

*CUMBRIA EXTENSIVE URBAN
SURVEY*



ARCHAEOLOGICAL STRATEGY REPORT

SOUTH LAKELAND DISTRICT



ENGLISH HERITAGE

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CUMBRIA EXTENSIVE URBAN SURVEY

SOUTH LAKELAND DISTRICT COUNCIL

STRATEGY REPORT

PART A

PREFACE

- *Part A contains information relevant to the whole district.*
- *Parts B-F include the specific policies/strategies for each defined town within the district.*
- English Heritage has initiated a national programme of Extensive Urban Surveys to be carried out on a county by county basis. Each survey consists of three phases, data collection, data assessment and strategy formulation, and is intended to provide an up-to-date view of the archaeological resource in each of the towns building on earlier surveys. The first phase, data collection, draws together the accessible history of a town, the archaeological knowledge and historic buildings data. The data assessment phase of the survey leads to the production of an Assessment Report which includes a brief history of the town (this document is not intended as a definitive history), an analysis of the plan of the town, an assessment of the archaeological and buildings data, and an assessment of the effects of modern development on the archaeological resource. The third phase, strategy formulation, identifies areas of archaeological importance and offers strategies for handling them in the planning context.
- Although the adopted Local Plan (1997) contains policies for the urban historic environment, this Strategy Report may be taken as an additional material consideration in the development control process. It introduces further guidance for the preservation and management of the archaeological and historic heritage of the defined towns within South Lakeland District. It has been compiled in light of Government advice concerning archaeological remains and the historic environment within the planning process, that include Planning Policy Guidance (PPG) notes 15 (1994) and 16 (1990), and relevant policies in the Cumbria County Joint Structure Plan (1995) and the South Lakeland District Local Plan (adopted 1997). Consequently this strategy could be considered for adoption by the local planning authority as supplementary planning guidance as defined in PPG 12 (1992), paras 3.18-3.19, to supplement the policies of the District Local Plan.
- The Strategy Report develops the information presented in the Archaeological *Assessment Reports* for towns within South Lakeland. Appropriate archaeological responses have been formulated (*see Part B of this Strategy report p19-20, Part C p24-26, Part D p31-32, Part E p37-38, Part F p36-37 and Part F p44-45*) that may be recommended by the planning authority with regard to potential developments within the study area (see Map A), although detailed advice should be sought concerning particular development details from the appropriate authorities. These responses can be used when managing the archaeological resource and may provide the guidance that the planning authority could use when considering planning applications.
- The strategies outlined in the report may also be used in reviewing current conservation area designations and proposals for future conservation areas. The strategies may additionally be used in the establishment of town trails as well as other local amenity and/or education proposals for the interpretation and enhancement of South Lakeland's historic environment of the defined towns.
- The current related policies from the County Structure Plan and the South Lakeland District Local Plan are reproduced as appendices A and B respectively.
- *The mapping in this document is only intended as a guide. English Heritage should always be consulted to confirm the area of a scheduled ancient monument or listed building.*

ARCHAEOLOGICAL STRATEGY REPORT

SOUTH LAKELAND DISTRICT

1. Introduction: Background to the Extensive Urban Survey

1.1 The Nature of Historic Towns

1.1.1. Historic towns have long been a focus of settlement and community in the landscape. This continuity of urban settlement shows both the social and economic attractions of urban life, and the frequent stability and adaptability of urban centres. The archaeological evidence that accumulates within a town can illustrate social, economic, religious, technological and political changes through time. This archaeological evidence may be beneath the ground, such as wall footings, pits, wells and post holes, or above the ground within the fabric of historic buildings.

1.2 The Significance of Archaeology

1.2.1. Archaeological evidence is important for its potential to increase future knowledge and is also a valuable resource for leisure, education and tourism. These archaeological remains are finite and non-renewable (PPG16, 1990, para. 6), and are susceptible to destruction, both in episodes of development and by cumulative erosion through small-scale change. The quality of the urban environment can rely heavily on the historic and cultural attributes of a town. A sustainable future for these settlements and communities must integrate the past with the future.

1.3 Presentation to the Public

1.3.1. The management of the archaeological resource and its presentation to the public must reflect the local nature of the resource, local priorities, the awareness of the community and the role of tourism in the local economy. The stewardship of the archaeological resource needs to be seen as a community responsibility, not only that of central or local government. Any resource management strategy that might develop should evolve locally. The preservation of the historic resource will rely very heavily on broad support and understanding from the local community. The Assessment and Strategy Reports have a clear role in highlighting the potential of South Lakeland's urban heritage and should contribute fully to the promotion of the resource.

1.4 Statutory protection of the historic resource is afforded by listing and scheduling.

- **Listing.** To be listed a building must be a 'building of special architectural or historic interest'. Listed buildings are the subject of statutory regulations contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Cookson, 2000).
- **Scheduling.** Under the Ancient Monuments and Archaeological Areas Act 1979, the Secretary of State has a duty to compile and maintain a schedule of monuments. The criteria used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate are set out in Appendix C (ibid).

1.5 Legislation

1.5.1. In addition, the development of government policy (Planning Policy Guidance notes 15, 1994, and 16, 1990) for the archaeological and the historic environment has contributed to a change in attitudes towards the preservation, assessment and evaluation of both the buried and standing archaeological resource by local authorities.

1.6 PPG 15 states:

- The physical survivals of our past are an irreplaceable record (PPG 15, 1994, para. 1.1).

- The objective of planning processes should be to reconcile the need for economic growth with the need to protect the natural and historic environment (ibid. para. 1.2).
- Local authorities should ensure that they call on sufficient specialist conservation advice, to inform their decision making (ibid. para. 1.6).
- Early consultations with the planning authority concerning development proposals are recommended (ibid. para. 2.11).
- Furthermore there should be appropriate assessment of the archaeological implications of development proposals before applications are determined, and that, where permission is to be granted, authorities should consider whether adequate arrangements have been made for recording remains that would be lost in the course of works (ibid. para. 2.15).

1.7 PPG 16 states:

- There is a desirability of preserving historic and archaeological remains, in particular presuming a case for the preservation of nationally important remains (PPG 16, 1990, para. 8).
- There is a necessity to consider the impact of a development on archaeological remains. The planning authority may require additional archaeological information from the applicant prior to the determination of the application, in the form of an evaluation (ibid. para.s 21 and 22).
- Where preservation is not merited or justified it is clear that it is reasonable for the planning authority to satisfy itself that the developer has made appropriate and satisfactory provision for the excavation and recording of remains (ibid. para. 25).

