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Your ref: 03/2019/0584

Our ref: ASM/JMH/PMcC

Date: 13th August, 2019

FAO Ms H McCartney

Dear Mr Macholc

Planning Application No. 03/2019/0584. Erection of steel framed building to house livestock, Lower Alston Farm, Riverside, Ribchester

The site of the proposed new building lies just to the south of the known location of the southern corner tower and outer defensive ditches of the Roman fort at Ribchester. The area immediately northwest of the buildings of Lower Alston Farm is part of the Scheduled Monument which provides statutory protection to significant areas of the fort and its associated civilian settlement.

There is a history of previous archaeological interventions around Lower Alston Farm which have produced varying results, from identifying the route of the outer ditch to the north of the farmstead to finding that some buildings had no archaeological deposits below them, either because the area was devoid of remains or because the buildings have removed any material that was present.

The proposed building could therefore impact on remains of activities outside the fort's defences, although as far as is known this area lay outside of the formal boundaries of the *vicus*, the civilian settlement associated with the fort. There is evidence from other similar sites of such activity scattered outside the fort, perhaps to avoid fire risk or from semi-official activities

We do not think the likelihood of such remains being present is high enough to require pre-determination evaluation but would advise that earthmoving for the proposed buildings be monitored by an appropriately experienced and qualified archaeologist so that any features or deposits can be identified and recorded. An archaeological condition should therefore be attached to any planning consent granted to the application. The following wording is suggested:

Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological monitoring and recording. 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. (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Note: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2018) 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

Peter McCrone

Planning Officer (Archaeology)