



Lancashire Central

Summary of Archaeological Investigations

July 2022

Application for Outline Planning Permission
On behalf of Maple Grove Developments and Lancashire County Council





University of
Salford
MANCHESTER

Summary of Previous Archaeological Investigations

Lancashire Central
Site, Cuerden, South
Ribble, Lancashire

Clients: Maple Grove
Developments Ltd and
Lancashire County
Council

Technical Report:
Dr Colin Elder

Report No:
SA/2022/48



Site Location: Land at Cuerden, South Ribble, Lancashire, PR5 5XQ
(nearest postcode)

NGR: Centred at NGR SD 55526 24603

Project: Lancashire Central Site, Cuerden


Prepared for: Maple Grove Developments Ltd and Lancashire County
Council

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Lancashire Central Site, Cuerden, South Ribble, Lancashire

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Position: Archaeological Supervisor

Date: April 2022

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Signed: 

Position: Assistant Director

Date: April 2022

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1. Introduction

Maple Grove Developments and Lancashire County Council have engaged Salford Archaeology to provide a summary of the archaeological investigations undertaken to date at the Lancashire Central Development Site, Cuerden. This report has been prepared in support of an application for outline planning permission for "mixed-use development including the provision of Employment use (Use Classes B2/B8/E(g)); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Class E(f)); retail, food and beverage use (Use Class E(a)); car showrooms (Use Class Sui Generis); up to 116 residential dwellings and provision of associated car parking, access, public open space, landscaping and drainage".

This report provides a summary of all archaeological works and associated publications generated as a result of these investigations, and demonstrates why no further investigatory work is necessary in respect of this proposal. This position was confirmed via the consultation responses received in respect of the recent EIA Scoping Opinion (LCC Ref: SCP/2022/0001). A copy of the relevant response is included at Appendix 2.

2. The Site

The study area, referred to hereafter as the Site Area (centred on NGR SD 55526 24603), is located to the north-west of the village of Cuerden, Lancashire. The site has an irregular shape, bounded by Stanifield Lane (A5083) to the west, the A582 to the north, the M65 terminus and Wigan Road to the east, and a series of field boundaries and a sand and gravel quarry to the south (Appendix 1). It should be noted that the boundary of the current site covers a smaller area than the site associated with the 2017 application. The previous archaeological works carried out have sufficiently covered the red-line boundary of the current site.

Cuerden is situated 5km south of Preston (a similar distance to the south-east of the important medieval settlement of Penwortham), and 2km north-east of Leyland. Topographically, the area is relatively flat with a gentle slope from the south-east to the north-west, and generally lies at c 45m above Ordnance Datum. The River Lostock takes a course through Cuerden Valley to the east of the site before turning to run north of the site, beyond the A582 westwards.

3. Summary of Archaeological Works

3.1 Desk-based Assessment

In June 2016, Salford Archaeology was commissioned by Maple Grove Developments Ltd and Lancashire County Council to undertake an archaeological desk-based assessment of the proposed Cuerden Strategic Site in Lancashire (centred on SD 55526 24603). The assessment was required to support a hybrid planning application by Lancashire County Council and Maple Grove Development Ltd for a major mixed-use development. This assessment aimed to identify, as far as possible, the nature, extent and significance of the extant archaeological resources within this area in order to inform recommendations for the future treatment of any surviving remains.

The Desk-based Assessment produced by Salford Archaeology in 2016 followed two previous Desk-based Assessments of the surrounding area (both produced by Oxford Archaeology North). These earlier Assessments composed of an Interim Archaeological Assessment (2002) for The Environment Partnership and English Partnerships for an area of the Cuerden Regional Investment Site (RIS) in Central Lancashire (SD 555 246), followed by an additional report on Clayton-Le-Woods Lancashire (2008) covering an area proposed for residential development by Fox Land and Property (NGR SD 5582 2288). The three Desk-based Assessments highlighted areas of potential archaeological interest in the surrounding areas.

The Desk-based Assessment produced by Salford Archaeology (2016) for the Site, ultimately concluded that this was an area with below-ground archaeological potential. It further established that there were no scheduled monuments within the Site Area, and that the Site Area did not form part of a designated conservation area or a registered park and garden. This Assessment also identified several listed buildings which lay outside of the Site Area, including a Grade II listed building adjacent to the western extent of the Site Area known as the Old School House (built in 1673), as well as an additional 11 listed buildings with a 1000m radius of the Site Area (Salford 2016, pg. 7). This report concluded that an archaeological excavation of the archaeological features below-ground would be needed as part of the planning process of any development of the Site Area (Salford 2016, pg. 54). A response was issued by LAAS in 2017, stating that they would recommend a programme of archaeological investigation in line with the recommendations of the DBA (Appendix 4).