1.8 Power of Place: The Future of the Historic Environment (English Heritage (B), 2000) states:

- The historic environment is what generations of people have made of the places in which they lived. Each [generation] makes its decisions about the future in the context of what it has inherited. That context is irreplaceable (para.. 1.02).
- For most people the historic environment represents the place in which they live. They value it for the quality of life it can afford them (para.. 1.03).
- There is a need to understand better the character of places and the value and significance people ascribe to them. Character assessments are the key. They afford the information to make the whole spatial planning system a better and more creative process (para. 1.10).
- Without understanding what exists today, its value and its condition, we cannot take sound decisions about its future. We need targeted, integrated research to identify priorities and provide the basis for informed decisions (para.. 1.12).

1.9 Archaeology in Cumbrian Towns

1.9.1. The origins and development of a majority of Cumbria's historic towns is poorly understood. Because of this the protection and management of the archaeological and historical resource in these towns may have been inappropriate. Consequently it has become increasingly important to establish archaeological frameworks and strategies for the smaller historic towns in Cumbria to protect, as appropriate, the historic resource and to ensure it is fully incorporated within proposals for the sustainable future of the towns.

1.10 New Archaeological Discoveries

1.10.1. Archaeological discoveries have added to the information on the small towns of Cumbria creating the subsequent need for management strategies. This in turn has increased the importance of understanding how the economic, social and chronological evidence relates to the origins and development of each town. The assessment of all available archaeological and historical information has led to the formulation of a set of academically based research frameworks and priorities, as set out in the Assessment Report. These priorities will inform future development control decisions and should be adaptable in the light of future archaeological discoveries.

1.11 Extensive Urban Survey

1.11.1. English Heritage has commissioned an Extensive Urban Survey for certain historic towns in Cumbria. The survey will provide an up-to-date assessment of the available archaeological and historical resource of each historic town, based initially on the information held on the County Sites and Monuments Record.

It will consist of three phases: data collection, data assessment and the formulation of a strategy. The results of the data collection and data assessment will form the contents of the Archaeological Assessment Report. The Assessment Report describes the archaeological potential of the town and its research priorities and leads to the production of a Strategy Report.

1.12 The Strategy Report

1.12.1. This report utilises the information in the Assessment Report and combines it with current government policies and guidance, and development plan policies, to provide an enhanced understanding of the archaeological implications of development proposals. Recommended responses and guidance regarding the archaeological and historic environment are offered. Key maps accompany the Strategy Report. However, as new data becomes available, in the light of the results of archaeological observations, excavations and future research, it is inevitable that the interpretation and the understanding of the nature and extent of the historic and archaeological component of the town is likely to evolve.

1.13 Specialist archaeological advice

1.13.1. Whilst the Strategy Report anticipates a range of responses, specialist advice from local authority archaeologists and English Heritage, in the light of specific development proposals, is required to judge the significance of the impact of that particular development on the archaeological remains.

2. District Planning Issues

2.1 Development Plans

2.1.1. The District Local Plan was adopted in 1997.

2.1.2. The policies and supporting statements for the management of the archaeological and historical environment in both the County Structure Plan and the District Local Plan (as detailed in the appendices A and B) reflect the advice given in PPG16 (1990). This is that archaeological remains and their settings, whether above or below ground, are a finite and non-renewable resource that should not be needlessly or thoughtlessly destroyed or damaged. PPG16 also states that while a small number of archaeological sites and historic buildings are protected by legislation, a majority rely on Structure Plans, Local Plans and the development control process for their continued protection and management.

2.2 Conservation Areas

2.2.1. Government guidance PPG15 (1994) advises that ‘the definition of an area’s [Conservation Area] special interest should derive from an assessment of the elements that contribute to, or detract from it’. These elements can include its historical development and archaeological significance, property boundaries and building materials. Consequently where it can be shown that significant archaeological remains survive and their preservation is of paramount importance, this Strategy Report may assist the Borough Council when considering Conservation Area designation.

2.2.2. The current designation of the Conservation Areas of the defined towns is discussed in part B-F of this Strategy Report.

3. The Management of the Urban Archaeological Heritage

3.1 Criteria for Areas of Archaeological Importance and Potential

Introduction

3.1.1. The primary aim of the data collection and data assessment phases of the Extensive Urban Survey has been to define areas of archaeological importance in each town. There are four levels of archaeological importance that correspond to the recommendations of English Heritage, they are:

- Areas of Nationally Important Remains
- Areas of High Archaeological Importance
- Areas of Some Archaeological Importance
- Areas of Limited Archaeological Importance.

3.1.2. For each category of importance there is a range of archaeological responses that can be implemented in response to a development proposal. As additional archaeological information becomes available a greater understanding of the nature and significance of the archaeological resource will be achieved. It is possible that this will result in a change in the status of some areas of archaeological importance.

3.1.3. Some nationally important archaeological remains are designated as Scheduled Monuments and as such are protected by the Ancient Monuments and Archaeological Areas Act (1979). Designation has been primarily directed towards field monuments and built structures. The continuing role of historic towns as modern centres of population and economic activity means that intense development pressure on these places is inevitable. Because physical preservation of a monument is an aim of scheduling, adaptation, re-use or change, is difficult to achieve and is therefore not always appropriate in an urban context (English Heritage (A), 2000).

3.1.4. In urban areas, a scheduled monument is usually discreet and substantial such as a castle or a town gate. Scheduling has also been applied to areas of long term open space with well preserved underlying archaeological evidence, and where significant attrition may occur by processes outside planning control. In general, however, there are likely to be nationally important archaeological remains that are not scheduled but rely for their protection on recognition of their importance and due weight being given to them within the planning system. PPG16 (1990) para. 18 states that the 'desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled'.

3.1.5. Areas of Archaeological Importance (Map C)

(A) Areas of Nationally Important Archaeological Remains

These are areas identified as containing nationally important archaeological remains, including Scheduled Monuments, whose location, character and significance have been amply demonstrated. The impact of development on both the setting and the fabric of the monument is a material consideration.

(i) Scheduled Monuments

Scheduled Monuments are to be physically preserved in situ. The procedures for the management of Scheduled Ancient Monuments are set out in the relevant legislation (Ancient Monuments and Archaeological Areas Act 1979), along with details about grant aid to owners. Development affecting a Scheduled Monument will require Scheduled Monument Consent from the Secretary of State. Such consent is independent of the planning determination, and might not be forthcoming. Advice from English Heritage should be sought by the planning authority for any application affecting a Scheduled Monument, prior to its determination (Town and Country Planning (General Development Procedure) Order 1995, article 10 (n).

(ii) Other Nationally Important Archaeological Remains

As stated in PPG 16 (1990), the management of other nationally important archaeological remains are to be considered within the remit given to local planning authorities and the development control process. Consequently serious consideration must be given to the physical preservation *in situ* of nationally important remains. The criteria used to assess “national importance” are set out in Annex 4 of PPG 16 (see Appendix C).

