



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

15 June 2026

Your reference: 4/26/2186/0F1 • Our reference: JNP/Cu/4262186

Dear Chris Harrison,

**HYBRID APPLICATION SEEKING FULL PERMISSION FOR THE CONVERSION OF A BARN AND STAFF COTTAGE TO PROVIDE THREE HOLIDAY LETS AND WORKS TO LISTED BUILDING; AND OUTLINE PERMISSION FOR ENABLING DEVELOPMENT COMPRISING THE DEMOLITION AND CLEARANCE OF DILAPIDATED FORMER AGRICULTURAL STRUCTURES AND THE ERECTION OF FIVE DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE AND REINSTATEMENT OF A VEHICULAR ACCESS
MORESBY HALL, MORESBY**

Thank you for consulting me on the above application.

The site lies in an area of archaeological interest and potential. The remains of Moresby Roman fort, which are legally protected as a scheduled monument, are located immediately to the south and east of the site. A previous archaeological investigation in the grounds of Moresby Hall by Time Team has revealed buried Roman remains relating to the fort and the civilian settlement. Furthermore, undated burials, probably of Roman or prehistoric origin, have been found underneath the floor of the Hall. Despite some disturbance from the presence of earlier farm buildings, it is considered that there is the potential for buried archaeological assets to survive within the site and that they would be impacted upon by the construction ground works of the proposed development.

I note that the submitted 'Archaeological Desk-Based Assessment Summary' document suggests an archaeological watching brief to be appropriate mitigation and that a document entitled 'Archaeological Watching Brief – Written Scheme of Investigation' has also been submitted. Not only does this latter document fall far short of the Chartered Institute for Archaeologists guidance for written schemes of investigations, the industry's standard for such documentation, I consider an archaeological watching brief to be an inadequate level of mitigation in light of the likely significance of the archaeological remains that may be encountered and the scope of the scope of the proposed development.

Instead, I recommend that, in the event planning consent is granted, and in accordance with pre-application advice and advice provided for application 4/18/2242, an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development. I advise that this work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent. I suggest the following form of words:

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 by the Local Planning Authority.

This written scheme 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;*
- iii) Where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within one year of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the LPA: a post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the LPA, completion of an archive report, and submission of the results for publication in a suitable journal.*

(Reasons: 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 preservation, examination or recording of such remains)

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

Yours sincerely,

Jeremy Parsons
Historic Environment Officer