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STRATEGIC LAND GROUP

LAND OFF BROCKHOLES CRESCENT, POULTON-LE-FYLDE

Archaeological Desk Based Assessment

May 2017

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STRATEGIC LAND GROUP

Land off Brockholes Crescent, Poulton-le-Fylde

Archaeological and Built Heritage Desk Based Assessment

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1 INTRODUCTION

1.1 This report sets out the archaeological and historical background of land off Brockholes Crescent, Poulton-le-Fylde, Lancashire, NGR SD 35476 38731. The proposals are for the construction of 108 residential units. Access to the proposed development would be from Brockholes Crescent. Two existing residential properties on Brockholes Crescent would be demolished to provide the site access.

1.2 This report provides an assessment of the significance of any known or potential heritage assets within the Site. Potential impacts through proposed development to identified and potential heritage assets are established and their significance assessed. Appropriate mitigation measures for reducing/ offsetting these potential impacts are proposed where relevant.

1.3 The assessment has been undertaken in respect to potential direct impacts to heritage assets and was undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2014) and in accordance with terminology expressed within the National Planning Policy Framework. This assessment does not assess any potential in-direct impacts to the setting of heritage assets.

1.4 In order to inform this assessment baseline data was obtained from the following:

- Lancashire Historic Environment Record (HER) courtesy of Lancashire Archaeological Advisory Service consulted March 2017;
- Lancashire Archives;
- GIS datasets (Historic England 2017):
 - Scheduled Monuments
 - Listed Buildings
 - Registered Parks and Gardens
 - Registered Battlefields
- The National Heritage List for England (Historic England website).

1.5 In addition, a walkover survey of the Site was undertaken in April 2017.

Definitions of Terms

1.6 A heritage asset is defined in the National Planning Policy Framework (NPPF) as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest*' (NPPF page:52).

- 1.7 The significance of a heritage asset is defined within the national planning policy framework (NPPF) as *'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic'* (DCLG 2012:56).
- 1.8 Where heritage assets are to be affected by development, *'local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'* (NPPF para: 128).

National Heritage Legislation

- 1.9 Designated heritage assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas; nationally significant archaeological Sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 1.10 Listed buildings and conservation areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* (section 66).
- 1.11 Non-statutory designated heritage assets, comprising registered parks and gardens and registered battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or Sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 1.12 In determining applications, NPPF stipulates that *'great weight'* should be given to the assets conservation and that *'substantial harm to or loss of a grade II Listed Building, Park or Garden should be exceptional'* whilst *'substantial harm to or loss of assets of highest significance, notably Scheduled Monuments, protected wreck sites,*

battlefields, Grade I and II listed Buildings and Grade I and II* Parks and Gardens, and World Heritage Sites, should be wholly exceptional'* (NPPF para:132).

- 1.13 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF para:133). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF para:134). Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF para:135), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF para:139).

Local Policy

- 1.14 There are no relevant saved policies from the Adopted Local Plan (1999).

2 BASELINE INFORMATION

Geology and Topography of Site

- 2.1 The Site, located at a height of 10m AOD, has a generally flat topography and is situated to the south of the town of Poulton-le-Fylde. It is located approximately 2.15km south-west of the River Wyre.
- 2.2 The solid geology of the area consists of Permo-Triassic sandstones, in particular Triassic Mudstones. These are overlain and deeply masked by drift deposits. The drift cover consists primarily of glacial till deposits and post-glacial deposits of colluvium and alluvium, as well as peat (Lancashire County Council 2005, 7).

Archaeological Background

- 2.3 The Lancashire Historic Environment Record (courtesy of Lancashire Archaeological Advisory Service) was consulted for entries within the search area (taken as an area of approximately 1km radius from the Site boundary). Besides identifying heritage assets that may be directly or indirectly affected by the proposed development this search boundary was expected to provide sufficient data to represent the archaeological character of the area. Information on designated heritage assets was complimented by GIS information downloaded from Historic England (Historic England 2017).

Designated Heritage Assets

- 2.4 All designated heritage assets within the 1km search area are shown on Drawing 1 and detailed within Appendix 1.
- 2.5 There are no designated heritage assets located within the boundary of the Site.
- 2.6 There is one Grade II* and 10 Grade II listed buildings in the 1km search area.

Known Non-Designated Heritage Assets

Locally Listed Buildings

- 2.7 All locally listed buildings within the 1km search area are shown on Drawing 1 and detailed within Appendix 1.
- 2.8 There are no locally listed buildings located within the boundary of the Site. Within the 1km search area, five are recorded.

Non-Designated HER Entries

- 2.9 All non-designated heritage assets within the 1km search area are shown on Drawings 1 and 2 and detailed within Appendix 1.

- 2.10 The HER does not record any non-designated heritage assets within the boundary of the Site.

Historic Landscape Characterisation

- 2.11 The Site is located within post medieval enclosure, which is defined by small and medium sized enclosures, some of which are irregular in layout, and others more planned. This is reflective of piecemeal private enclosure found within Lancashire, in contrast to widespread planned enclosure more prevalent in other areas of England.
- 2.12 Within the study area, 70.49 hectares of post medieval enclosure has been identified.

General Historical Background

Prehistoric (up to 42AD)

- 2.13 There are no prehistoric assets recorded within the Site boundary. Whilst no prehistoric activity is identified in the 1km search area, in the wider landscape, a number of significant archaeological finds have been made.
- 2.14 The earliest evidence for human activity in the Poulton-le-Fylde area was the discovery of a Palaeolithic elk skeleton containing barbed points, approximately 2.19km east of the Site, which was dated to 13,500-11,500 BC (Middleton et al 1995). The remains were found in a similar peat deposit to two areas of peat recorded 162m west and 905m south of the Site (HER references PRN3468 and PRN3469 respectively). These areas of peat therefore, have the potential to hold prehistoric and/ or palaeoecological remains.
- 2.15 In the wider Lancashire area, the North West Wetlands Survey, which carried out archaeological and palaeoecological assessments in North Lancashire, found evidence for Mesolithic (8,000 – 4,000BC) exploitation of the wetland resource in the form of microliths and flint scatters which could represent temporary camps and shelters (Middleton *et al* 1995, 1).
- 2.16 Barrowclough refers to 19th century accounts of Bronze Age barrows being destroyed in the Fylde, and for prehistoric trackways across areas such as Pilling Moss (Barrowclough 208, 30). Although there is presently no archaeological evidence within the town of Poulton-le-Fylde, or in close proximity to the proposed development site, for settlement during this period, it should be noted that the position of the town, on a low rise within former marshland, indicates that remains cannot be discounted (Lancashire County Council 2005, 13).