Although some historic buildings are Scheduled Monuments, most are listed rather than scheduled. However they are often of archaeological importance, a fact recognised by PPG 15, (1994, para. 2.15). Important archaeological remains are often incorporated into surviving buildings or structures. The preservation of those remains should be fully considered in the same manner as those nationally important below ground archaeological remains, as indeed should the archaeological recording of standing remains which cannot be preserved (*ibid.* para. 3.23).

(B) *Areas of High Archaeological Importance*

These areas contain archaeological remains, buried and standing, whose importance, location and character can be inferred through observations, research and interpretation. These remains may merit physical preservation *in situ*. Where preservation is not justified appropriate archaeological investigation and recording would be a requirement in advance of development.

(C) *Areas of Some Archaeological Importance*

These are areas that contain archaeological remains that may provide moderate levels of archaeological information. While in some cases physical preservation is possible, it is most likely that the archaeological response would be one of appropriate investigation and recording, unless the developer wishes to achieve the preservation of the site.

(D) *Areas of Limited Archaeological Importance*

Areas considered to include archaeological remains of a character unlikely to provide significant information or archaeological remains whose integrity or density has been compromised by previous development. These remains may require appropriate observation and recording if threatened by future development.

3.2 Archaeological Responses to Development

3.2.1. Important archaeological remains in an historic urban environment can often be anticipated and consequently current Government policies for the management of archaeological remains within the planning process are set out in PPG 16 (1990). In summary, the Planning Policy Guidance requires that the most important archaeological remains should be preserved in situ and that, when preservation is not possible or justified, those archaeological remains adversely affected should be adequately investigated and recorded before development. Such archaeological mitigation may include survey, excavation, post excavation research, and publication of a report.

3.2.2. PPG 15 and PPG16 suggest a number of archaeological options or responses to development proposals. These include:

- (1) **Refusal of planning permission** in order to ensure the physical preservation of the remains (which may be above or below ground) and their setting.
- (2) **Pre-determination evaluation** when early discussions with local planning authorities and consultation of the Sites and Monuments Record (SMR) indicate the possible presence of important archaeological remains, it is reasonable for the planning authority to request developers to undertake an archaeological evaluation of the proposed development site, *before any decision is made on the planning application* (PPG 16, 1990, para.s 21, 22). Such an evaluation would aim to provide the additional archaeological evidence necessary to ensure that the full archaeological implications of the development can be properly considered prior to any decision being made.
- (3) **A re-design of the development proposals** in order to secure preservation. Redesign of the proposal may include an engineering solution or amendments to the layout to achieve preservation.
- (3) **A condition attached to a planning consent** to allow development to proceed, subject to satisfactory arrangements for archaeological investigation and recording before development commences.
- (4) **No archaeological requirement** so allowing development to proceed without archaeological intervention.

3.2.3. These responses provide a flexible framework for the consideration of individual development proposals that affect archaeological remains. They will assist both developers and planners in the preparation and determination of planning applications. Within individual developments more than one response might be necessary reflecting variations in the archaeological remains or the nature of development across the site.

3.3 Promotion of the Archaeology

3.3.1. In addition to the preservation of the more important archaeological remains, there may be a good case for their promotion and preservation through, for example, interpretation panels or printed leaflets, and their use as an education resource or as an amenity for the town's inhabitants and visitors. This should provide a better understanding and enjoyment of a town's archaeological and historic heritage and promote support for a local authority's policies for the heritage. This could be undertaken and sponsored by the site owners, the local authority, schools, local amenity grounds or through partnerships between such organisations, and may be particularly welcome where positive policy towards tourism exists.

APPENDIX A

Cumbria and Lake District Joint Structure Plan 1991-2006

Policy 1 Development and the Environment

New development will be provided, mainly in the towns, to meet the social and economic needs of the County's population, but in a manner which, through appropriate location, scale, design or use, does not diminish the quality of the environment within the County or beyond, or for future generations.

Supporting Statement:

Para. 2.5 Government policy is that development and economic growth should be pursued, but in a 'sustainable' manner. The planning system reflects this and it is Government policy that the sum total of decisions in the planning field, as elsewhere, should not deny future generations the best of today's environment.... All development from conception to implementation is expected to build in a proper concern for the environment.

Policy 2 Conserving the Natural and Built Environment

The County's scenic beauty, natural resources and the quality of its built environment will be protected from inappropriate development, especially those areas and features of international or national conservation importance where harmful development will not be permitted.

Supporting Statement

Para 2.6 Cumbria is generously endowed with fine landscapes and areas of valuable natural and built heritage, many of which, such as the....listed buildings and archaeological sites are of national or international importance. Utmost importance is attached to the protection and enhancement of these key areas and features.

Policy 4 Environment in Towns

The quality of the environment within and around towns will be upgraded for the benefit of residents, visitors and the local economy by high standards of design for new development, by improvements to existing buildings, ground surfaces and spaces, and by measures to reduce the impact of traffic.

Supporting Statement

Para 2.8 Change is at its most apparent in the environment of towns. It is in the towns where most of the County's population live and it is there that most of the demands for new housing, employment, shopping and leisure facilities arise. Every effort will be made to satisfy these demands although in a way which builds on a town's existing character. This identity can be as much a result of its setting within the surrounding countryside, as with the quality of the buildings in the town itself.

Policy 7 Kendal and Penrith

Kendal and Penrith will develop at rates which allow local housing and business needs to be satisfied and outstanding town centre traffic problems to be addressed, but in a manner which is sympathetic to their existing character and rural setting.

Supporting Statement

Para 2.12 Penrith and Kendal....should continue to grow in ways which maintain their existing character. In Penrith, economic growth should be encouraged in a way which does not threaten the physical character of the town.

Policy 26 Sites and Buildings of Architectural, Historic or Archaeological Importance

Development and other land use changes which fail to preserve or enhance the character or appearance of Conservation Areas or which damage, obscure or remove important archaeological sites or other historic features, or other historic features, or are

detrimental to the character or setting of a listed building or ancient monument will not normally be permitted.

Supporting Statements

Para 3.36 Cumbria's built heritage is an important part of the County's character. It is not merely the layout, date or design of individual components which give an area its character, but the use of traditional materials in a traditional way. Together these provide part of a distinctive man-made landscape and because they contain unique information about the past, are intrinsically important. Strict controls are needed to prevent developments removing, damaging or obscuring important archaeological sites.

Para 3.37 Development proposals affecting Conservation Areas should seek to positively enhance those areas. On sites of archaeological interest the Local Planning Authorities may need to ensure that an archaeological interest the Local Planning Authorities may need to ensure that an archaeological field evaluation is carried out before an application is determined. Where development is then permitted, conditions can be imposed which enable the sites to be recorded, protected or rescued.

Policy 27

Open Spaces

Areas of public and private open space or other amenity land which contribute to the quality of the built environment will normally be protected from development.

Supporting Statement

Para 3.38 Within towns and villages, open space often makes an equal contribution to the quality of the environment as the buildings themselves. Open spaces within the fabric of towns and villages often form a valuable local amenity.....Such areas are increasingly under threat from development proposals. It is therefore important that areas which make a significant contribution to the built environment are identified in Local Plans and adequate protection measures taken.