3.2 Excavation and Reporting

The findings of the 2016 Desk-based Assessment concluded that additional archaeological investigation was required to inform and support a planning application for a major mixed-use development. Accordingly, in June 2018, Salford Archaeology was commissioned by Lancashire County Council to undertake an archaeological excavation of land at Cuerden Green in the Central Lancashire borough of South Ribble. The excavation recommended by the Desk-based Assessment in 2016 (Salford 2016) subsequently took place between April and May 2018.

In order to target and efficiently excavate surviving archaeological features within the Site Area, the excavation of the Site was performed in three stages. The first stage was comprised of the digging of 15 evaluation trenches that were used to establish the presence, extent, date and potential significance of the below-ground remains. The results of the evaluation trenches established that the north-west portion of the Site Area contained enough below-ground archaeological remains to warrant a more detailed archaeological investigation. The second stage of investigation was a strip and record excavation on six discrete areas within the Site Area, identified in the first stage. The results of the second stage identified three targeted areas (Areas 1, 5 and 6), which then received a more detailed archaeological investigation making up stage 3. Together, these three stages of archaeological investigation yielded evidence of archaeological activity from several periods stretching from the prehistoric to modern periods. The results stemming from these excavations now contributes to a fuller understanding of the history and prehistory of the area.

After the completion of the archaeological excavation in 2018, the site archives were ordered, and an assessment was made of the data generated by the open-area excavations. The assessment resulted in the production of a post-excavation assessment report, which considered, both quantitatively and qualitatively, the recorded stratigraphy, artefacts, and palaeo-environmental samples (Cook et al 2018). These included a statement of potential and a series of updated aims and objectives, which could be addressed by analysis, the scope of which was outlined. These aims and objectives were formulated in the light of regional research priorities laid out in the North West Regional Research Framework (Brennand (ed.) 2007), defined for the prehistoric (Hodgson and Brennand 2006), medieval (Newman and Newman 2007), post-medieval (Newman and McNeil 2006), and industrial/modern periods (McNeil and Newman 2006).

The results of this excavation were published in a report by Salford Archaeology entitled Cuerden Strategic Site: Archaeological Excavation Final Report (2020) and contributed to two additional pieces of published literature, an article in the Transactions of the Lancashire & Cheshire Antiquarian Society (2020) and a further article in the Journal of the Roman Roads Research Association (2021) The Final Report produced by Salford Archaeology following the excavation concluded that “the Cuerden Strategic Site has provided a detailed record of buried archaeological remains of high local significance” (Salford Archaeology, Final Report pg. 131).

Although less significant in scope when compared to some of the other archaeological investigations in the region, this site helped to emphasise the existence and survival of a range of archaeological resources which were hitherto unknown. The key features excavated on this site (including the partial remains of a Roman road, a probable roundhouse with associated roadside activity, and remnants of a medieval field system) help represent key elements set forth in the current North West Archaeological Research Framework (Brennand (ed.) 2007). Moreover, this excavation helped place Cuerden Green, one of Cuerden's ancient hamlets, into a wider landscape context that tracks its development over time, from the prehistoric periods through to more permanent alterations in historical periods.

4. Summary Conclusion

Both Maple Grove Developments Ltd and Lancashire County Council have demonstrated their compliance to the National Planning Policy Framework (Section 16 paragraphs 189-208) and relevant Local Development Frameworks (Chapter G, Section 10: Policy 16 and Policy C4 – Cuerden Strategic Site) and therefore no further archaeological investigation of the Site is necessary. Both institutions were involved in the commissioning of an initial Desk-based Assessment on the archaeological potential of the area in 2016. The Desk-based Assessment was undertaken by a Chartered Institute for Archaeologists (CIfA) approved archaeological institution (Salford Archaeology) who compiled the Desk-based Assessment in accordance with the CIfA standard and guidance for undertaking archaeological desk-based assessments (Institute for Archaeologists, Standard and Guidance for Archaeological Desk-based Assessment, 1994, updated 2014).

