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FAO R Bowers

Dear Mr Macholc,

**Planning Application 3/2018/1087: New vehicular access. Moneymoon, Preston Road, Ribchester PR3 3YD**

The above application is for the creation of a new access off Preston Road to the northwest of the present access. Preston Road is the start of the line of the Roman road from Ribchester to Galgate, which traditionally ran to Written Stone Farm and then bent more westwards to skirt much of Longridge Fell (Margary, I D, 1957, *Roman Roads in Britain*, Vol.2 Road 704 pp.108-9; Graystone, P, 1996, *Walking Roman Roads in the Fylde and the Ribble Valley* pp.25-6). A new line, using the same start point but diverting further west and south has been suggested in recent years (Ratlidge D, 2016, *Lancashire's Roman Roads - A LiDAR Update*), but is yet to be confirmed by excavation.

In the vicinity of the development site Preston Road takes a slight kink to the southeast, and on the OS 1:10,560 map of 1847 (sheet Lancashire 54) between Brow Head and Ward Green Cross (SD 6344836799-SD 6321837032) the OS mark a linear earthwork by hachures. The general line is annotated "Supposed Roman Road" and this earthwork has been taken to represent the route of the Roman road as visible to the OS surveyors of the time. On the 1893 1:2,500 mapping however this earthwork is less straight and is closer to the side of Preston Road, and an earthwork on a similar line to this can be seen on digital aerial photographs held by LCC. The slightly bent shape of this earthwork does not immediately rule it out as of Roman origin, although it could also be a medieval route paralleling both the Roman line and the modern road.

We would not object to the proposed development, we would, however, recommend that a programme of archaeological investigation and recording is undertaken during any groundworks required by the development. We consider that this matter can be dealt with by a planning condition rather than by requiring excavation work in advance of a planning decision. The following planning condition wording is therefore 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 investigation and recording works. 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. These works shall comprise the undertaking of a formal archaeological watching brief during any excavations required for the proposed development. This shall include the lifting of any extant concrete ground slabs, foundations and redundant services, the construction of all new foundations, slabs and service connections, the formation of new walls and drive / parking / path surfaces, and any landscaping works required. A contingency plan should be in place as part of this work, to deal with any unexpected or particularly complex remains encountered. A formal report shall be compiled and submitted on the work undertaken, the results obtained and any conclusions drawn from them. The above works must 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. The development shall be carried out in accordance with the agreed details.

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

**Note:** The standards and guidance of the Chartered Institute for Archaeologists and their 'Registered Organisations' lists of potential contractors can be found on their web site at [www.archaeologists.net](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.*"

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

*Peter Iles*