APPENDIX B

SOUTH LAKELAND LOCAL PLAN 2006 (ADOPTED SEPTEMBER 1997)

POLICY R1

RETAIL DEVELOPMENT KENDAL TOWN CENTRE

The development of retail floorspace will be allowed in Kendal town centre providing the development:

- (a) does not have an adverse effect upon the vitality and viability of the town centre as a whole;
- (b) is adequately serviced, providing access for disabled people and parking, where appropriate;
- (c) is of a high standard of design, in scale with the character of the town and the conservation area; and
- (d) would not lead to excessive and unsafe traffic movements in the vicinity of the site.

POLICY R3

NEW RETAIL DEVELOPMENT

New retail development in Ulverston town centre will be limited to small sites and to the extension or alteration of existing premises within the shopping area, provided that there will be no detrimental effects on existing shopping facilities, traffic circulation or character of the town and its conservation area, and subject to adequate provision being made for parking, disabled access and servicing.

POLICY R6

RETAIL DEVELOPMENT IN MINOR SHOPPING CENTRES

In the shopping centres of Grange-over-Sands, Kirkby Lonsdale, Arnside and Milnthorpe favourable consideration will be given to small scale retail development in suitable locations and the extension or alteration of existing premises, subject to there being no adverse effects on the surroundings.

POLICY C13

BUILDINGS OF HISTORIC INTEREST

The District Council will not permit proposals which, by use of inappropriate construction or repair methods, would adversely affect the character of a historic value of a group of buildings. The Council will not permit changes of use where these would lead to the damage or likely destruction of a historic building or other historic features.

POLICY C16

CONTROL OF DEVELOPMENT AFFECTING CONSERVATION AREAS

Within Conservation Areas, priority will be given to the preservation and enhancement of the character or appearance of the special architectural and historic interest of the Area. Development proposals will be required to indicate clearly how they will preserve or enhance the character or appearance of the Area. Development Proposals including changes of use in respect of buildings or land within, or outside but affecting, a Conservation Area as a whole, or any part of the designated area. Development in a Conservation Area will not be permitted:

- (a) which results in the demolition or partial demolition of a building which contributes to the character or appearance of the Area. In exceptional cases, where demolition is allowed, a planning condition may be imposed, requiring that demolition shall not commence until a clear commitment is in place to carry out the proposed replacement development;
- (b) unless sufficient information is provided with the application to assess the total effect of the proposal on the character or appearance of the Area. This will require a full planning application for all development proposals;
- (c) unless the siting, scale, form, proportions, design and materials of any new or altered buildings or advertisements, are in keeping with the special character or appearance of the area in general or the particular location. Internally illuminated signs are unacceptable on these ground;
- (d) which would result in the loss of open spaces, including garden areas, which make a valuable contribution to the character or appearance of the Area, or allow views into or out of the Conservation Area.

Existing trees, hedgerows and other features which are important to the appearance or character of a Conservation Area, will be protected, and proposals for their removal or partial removal will not be permitted except in the interests of proper management or public safety. Within a Conservation Area, any new tree planting or other landscaping work, including surfacing and means of enclosure, shall be in character with the appearance of the area.

POLICY C17

ARTICLE 4 DIRECTIONS

The District Council will consider the use of Article 4 Directions, in consultation with the local community and Civic Societies, where known problems are seen to threaten the character of an area.

POLICY C19

SITES OF ARCHAEOLOGICAL INTEREST

Where there are reasonable grounds for believing that important archaeological information may be lost, applicants will be required to carry out an appropriate assessment of the archaeological implications of any development proposals before the Council determines the application. The results of that assessment shall be submitted with the application of how the impact of the proposals or any archaeological remains will be mitigated.

Proposals for development which would be likely to damage, destroy, or adversely affect a Scheduled Ancient Monument or other important archaeological site, or which would detract from its setting, will not be permitted.

Where the preservation in-situ of a site of archaeological interest (including Scheduled Ancient Monuments and other important archaeological interest) is not realistic or justified, and/or where the benefits of a proposed development outweigh the archaeological consideration, development will not be permitted until a planning obligation has been entered into to secure an appropriate programme of archaeological work that will ensure that any remains on the site will be properly recorded, and the results are made publicly available. In appropriate cases, applicants may also be required to provide for systematic monitoring (a “watching brief”) of the groundworks of a development in order to ensure the recording of any remains that may be unexpectedly encountered during the development.

POLICY C20

HISTORIC LANDSCAPES

Development that would destroy, damage or have a significant adverse affect on the character, appearance or setting of an historic landscape or any of its features, including Parks and Gardens of Special Historic Interest, will not be permitted.

Schemes to improve, restore and manage the historic landscape will be required in connection with any new development affecting a historic landscape and will be secured by planning condition or planning obligation as appropriate.

APPENDIX C

SECRETARY OF STATE'S CRITERIA FOR SCHEDULING ANCIENT MONUMENTS

(Planning Policy Guidance note 16 (1990): Annex 4)

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of the case.

- (i) *Period*: all types of monument category or period should be considered for preservation.
- (ii) *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which still retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.
- (iii) *Documentation*: the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.
- (iv) *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.
- (v) *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.
- (vi) *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form of complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings.
- (vii) *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.
- (viii) *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This usually confined to sites rather than upstanding monuments.

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CUMBRIA EXTENSIVE URBAN SURVEY

FLOOKBURGH

STRATEGY REPORT

PART B

- Flookburgh was founded as a planted medieval town with a right to hold a market. The settlement, however, remained a village in economic terms and there is no evidence that Flookburgh became the prosperous commercial centre intended at its foundation. Future work should aim to assess the extent and nature of the settlement and why Flookburgh did not prosper.

1. Historic Character, Interest and Importance of Flookburgh

This section is a summary of the more detailed accounts of the archaeology, history, and topography of Flookburgh to be found in the Assessment document that accompanies this Strategy.

- Flookburgh possibly a planted market town linked with the Priory of Cartmel.
- Chapel of Ease associated with Priory of Cartmel.
- Flookburgh had the right to hold a market in 1278 confirmed in 1412 and 1675.
- Medieval church replaced on the outskirts of the village.
- Flookburgh affected by plague, famine and fire.
- Flookburgh had interests in agriculture and fishing, however the only real livelihood came from the 'cockling' trade,

2. Local Planning Issues

2.1 Conservation Areas (Constraint Map A)

2.1.1. There is no designated Conservation Area in Flookburgh.

2.2 Recent Development (Map B)

Recent Development is defined as development that took place post 1945.

2.2.1. There has not been extensive redevelopment within the historic core of the town. However, pockets of residential development in the 1980's and early 1990's may have resulted in the loss of archaeological deposits.

