

Oliver Hoban

From: Christie Burns
Sent: 09 July 2024 11:27
To: Development Control
Subject: FW: 4/24/2094/0F1 - LAND TO THE SOUTH OF HOLLY MEWS, ABBEY ROAD, ST BEES

Follow Up Flag: Follow up
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Hi all,

Comments to be put online please.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Parsons, Jeremy
Sent: Tuesday, July 9, 2024 10:43 AM
To: Christie Burns
Subject: RE: 4/24/2094/0F1 - LAND TO THE SOUTH OF HOLLY MEWS, ABBEY ROAD, ST BEES

Hello Christie

Thank you for forwarding the archaeological evaluation report and Glen's email regarding the location of the proposed dwellings.

The results of the evaluation demonstrate that while there is no evidence for archaeological assets within most of the proposed development area, medieval remains were revealed in one of the trial trenches that may be a fishpond of the adjacent medieval priory. While I acknowledge Glen's point that the proposed dwellings will not be situated directly where the remains were found in the evaluation trial trench (number 4 in the evaluation report), I do consider that there is a high potential for the remains extend beyond the trench and into the site of the nearest proposed

dwelling. The construction of the proposed development therefore has the potential to disturb buried archaeological remains of local interest associated with St Bees Priory.

I therefore recommend that, in the event planning consent is granted, the archaeological assets revealed in the evaluation are subject to a small programme of archaeological investigation and recording in advance of development. 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 investigation and recording programme of the medieval remains revealed in the archaeological evaluation;*
- ii) 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.

Kind regards

Jeremy Parsons
Historic Environment Officer | Heritage and Historic Environment
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