2.17 In respect to the end of this period, archaeological work undertaken by Oxford Archaeology North 605m north-west of the Site, revealed evidence for Iron Age/Romano-British activity in the form of at least two round houses (see paragraph 2.14). Further information on this work is referred to in the Romano-British section below.

Romano-British (42 to 410 AD)

2.18 At the time of the Roman conquest of Britain in c.AD43 (see below), the Site was within the region controlled by the Brigantes (Lancashire County Council 2000, 10).

2.19 Whilst there are no Romano-British assets recorded within the Site boundary, within the search area, a number of HER assets reflect activity occurring the area.

2.20 The projected Roman Road of Ribchester 703, is located 65m east of the Site (HER reference PRN26142). The hypothetical route is projected to extend from Kirkham (approximately 9.1km south-east of the Site) to the mouth of the River Wyre at Fleetwood (approximately 9.8km north of the Site), where the postulated Roman harbour of 'Portus Setantiorum', which is mentioned in Ptolomy's Geography, is located (Middleton *et al.* 1995, 99).

2.21 There is some dispute over the specific course of this road, and as it travels north towards Poulton-le-Fylde and Thornton, it is increasingly speculative. A watching brief undertaken to the immediate east of the Site found no evidence for it (see paragraph 2.11). The current projection is advocated by some including Margary, who states that 'low ground has to be crossed to the east of Mythop, and a large agger has been noted there, up to 60 feet wide at base, 36 feet wide at the top, but generally there is little now to be seen' (Margary 1957, 107). However, the work for the North West Wetlands Survey found no evidence for the road (Middleton *et al.* 1995 99). In addition, further studies on Romano-British settlement in the Fylde have found that activity in the area was very restricted. Doubts have been cast on whether there was a port at Fleetwood, or whether it was actually at Freckleton Naze, on the estuary of the River Ribble, which if so, would negate the need suggested for the road's construction in the first place (*ibid* 100).

2.22 It is possible, if the road did exist, that it was located further to the east of the projected course adjacent to an extensive Romano-British settlement, recorded 605m north-west of the Site. The settlement comprised a settlement of two roundhouses, and up to four rectilinear structures, enclosed by at least two rectilinear ditched

enclosures (HER reference PRN38469, see paragraph 2.12). Other features including cobbled areas and linear ditches excavated adjacent to the settlement, whilst not securely dated, are likely associated within this settlement and could represent further enclosures or field systems (HER reference PRN39969, see paragraph 2.19).

- 2.23 Located in the vicinity of the settlement, Roman coins and a medal of Germanicus have been recovered, 816m and 827m north-west of the Site (HER references PRN1930 and PRN339).

Early Medieval (c.410 to 1066AD)

- 2.24 There are no early medieval assets recorded within the Site boundary or within the search area.
- 2.25 Settlement evidence for this period is scarce in Lancashire. There is also little evidence for the exploitation of wetland resources, although peat cutting is known. Settlements were most likely quite isolated, as the mosses would have made communication difficult (Middleton *et al* 1995, 207).

Medieval (c.1066 to 1540AD)

- 2.26 Whilst there are no medieval assets recorded within the Site boundary, five medieval HER assets recorded within the search area.
- 2.27 The settlement is mentioned in the Domesday Book (1086) as 'Polton', being part of Earl Tostig's lordship of Amounderness, which was passed to Roger de Poitou. The place-name 'Poulton' is derived from the Anglo-Saxon for 'the settlement by the pool', due to its proximity to the River Wyre (approximately 1.9km north-east) (Wyre Borough Council 2008). Whilst the place name suggests an Anglo-Saxon origin, as a settlement within the Amounderness lordship, there is no direct documentary or archaeological evidence to support a pre-Conquest origin for the town, although the church dedication is to St Chad, a 7th century Anglo-Saxon saint, which may support the view that Poulton was a religious centre before the Norman Conquest (Lancashire County Council 2005, 14). The present Church of St Chad dates to the 17th century (reference 1072401). Within the churchyard of the church, there is a medieval cross base, which may have been the possible base of an ancient preaching cross, located 832m north-west of the Site (HER reference PRN1284).
- 2.28 The market place, 811m north-west of the Site, was probably established in the medieval period, possibly laid out when the settlement was laid out around the church

(HER reference PRN24064). At the top of the market place, stood the medieval moot hall, no longer extant (HER reference PRN24062).

Post Medieval (c.1540AD to present)

- 2.29 Whilst there are no post medieval assets recorded within the Site boundary, 74 post medieval heritage assets are recorded in the search area.
- 2.30 Locke wrote that during the 17th century the parish of Poulton-le-Fylde was based largely on an agricultural economy, and, being an isolated settlement, was ‘almost completely self-sufficient’ (Locke 1968). By the end of the 17th century, the open field system had practically disappeared in the Fylde and a system of enclosed farming had become general (Locke 1968). This may indicate that the Site was utilised for agricultural purposes in enclosed fields by this date. The HER entry for the Main Dyke, located 622m east of the Site, was constructed in 1731 as a drainage ditch for Marton Mere to Skippool (HER reference PRN37004). One of the reasons for its construction was that peat cutting was hindered by flooding in the area.
- 2.31 By the end of the 18th century, nearly all the common fields, often called Town Fields, had been enclosed, new farms were established and the land was managed, fertilised and fenced with the majority of the marsh and moors remaining as common waste and common turbarry (Storey 2001, 91).
- 2.32 The earliest cartographic material viewed was Yate’s map (1786). Whilst the scale of this map did not allow for any information regarding the Site to be shown, it did identify the road of Oldfield Carr to the south of the Site (see Drawing 4). Poulton-le-Fylde was labelled as ‘Poulton’ and its form is no doubt similar to the medieval layout.
- 2.33 The ‘-le-Fylde’ element of Poulton-le-Fylde was added in 1842 to distinguish Poulton from Poulton-le-Sands, which later became the resort of Morecambe (Lancashire County Council 2005, 13).
- 2.34 The Poulton-le-Fylde tithe map (1839) showed the Site extending across six fields (plots 29, 42, 199, 291, 292 and 536) (see Drawing 4). The parish boundary between Poulton-le-Fylde and Newton defined the southern boundary of the Site. Only two of the fields were owned by the same person: William Fisher owned and occupied plots 291 (Carr Head Meadow) and 292 (Lower Carr Head Meadow). Plot 29 (Carr Head Meadow) was owned by Benjamin Satterthwaite Esquire and occupied by John Thornton; plot 42 (Malls Meadow) was owned by Ruth Booth & John Eastwood and occupied by John Threlfall; plot 199 (Carr Head Meadow) was owned by Ellen Crookall

and occupied by Holden Grundy Parker; and plot 536 (Carr Head Marsh) was owned by Giles Thornber Esquire and occupied by Giles Thornber. The field name 'carr' comes from the Old Norse meaning 'boggy land' (Field 1972, 38). There is no recorded origin for the field name 'malls'.