3. Areas of Importance and Potential within Flookburgh (Map C)

- (a) Areas of archaeological importance are those where research has suggested deposits may survive that will inform on the;
- occupation areas
 - market place/site of medieval church
- (b) As defined in Section 3 of part A of this Strategy Report, the following areas of archaeological importance have been identified in Flookburgh.

Areas Comprising Nationally Important Remains

There are no scheduled monuments in Flookburgh

Areas of High Archaeological Importance

Area 10.01 Occupation Area, Flookburgh

Potential: This area may contain archaeological evidence about the origins and development of the planned town of Flookburgh including social, economic, industrial and commercial details.

Response Archaeological evaluation may be recommended prior to the determination of any planning application that is likely to have an archaeological impact.

- (1) Depending on the results of any evaluation, it may be advisable for the preservation of important above or below ground remains, possibly through a redesign of the development proposals.
- (2) If preservation *in situ* is not possible or justified then it may be advisable for full excavation prior to development.
- (3) Depending on development details and any available archaeological information, including the results of any evaluation, it may be advisable that archaeological observation and recording is recommended during development.

Note Response (2) may highlight the value of additional action which could include a requirement for:

- (a) a management plan for a particular important archaeological site or historic building to ensure its future preservation;
- (b) some form of interpretation e.g. appropriate panels, leaflets or part of a town trail, for important archaeological site/s or historic building/s.
- (c) developing the site or building as an amenity for the town or as an educational resource.

4. The Future Strategy

- This Strategy Report, in line with Government advice laid out in PPG15 and PPG16, emphasises the role of the planning system and development plan policies in the protection of the historic environment. This includes both the built and buried elements of the historic environment, and the way in which the components of a town compliment each other to form a townscape.
- Conservation policies should reflect the quality and interest of urban areas as well as individual structures through the designation of Conservation Areas. The historic layout of Flookburgh and the nature of its component parts reflects its origins, development and character. The designated Conservation Areas throughout the town should reflect the significance of these historic urban elements, as outlined in PPG 15, 4.2 (1994).
- It is important to protect this fragile and non-renewable resource for its own sake, for the irreplaceable information about our past which it contains, and for its potential for increasing our knowledge and understanding of historic Flookburgh. It is important to manage and present Flookburgh's historic environment both to ensure public support for the conservation policies of the Development Plan and to realise the value of the resource to the community for education, recreation and tourism.
- The elements of the Flookburgh townscape that may form part of any presentation strategy are:
 - Planned settlement
 - Market Place/medieval church site
- Raising the profile of Flookburgh's heritage in this way is likely to generate increased local interest in the archaeology and history of the town. Although any promotion of Flookburgh's heritage should be formulated locally, this document may form an element of that process.

CUMBRIA EXTENSIVE URBAN SURVEY

KENDAL

STRATEGY REPORT

PART C

- Kendal is characterised by the long north-south street of Kirkland/Highgate/Stricklandgate raised above the River Kent, with Finkle Street and Market Place diverging to join Stramongate and Stramongate Bridge across the river to the east. The town is overlooked by the motte of Castle Howe on the west and the shell keep of Kendal Castle on the east. Buildings are compressed on the street frontage and in the yards (narrow passages giving access to properties stretching to the rear of the original plots) developed to house the population employed in the textile industry in Kendal (Brunskill 1974).
- The importance of Kendal therefore lies in its significance as an early population centre, as a planned medieval town, and as an industrial town, notably in woollen manufacture and later in shoe manufacture.

5. Historic Character, Interest and Importance of Kendal

This section is a summary of the more detailed accounts of the archaeology, history, and topography of Kendal to be found in the Assessment document that accompanies this Strategy.

- Evidence for prehistoric activity in the Kendal area, including a Burnt Mound site, a Beaker burial and other prehistoric finds.
- Roman fort and an associated *vicus* to the south of Kendal at Watercrock.
- Pre-urban settlement centred in Kirkland.
- Market Charter granted in 1189.
- Charter granting urban privileges granted in the second quarter of the 13th century.
- Medieval economy based on the woollen textile industry.
- Some decline in the 14th century as a result of Scottish incursions.
- Two motte and bailey castles in Kendal: Castle Howe and Kendal Castle.
- Basic town plan remains the same in the post medieval period.
- Plague and famine in the early post medieval period caused decline in prosperity, however there was an economic recovery in the late 17th century.
- Industry still focused on the woollen textile trade and tanyards and leather working. The building of the canal in 1818-19 and later the railway in 1846, both had a positive impact in improving trade communications.

6. Local Planning Issues

6.1 Conservation Areas (Constraint Map A)

6.1.1. The Kendal Conservation Area was designated in 1969 and amended in 1978, 1982 and 2000.

6.2 Recent Development (Map B)

Recent Development is defined as development that took place post 1945.

6.2.1. There has been redevelopment in the Kendal; two large shopping developments (Westmorland Centre and Elephant Yard) in the 1980's and 1990's; a large housing development off Dowker's Lane in the 1960's and pockets of commercial and residential infill development throughout the town. These developments have provided a number of opportunities for archaeological excavation. However, there are still large areas of the town where the existence of 17th and 18th century buildings suggest that archaeological deposits have not been disturbed.

7. Areas of Importance and Potential within Kendal (Map C)

- (a) Areas of archaeological importance are those where research has suggested deposits may survive that will inform on the;
- castle sites
 - pre-urban settlement
 - planned elements of the medieval town
 - range of industrial activities
- (b) As defined in Section 3 of part A of this Strategy Report, the following areas of archaeological importance have been identified in Kendal.

Areas Comprising Nationally Important Remains

- Area 12.01** Castle Howe (a scheduled monument).
Area 12.14 Kendal Castle (a scheduled monument).

Areas of High Archaeological Importance

- Area 12.02** Land off Kirkland, Highgate, Stricklandgate, Beast Banks and Wildman Street

Potential: This area may contain archaeological evidence about the origins and development of Kendal including social, economic, industrial and commercial details.

- Response
- (1) Archaeological evaluation may be recommended prior to the determination of any planning application that is likely to have an archaeological impact.
 - (2) Depending on the results of any evaluation, it may be advisable for the preservation of important above or below ground remains, possibly through a redesign of the development proposals.
 - (3) If preservation *in situ* is not possible or justified then it may be advisable for full excavation prior to development.
 - (4) Depending on development details and any available archaeological information, including the results of any evaluation, it may be advisable that archaeological observation and recording is recommended during development.

Note Response (2) may highlight the value of additional action which could include a requirement for:

- (a) a management plan for a particular important archaeological site or historic building to ensure its future preservation;
- (b) some form of interpretation e.g. appropriate panels, leaflets or part of a town trail, for important archaeological site/s or historic building/s.
- (c) developing the site or building as an amenity for the town or as an educational resource.

