



Westmorland
& Furness
Council

Working for Cumberland Council and
Westmorland & Furness Council

Heritage & Historic Environment • County Offices • Busher Walk
Kendal • Cumbria • LA9 4RQ
T: 01539 713431 • E: Jeremy.parsons@westmorlandandfurness.gov.uk

Christie Burns
Cumberland Council
The Market Hall
Whitehaven
Cumbria
CA28 7JG

28 March 2024

Your reference: 4/24/2094/0F1 • Our reference: JNP/Cu/4242094

Dear Ms Burns,

**ERECTION OF 5 DETACHED DWELLINGS WITH ASSOCIATED
INFRASTRUCTURE, ACCESS, LANDSCAPING AND CAR PARKING
LAND TO THE SOUTH OF HOLLY MEWS, ABBEY ROAD, ST BEES**

Thank you for consulting me on the above application.

The site lies in an area of archaeological potential that is located close to the site of an early medieval nunnery and to the 12th century medieval Benedictine priory that were both centred around the present church of St Mary and St Bega. Archaeological investigations undertaken in the 1970's and 80's immediately adjacent to the application site have shown that buried medieval remains, including outbuildings of the priory, survive in a good state of preservation. A number of earthwork remains comprising banks and ditches have recently been recorded on the site. These may be trackways and enclosures and their date is unknown, but they may relate to medieval priory. Consequently, there are reasonable grounds to consider that the construction of the proposed development will impact upon significant archaeological assets.

No information has been supplied with the application on the significance of any archaeological assets that survive within the site nor how any such remains will be impacted upon by the proposed development. An archaeological evaluation report has been submitted but, as this does not include the current application site, it is of limited use in determining the archaeological interest of the site.

I therefore recommend that further information is supplied by the applicant on the archaeological assets that may survive within the site and how any such remains would be impacted upon by the development **prior to the determination of the application**. I advise that an archaeological evaluation of site should be commissioned which will provide information that is proportionate to both the significance of the assets and to the scale of impact of the proposed development. An informed judgement can be made as to whether, in the event planning consent is granted, it is necessary to include provisions for the preservation of significant archaeological assets or the recording of assets of lesser interest affected by the proposal.

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

Yours sincerely,

Jeremy Parsons
Historic Environment Officer

