Lancaster District Alternative Sites *(at draft Local Plan stage)*

Initial Desktop Archaeological Assessment

12 September 2017
**Introduction and Methodology**

Lancaster City Council, as part of the evidence base to support the emerging Local Plan, are seeking an archaeological assessment of a number of sites across the Lancaster District, proposed to be allocated for development.

Lancashire Archaeological Advisory Service has been commissioned to extract a relevant data set from the Lancashire Historic Environment Record, held by Lancashire County Council, and to provide an initial archaeological appraisal of each of the proposed development sites in order to identify any nearby archaeological heritage assets and to assess the potential scale of impact. The boundaries of the sites, names, etc. were provided by Lancaster City Council as ArcGIS shapefiles.

For each site the following information has been requested:

- Identification of known heritage assets (designated and non-designated) within the site;
- Outline assessment of the site’s potential to retain unknown buried deposits;
- Identification of designated or non-designated heritage assets nominally within 500m or such other distance as may be appropriate taking into account the significance of the asset and the circumstances of the site;
- Overall conclusion to establish whether the site is considered to be of no archaeological significance/ of some archaeological significance/ of high archaeological significance and whether any heritage assets are considered to be of negligible/local/regional/national importance;
- Recommendations for future survey, where it is deemed appropriate.

The assessment has been undertaken utilising existing datasets, archaeological reports, publications, etc. held at the Lancashire Historic Environment Record. No further documentary research has been undertaken nor have further sources of information been sought out. Only where specifically stated has a targetted site visit also been conducted.

**Limits of this assessment**

This assessment work has been undertaken using professional judgement by Peter Iles, BSc MSc MCIfA. No formal system of scoring has been used to assign potential or significance to the proposed development sites, although experience of such procedures and of providing information and advice on archaeological planning matters in Lancashire has contributed to the conclusions drawn. Statements that follow should therefore be taken as an informed professional opinion, rather than fact.
**LPSA 38: Land west of Sycamore Grove, Brookhouse**

No known heritage assets fall within the land parcel, nor are there significant sites known in its immediate vicinity.

Artle Beck Bridge (Listed Gd II) is 260m to the southwest of the site, whilst Brookhouse Old Hall and Old Hall Barn are 280m to the east. Brookhouse Conservation Area lies some 210m to the east.

The site is considered to be of negligible archaeological significance.

No further archaeological investigation is considered necessary.

---

**LPSA 42: Land north of Brewers Barn, North Road, Carnforth**

The OS 1:10,560 mapping of 1848 shows a building fronting onto Carnforth Brow within this development area. It was still extant in the 1960s but has since been demolished. There is a small potential for prehistoric material to be present in the area.

Hall Gowan (129 North Road) is located 400m to the southwest of the site and is Listed Gd II.

The site is of unknown archaeological significance, buried remains of the pre-1848 building may be of local importance, but the significance of early remains depends upon their type and survival.

A programme of archaeological investigation and recording should be undertaken, this can be made a condition of any planning permission. It would be sensible to combine this work with site 43 (Brewers Barn, North Road) if possible.

---

**LPSA 43: Brewers Barn, North Road, Carnforth**

This site does not contain any known heritage assets, but there is some potential for prehistoric material to be present in this area. The south side of the site runs alongside the Lancaster Canal, and a canal milepost is recorded there. To the north a railway milepost is noted alongside the tracks.

Hall Gowan (129 North Road) is located 400m to the west of the site and is Listed Gd II. Hodgson’s Bridge is also Listed Gd II and is located c.420m to the west, crossing the canal. The canal itself and the associated milepost are not Listed, but are of more than local heritage significance.

The site is of unknown heritage significance, as the importance of any early remains would depend upon their type and survival.

A programme of archaeological investigation and recording is recommended. This may be undertaken following grant of planning permission. It would be sensible to combine this work with site 42 (Land North of Brewers Barn, North Road) if possible.

---

**LPSA 73: Bank Field, Scotland Road, Carnforth**

This site does not contain any known heritage assets, but is probably part of Carnforth’s townfields. Aerial photography suggests that there may be medieval or later agricultural lynchets present. There is some minor potential for the existence of prehistoric material on the site.
A number of Gd II Listed buildings are in the vicinity of this site. Carnforth House is on the north side of North Road, immediately south of the site, with Hodgsons Croft and Hall Gowan (129 North Road) 95m and 180m respectively further to the east. Hodgsons Bridge across the canal is a little under 200m to the southeast, whilst the Shovel Inn is 160m to the south. The site is also located on the edge of Carnforth Conservation Area.