Areas of Some Archaeological Importance

Area 12.03	Fellside
Area 12.04	Westmorland Shopping Centre and Elephant Yard Shopping Centre (including car parks, Bus Station, Telephone Exchange and Government Offices)
Area 12.05	Land off New Road
Area 12.06	Land off Kirkgate
Area 12.07	Cross Banks

Potential: These areas are in archaeologically significant parts of Kendal, however recent development may have compromised any archaeological deposits here. No structures are shown on the early maps in *Area 12.05*, however there is potential for well preserved waterlogged archaeological deposits here.

Area 12.15 Land close to Kendal Castle

Potential This area has unknown archaeological potential, but may contain deposits relating to Kendal Castle.

- Response:
- (1) Depending on the scale of the proposed development and its assessed impact on the archaeological remains, archaeological evaluation may be recommended prior to the determination of any planning application.
 - (2) Depending on development details and any available archaeological information, (including the results of any evaluation), it may be advisable that further recording is recommended prior to development.
 - (3) Depending on development details and any available archaeological information, (including the results of any evaluation), it may be advisable that archaeological observation and recording is recommended during development.

Areas of Limited Archaeological Importance

Area 12.08	Land off Dowkers Lane
Area 12.09	Land off Butterywell Road, Chapel Lane, Kirkbarrow Lane, Gillinggate and Captain French Lane.

Potential: These areas are in archaeologically important parts of Kendal, however recent development may have compromised any archaeological deposits.

Area 12.10	Former Canal Basins and Castle Mills.
Area 12.11	Kendal Station and former goods yard and land off Castle Street, Ann Street and Longpool.
Area 12.12	K Shoe Factory and adjacent residential area
Area 12.13	Land off Windermere Road

Potential These areas were areas of industrial activity where recent development may have compromised any archaeological deposits. *Areas 12.11, 12.12, 12.13* also contained areas of post-medieval expansion where structural, economic and social evidence may be anticipated.

- Response:
- (1) An archaeological evaluation may need to be undertaken prior to the determination of any planning application especially when the scale/type of development indicates that there may be significant impact on the surviving archaeological deposits.

- (2) Depending on available information or the results of any archaeological evaluation, there may be a requirement for some further investigation and recording prior to development, or a requirement for archaeological observation and recording to be undertaken during development.

8. The Future Strategy

- This Strategy Report, in line with Government advice laid out in PPG15 and PPG16, emphasises the role of the planning system and development plan policies in the protection of the historic environment. This includes both the built and buried elements of the historic environment, and the way in which the components of a town compliment each other to form a townscape.
 - Conservation policies should reflect the quality and interest of urban areas as well as individual structures through the designation of Conservation Areas. The historic layout of Kendal and the nature of its component parts reflects its origins, development and character. The designated Conservation Areas throughout the town should reflect the significance of these historic urban elements, as outlined in PPG 15, 4.2 (1994).
 - It is important to protect this fragile and non-renewable resource for its own sake, for the irreplaceable information about our past that it contains, and for its potential for increasing our knowledge and understanding of historic Kendal. It is important to manage and present Kendal's historic environment both to ensure public support for the conservation policies of the Development Plan and to realise the value of the resource to the community for education, recreation and tourism.
 - The elements of the Kendal townscape that may form part of any presentation strategy are:
 - Kendal Castle and Castle Howe
 - Potential pre urban settlement in Kendal
 - Parish Church and Abbott Hall site
 - Planned Medieval Town
 - Industries
 - Raising the profile of Kendal's heritage in this way is likely to generate increased local interest in the archaeology and history of the town. Although any promotion of Kendal's heritage should be formulated locally, this document may form an element of that process.

CUMBRIA EXTENSIVE URBAN SURVEY

KIRKBY LONSDALE

STRATEGY REPORT

PART D

- The character of Kirkby Lonsdale is defined by its street plan, typical of a medieval town, with narrow burgage plots at right angles to the main streets, market places, a church and a castle. It also has areas that were primarily industrial, that add to its character.
- Important issues concerning the history of Kirkby Lonsdale, include whether there was pre-urban settlement on the site, what processes led to the development of the medieval town, and how can the town's industrial heritage be adequately assessed.

1. Historic Character, Interest and Importance of Kirkby Lonsdale

This section is a summary of the more detailed accounts of the archaeology, history, and topography of Kirkby Lonsdale to be found in the Assessment document that accompanies this Strategy.

- Kirkby Lonsdale is unusual in Cumbria in that it is mentioned in the Domesday Book of 1086.
- Church and part of the manor of Kirkby Lonsdale given to St Mary's Abbey, York, in the late 11th century.
- Present Church dates from at least the 12th century.
- Bridge over the River Lune originates in the 13th century.
- Cockpit Hill Motte sited to the north of the Church, no trace of an associated bailey.
- Site of leper hospital identified outside the town.
- Kirkby Lonsdale School established in 1591.
- St Mary's Church refurbished in the post medieval period.
- Market place moved from Market Street to Market Place in 1822.
- Industry included textile and leather production.

2. Local Planning Issues

2.1 Conservation Areas (Constraint Map A)

The Kirkby Lonsdale Conservation Area was designated in 1969.

2.2 Recent Development (Map B)

Recent Development is defined as development that took place post 1945.

Some redevelopment has taken place within the defined study area at Kirkby Lonsdale since the Second World War, mostly small scale housing developments.

3. Definition of Areas of Importance and Potential within Kirkby Lonsdale (Map C)

- (a) Areas of archaeological importance are those where research has suggested deposits may survive that will inform on the;
- occupation areas
 - industry
 - markets
 - church
 - castle
- (b) As defined in Section 3 of part A of this Strategy Report, the following areas of archaeological importance have been identified in Kirkby Lonsdale.

Areas Comprising Nationally Important Remains

Area 14.04 Cockpit Hill Motte is a scheduled monument (SAM 20173).

Areas of High Archaeological Importance

Area 14.01 Defined Medieval core and St Mary's church

Potential: This area may contain archaeological evidence about the origins and development of Kirkby Lonsdale including social, economic, industrial and commercial details.

- Response
- (1) Archaeological evaluation may be recommended prior to the determination of any planning application that is likely to have an archaeological impact.
 - (2) Depending on the results of any evaluation, it may be advisable for the preservation of important above or below ground remains, possibly through a redesign of the development proposals.
 - (3) If preservation *in situ* is not possible or justified then it may be advisable for full excavation prior to development.
 - (4) Depending on development details and any available archaeological information, including the results of any evaluation, it may be advisable that archaeological observation and recording is recommended during development.

Note Response (2) may highlight the value of additional action which could include a requirement for:

- (a) a management plan for a particular important archaeological site or historic building to ensure its future preservation;
- (b) some form of interpretation e.g. appropriate panels, leaflets or part of a town trail, for important archaeological site/s or historic building/s.
- (c) developing the site or building as an amenity for the town or as an educational resource.

