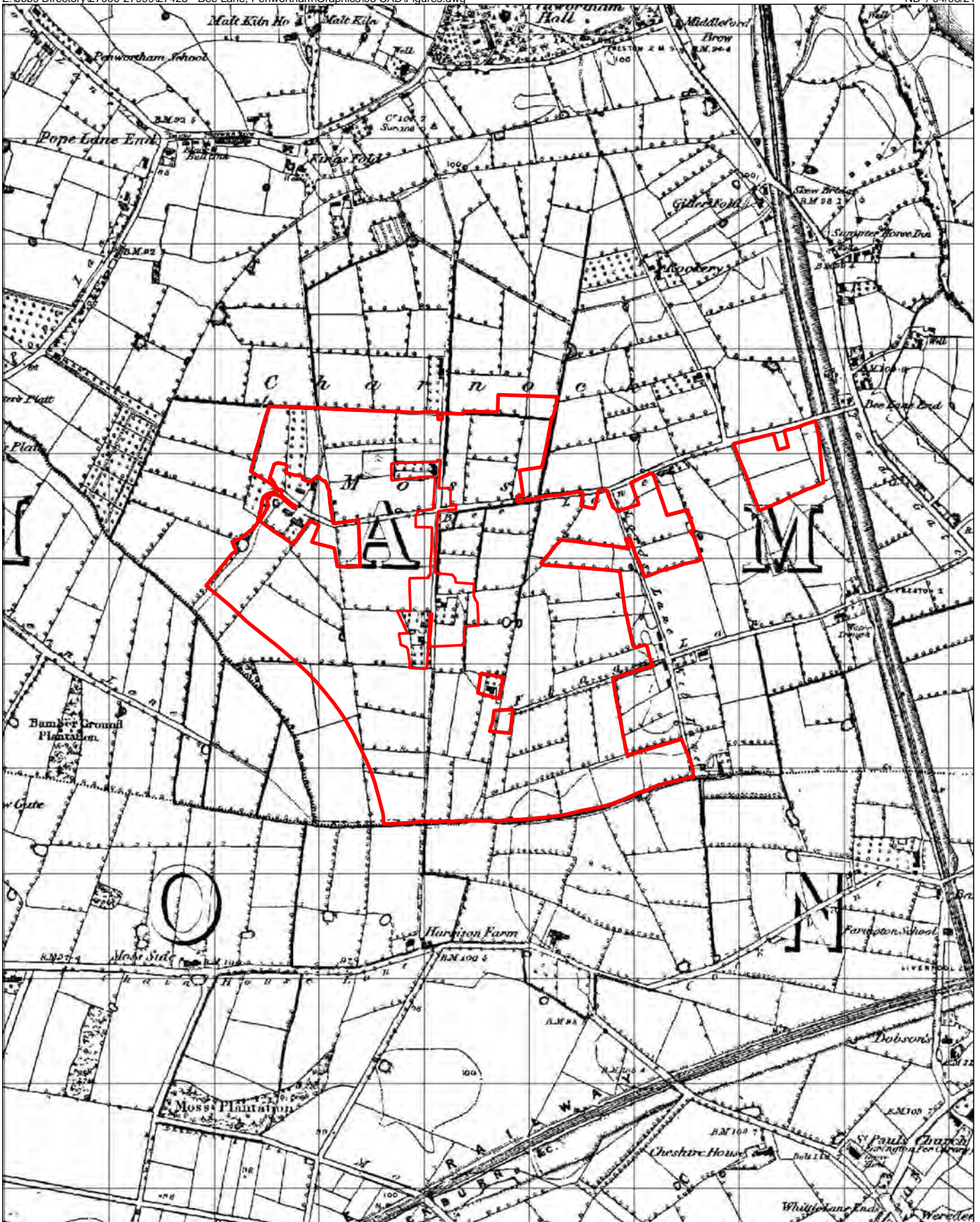



Figure 3
Non-Designated Heritage Assets



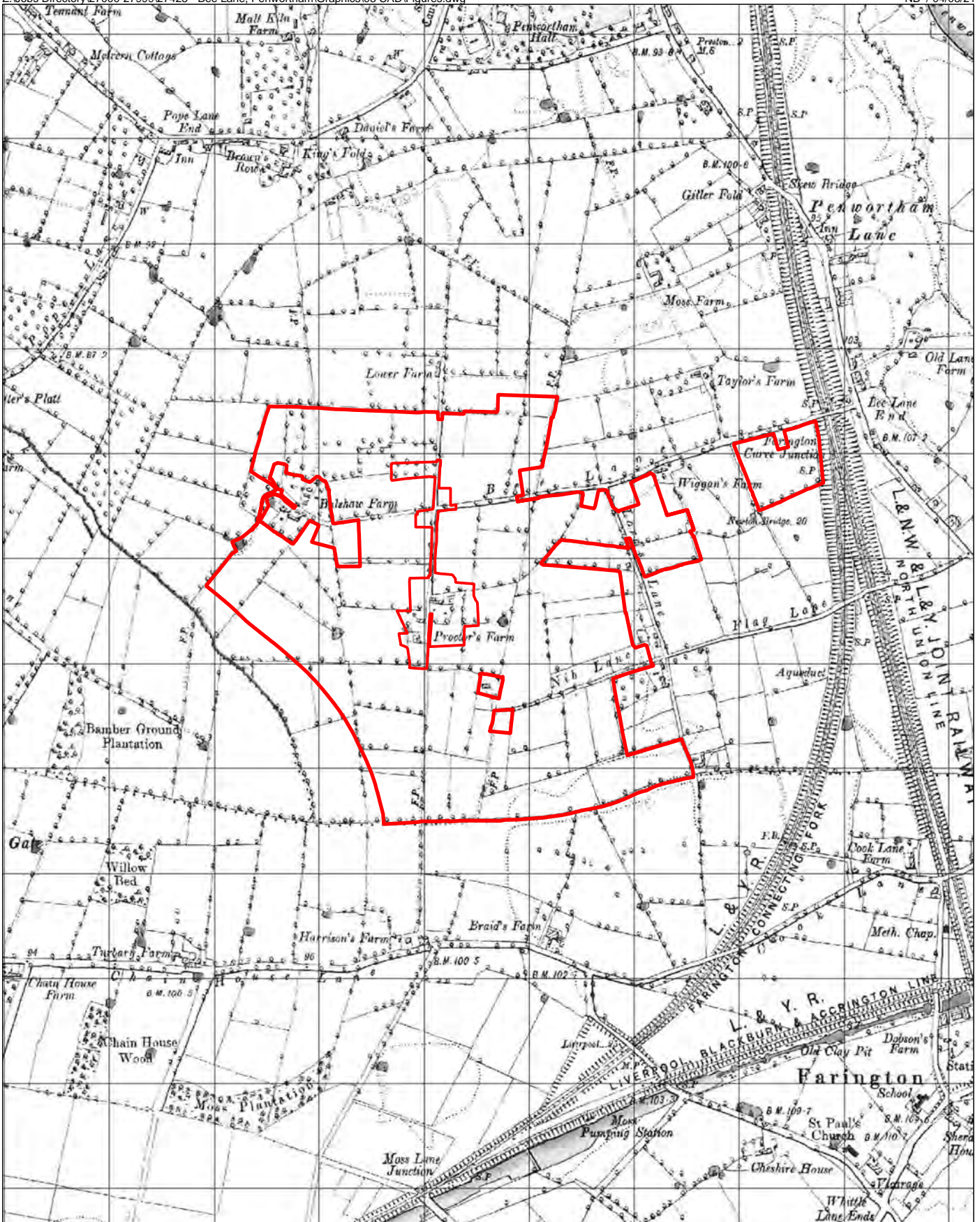