- 2.35 The first edition OS map (1895) showed the amalgamation of some of the fields within the Site, as well as in the surrounding landscape (see Drawing 4). Plots 29, 42, 199 and 291 had been amalgamated into one single field. A small enclosure was marked in the south-west corner of the Site. Buildings identified as Old Field Carr, were marked to the south of the Site, some of which are likely extant today at the farm (HER reference PRN30294). A footpath was marked along the eastern boundary of the Site.
- 2.36 By the second edition OS map (1913), plot 292 had also been amalgamated into the larger field in the Site (see Drawing 4).
- 2.37 Barratt's Directory of Blackpool and Fylde Districts (1953) presented the population figures for the parish from 1841 to 1951:

Year	Number
1841	1128
1861	1141
1871	1161
1881	1225
1891	1412
1901	2223
1921	2732
1931	5966
1951	7672

- 2.38 From the 19th century onwards, the figures above show a rise in the population of the township, which was likely due to the improved agricultural methods employed and better living conditions.

Previous Archaeological Work

- 2.39 The Site and the wider area has been subject to previous archaeological fieldwork comprising palaeoenvironmental auger cores and an archaeological watching brief for

the installation of the Wyre Estuary Pipeline (Oxford Archaeology North 2010). In the vicinity of the Site, the sediment sequence and the projected line of a Roman road was investigated through the extraction of 24 auger samples (WE08:09 to WE08:13 and WE08:17 and WE08:18 were located within the boundary of the Site). The survey revealed the presence of peat deposits in excess of 2m deep, in places interrupted by a band of blue/grey clay. The watching brief revealed an accumulation of stones, overlying the natural clay close to the western end of Holts Lane/Brockholes Crescent. The deposit lay beneath layers of saturated peat within a palaeochannel, and this as well as the lack of associated artefacts, suggested that an anthropogenic origin would be unlikely; no evidence of the putative Roman road was identified along its projected route.

- 2.40 However, the archaeological watching brief undertaken as part of the works c.600m to the north-east of the Site revealed features of potential Romano-British date necessitating a programme of archaeological strip and record. The fieldwork recorded remains indicative of at least five phases of activity, dating to the Romano-British, medieval and post medieval periods. The extensive Romano-British remains comprised a settlement of two roundhouses, and up to four rectilinear structures, enclosed by at least two rectilinear ditched enclosures. Other ditches which extended beyond the excavated area could represent further enclosures or field systems. The medieval and post medieval features recorded largely represent agricultural activity in the area (HER reference PRN38469).
- 2.41 Wardell Armstrong undertook a geophysical survey and trial trenching immediately north-east of the Romano-British settlement described above (see paragraph 2.14) and 655m north-east of the Site (Wardell Armstrong 2014a and 2014b). The geophysical survey identified potential significant features comprising ditches and pits. Possible medieval or post medieval ridge and furrow cultivation was also identified. The trial trenching comprised 14 trenches in total. Archaeological remains comprised ditches, ring gullies and a pond.
- 2.42 A single test pit was excavated 505m north-west of the Site (Pers com. McCrone 2003). 19th and 20th century pottery was recovered, suggesting manuring activities (HER reference PRN22273).
- 2.43 An archaeological watching brief was undertaken 820m north-west of the Site, during construction works (Archaeological Services 2015). No archaeological features were

uncovered during the course of the works, and the site had clearly been subject to considerable truncation during previous construction.

- 2.44 Two watching briefs have been undertaken at St Chad's church, located 835m north-west of the Site. The first, undertaken during the installation of a new drainage pipe, did not recover any archaeological features or finds, although two fragments of human bone were found in the topsoil and reburied (Lancaster University Archaeological Unit 2002). The second, undertaken for an extension, revealed a brick-lined shaft containing a lead coffin beneath a horizontal tombstone, a second tombstone which had been relocated there in the past, and a large quantity of disarticulated human bone which was reinterred (Oxford Archaeology 2005).
- 2.45 An archaeological evaluation comprising five trial trenches was undertaken 846m north-east of the Site (Wardell Armstrong 2015). Cobbled surfaces and three linear features were revealed (HER reference PRN39969). Excavations in adjacent fields had revealed Romano-British settlement activity and whilst there was no secure dating evidence, the features may relate to this activity (see paragraph 2.14).
- 2.46 An archaeological watching brief, followed by strip, map and record was undertaken 865m north-east of the Site (Stephen Baldwin 2011). The purpose was to record any archaeological deposits relating to Little Poulton Hall (HER reference 5933), or to the structures shown on the 19th century OS mapping. The remains of a Lancashire Combination Barn were recorded, dated to pre-1847.
- 2.47 Archaeological strip, map and record was undertaken during development located 915m north-west of the Site (Archaeological Services 2016). No archaeological deposits or artefacts were uncovered and it was clear that the site had been severely disturbed and truncated by modern development. Coursed sandstone setts were identified in one area which related to the late 19th century redevelopment of the cattle market (HER reference PRN40044).

Aerial Photographs

- 2.48 Available aerial photographs were viewed which showed that the land within the Site has been consistently under agricultural use.
- 2.49 No cropmarks or earthworks indicative of archaeological features were visible.

Hedgerows

- 2.50 In assigning a hedgerow as historic, paragraph 5 (a) of the Hedgerow Regulations 1997 reads “The hedgerow is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts”. The ‘relevant date’ is 1997 (the date of the Regulations). The earliest Inclosure Act mentioned in the Short Titles Act 1896 was made in 1845. Therefore the phrase ‘pre-dating the Inclosure Acts’ should be taken to mean before 1845 (Defra 2002).
- 2.51 The tithe map for Poulton-le-Fylde dates to 1839. Therefore it depicts boundaries which, if extant today, would be classified as historic. The presence/absence of historic hedgerows is assessed below in the site visit section.

Site Visit

- 2.52 A walkover survey of the Site was undertaken in April 2017. See Appendix 2 for plates.
- 2.53 The Site was inspected to:
- establish the presence of above ground archaeology, whether or not previously recorded;
 - assess and validate data collected as part of the desk-based assessment; and to
 - assess the topography of the Site.
- 2.54 The Site was located to the east of the town of Poulton-le-Fylde and comprised open land with no internal boundaries. To the north, the Site was bordered by existing residential dwellings along Brockholes Crescent, with further residential dwellings beyond. To the east of the Site lay open land, with the Poulton-le-Fylde to Kirkham and Wesham railway line beyond. Oldfield Carr Lane and Oldfield Carr farm bordered the Site to the south and open land exists beyond. To the west, the Site was bordered by land which was under development.
- 2.55 The eastern, western and southern boundaries of the Site would, if classified as hedgerows, be historic.
- 2.56 There was no above ground evidence for previously unrecorded archaeological features or earthworks of an archaeological nature observed within the Site.