The recommended below-ground investigation outlined in the 2016 Desk-based Assessment was also carried out in a way compliant with these regulations. Conducted by Salford Archaeology, all archaeological work adhered to the CIfA Standards and Guidance for archaeological excavation. The excavation received approval and sign-off by South Ribble Borough Council on the 1st of February 2019 (Council Ref: 07/2018/9077/DIS).

The project archive was produced to professional standards and in line with current CIfA guidelines (updated 2014) and includes all the data and material gathered during the archaeological investigations undertaken at Cuerden. This information has been collated and indexed in accordance with accepted guidelines (Historic England 2015; UKIC 1984; Walker 1990) completed with an on-line OASIS (On-line Access to Index of Archaeological Investigations) form. This material includes the primary site records (such as context sheets, site plans and sections, and digital images and databases), as well as the various documents and reports produced during the project. This information has been deposited with South Ribble Museum. The results of this investigation were published in two journals and a report by Salford Archaeology (Cuerden Strategic Site: Archaeological Excavation Final Report, 2020). A copy of this final report is publicly available for downloading via the University of Salford's Figshare website- a data repository designed to manage and share research data outputs, which makes the results of this excavation accessible to the general public.

The potential impacts of the proposed development have been considered through the recent request for an EIA Scoping Opinion (LCC Ref: SCP/2022/0001) in which it was concluded that no further archaeological investigation of the Application Site is considered to be necessary.

5. Sources

Cook, O.E., Miller, I. and Rowe, S., 2018 *Post-excavation assessment, Cuerden Strategic Site, Cuerden Green, South Ribble*, unpublished report, Salford Archaeology. Available through the Archaeology Data Service website at [Library \(archaeologydataservice.ac.uk\)](http://archaeologydataservice.ac.uk)

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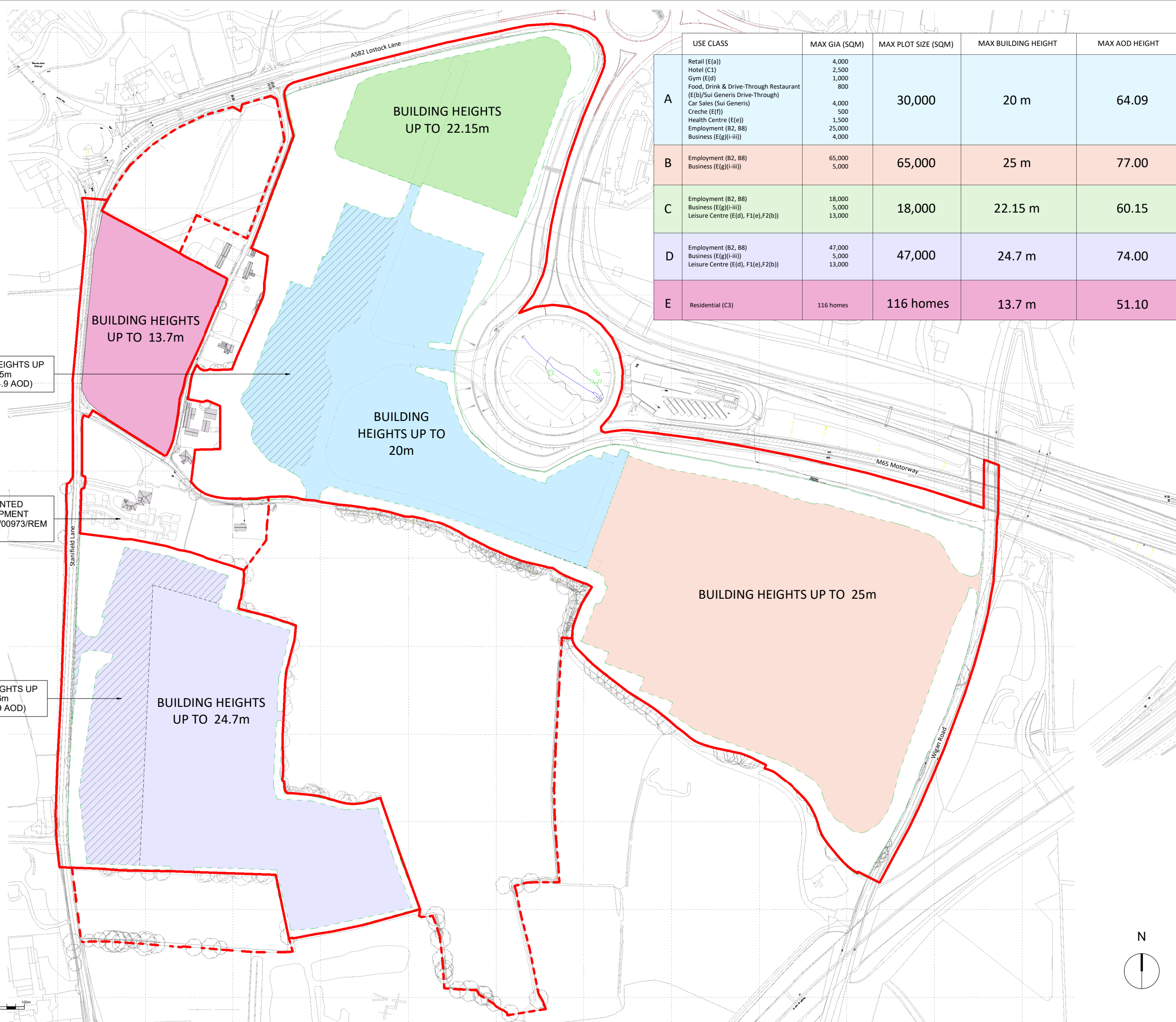
Acknowledgements