Areas of Some Archaeological Importance

Area 14.02-3 Areas of post medieval expansion off Jingling Lane and New Road

Potential: These areas may contain social and economic evidence about the later expansion of the planned town of Kirkby Lonsdale.

Response:

- (1) Depending on the scale of the proposed development and its assessed impact on the archaeological remains, archaeological evaluation may be recommended prior to the determination of any planning application.
- (2) Depending on development details and any available archaeological information, (including the results of any evaluation), it may be advisable that further recording is recommended prior to development.
- (3) Depending on development details and any available archaeological information, (including the results of any evaluation), it may be advisable that archaeological observation and recording is recommended during development.

4 The Future Strategy

- This Strategy Report, in line with Government advice laid out in PPG15 and PPG16, emphasises the role of the planning system and development plan policies in the protection of the historic environment. This includes both the built and buried elements of the historic environment, and the way in which the components of a town compliment each other to form a townscape.
- Conservation policies should reflect the quality and interest of urban areas as well as individual structures through the designation of Conservation Areas. The historic layout of Kirkby Lonsdale and the nature of its component parts reflects its origins, development and character. The designated Conservation Areas throughout the town should reflect the significance of these historic urban elements, as outlined in PPG 15, 4.2 (1994).
- It is important to protect this fragile and non-renewable resource for its own sake, for the irreplaceable information about our past which it contains, and for its potential for increasing our knowledge and understanding of historic Kirkby Lonsdale. It is important to manage and present Kirkby Lonsdale's historic environment both to ensure public support for the conservation policies of the Development Plan and to realise the value of the resource to the community for education, recreation and tourism.
- The elements of the Kirkby Lonsdale townscape that may form part of any presentation strategy are:
 - occupation areas
 - industry
 - markets
 - church
 - castle
- Raising the profile of Kirkby Lonsdale's heritage in this way is likely to generate increased local interest in the archaeology and history of the town. Although any promotion of Kirkby Lonsdale's heritage should be formulated locally, this document may form an element of that process.

CUMBRIA EXTENSIVE URBAN SURVEY

MILNTHORPE

STRATEGY REPORT

PART E

- Early maps of Milnthorpe show clearly the east west road leading from the Port of Milnthorpe through the settlement of Milnthorpe. The settlement developed in an organic fashion off this main thoroughfare and there is no evidence of deliberate planning. The importance of Milnthorpe lies in its early history as a port and as a regional market. It also had several mills and other industrial activities that were significant economically to Milnthorpe.
- The character of Milnthorpe is therefore defined by its street plan, the organic nature of its growth, its market place and church. It also has significant industrial elements that add to its character.
- Important issues concerning the history of Milnthorpe include whether there was pre-urban settlement on the site, what processes led to the development of the medieval town, and how can the town's industrial heritage be adequately assessed.

1. Historic Character, Interest and Importance of Milnthorpe

This section is a summary of the more detailed accounts of the archaeology, history, and topography of Milnthorpe to be found in the Assessment document that accompanies this Strategy.

- The manor of Heversham, which included Milnthorpe, was divided into two parts in c1190. The larger moiety of the manor had its caput at the court or manor house in Milnthorpe. Although the church was located at Heversham.
- Market Charter was granted in 1280 and confirmed in 1334. The market and fair were still important in the post medieval period.
- Port of Milnthorpe of great importance in the medieval and post medieval period, until undermined by the Lancaster Canal which was constructed in 1819.
- Mill documented to be at Milnthorpe during the medieval period.
- St Thomas's Church constructed in 1837.
- Several mills in Milnthorpe by 17th century.

2. Local Planning Issues

2.1 Conservation Areas (Constraint Map A)

The Milnthorpe Conservation Area was designated in 1969.

2.2.1 Recent Development (Map B)

Recent Development is defined as development that took place post 1945.

Road widening in the 1920s and slum clearance in the 1950s removed about a quarter of Milnthorpe's older cottages (Bingham, 1987). Pockets of redevelopment has taken place at Milnthorpe since the Second World War. There has been residential, commercial and industrial development off Park Road and residential development of Haverflatts Lane. No archaeological work was carried out prior to these developments.

4 Definition of Areas of Importance and Potential within Milnthorpe (Map C)

- (a) Areas of archaeological importance are those where research has suggested deposits may survive that will inform on the;
- activity
 - occupation areas
 - port
 - industry
 - market
- (b) As defined in Section 3 of part A of this Strategy Report, the following areas of archaeological importance have been identified in Milnthorpe.

Areas Comprising Nationally Important Remains

There are no scheduled monuments or other areas considered to be of national importance in Milnthorpe.

Areas of High Archaeological Importance

Area 19.01 Occupation Area, Milnthorpe

Potential: This area may contain archaeological evidence about the origins and development of the town of Milnthorpe including social, economic, industrial and commercial details.

Response

- (4) Archaeological evaluation may be recommended prior to the determination of any planning application that is likely to have an archaeological impact.
- (5) Depending on the results of any evaluation, it may be advisable for the preservation of important above or below ground remains, possibly through a redesign of the development proposals.
- (6) If preservation *in situ* is not possible or justified then it may be advisable for full excavation prior to development.
- (7) Depending on development details and any available archaeological information, including the results of any evaluation, it may be advisable that archaeological observation and recording is recommended during development.

Note Response (2) may highlight the value of additional action which could include a requirement for:

- (b) a management plan for a particular important archaeological site or historic building to ensure its future preservation;
- (c) some form of interpretation e.g. appropriate panels, leaflets or part of a town trail, for important archaeological site/s or historic building/s.
- (d) developing the site or building as an amenity for the town or as an educational resource.

Areas of Limited Archaeological Importance

Area 19.02 **Area off Haverflatts Lane**
Area 19.03 **Area off Park Road**

Potential: Although these areas are within the defined historic core, there has been extensive recent development here, which may have severely compromised the survival of any archaeological evidence.

Response: (1) An archaeological evaluation may need to be undertaken prior to the determination of any planning application especially when the scale/type of development indicates that there may be significant impact on the surviving archaeological deposits.

 (2) Depending on available information or the results of any archaeological evaluation, there may be a requirement for some further investigation and recording prior to development, or a requirement for archaeological observation and recording to be undertaken during development.