The heritage significance of the site is unknown, but probably local to negligible.

No further archaeological investigation can be justified on this site.

**LPSA 90: Land west of Mill Lane, Caton**

This site does not contain any known heritage assets but a large assemblage of worked Mesolithic flints was recovered from a site less than 50m to the southwest. Unless it can be shown to have been heavily disturbed in modern times, it should be considered to have a high potential for further early archaeological material to be present.

The remaining historic structures at Low Mill are Listed Gd II and only 100m to the northeast. Other Listed Buildings (Gd II) within 500m are the Caton Penny Bridge, the eastern railway viaduct at the Crook O’ Lune, Croftlands, Willow Mill, Greenfield House and Cottage off Copy Lane, Caton Hall, the Old Post Office, Rose Cottage, Farrar House and the Old Fish Stones along Lancaster Road.

The site is potentially of county to regional significance.

A report from a desk-based assessment and trial excavation works should be submitted with any planning application. If early remains are found to be present then formal excavation and recording can be required by planning condition.

**LPSA 99: land west of Quernmore Lane, Caton**

This site falls within the area of the estate or park of Escowbeck House, as shown on the OS 1848 1:10,560 mapping. The house and park are said to have been developed from 1842 by John Greg, then the manager of Low Mill, Caton. There is some small potential for buried archaeology on site, as well as for the existence of designed landscape elements.

A number of Listed Gd II buildings are within 500m of the site. The closest is Willow Mill to the north and then Greenfield House and Cottage, off Copy Lane. Borwicks Farm is c.340m to the southeast and Croftlands c.350m to the northwest; Caton Hall, the Old Post Office, Rose Cottage, Farrar House and the Old Fish Stones along Lancaster Road are all between 300 and 350m to the north.

The site is probably of local significance, as part of the landscape park to Escowbeck.

A desk-based assessment and walk-over survey should be undertaken to inform the design of any development proposal, with the results submitted with any planning application.

**LPSA 100: land southwest of Quernmore Lane, Caton**

This site falls within the area of the estate or park of Escowbeck House, as shown on the OS 1848 1:10,560 mapping. The house and park are said to have been developed from 1842 by John Greg,
then manager of Low Mill, Caton. There is some small potential for buried archaeology on site, as well as for the existence of designed landscape elements.

A number of Listed Gd II buildings are within 500m of the site. The closest is Willow Mill to the north and then Greenfield House and Cottage, off Copy Lane. Croftlands is c.180m to the northwest; Caton Hall, the Old Post Office, Rose Cottage, Farrar House and the Old Fish Stones along Lancaster Road are all between 220 and 300m to the north.

The site is probably of local significance, as part of the landscape park to Escowbeck.

A desk-based assessment and walk-over survey should be undertaken to inform the design of any development proposal, with the results submitted with any planning application.

**LPSA 101: Land east and south of Caton Community Primary School**

This site lies between the park of Escowbeck and that to Gresgarth (or Grassyard) Hall. Parallel field boundaries shown on the 1847 OS mapping would suggest that it may have formed part of the settlement’s townfields. Its eastern side is crossed by the line of the headrace that formerly fed the late 18th century Rumble Row Mill. The route of the Roman road from Lancaster to Overburrow Fort is thought to run to the south of the site, although its exact course is yet to be confirmed. A Roman milestone, presumably originally standing alongside the road, was discovered in the Artle Beck in 1803 some 250m downstream of the site. There is some potential for early occupation here, but it is not especially high.

Borwick Farmhouse, Listed Gd II, lies less than 50m to the east of the site across the Artle Beck. Gresgarth Lodge stands 80m to the south and Willow Mill is some 325m to the north, both are Gd II.

The site is of local significance, for the mill leat line.

A topographic survey of the former mill leat is recommended, but can be made a condition of any planning consent. It is recommended that the leat is retained and managed as a running watercourse if at all possible.

**LPSA 126: Land north of Dolphinholme C of E Primary School, Starbank Lane, Dolphinholme**

No known heritage assets within the site but it lies only 200m from the Castle Hill motte at Dolphinholme, and may thus have a small potential for medieval remains.

