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Our ref: ASM/ASP/PDI

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FAO M Taylor

Dear Mr Evans,

Planning Applications 5/2105/0547 and 0827: Outline applications for the demolition of existing buildings and residential development; Brook Farm, Dowbridge, Kirkham PR4 3RD

I have been forwarded a copy of a geophysical survey report for the above site, undertaken by Magnitude Surveys Ref. MSSD09, January 2016 in connection with the proposed residential developments here.

As the authors of the report and Mr Miller of Salford Archaeology note, the geophysical survey does not show evidence of the early remains I was expecting to see on the site, though I would note that neither the line of the Roman road into the fort at Dowbridge nor the feature labelled '*Supposed site of Roman Road*' on the OS 1:10,560 of 1848 (sheet Lancashire 60, surveyed 1844-5) were able to be surveyed. I telephoned Ms Harris of Magnitude Surveys and she confirmed that whilst there were practical difficulties in carrying out the survey the quality of the results is good. Asked specifically if she would have expected to have seen early Roman beam-in-slot structures she confirmed that she would have expected them to be visible in the areas surveyed.

There is still some possibility of archaeological features being extant within the survey area, such as short-lived cuts that were subsequently back-filled with the excavated material which are difficult to pick up with geophysical instruments, or post-holes whose pattern is lost amongst the 'background noise'. There is also some small possibility of remains masked by ferrous noise, e.g. in Area 4 close to the buildings, or remains in the un-surveyed areas but in general the results do not seem to support the theory that the Roman settlement extended past the Dow Brook into the development area.

I would still recommend that a programme of trial trenching is undertaken before development commences, to clear up these issues, but would agree that this can be required by a planning condition, rather than before a decision is made.

To this requirement I would add the need to undertake a survey of the original buildings of the farm and of the occupation road/hollow way, mentioned in my previous letters.

As such I would suggest that a planning condition is applied to any consent granted. The following wording is 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 recording and analysis. 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 following range of works are required as part of the programme of works:

- (i) A survey of the original buildings of Brook Farm to Level 2 as set out in Historic England 2006 *Understanding Historic Buildings: a guide to good recording practice*;
- (ii) A topographical survey of the occupation road/hollow way as identified in the Heritage Statement (site 03);
- (iii) The careful demolition of the buildings to slab level followed by a phased scheme of archaeological investigation and recording of the ground beneath the modern farm buildings, tracks, hard-standing, etc. in a strip 10m wide each side of the projected line of the Dowbridge to Ribchester Roman road as shown on the OS 1:10,560 of 1848 (sheet Lancashire 60, surveyed 1844-5);
- (iv) A phased scheme of archaeological investigation and recording between the present farm buildings and the Dow Brook, looking for remains of the Roman road noted above and any roadside development or burials;
- (v) A phased scheme of archaeological investigation and recording of the feature towards the northern end of the western boundary of the site labelled '*Supposed site of Roman Road*' on the OS 1:10,560 of 1848 (sheet Lancashire 60, surveyed 1844-5);
- (vi) The excavation of at least one archaeological trench within each of the five geophysical survey areas, to ground truth the results of the geophysical survey.

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 the impact, and to make this evidence (and any archive generated) publicly 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 Iles

Peter Iles
Specialist Advisory Services