3 IDENTIFICATION AND ASSESSMENT OF IMPACTS

3.1 Proposed development within the boundary of the Site has the potential to cause direct impacts to heritage assets. Direct impacts would be caused by ground disturbance.

3.2 The heritage interests of potential receptors are described below. Interests are described in accordance with NPPF terminology; archaeological, architectural, historic or artistic. The importance of given interests will also be cited in accordance with the methodology presented in Appendix 3. Appendix 3 also describes the methodology for assessing the magnitude of impact and the overall significance of impact.

Construction Impacts

3.3 Ground disturbance would have the potential to disturb known and potential heritage assets within the boundary of the Site. The significance of this impact is presented below.

Table 1: Potential Construction Impacts

Physical impact to heritage assets			
Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Impact
Areas of peat	Within the Site and in the vicinity of it, areas of peat have been identified, (HER references PRN3468 and PRN3469). Whilst these are not archaeological features themselves, they have the potential to hold prehistoric and/ or palaeoecological environmental remains within them. Whilst remains of high significance cannot be ruled out, remains, if present, are more likely to be of low or medium significance	The proposed development may impact on archaeological remains, if present, would result in a magnitude of impact of major .	Moderate adverse
Unknown buried remains	There is a potential for previously unrecorded Romano-British and medieval remains within the Site due to their	The proposed development may impact on unknown buried remains which would lead to a total loss of the asset. This would be a	Moderate adverse

Physical impact to heritage assets			
Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Impact
	presence in the vicinity, although these are most likely to be agricultural in nature. Remains, if present, are most likely to be of low or medium significance.	magnitude of impact of major .	
Historic Landscape (post medieval enclosure)	The significance of the HLC type of post medieval enclosure is derived from its historic interest. It is considered to be of low significance.	The proposed development would affect 4.9% of the unit type in the search area. Overall, this is considered to be a magnitude of impact of minor adverse .	Slight adverse
Historic hedgerows	The eastern, western and southern boundaries of the Site, if classified as hedgerows, would be historic and of medium historic importance.	The impact of the proposed development on the boundaries is likely to be natural; no change.	Neutral

4 MITIGATION

- 4.1 There is no evidence to indicate the presence of remains which would preclude development. Therefore, it is anticipated that any necessary fieldwork could be undertaken as a condition to consent. The scope and extent of mitigation work would need to be agreed in advance with the Development Control Archaeologist.

5 CONCLUSIONS

- 5.1 Baseline information was gathered from the Lancashire Historic Environment Record (courtesy of Lancashire Archaeological Advisory Service), Historic England data sets, Lancashire Archives and a Site walkover survey.
- 5.2 There were no designated heritage assets recorded within the Site boundary.
- 5.3 In respect of buried archaeological remains, the baseline assessment undertaken as part of this report has indicated that there is no evidence to indicate the presence of remains in the Site boundary which would preclude development. Whilst there is little evidence for activity within the Site itself, there is evidence for Romano-British and medieval activity in its vicinity, which would most likely be agricultural in nature. Peat deposits identified in the Site and in the vicinity, could have the potential to hold prehistoric and/ or palaeoecological remains within them. If present, archaeological remains could be impacted upon by the proposed development which would equate to no larger than moderate adverse magnitude of impact.
- 5.4 It is anticipated that no further work would be required to determine the application and that any necessary fieldwork could be undertaken as a condition to consent. The scope and extent of mitigation work would need to be agreed in advance with the Development Control Archaeologist.

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- Wardell Armstrong Archaeology. (2014a) *Land at Garstang Road East, Poulton-le-Fylde: Geophysical Survey Report*
- Wardell Armstrong Archaeology. (2014b) *Land on Garstang Road East, Poulton-le-Fylde: Archaeological Evaluation Report*
- Wardell Armstrong. (2015) *Land off Little Poulton Lane, Poulton-le-Fylde: Archaeological Evaluation*

Cartographic Sources

- Yates' Map of the County Palatine of Lancaster 1786
- 'A Map of the County Palatine of Lancaster from an Actual Survey made in the years 1828 and 1829' by G Hennem, London
- Poulton-le-Fylde Tithe Map and Schedule
- First Edition Ordnance Survey Map 1895
- Second Edition Ordnance Survey Map 1913
- Ordnance Survey Map 1930

APPENDICES

APPENDIX 1

Heritage Assets

Heritage Assets

Table 1: Grade II* Listed Buildings

Reference	Period	Description	Distance from Site
1072401	Post medieval	Church of St Chad	835m north-west

Table 2: Grade II Listed Buildings

Reference	Period	Description	Distance from Site
1072403	Post medieval	End Cottage Old Farm	795m north-east
1072404	Uncertain	Fish Stones	790m north-west
1072405	Post medieval	Market Cross	780m north-west
1072406	Uncertain	Stocks	780m north-west
1072407	Uncertain	Whipping Post	790m north-west
1072408	Post medieval	25, 27, 29 and 31 Market Place	770m north-west
1073157	Post medieval	K6 telephone kiosk outside Midland Bank	810m north-west
1204609	Post medieval	2 Market Place	825m north-west
1204619	Post medieval	4, 6 and 10 Queen Square	740m north-west
1362191	Post medieval	1 Vicarage Road	815m north-west

Table 3: Conservation Areas

Reference	Period	Description	Distance from Site
N/A	Medieval	Poulton-le-Fylde	530m north-west

Table 4: Locally Listed Buildings

Reference	Period	Description	Distance from Site
PRN31054	Post medieval	No.17 Breck Road	885m north-west
PRN31055	Post medieval	Nos.32-8 Breck Road	1km north-west
PRN31058	Post medieval	Nos.14-16 Hardhorn Road, Road	715m north-west
PRN31059	Post medieval	Nos 2, 3 and 9 Queens Square	735m north-west
PRN31061	Post medieval	Nos.5, 11-19 Church Street	725m north-west

Table 6: Non-Designated Heritage Assets

Reference	Period	Description	Distance from Site
PRN1284	Medieval	Medieval churchyard cross base	832m north-west
PRN1930	Romano British	Findspot: Roman coin	816m north-west
PRN21469	Post medieval	Plough Inn, 11 Church Street	871m north-west
PRN21470	Post medieval	The Old Town Hall PH, Church Street	858m north-west
PRN21471	Post medieval	The Golden Ball PH, No.1 Ball Street	892m north-west
PRN21472	Post medieval	Sun Dial, grounds of St Chad's Church	831m north-west
PRN21473	Post medieval	Public House, Nos.1-3 Market Place	836m north-west
PRN21474	Post medieval	The Bull PH, Market Place	782m north-west