Adjacent to (but outside) the Dolphinholme Conservation Area and, as noted above, 200m west of the Scheduled motte. Grade II Listed Buildings lie on Wagon Road 180-300m to the southeast of the site in the deep valley of the Wyre. The church of St Mark and 19-28 Corless Cottages (also Gd II), lie 260m to the southwest.

The adjacent motte is of national archaeological significance but the monument is not especially well-preserved or visible in the landscape. The potential development site is of unknown but probably only local significance.

A heritage statement setting out the impact of any development on the setting of the motte and any buried remains will need to be provided as part of any planning proposal. It would be sensible to assess the site in combination with site 678 (Land West of Wagon Lane), to its immediate east.
LPSA 127: Field 3, west of Starbank Farm, Dolphinholme

There are no known heritage assets in or adjacent to the site.

Lower Starbank (Gd II) is 215m to the northeast and the inconspicuous Scheduled motte 335m to the southeast of the site. It lies 230m north of the Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of more significance when considered with the adjacent sites.

It would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 129: Field 1, north of Anyon Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd II) are less than 20m to the southeast of the site, with the church of St Mark c.100m further on. The inconspicuous Scheduled motte is just under 500m to the northeast. The site lies within the Dolphinholme Conservation Area.

The site is considered to be of negligible archaeological significance.

No further archaeological investigation is considered necessary, but the impact of any development on the adjacent Listed Buildings will need to be carefully considered. It would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 130: Land north of Abbeystead Road, Dolphinholme

This is a larger site than most other ‘Alternative Sites’ in Dolphinholme. There are no known heritage assets within the site, although a pre-1847 sandstone quarry site lies immediately to its southeast. The rounded shape of the site looks unusual in the local field pattern and may indicate an early origin for its outer field boundaries.

The site lies less than 50m to the south of the Gd II Listed Lower Starbank and c.190m from the inconspicuous Scheduled motte and the Conservation Area to the south.

The site may be a rare survival of early enclosure from the former Forest and thus be of more than local significance.

A desk-based assessment and walk-over survey should be undertaken to inform the design of any development proposal, along with an assessment of any impact on the adjacent motte, with the results submitted as part of any planning application. It would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites (see also sites 126-7 and 660-678).
LPSA 142: Land north of Stoney Lane, Galgate

This site has the projected line of the Ribchester-Lancaster Roman road crossing it. However it was subject to archaeological investigation prior to the erection of houses on the western part and no significant remains were found.

The western end of the site is adjacent to no.31 Chapel Street and 130m east of Galgate Old Bridge. It is also 250m south of Chapel Cottages, Church Lane. Galgate Silk Mill, Ellel House and the Church of St John are slightly further along Church Lane, between 260 and 320m to the north. All of these sites are Listed Gd II.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 157: Land east of Tithebarn Hill, Glasson

There are no known heritage assets within this site, although it is adjacent to the site of the Tithe Barn which gives its name to the hill here.

The site is adjacent to (but not within) the Glasson Conservation Area and 240m southwest from the closest part of the Scheduled Monument of the dock basin, locks, etc. It lies 350m south of the Old Customs House and the same distance southwest of the former Victoria Hotel, both Listed Gd II. Christ Church is also Listed Gd II, and is located c. 550m to the east – there may be some intervisibility from parts of the site.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary although the setting issues noted above will have to be considered as part of any planning proposal.

LPSA 162: Halton Mill, Mill Lane, Halton

This site is already partially developed, but heritage value remains within the extant historic buildings and mill sites here. It was formerly the site of Forge Bank Mill and Low Mill, both water-powered sites of the mid to late-18th century and thus early examples of industrial development. Both have been significantly altered and developed, but retain potential for early elements to survive above and below ground. Any elements of the water-control system, wheels, or engine-houses, etc. that survive are of particular significance. The site is adjacent to sites 167 (Land South of Low Road), 680 (Land South of Forge Lane) and 719 (Land South of Low Road 2).

The western end of the site at Low Mill is included within the Halton Conservation Area, and the closest Listed Buildings are the Manor House (Gd II*) and its gate piers (Gd II), as well as Town End Farmhouse and the barn to its east (both Gd II), which lie 90-150m to the west of the site. The Scheduled Monument of Castle Hill, Halton, is c.350m to the west.

