



Westmorland
& Furness
Council

Working for Cumberland Council and
Westmorland & Furness Council

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Chris Harrison
Cumberland Council
The Market Hall
Whitehaven
Cumbria
CA28 7JG

13 November 2023

Your reference: 4/23/2314/0F1 • Our reference: JNP/Cu/4232314

Dear Mr Harrison,

**ERECTION OF A DISCOUNT FOOD STORE WITH ASSOCIATED ACCESS,
PARKING, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS
LAND AT PRESTON STREET, PRESTON STREET, WHITEHAVEN**

I am writing to you concerning the implications of the above application on the historic environment.

The archaeological potential of this site has been consistently highlighted by this office for previous applications submitted over the last twenty years and so it is disappointing that the current application does not include any information to show how the proposed development may impact upon buried remains.

The site has a high archaeological potential to contain significant buried archaeological assets as it has been the focus of industrial development since the 18th century. A glass works was established on the site in 1732 and operated until the late-18th/early-19th century. Historic maps show that Preston Street Pottery was also located on the site. The pottery was active between 1813 and the later 19th century producing black and white wares for export. Furthermore, two other sites of interest are known to have existed on the site: a fever hospital, that provided isolation for people with infectious between 1819 and 1830, and a later-19th century school for children of colliery workers. It is therefore considered likely that remains of these sites survive below ground and will be disturbed by the construction of the proposed development.

I recommend that, in the first instance, the applicant commissions an archaeological desk-based assessment of the site to show how the proposed development may impact upon the archaeological sites mentioned above. I advise that this assessment should be provided *prior to the determination of the application* so that it may inform the scope of the archaeological mitigation scheme, in the event planning consent is granted.

Once a suitable archaeological desk-based assessment has been submitted, I recommend that, in the event planning consent is granted, an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development. I advise

that this programme of work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of two conditions in any planning consent. I suggest the following form of words:

Condition 1:

No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

This written scheme of investigation will include the following components:

- i) An archaeological evaluation;*
- ii) An archaeological recording programme the scope of which will be dependant upon the results of the evaluation.*

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains

Condition 2:

Where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within two years of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the Local Planning Authority: an archaeological post-excavation assessment and analysis, the preparation of a site archive ready for deposition at a store, the completion of an archive report, and the preparation and submission of a report of the results for publication in a suitable specialist journal.

Reason: To ensure that a permanent and publicly-accessible record is made of the archaeological remains that have been disturbed by the development.

Please do not hesitate to contact me if you have any queries regarding the above.

Yours sincerely,

Jeremy Parsons
Historic Environment Officer