Reference	Period	Description	Distance from Site
PRN21476	Post medieval	Bank, 23 Market Place	775m north-west
PRN21477	Post medieval	Queen's Brewery	689m north-west
PRN21478	Post medieval	Ship Inn, front of 2-4 Breck Road	835m north-west
PRN21479	Post medieval	Police Station	794m north-west
PRN21480	Post medieval	Vicarage	739m north-west
PRN21481	Post medieval	Brick Works	721m north
PRN21482	Post medieval	Clay Pit	630m north
PRN21483	Post medieval	Clay Pit	686m north
PRN21484	Post medieval	Signal Box	779m north
PRN21485	Post medieval	Site of Railway M.P	349m north-east
PRN21486	Post medieval	Old Clay Pit	544m north-east
PRN21487	Post medieval	The Lodge, 40 Moorland Road	939m north
PRN21488	Post medieval	Mortuary Chapel (C of E)	979m north
PRN21489	Post medieval	Old Clay Pit	987m north
PRN21490	Post medieval	Smithy	865m north
PRN21491	Post medieval	Gas Works	958m north
PRN21640	Post medieval	Old Clay Pit	945m south
PRN21644	Post medieval	Old Clay Pit	644m south
PRN21645	Post medieval	Sand Pit	331m south
PRN21646	Post medieval	Railway line to south of Little Poulton	516m south-east
PRN22273	Post medieval	Finds included 19th and 20th century debris suggestive of field manure spreading	504m north-west
PRN24049	Post medieval	Cemetery, Moorland Road	967m north
PRN24050	Post medieval	Site of a tithe barn,	921m north-west
PRN24051	Post medieval	Parkinson's Corn Mill	759m north-west
PRN24052	Post medieval	Spread Eagle Public House, No.7	760m north-west
PRN24053	Post medieval	Wheatsheaf Public House, No.26	708m north-west
PRN24054	Post medieval	Auction Mart	925m north-west
PRN24055	Post medieval	Thatched House Public House	827m north-west
PRN24056	Post medieval	Late C18 cottages	854m north-west
PRN24057	Post medieval	Late C18 cottages	853m north-west
PRN24060	Post medieval	Butlers' Farm	894m north-west
PRN24062	Medieval/ post medieval	Public house on site of a medieval moot hall	835m north-west
PRN24063	Post medieval	Former private school	872m north-west
PRN24064	Medieval	Medieval market square	811m north-west
PRN24065	Post medieval	Masonic hall	806m north-west
PRN24072	Post medieval	Low Cross farm	492m west
PRN25220	Post medieval	Brick Field	572m west

Reference	Period	Description	Distance from Site
PRN25221	Post medieval	Site of cottages and shippon	868m north-west
PRN25222	Post medieval	House and garden	953m north-west
PRN25223	Medieval	Area of probable Medieval settlement	890m north-west
PRN26142	Romano British	Roman Road 703 Ribchester	65m east
PRN26286	Post medieval	Smithy	920m north
PRN26287	Post medieval	Buildings	958m north
PRN26288	Post medieval	Former Seed and Bulb Warehouse	893m north
PRN30294	Post medieval	Oldfield Carr Farm	50m south
PRN31053	Post medieval	Poulton-le-Fylde Station	885m north-west
PRN31060	Post medieval	St Chad's Church Hall	781m north-west
PRN31062	Post medieval	WWII air raid shelter	933m north-west
PRN339	Romano British	Findspots: Two coins of Hadrian and a medal of Germanicus	827m north-west
PRN3468	Potential for prehistoric remains	Area of peat, Potential for prehistoric and palaeoecological remains	162m west
PRN3469	Potential for prehistoric remains	Area of peat, Potential for prehistoric and palaeoecological remains	905m south
PRN35074	Post medieval	Woollen mill	858m north
PRN37004	Post medieval	The Main Dyke, Marton Mere to Skippool	622m east
PRN38469	Romano British	site of a Romano-British enclosed settlement	632m north-east
PRN39820	Post medieval	1895 garden	990m north-west
PRN39969	Possibly Romano British	Areas of cobbling and 3 linear features	914m north-east
PRN40044	Post medieval	Ball Street	946m north-west
PRN40081	Post medieval	Pre-1847 building or buildings	757m north-west
PRN5925	Post medieval	Poulton Methodist Chapel	742m north-west
PRN5928	Post medieval	St Chad's C of E Primary School (former School House)	643m north-west
PRN5929	Post medieval	Free School (now Baines School?)	663m west
PRN5933	Post medieval	Little Poulton Hall	897m north-east
PRN5934	Post medieval	Puddle House	716m south

APPENDIX 2
Plates



Plate 1: general view of Site, facing north-west



Plate 2: general view of Site, facing north-east



Plate 3: view west towards new development



Plate 4: scrubs and trees along the edge of the brook which defines the southern boundary

APPENDIX 3

Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor (Highways Agency 2007).

Heritage assets are susceptible to numerous forms of development during the construction process and as a consequence of the operational life of the proposed development. These can be either direct (physical) impacts or indirect (non-physical) impacts.

The worst magnitude of impact would be complete physical removal of the heritage asset. In some instances it is possible to discuss percentage loss when establishing the magnitude of impact. However complex receptors will require a much more sophisticated approach (Highways Agency 2007).

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. The impacts which are in grey are considered significant impacts which would constitute substantial harm.

References

- Department for Communities and Local Government. (2012) *National planning policy framework*
- Department for Communities and Local Government. (2014) *Planning Practice Guidance*
- English Heritage. (2012 revision) *PPS5 Planning for the Historic Environment: historic environment practice guide*
- Highways Agency. (2007) *Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2*