The site is of at least local archaeological significance, but the identification of any significant remains of the 18th century would raise this to county significance. It is likely that extant traditional buildings within the site would be recommended for retention and conversion, rather than demolition.
A heritage assessment of the site should be supplied with any planning proposal, addressing the survival and significance of built and buried remains of the mills and their water-control systems.

**LPSA 163: Land north of High Road, Halton**

The conjectural line of a Roman road running up the north side of the Lune valley runs just to the south of this site, but there is no strong evidence for it in this area and it should be considered 'possible' rather than 'probable'. No heritage assets fall within this site and rapid assessment of previous proposals for development concluded that there was insufficient potential to require any archaeological response.

The closest designated heritage asset is Lime Tree House, 111 High Road, c.490m to the southwest. The site is considered to have low-negligible archaeological significance.

No further archaeological work is considered necessary.

**LPSA 167: Land south of Low Road (1), Halton**

This site is part of an undeveloped strip south of Low Road, adjacent to sites 680 and 719, which has had some previous applications for development. It lies adjacent to the extant development site 162. Whilst there are no known heritage assets within this particular development plot and it has previously been said to have no archaeological interest, more recent work has suggested that there may be a potential for mid-later prehistoric to Romano-British remains on flatter land alongside the river. Medieval field boundaries (of low importance) are also likely to exist here.

The site lies outside the Halton Conservation Area. The closest Listed Buildings are the Grade II Listed Chain Lodge and its associated gate piers and railings 320m to the southeast on the south side of the Lune. The Grade II Listed Green Beck House, Low Road, is c.350m to the northeast of the site and Town End farmhouse and associated barn are 490-500m to the west.

The site is considered to be of local archaeological significance.

A scheme of field investigation, including geophysical survey and trial excavation will need to be undertaken on this site as part of the planning of any development and the results submitted with any planning application. Depending upon the results of that work further investigation or recording may be necessary, but may be made a condition of planning consent. See also sites 680 (Land South of Forge Lane) and 719 (Land South of Low Road 2).

**LPSA 169: Land east of Hanging Green Lane, Hest Bank**

No known heritage assets fall within this site.

The closest designated sites are the Grade II Listed Hatlex Bridge (150m to the north), 2-4 Hanging Green Lane and the Church of St Luke (c. 180m and 230m south respectively), a boundary stone on Slyne Road 420m east and Slyne Hall 450m to the east.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.
LPSA 208: Sunacre Court, Maple Avenue, Heysham

This site has no known heritage value.

The Listed Gd II 42 Regent Park Avenue lies 410m to the northeast, whilst the church of St John the Divine is 420m southwest.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 248: Land west of the driveway to Hornby Castle, Hornby

This site falls on the edge of the castle grounds at Hornby, on a direct line between the castle and the medieval church. The site is shown as wooded on later 19th century and 20th century mapping and, whilst it may retain some landscape features associated with the castle estate is thought unlikely to retain significant early buried remains.

The site lies within the Hornby Conservation Area and to the east of the Grade I Listed Church of St Margaret. It is some 175m west of the Grade I Hornby Castle and within its associated landscape setting. Other Listed structures, including the Grade II* cross base in the churchyard, the Grade II vicarage, vicarage arched wall, castle garden terrace and castle gate lodge, are also in the immediate vicinity of the plot.

The site is considered to be of negligible archaeological significance but to have at least local value in terms of landscape and townscape, particularly as setting to castle, church and vicarage.

A heritage statement, including a careful assessment of the landscape and townscape value of the site should be prepared as part of the design of any development for this plot, with much effort given to minimising the impact on the setting of the surrounding historic structures. The results of this work should be submitted with any planning application.

LPSA 259: Land southwest of Bailrigg Lane, Bailrigg Village, Lancaster

This plot is considered to fall into the wider grounds of the Listed Gd II Bailrigg House, which have elements said to be designed by the important local landscape architect Thomas Mawson. Whilst there may be some designed elements within the plot, it is away from the formal gardens and separated from them by later building and a wooded area. The site could also be considered to be the extreme edge of the grounds of Lancaster University, although it is not known to have been landscaped as part of that estate. It does not contain any other known heritage assets.

