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Your ref: 07/2021/00886/ORM

Our ref: 07_2021_00886_ORM-LCC.DM

Date: 6th October 2021

F.A.O. Mrs Janice Crook

Dear Mr Noad,

Planning Applications:

07/2021/00886/ORM

Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings

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07/2021/00887/ORM

Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure

at Pickerings Farm Site, Flag Lane, Penwortham

Chapter 8 of the Environmental Statement proposes that "A phased approach would be adopted to mitigate any potential impacts during the construction phase to currently unknown archaeological remains that may be located within the site. The first phase would consist of archaeological evaluation via geophysical survey and trial trenching within areas of the site subject to construction works."

The Historic Environment Team is of the opinion that such an approach would be appropriate given the archaeological potential of the site, and should the LPA be minded to grant planning permission for this, or any similar scheme, would advise that such works are secured by means of the following condition:

Condition: No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of 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. The programme of works shall include an initial phase of geophysical survey and trial trenching and 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 remains are encountered then a subsequent phase of impact mitigation and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. 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 CIfA 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 205: *"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..."*.

It should be noted that the Lancashire County Archaeology Service ceased to exist in 2016, to be replaced by the Lancashire County Council Historic Environment Team in 2019.

Yours sincerely

Doug Moir

Planning Officer (Archaeology)
Historic Environment Team