Salford Archaeology would like to thank Allan Gundry of Maple Grove Developments and Emma Prideaux of Lancashire County Council for commissioning this report.

Appendices

- Appendix 1: Site Parameter Plan
- Appendix 2: LAAS Scoping Report Response
- Appendix 3: Archaeological Conditions Discharge Response
- Appendix 4: LAAS Comments on DBA

Appendix 1: Site Parameter Plan



USE CLASS	MAX GIA (SQM)	MAX PLOT SIZE (SQM)	MAX BUILDING HEIGHT	MAX AOD HEIGHT
A Retail (E(a)) Hotel (C1) Gym (E(d)) Food, Drink & Drive-Through Restaurant (E(b)/Sui Generis Drive-Through) Car Sales (Sui Generis) Creche (E(f)) Health Centre (E(e)) Employment (B2, B8) Business (E(g)(i-iii))	4,000	30,000	20 m	64.09
	2,500			
	1,000			
	800			
	4,000			
	500			
	1,500			
B Employment (B2, B8) Business (E(g)(i-iii))	65,000	65,000	25 m	77.00
	5,000			
C Employment (B2, B8) Business (E(g)(i-iii)) Leisure Centre (E(d), F1(e), F2(b))	18,000	18,000	22.15 m	60.15
	5,000			
	13,000			
D Employment (B2, B8) Business (E(g)(i-iii)) Leisure Centre (E(d), F1(e), F2(b))	47,000	47,000	24.7 m	74.00
	5,000			
	13,000			
E Residential (C3)	116 homes	116 homes	13.7 m	51.10

General Notes
Do not scale from this drawing. Only work to written dimensions.
All site dimensions shall be verified by the Contractor on site prior to commencing any works.
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Site Boundary Key:
 Application Site Boundary
 Future Development Plot Boundary

Zoning Key:
 Zone A
 Zone B
 Zone C
 Zone D
 Zone E
 Strategic Landscaping

P8	Access road dotted in full	15.07.22	SS	RT
P7	Updated to reflect LCC pre app feedback	01.07.22	SS	RT
P6	Updated Parameter Plans	24.06.22	RT	SS
P5	Drawing contents combined with PP 2 & 3	15.06.22	RT	AR
P4	Strategic Landscaping added	06.06.22	RT	AR
P3	Client description in title sheet amended	26.05.22	RT	AR
P2	Description in legend updated	25.05.22	RT	AR
P1	GIA figures updated	18.05.22	RT	AR
P0	First issue	11.05.22	RT	AR
Rev.	Description	Date	ISS	APP



Scale: As indicated @ A1
 Status: S2 Information
 Drawn By: AE
 Checked By: RT
 Date:

Client: Lancashire County Council and Maple Grove Developments

Project: Lancashire Central, Cuerden

Sheet Name: Parameters Plan 1 - Dev. Zones, Land Use, Quantum & Building Heights

Project No. Orig. Zone Level Type Role Dwg No. 21017-FRA-XX-ZZ-DR-A-9111 P8

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Appendix 2: LAAS Scoping Report Response