The Gd II Bailrigg House is some 160m to the south of the site and the Listed Gd II Bailrigg Farmhouse is c.100 m to the northeast.

The site is considered to be of very low archaeological significance, but of at least local landscape significance.

Development proposals should address any potential impact on the setting and vistas of Bailrigg House and its grounds in any planning application submitted.
LPSA 281: Land north of the canal, Hammerton Hall Lane, Lancaster

Hammerton Hall Bridge at the northwest tip of the site is Listed grade II. There are no other known heritage assets within the site.

Beaumont Hall Bridge and Beaumont Hall lie c. 400m to the northeast of the site. The adjacent canal, whilst unlisted, is also considered a heritage asset of more than local significance.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 351: Land north of Bailrigg Lane, Bailrigg Village, Lancaster

There are no known heritage assets within this site.

The Listed Gd II Bailrigg House is some 330m to the south of the site and the Listed Gd II Bailrigg Farmhouse is c.160 m to the east.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 426: Land south of Wellington Terrace and King Street, Morecambe

There are no known heritage assets within this site.

The closest part of the Morecambe Conservation Area is 180m to the northwest of the site. The closest Listed Building is the Grade II Morecambe Arts and Technical College on Poulton Road, 235m to the north. Further Listed Gd II buildings lie a little further away within the Conservation Area, including 1 Deansgate (Mona House), the rebuilt doorway to the former Poulton Hall, 4 Poulton Square and Park Farmhouse, Raby Street.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 447: Chatsworth Gardens, Morecambe

This site includes 'Kenilcote', a building associated with a locally-important artist which has been assessed by Historic England but is not considered to be of sufficient significance to be nationally Listed. The development site is part of a townscape regeneration project and subject to extant planning applications.

The West End Conservation Area is 50m to the north, and the Grade II Listed Moss House (42 Regent Park Avenue) and barn are 150m to the south.

The site is of negligible archaeological significance, but 'Kenilcote' is of local significance.

No further archaeological work is considered necessary.
LPSA 448: 113 White Lund Road, Morecambe

This site is not known to contain any heritage assets.

There are no designated heritage assets within 500m of the site.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 462: Church Lane Car Park, Morecambe

There are no known heritage assets within this plot and no indication of any significant archaeological potential.

The Morecambe Conservation Area abuts this site to the south and the Listed Gd II Morecambe Town Hall is 90m to the southwest.

The site is of negligible archaeological significance.

A heritage statement assessing the impact of the proposal on the Town Hall and its grounds should accompany any planning application.

LPSA 481: Morecambe Town Hall Car Park, Morecambe

There are no known heritage assets within this site, although the rebuilt doorway to Pear Tree Cottage (formerly a Listed Building), forms part of the perimeter to the east of the Town Hall itself.

The Town Hall is Listed Grade II and the site falls within the Morecambe Conservation Area.

The site is of negligible archaeological significance.

A heritage statement assessing the impact of the proposal on the Town Hall and its grounds (including the rebuilt doorway noted above) should accompany any planning application.

LPSA 492: Club, Victoria Street, Morecambe

This site comprises the former Queen’s Market building, which is shown on the OS 1:2,500 mapping of 1891. The building has not been assessed for its heritage value, but is likely to be of at least local significance. No earlier buried archaeological deposits are expected to survive here.

The site sits within the Morecambe Conservation Area. The closest Listed Building is the Grade II former Church of St Lawrence, Chapel Street, 40m to the south. Slightly further away the Barclays Bank at 19 Euston Road, also Gd II, is 105m to the east; the shops at 217-219 Marine Road Central are also Gd II and are 150m to the west, with the Grade II* Winter Gardens immediately further west.

The site is of negligible archaeological significance but the extant building may be of local significance.
A heritage statement, assessing the significance of the former market building and the impact of any development upon it should accompany any planning application.

**LPSA 494: Edward Street Church [St Lawrence], Morecambe**

This site is a Grade II Listed former parish church, dedicated to St Lawrence and dating to the later 19th century. It is thus of architectural and historical importance. There are unlikely to be any buried archaeological remains on site.

The site sits within the Morecambe Conservation Area and the building itself is Listed Grade II. The Morecambe Winter Gardens (Listed Gd II*) is c.160m to the north west, whilst the Grade II Listed Barclays Bank at 19 Euston Road is 150m to the northeast and the shops at 217-219 Marine Road Central are c.150m to the northwest adjacent to the Winter Gardens.