 Site Boundary




0 100 200m
Scale at A4: 1:10,000



Figure 4
1848 Ordnance Survey Map



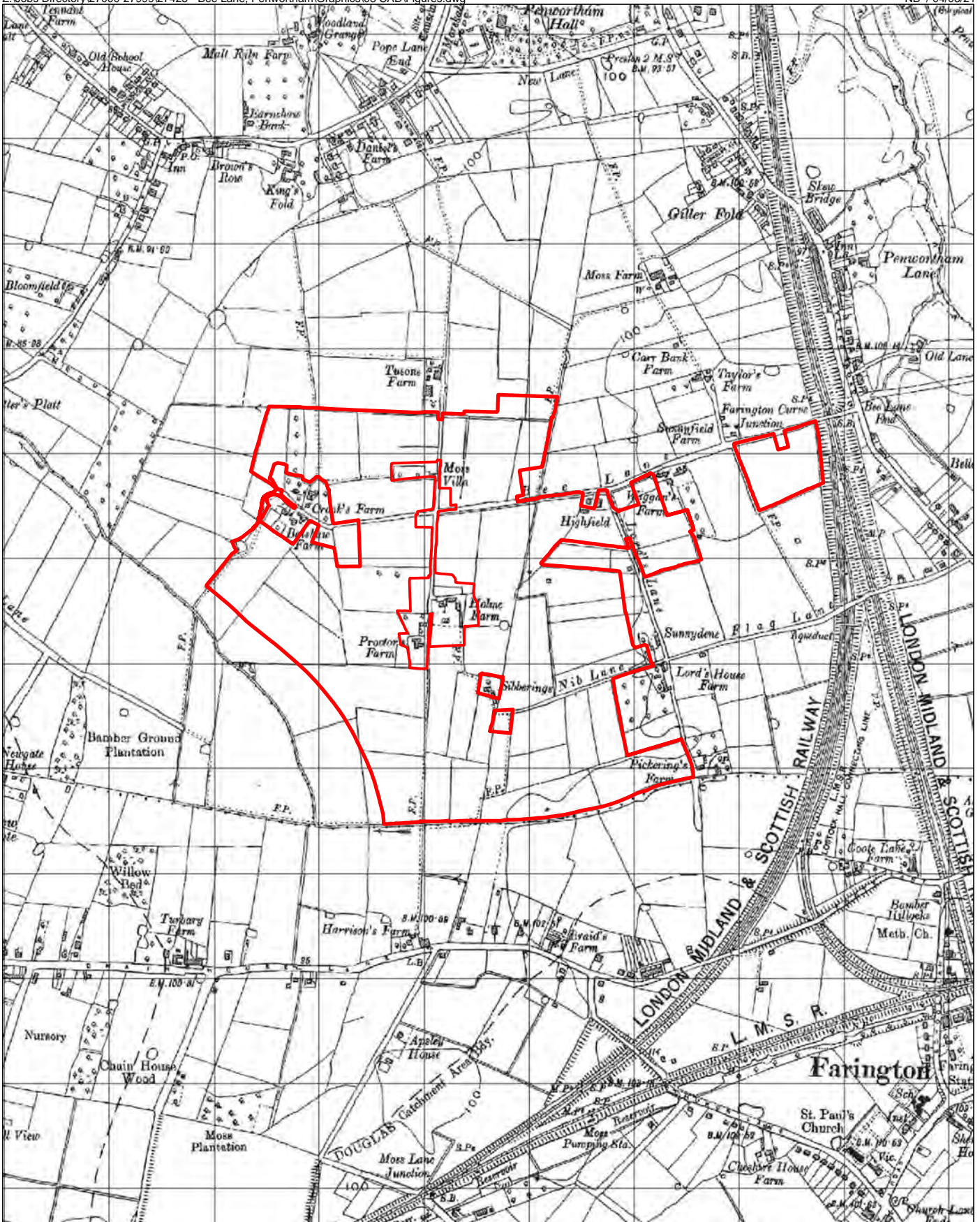
 Site Boundary




0 100 200m
Scale at A4: 1:10,000



Figure 5
1894 Ordnance Survey Map