Table 1: Establishing the importance of a heritage asset

Importance	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Very High	<ul style="list-style-type: none"> WHS Other Sites of acknowledged international importance Sites that can contribute significantly to acknowledged international research objectives 	<ul style="list-style-type: none"> WHS Other buildings of recognized international importance 	<ul style="list-style-type: none"> WHS Historic landscapes of international value, whether designated or not Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s)
High	<ul style="list-style-type: none"> Scheduled Ancient Monuments Undesignated Sites of schedulable quality and importance Sites that can contribute significantly to acknowledged national research objectives 	<ul style="list-style-type: none"> Scheduled Ancient Monuments with standing remains All Grade I and all Grade II* Listed Buildings (Scotland Category A) Conservation Areas containing very important buildings Undesignated structures of clear national importance Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade 	<ul style="list-style-type: none"> Designated historic landscapes of outstanding interest Undesignated landscapes of outstanding interest Undesignated landscapes of high quality and importance, and of demonstrable national value Well preserved historic landscapes, exhibiting considerable coherence, time depth or other critical factor(s)
Medium	<ul style="list-style-type: none"> Undesignated assets that contribute to regional research objectives 	<ul style="list-style-type: none"> Grade II Listed Buildings (Scotland Category B) Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade Conservation Areas containing buildings that contribute significantly to its historic character Historic townscape or built up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures) 	<ul style="list-style-type: none"> Designated special historic landscapes Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value Average well preserved historic landscapes with reasonable coherence, time depth or other critical factor(s)
Low	<ul style="list-style-type: none"> undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives 	<ul style="list-style-type: none"> Locally listed buildings (Scotland Category C) Historic (unlisted) buildings of modest quality in their fabric or historical association Historic townscape or built up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures) 	<ul style="list-style-type: none"> Robust undesignated historic landscapes Historic landscapes with importance to local interest groups Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest 	<ul style="list-style-type: none"> Buildings of no architectural or historical note 	<ul style="list-style-type: none"> Landscapes with little or no significant historic interest

Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007)

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Major	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
	OR* <ul style="list-style-type: none"> Loss of resource and/or quality and integrity of source; severe damage to key characteristics, features or elements (adverse) Large scale of major improvement of resource quality; extensive restoration or enhancement of attribute quality (beneficial) 		
Moderate	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
	OR* <ul style="list-style-type: none"> Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements (adverse) Benefit to, or addition of, key characteristics, features or elements; improvement or attribute quality (beneficial) 		
Minor	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
	OR* <ul style="list-style-type: none"> Some measurable change in attributes, qualities or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements (adverse) Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (beneficial) 		
Negligible	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
	OR* <ul style="list-style-type: none"> Very minor loss or detrimental alteration to one or more characteristics, features or elements (adverse) Very minor benefit or positive addition to one or more characteristics, features or elements (beneficial) 		
No change	No change		

*Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) and * Volume II, Section 2, Part 5 (Highways England 2008)*

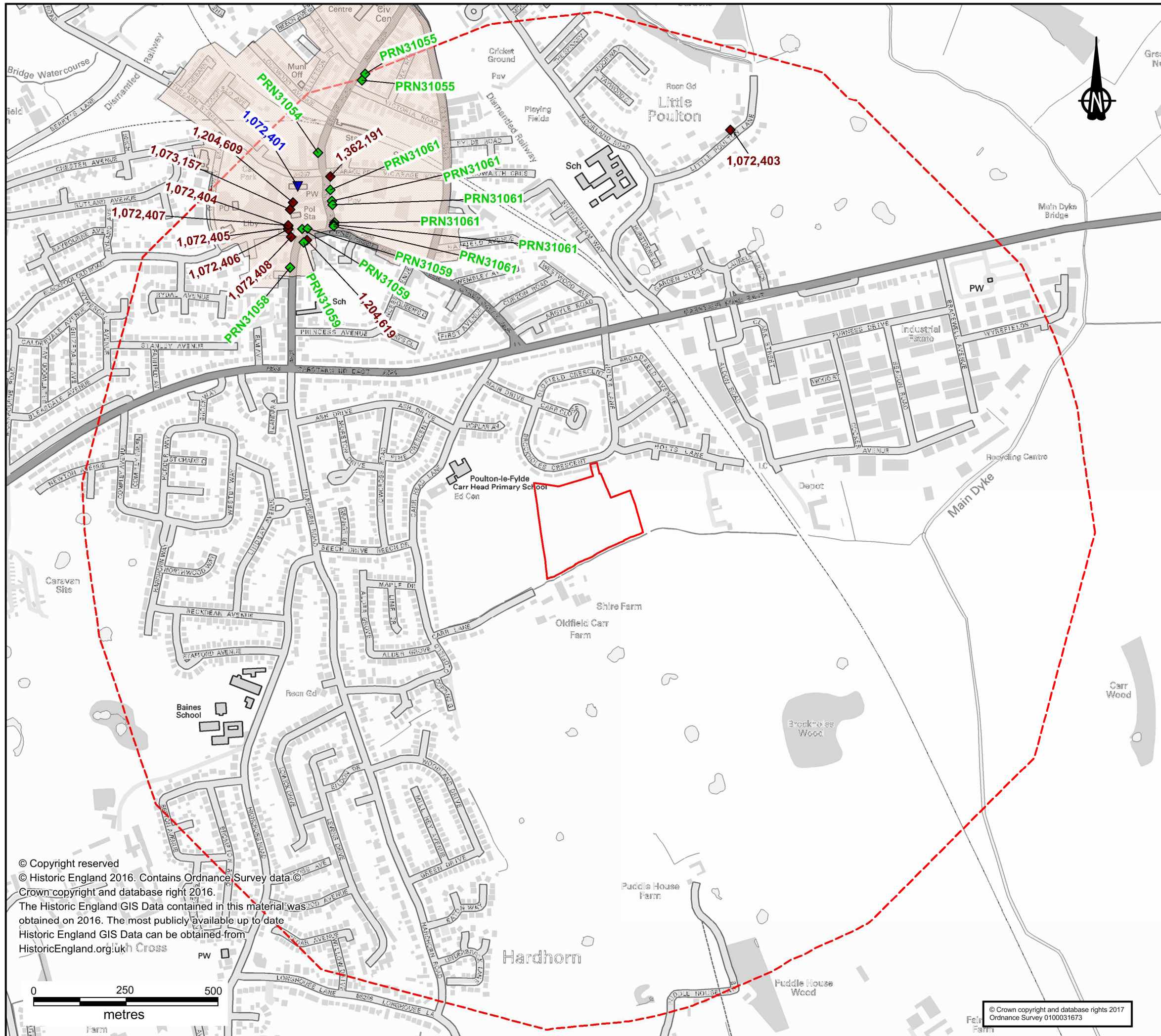
Table 3: Establishing the significance of impact

IMPORTANCE	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Slight/moderate
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
		No change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT						

Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007)

In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

DRAWINGS



- KEY**
- Site Boundary
 - 1km Search Area
 - Grade II* Listed Building
 - Grade II Listed Building
 - Conservation Area
 - Locally Listed Building

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
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CLIENT
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PROJECT
Land off Brockholes Cresnet, Poulton-le-Fylde

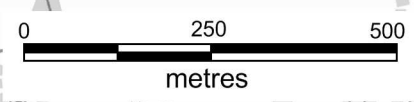
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Designated Heritage Assets**