The site is, by definition, of national significance.

Any proposals will need to be accompanied by a detailed heritage statement, setting out the significance of the building and its various elements and the impact of the proposals on that significance. Any proposed demolition of the building would need exceptional justification and an alternative programme of conversion and adaption is likely to be more acceptable.

**LPSA 506: Nursery on White Lund Road, Morecambe**

This is not a heritage asset *per se*, but it is on the boundary of the 1916 National Filling Factory (a munitions works) that formed the core of the present industrial estate. No surviving elements of that factory site are, however, likely to be impacted by the redevelopment of this plot. There is a small possibility that unexploded ordnance from the 1917 accident here could be present on the site.

The site is not within a Conservation Area and there are no designated heritage assets within 500m of the site.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

**LPSA 510: Land south of Betony Road, Morecambe**

This site is not known to contain any heritage assets.

There are no designated heritage assets within 500m of the site.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

**LPSA 511: Land west of 113 White Lund Road, Oxcliffe Road, Morecambe**

This site is not known to contain any heritage assets.
There are no designated heritage assets within 500m of the site.
The site is of negligible archaeological significance.
No further archaeological work is considered necessary.

**LPSA 522: 179 Torrisholme Road, Morecambe**
There are no heritage assets within this site, although a former UDC boundary stone (probably of 1930s date) is located a short distance to the north. No archaeological remains would be anticipated on this site.
A number of grade II Listed buildings are located 320-500m northwest of the site, in the older part of Torrisholme Village. The closest of these is 12 Torrisholme Square.
The site is of negligible archaeological significance.
No further archaeological work is considered necessary.

**LPSA 525: Land east of Regents Road Bridge, Westgate, Morecambe**
This site is not known to contain any heritage assets, although it has a very minor potential for the presence of buried prehistoric material.
Moss House and attached barn (42 Regent Park Avenue) lies 445m to the northwest of the site.
There are no other designated heritage assets within 500m of the site.
The site is of negligible archaeological significance.
No further archaeological work is considered necessary.

**LPSA 533: Westview Road Car park, Morecambe**
This plot includes the site of a pre-1848 building, perhaps a barn associated with the nearby Poulton Parsonage. The parsonage building had been lost or redeveloped as 'The Ship Inn', part of the urban area of Morecambe by 1891, when there were also buildings fronting West View Road with long plots running south from them. The area was cleared after 1960 and is now a car park. There is potential for remains of the pre-1848 and pre-1891 buildings to survive under the present surfacing, depending upon how thoroughly the site was cleared. Any such remains are not likely to be of more than local significance.
The site falls within the Morecambe Conservation Area and is 45 m from the grade II Listed 217-219 Marine Road Central to the west and the Church of St Lawrence to the southeast. The Grade II* Listed Winter Gardens is only 60m to the west.
The site is likely to be of local archaeological significance but its townscape significance may be much higher, depending upon its relationship to its surroundings and especially the adjacent Listed Buildings.
A heritage assessment is required with any planning application, which should address impacts on the adjacent townscape and Listed Buildings. It should also attempt to establish the detailed history
of the pre-1848 and pre-1891 buildings formerly on the site and the level of survival of buried remains. Some trial trenching to establish archaeological survival will be required and it may be appropriate to combine this with geotechnical investigations, but it could be made a condition of any outline consent granted. The need for further works would depend upon the results of the above investigations, but this could be a site where a formal community excavation project could be encouraged.

LPSA 534: [Site of former] Broadway Hotel, Marine Road east, Morecambe

The site of a now-demolished 20th century hotel building of only minor interest. Extant planning applications for the site have not resulted in any heritage requirements.

The Morecambe Conservation Area is c. 450m to the west of the plot, no other designated sites lie within 500m.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 540: Grove Street Depot, Morecambe

This site does not contain any known heritage assets.