Memorandum

From	Doug Moir	To	Robert Hope
Extension	01772 533361		
Our Ref	SCP_2022_0001-LCC.DM	Your Ref	SCP/2022/0001/ RH
Date	10 th March 2022		

**APPLICATION: SCP/2022/0001
SCOPING REQUEST FOR THE REDEVELOPMENT OF THE LANCASHIRE CENTRAL
DEVELOPMENT SITE
CUERDEN STRATEGIC SITE, EAST OF STANIFIELD LANE, NORTH OF CLAYTON
FARM, WEST OF WIGAN ROAD, LOSTOCK LANE, LOSTOCK HALL**

The Scoping Report is correct in suggesting that archaeology can be scoped out of the Environmental Statement, the site was both evaluated and subject to further archaeological investigation and recording by Salford Archaeology in 2018, the results of which were then written up into a final report in March 2020.

No further archaeological investigation of the site is therefore considered necessary, and we have no other comment to make on this application.

Thank you for your consultation

Doug Moir

For the Head of Service for Planning and Environment

Appendix 3: Archaeological Conditions Discharge Response

Date: 01 February 2019

Your ref: Our ref: 07/2018/9077/DIS

Please ask for: Chris Sowerby

Extension: Direct Dial Tel: 01772 625544

Fax: email: csowerby@southribble.gov.uk



Mrs E Prideaux
Lancashire County Council
County Hall
Preston
PR1 8XJ

Dear Mrs Prideaux

RE: DISCHARGE OF CONDITIONS IMPOSED ON PLANNING PERMISSIONS 07/2017/0211/ORM

HYBRID PLANNING APPLICATION COMPRISING OF FULL AND OUTLINE DEVELOPMENT - ENVIRONMENTAL IMPACT ASSESSMENT (EIA) DEVELOPMENT PART 1 FULL - RETAIL FLOORSPACE (USE CLASSES A1 & A3) AND ASSOCIATED CAR PARKING, SITE ACCESS, HIGHWAY WORKS, DRAINAGE AND STRATEGIC LANDSCAPING; PART 2 OUT - EMPLOYMENT FLOORSPACE (CLASSES B1, B2 & B8), HOTEL (CLASS C1), HEALTH AND FITNESS AND LEISURE (CLASS D2), CRECHE/NURSERY (CLASS D1), RETAIL (CLASSES A1, A2, A3, A4 & A5), CAR SHOWROOMS (USE CLASS SUI GENERIS), RESIDENTIAL (CLASSES C2/C3) AND PROVISION OF ASSOCIATED CAR PARKING, ACCESS, PUBLIC OPEN SPACE, LANDSCAPING AND DRAINAGE (ACCESS APPLIED FOR) AND AFFECTING THE SETTING OF A LISTED BUILDING

I refer to the requirements of the above planning permission (07/2017/0211/ORM) and the details required by conditions imposed on the aforementioned development at the Cuerden Strategic Site, East of Clayton Farm, West of Wigan Road, Lostock Hall.

Condition 18 (Archaeology): APPROVED

The submitted Post-Excavation Assessment (report no. SA/2018/53) and supporting information have been considered by the Lancashire Archaeological Advisory Service (LAAS) who have confirmed that *"all fieldwork elements have been completed"* and there is *"no restriction on the development process"*. Whilst LAAS recommend that the condition should not be discharged until mitigation works, namely the publication of recorded findings in a professional journal, it is acknowledged by LAAS that that on-site works relating to archaeology are complete. As such it would be unreasonable to delay development works.

Condition 54 (Archaeology): APPROVED

The submitted Post-Excavation Assessment (report no. SA/2018/53) and supporting information have been considered by the Lancashire Archaeological Advisory Service (LAAS) who have confirmed that *"all fieldwork elements have been completed"* and there is *"no restriction on the development process"*. Whilst LAAS recommend that the condition should not be discharged until mitigation works, namely the publication of recorded findings in a professional journal, it is acknowledged by LAAS that that on-site works relating to archaeology are complete. As such it would be unreasonable to delay development works.

Should you wish to discuss any of the above, please do not hesitate to contact me on telephone number (01772) 625544.