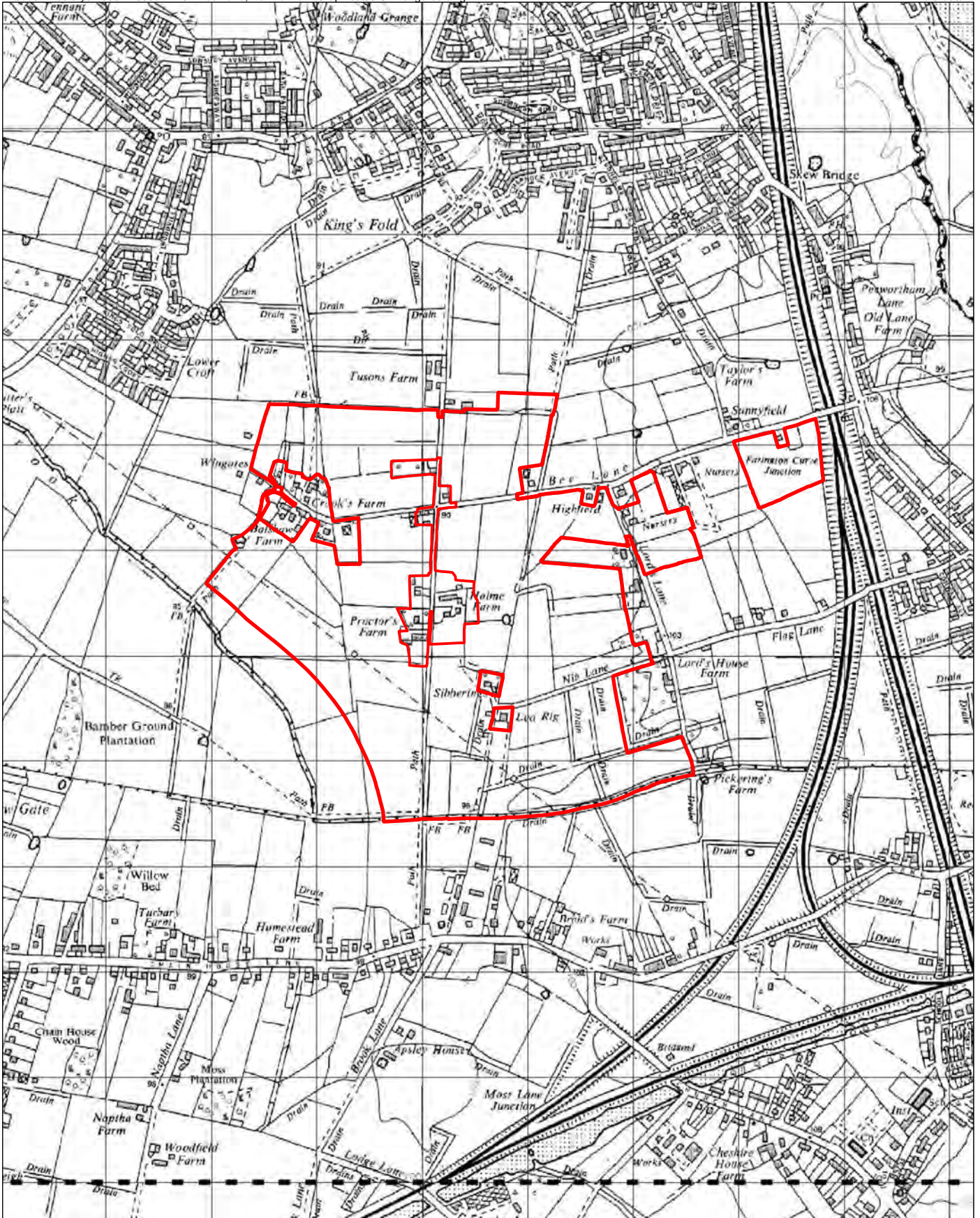
 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 6
1931 Ordnance Survey Map