This plot is just outside of and excluded from the West End Conservation Area. The Grade II listed former Morecambe Promenade Railway Station is 380m to the north, with the Grade II* listed Midland Hotel, is 440m north. Trinity Methodist Church, Marine Road West, lies 480m to the southwest.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 548: Fair View, Slyne Road, Morecambe

The Historic Environment Record contains a reference to ‘complete Roman pots’ having been found in this development area during housebuilding, although there seems to be no formal record of the discovery beyond a record card in the Lancaster City Museum and so its location and dating is thus suspect. The wider plot is known however to retain medieval-type field boundaries and lynchets, particularly pronounced on the western part of the ridge. The ridge is topped by Torrisholme Barrow, a burial monument of putative Bronze Age date, suggesting settlement of this period in the immediate area.

Torrisholme Barrow is a Scheduled Monument and sits only 140m to the north of the development site. Listed Gd II buildings are located 300-600m away to the southwest, within the historic core of Torrisholme Village. The closest of these is 8-9 Torrisholme Square.

The site is potentially of regional archaeological significance, if a settlement of Roman date were to be present here. It also forms part of the setting of the nationally significant Torrisholme Barrow.
A phased scheme of archaeological investigation will be required here. The first stage would be a desk-based and walk-over assessment to try to determine more information on the Roman discovery and to assess the value of the site in terms of the prehistoric and medieval remains. A formal heritage statement including the results of that work should accompany any planning application. It is likely that trial trenching will be necessary to ground-truth the desk-based work and further stages of investigation and recording may prove necessary, however these may be required by planning condition.

**LPSA 553, Playing Field, Acre Moss Lane, Morecambe**

This site is not known to contain any heritage assets.

The West End Conservation Area lies 375m to the west of the site. There are no other designated heritage assets within 500m of the site.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

**LPSA 569: Land east of Chapel Lane, Overton**

The Priory of Lancaster had a grange (a managed farmstead) at Overton in the 13th century. Whilst its location is unknown the nominal site assigned to it falls within this development plot, although its actual location could either be within the historic village or closer to the church.

The site falls only 65m to the east of the Overton Conservation Area, which contains the majority of the Listed Buildings in the village. The closest of these is 125m to the northwest and is 2 Main Street (Manor House Farmhouse) which like the other sites in the village itself is Grade II. The Church of St Helen, which is Listed Gd II*, lies 185m to the south of the development plot, with a Gd II listed cross a little to the south of the church itself.

The site is considered to be potentially of county archaeological significance.

A formal heritage statement should accompany any planning proposal for the site, but archaeological investigations of the potential buried remains can be made a condition of any planning consent granted.

**LPSA 604: Land north of Manor Lane, Slyne**

This site is not known to contain any heritage assets.

The site is adjacent to the Slyne Conservation Area. The Gd II* Listed Manor House is only some 70m to the east, with the Gd II gatepiers to the house a further 10m on. The Gd II 136 Slyne Road stands 35m east and the Gd II turnpike milestone on Slyne Road is 65m east. To the west the Gd II Church of St Luke and 2-4 Hanging Green Lane are 230 and 280m away respectively.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary, although any development proposal should carefully consider its impact on the Listed Buildings and Conservation Area.
LPSA 637: Land north of homes, Wennington Road, Wray

The western part of this development plot lies within the rear of presumed medieval strips running back from the north edge of Wray village. Such areas often contain the remains of out-buildings, rubbish pits, barns and stables, etc. associated with the occupation in the front part of the strip.

The site is immediately north of the Wray Conservation Area. The closest Listed Buildings are 60 The Gars, The Old Vicarage, Wray House and the former Quaker Meeting House, Hornby Road, with the New Inn Hornby Road (all within 30-65m south of the site) and properties along Main Street a little further away. All of these sites are Gd II.

The site is of local archaeological significance.

A formal heritage statement should accompany any planning proposal for the site, but archaeological investigations of the potential buried remains can be made a condition of any planning consent granted.

LPSA 638: Appletree Barn, Wray

This site lies on the east edge of Wray village and probably outside the medieval occupation area. Whilst it may retain former medieval strip field boundaries no known heritage assets lie within its bounds.

The site falls outside the eastern edge of the Conservation Area at Wray. The closest Listed Building is The Old Vicarage (Gd II), 120m to the west. The backs of further Gd II Listed buildings lie on the east side of Main Street, somewhat further away.

This site is of low or negligible archaeological significance.

No further archaeological work is considered justified.

LPSA 654: Land south of Marsh Lane, Cockerham

This site does not contain any known heritage assets. There is a low potential for early buried remains to be present here, and a slightly higher potential for medieval strip boundaries.