Yours Sincerely



Chris Sowerby
Interim Assistant Planning Manager (Development Management)



**Jonathan Noad MRTPI AssocRICS,
Director of Planning and Property**

Appendix 4: LAAS Comments on DBA



Jonathan Noad
Planning Manager
South Ribble Borough Council
Civic Centre, West Paddock
Leyland
PR25 1DH

Phone: 07729 551429
Email: Lancashire.Archaeology@Gmail.Com
Your ref: 07/2017/0211/ORM
Date: 1 March 2017

FAO Mike Atherton

Dear Mr Noad

Planning application 07/2017/0211/ORM: Hybrid planning application comprising of Full and Outline development - Environmental Impact Assessment (EIA) development

Part 1 FULL - Retail floorspace (Use Classes A1 & A3) and associated car parking, site access, highway works, drainage and strategic landscaping;

Part 2 OUT - Employment floorspace (Classes B1, B2 & B8), hotel (Class C1), health and fitness and leisure (Class D2), creche/nursery (Class D1), retail (Classes A1, A2, A3, A4 & A5), car showrooms (Use Class Sui Generis), residential (Classes C2/C3) and provision of associated car parking, access, public open space, landscaping and drainage (Access applied for):

LOCATION - Cuerden Strategic Site, East Of Stanfield Lane, North Of Clayton Farm, West Of Wigan Road, Lostock Lane, Lostock Hall, Lancashire

Thank you for your consultation. The Archaeological Desk Based Assessment by the Centre for Applied Archaeology, dated December 2016 which accompanies this application indicates that the site area potentially contains archaeological remains of Low (Local) and, potentially, Medium (Regional) significance. The report states that all of the known sites of below-ground archaeological interest relate to medieval and post-medieval agricultural activity. However a series of cropmarks identified within the site area (Sites 11, 14, 57 and 82) are regarded as being of particular interest and while none of these can be dated from desk-based sources, the report indicates they could potentially pertain to prehistoric activity. Site 11 was previously interpreted as an antennae enclosure of prehistoric origin, although no intrusive investigation was carried out to corroborate this interpretation. The report confirms that this site was subsequently damaged by the erection of an electricity pylon.

The potential for buried archaeological remains deriving from prehistoric activity was therefore assessed as uncertain, although it was suggested the possibility of isolated artefacts should not be dismissed. The report also suggests there is a slight possibility of encountering sub-surface archaeological deposits associated with the projected course of the Roman road. Lancashire Archaeological Advisory Service (LAAS) would therefore recommend that a programme of archaeological investigation, as suggested in section 8

(Further Investigation) is undertaken. The first phase of this work should include geophysical surveying and trial trenching. Subsequent phases of work should then be designed to address the issues revealed by these initial investigations.

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, LAAS would recommend that a scheme of works is secured by means of the following condition:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Note: The programme of field investigation should include an initial phase of geophysical surveying and trial trenching, followed by such subsequent work as required to investigate and record any remains encountered. This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists.

Lists of suitable contractors are available on the following websites:

Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>
British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

This is in accordance with National Planning Policy Framework paragraph 141: "*Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*".

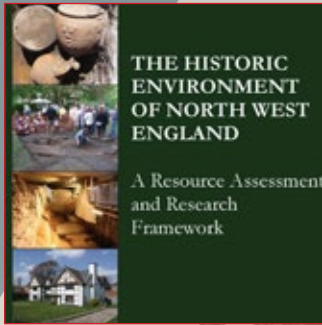
Please note that the above comments have been made without the benefit of a site visit. If you need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

Joanne Smith



CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



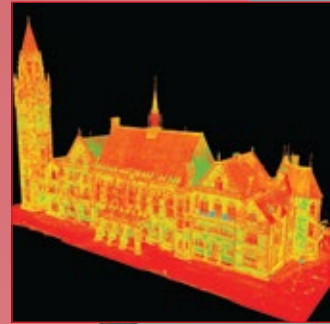
EXCAVATION



BUILDING SURVEY



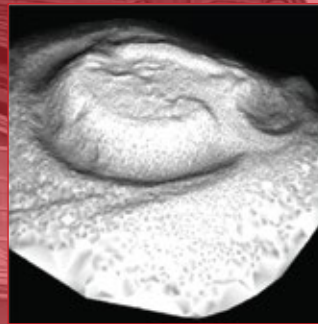
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



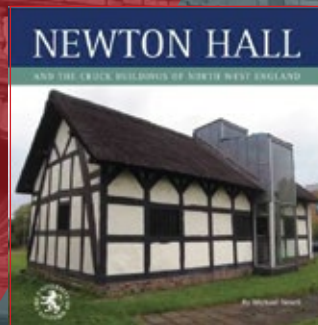
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