4 The Future Strategy

- This Strategy Report, in line with Government advice laid out in PPG15 and PPG16, emphasises the role of the planning system and development plan policies in the protection of the historic environment. This includes both the built and buried elements of the historic environment, and the way in which the components of a town compliment each other to form a townscape.
- Conservation policies should reflect the quality and interest of urban areas as well as individual structures through the designation of Conservation Areas. The historic layout of Milnthorpe and the nature of its component parts reflects its origins, development and character. The designated Conservation Areas throughout the town should reflect the significance of these historic urban elements, as outlined in PPG 15, 4.2 (1994).
- It is important to protect this fragile and non-renewable resource for its own sake, for the irreplaceable information about our past which it contains, and for its potential for increasing our knowledge and understanding of historic Milnthorpe. It is important to manage and present Milnthorpe's historic environment both to ensure public support for the conservation policies of the Development Plan and to realise the value of the resource to the community for education, recreation and tourism.
- The elements of the Milnthorpe townscape that may form part of any presentation strategy are:
 - industry
 - markets
 - church
 - occupation areas
- Raising the profile of Milnthorpe's heritage in this way is likely to generate increased local interest in the archaeology and history of the town. Although any promotion of Milnthorpe's heritage should be formulated locally, this document may form an element of that process.

CUMBRIA EXTENSIVE URBAN SURVEY

ULVERSTON

STRATEGY REPORT

PART F

- The character of Ulverston is defined by its street plan, typical of a medieval town, with narrow burgage plots at right angles to the main streets, market places and a church. It also has significant industrial elements, a canal and a railway that add to its character.
- Important issues concerning the history of Ulverston include whether there was pre-urban settlement on the site, what processes led to the development of the medieval town, and how can the town's industrial heritage be adequately assessed.

1. Historic Character, Interest and Importance of Ulverston

This section is a summary of the more detailed accounts of the archaeology, history, and topography of Ulverston to be found in the Assessment document that accompanies this Strategy.

- Fortunes of Ulverston linked with Conishead Priory.
- Dalton of greater importance than Ulverston until the dissolution, than there was a shift of socio-economic activity from Dalton to Ulverston.
- Scottish incursions had terrible consequences for the economy of the Ulverston
- Documentary evidence for tenements and industry in Ulverston in the Medieval period.
- Industries in Ulverston in the post medieval period included: iron smelting, corn and cotton milling, rope making and brewing.
- The opening of the canal in 1796 was a boost to the economy of Ulverston.
- The decline of Ulverston was due to the superior harbour of Barrow and its railway connections.

2. Local Planning Issues

2.1 Conservation Areas (Constraint Map A)

2.1.1. The Ulverston Conservation Area was designated in 1971 and amended in 1982.

2.1.2. Government guidance PPG15 advises that ‘the definition of an area’s [Conservation Area] special interest should derive from an assessment of the elements that contribute to, or detract from it’. These elements can include its historical development and archaeological significance, property boundaries and building materials. Consequently where it can be shown that significant archaeological remains survive and that the preservation of those remains preservation is of paramount importance, this Strategy document may assist the District Council when considering Conservation Area designation.

2.2 Recent Development (Map B)

Recent Development is defined as development that took place post 1945.

2.2.1. There has been redevelopment within the historic core of the town. This development mainly consists of small scale residential, commercial and industrial schemes. It is likely that these schemes would have had a detrimental effect on any archaeological deposits.

3. Areas of Importance and Potential within Ulverston (Map C)

- (a) Areas of archaeological importance are those where research has suggested deposits may survive that will inform on the;
- industry
 - markets
 - church
 - occupation areas
- (b) As defined in Section 3 of part A of this Strategy Report, the following areas of archaeological importance have been identified in Ulverston.

Areas Comprising Nationally Important Remains

There are no scheduled monuments within the defined historic core of Ulverston.

Areas of High Archaeological Importance

Area 28.01 Defined Medieval core and St Mary's church

Potential: This area may contain archaeological evidence about the origins and development of Ulverston including social, economic, industrial and commercial details.

Response

- (1) Archaeological evaluation may be recommended prior to the determination of any planning application that is likely to have an archaeological impact.
- (2) Depending on the results of any evaluation, it may be advisable for the preservation of important above or below ground remains, possibly through a redesign of the development proposals.
- (3) If preservation *in situ* is not possible or justified then it may be advisable for full excavation prior to development.
- (4) Depending on development details and any available archaeological information, including the results of any evaluation, it may be advisable that archaeological observation and recording is recommended during development.

Note *Response (2) may highlight the value of additional action which could include a requirement for:*

- (a) a management plan for a particular important archaeological site or historic building to ensure its future preservation;
- (b) some form of interpretation e.g. appropriate panels, leaflets or part of a town trail, for important archaeological site/s or historic building/s.
- (c) developing the site or building as an amenity for the town or as an educational resource.

Areas of Some Archaeological Importance

Area 28.02 Area of post medieval expansion off Theatre Street, Benson Street, Queen Street and Cavendish Street.

Potential: These areas may contain social and economic evidence about the later expansion of the planned town of Ulverston.

- Response:
- (1) Depending on the scale of the proposed development and its assessed impact on the archaeological remains, archaeological evaluation may be recommended prior to the determination of any planning application.
 - (2) Depending on development details and any available archaeological information, (including the results of any evaluation), it may be advisable that further recording is recommended prior to development.
 - (3) Depending on development details and any available archaeological information, (including the results of any evaluation), it may be advisable that archaeological observation and recording is recommended during development.

Areas of Limited Archaeological Importance

Area 28.03 The site of the former Workhouse.

Area 28.04 The Canal Basins, Land off County Road, The Ellers, Quay Street, Quebec Street, New Market Street, Cavendish Street and Princes Street

Potential: Although these areas are within the defined historic core, there has been extensive recent development here, which may have severely compromised the survival of any archaeological evidence.

- Response:
- (1) An archaeological evaluation may need to be undertaken prior to the determination of any planning application especially when the scale/type of development indicates that there may be significant impact on the surviving archaeological deposits.
 - (2) Depending on available information or the results of any archaeological evaluation, there may be a requirement for some further investigation and recording prior to development, or a requirement for archaeological observation and recording to be undertaken during development.

4. The Future Strategy

- This Strategy Report, in line with Government advice laid out in PPG15 and PPG16, emphasises the role of the planning system and development plan policies in the protection of the historic environment. This includes both the built and buried elements of the historic environment, and the way in which the components of a town compliment each other to form a townscape.
- Conservation policies should reflect the quality and interest of urban areas as well as individual structures through the designation of Conservation Areas. The historic layout of Ulverston and the nature of its component parts reflect its origins, development and character. The designated Conservation Areas throughout the town should reflect the significance of these historic urban elements, as outlined in PPG 15, 4.2 (1994).
- It is important to protect this fragile and non-renewable resource for its own sake, for the irreplaceable information about our past that it contains, and for its potential for increasing our knowledge and understanding of historic Ulverston. It is important to manage and present Ulverston's historic environment both to ensure public support for the conservation policies of the Development Plan and to realise the value of the resource to the community for education, recreation and tourism.
- The elements of the Ulverston townscape that may form part of any presentation strategy are:
 - industry
 - markets
 - church
 - occupation areas
- Raising the profile of Ulverston's heritage in this way is likely to generate increased local interest in the archaeology and history of the town. Although any promotion of Ulverston's heritage should be formulated locally, this document may form an element of that process.