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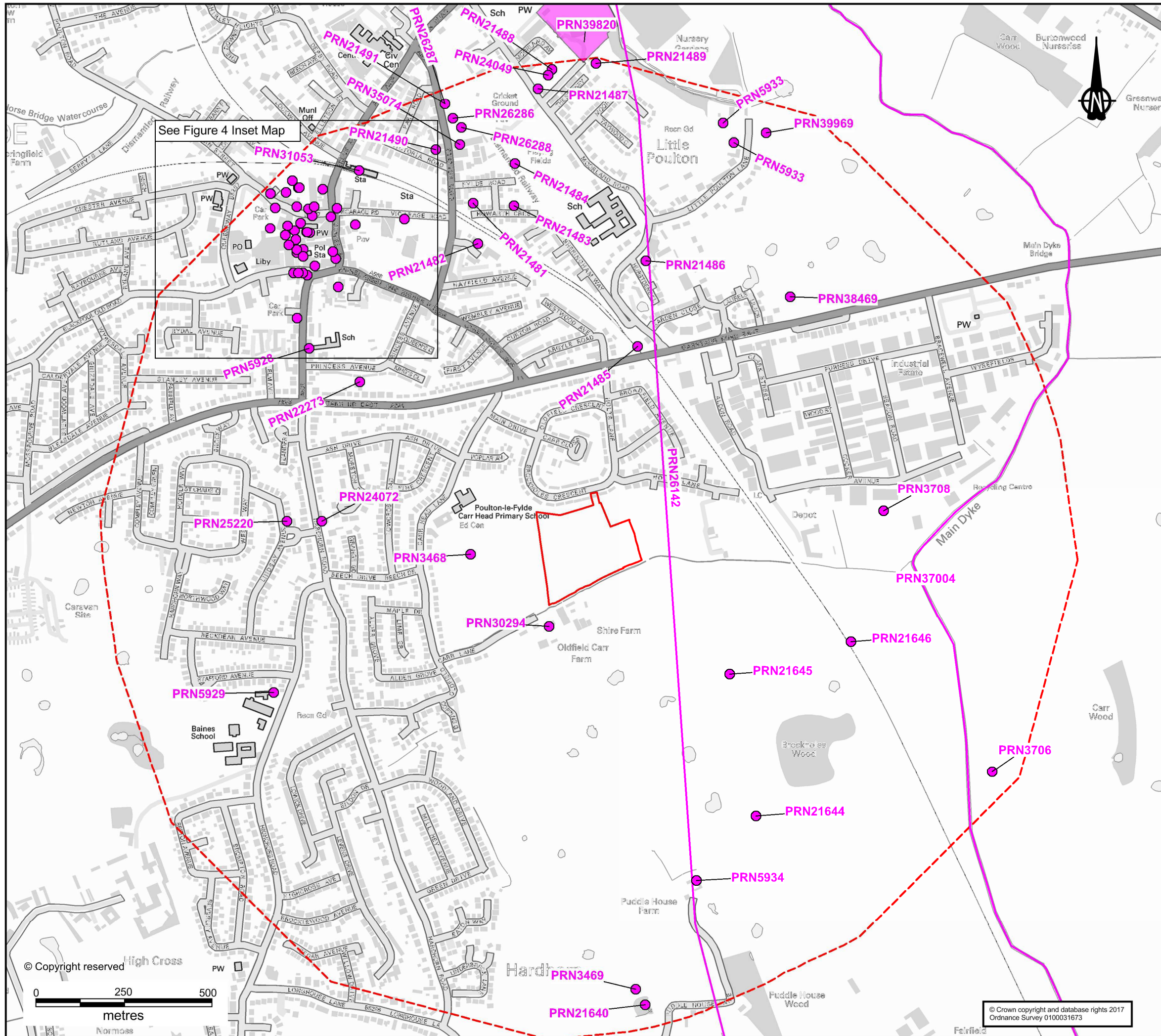
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	<input type="checkbox"/> TAUNTON TEL 01823 703100

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KEY

- Site Boundary
- 1km Search Area
- Non-Designated Heritage Assets

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

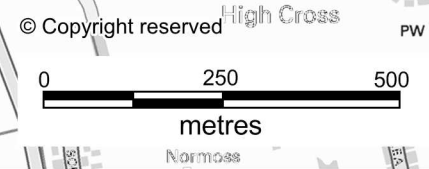
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PROJECT
Land off Brockholes Cresent, Poulton-le-Fylde

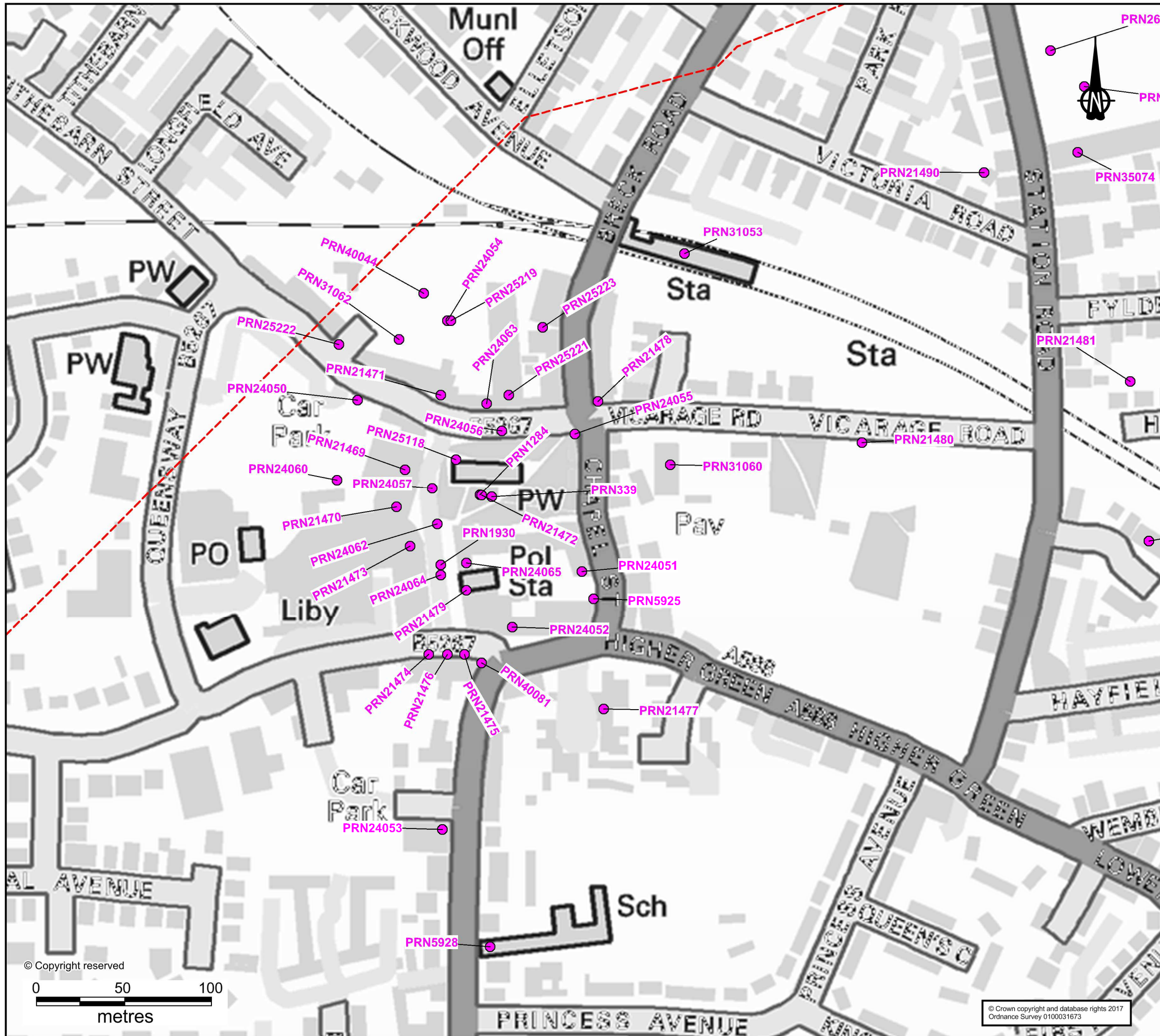
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KEY

