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### F.A.O. Lyndsey Hayes

Dear Ms Hopkins,

#### **Planning Application: 3/2023/0132**

**Erection of a new building to accommodate six holiday lets and one unit for manager's accommodation.**

**Former Punch Bowl Inn, Longridge Road, Hurst Green**

The current application seeks permission to rebuild the former Punch Bowl Inn on a different footprint from the original structure.

As to the arguments put forward for this, a 2018 application for a similar number of units on site was acceptable to LCC Highways, and there seems to be no reason as to why this cannot be the case here, with the building rebuilt in its original position. As to the proposed road closure, that is a temporary measure, and one which may not be perceived as a great inconvenience by those using the road, given the reason for it. Finally, the suggestion that the retention of some of the former Punch Bowl's foundations might help conserve significance is considered to hold little weight, given the major adverse impact of the demolition. Indeed, it could be argued that rebuilding on the original footprint would help conserve significance to a greater degree than the partial display of some (poorly preserved?) foundations.

It has been acknowledged within the applicant's Heritage Statement (C J O'Flaherty, 2023):

"Now that the building has been demolished archaeological interest may be deemed more of relevance, however it is also noted that the process of rebuilding would by necessity require excavations that would be remove any remaining materials below ground level, in order to form new foundations in line with modern regulations."

It should also be noted that a previous Structural Assessment mentioned the presence of a cellar, which it is anticipated still survives on site.

The HET would therefore advise of the need for all surviving below-ground remains of the former Punch Bowl Inn to be the subject to a programme of archaeological excavation and recording, to be undertaken prior to the commencement of any construction works on site. Such works should take the form of what is known as 'a strip, map and record' exercise whereby the area of archaeological interest (in this instance the footprint of the former Punch Bowl Inn) is cleaned down to the first archaeological horizon, after which the area would then be subject to manual archaeological excavation and recording. Such works could be secured by means of the following condition:

**Condition:** No development, site clearance or preparation shall take place until the applicant or their agent or successors in title has secured the implementation of a phased programme of archaeological investigation, 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. The programme of works should include

i) A formal scheme of archaeological investigation and recording of those parts of the site (the footprint of the former Punch Bowl Inn) which may retain buried elements of the buildings, in the form of a "strip, map and record" programme.

This work should result in the production of a report which sets out the work undertaken, the results of that work and the conclusions drawn. All archaeological works should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net)). A digital copy of the full report shall be placed in the Lancashire Historic Environment Record prior to any dwellings consented being first occupied.

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

**Note:** Relevant archaeological standards and a list of registered contractors can be found on the ClfA 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>. "*Understanding Historic Buildings*" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2021) 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 [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Yours sincerely

*Doug Moir*

Planning Officer (Archaeology)  
Historic Environment Team