 Site Boundary

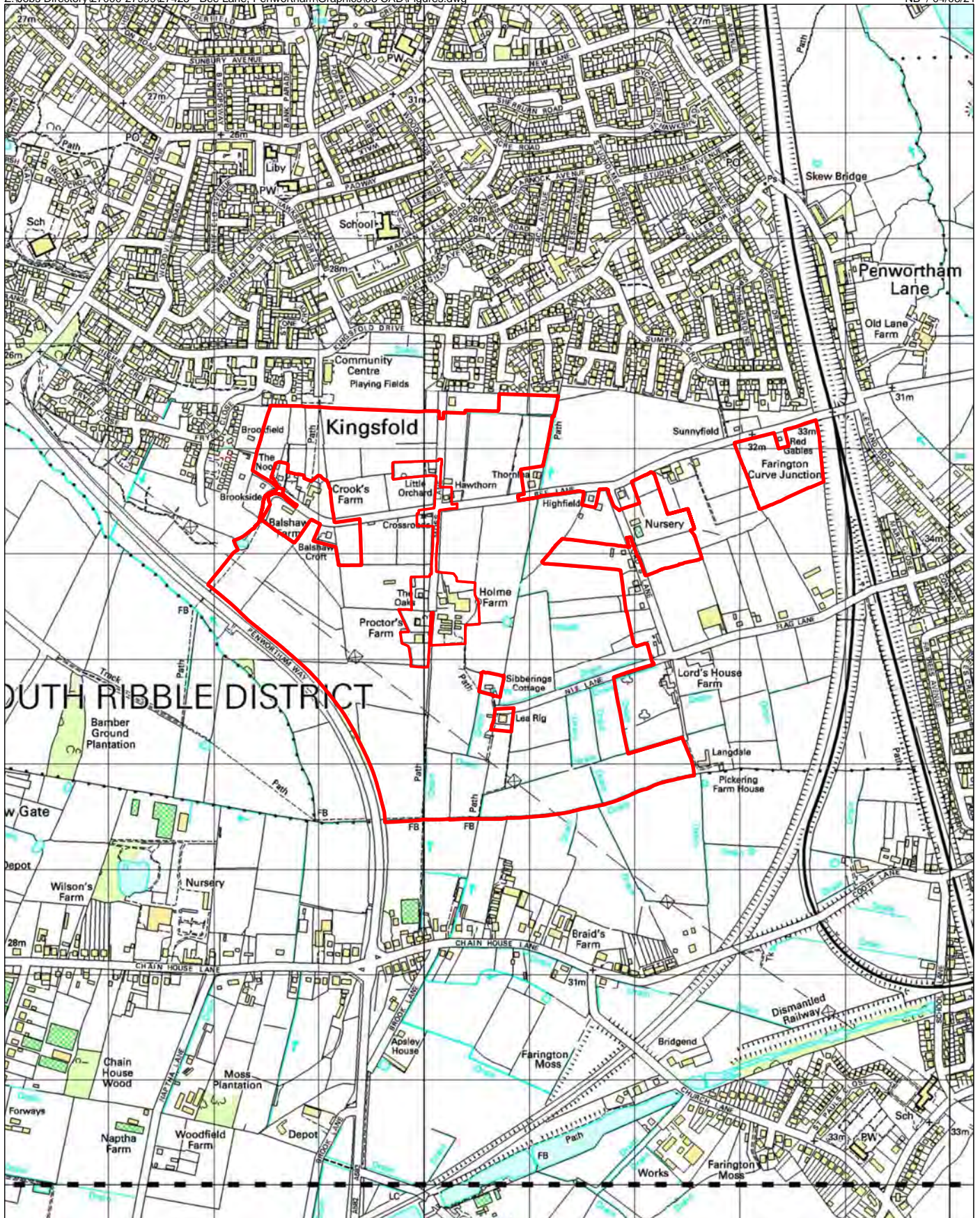


0 100 200m
Scale at A4: 1:10,000



Figure 7

1967-1968 Ordnance Survey Map



 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 8
2001 Ordnance Survey Map



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
26/01/2018 - 24/03/2018

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model

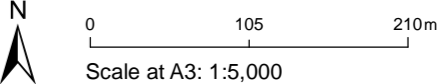


Figure 9

LiDAR Plot

PLATES





Plate 1: North-western corner of the study site, looking south



Plate 2: Western portion of the study site, looking west



Plate 3: South-western corner of the study site, looking south



Plate 4: Southern portion of the study site, looking north



Plate 5: Central portion of the study site, looking south



Plate 6: Balshaw Farm, looking east from Bee Lane



Plate 7: Crook's Farm, looking northeast from Bee Lane



Plate 8: Holme Farm, looking southeast from Moss Lane



Plate 9: Proctor's Farm, looking northwest from Moss Lane