- Site Boundary
- 1km Search Area
- Non-Designated Heritage Assets

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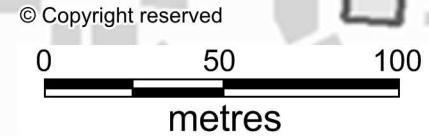
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PROJECT
Land off Brockholes Cresnet, Poulton-le-Fylde

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		<input type="checkbox"/> TALANTON	TEL 01823 703100



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Yate's map of the County Palatine of Lancashire (1786)



Hennet's map of the County Palatine of Lancashire (1829)



Poulton le Fylde Tithe (1839)




First Edition Ordnance Survey (1895)



DO NOT SCALE FROM THIS DRAWING

Key

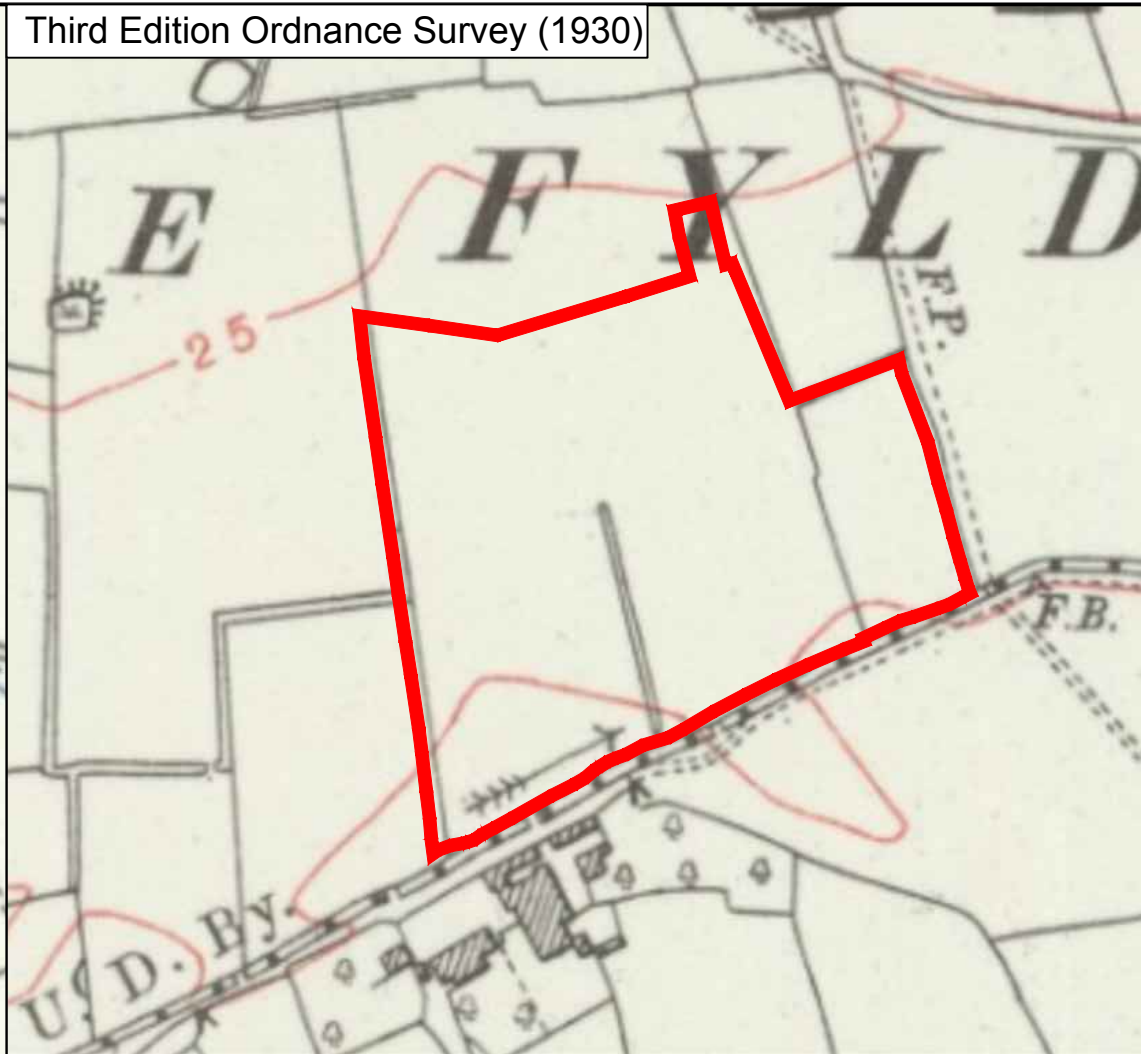
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					March 2017
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				DFH	
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 wardell armstrong your earth our world					

Second Edition Ordnance Survey (1913)



Third Edition Ordnance Survey (1930)



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Key

 Site Boundary

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Land off Brockholes Crescent
Poulton-le-Fylde

DRAWING TITLE

Drawing 4
Historic Maps

DRG No. ST15640-005 REV

DRG SIZE A3 SCALE Not to Scale DATE March 2017

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