The Gd II Listed Cockerham Hall stands 145m to the northwest and the Old Rectory 130m north. The Gd II* Church of St Michael is 195m to the southwest, with a Gd II sundial in its graveyard to the south.

The site is of unknown but probably low archaeological significance.

A heritage statement, including the results of a desk-based and walk-over assessment, should accompany any planning application.

LPSA 658: Land north of A683, Denny Beck, Bulk
This site contains a number of known heritage assets, including medieval and later finds and the course of the former Lancaster-Wennington railway line. There is also a possibility that elements of the shrunken medieval settlement of Bulk will fall within the plot.

The site is immediately south of the Halton Conservation Area and its northern edge may just encroach upon it. The closest Listed Buildings are those 75-100m away on the north bank of the Lune, south of Church Brow, Halton, the nearest being The Boat House, Listed at Gd II. The former farmhouse, now workshop, at Croskells Farm, within the new motorway junction park and ride provision is a little over 100m away to the southwest, on the west side of the motorway, but there is unlikely to be any impact upon it.

The site is considered to be unknown, perhaps national, archaeological significance.

Whilst the site may be developable, an assessment of its archaeological potential in the form of a field evaluation will be necessary to clarify the actual archaeological potential of the development site and the implications of development. The results of this work should be supplied with any planning application.

LPSA 659: Land south of the A683, Denny Beck, Bulk

This is a substantial parcel of land which includes part of the new motorway junction and steep fields sloping down to it which will not be developable. It contains the findspot of a Late Bronze Age axe fragment, the line of a routeway which was present in the medieval period but is said to perhaps have prehistoric or Romano-British origins, and a number of placenames suggesting the presence of a pottery production site. It also takes in a portion of the 13th century Quernmore deer park and may preserve part of the park pale or boundary. There is a significant probability of further buried and earthwork remains to be present within the site.

The closest designated heritage asset to this plot is the Gd II former farmhouse at Croskells Farm, but its position on the west side of the motorway makes significant impact on its setting unlikely. Further Listed buildings stand on the north side of the Lune, south of Church Brow, Halton, the nearest being The Boat House (Gd II), 390m north. The Halton Conservation Area is some 280m to the north, the other side of the A683.

The site is considered to be unknown, perhaps national, archaeological significance.

Whilst the site may be developable, an assessment of its archaeological potential in the form of a phased scheme of assessment, including field survey and evaluation will be necessary to clarify the actual archaeological potential of the development site and the implications of development. The results of this work should be supplied with any planning application.

LPSA 660: Field 1, northwest of Gleaves Hill Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

The Dolphinholme Conservation Area is adjacent to the site. 19-28 Corless Cottages (Gd II) are less than 50m to the north of the site, with the church of St Mark c.110m to the northeast. The inconspicuous Scheduled motte is c. 550m to the northeast.
The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 661: Field 1, southeast of Gleaves Hill Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd II) are less than 75m to the north of the site, with the church of St Mark c. 65m to the north. The inconspicuous Scheduled motte is just under 570m to the northeast. The site lies immediately south of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 662: Field 1, west of Abbeystead Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd II) are 260m to the south of the site, with the church of St Mark c. 330m to the southeast. The inconspicuous Scheduled motte is just under 400m to the east. The site lies c. 100m west of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 663: Field 1, west of Four Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

The site is 330m and 380m north of 19-28 Corless Cottages (Gd II) and the church of St Mark respectively, with Lower Starbank 345m to the northeast. The inconspicuous Scheduled motte is 330m to the southeast. The site lies 110m north of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

The site is large enough to consider requiring a desk-based and walkover survey as part of a heritage statement to accompany the planning application, particularly if combined with any of the other Dolphinholme sites.
LPSA 664: Field 1, west of Starbank Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

The closest Listed building is Lower Starbank, some 170m to the east, with no other Listed sites within 500m. The inconspicuous Scheduled motte is just under 520m to the southeast. The site lies 440m north of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 665: Field 2, north of Anyon Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

The site is immediately north of the Dolphinholme Conservation Area and 70m northwest of 19-28 Corless Cottages (Gd II), with the church of St Mark c.160m to the southeast. The inconspicuous Scheduled motte is 480m to the northeast.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 666: Field 2, northwest of Gleaves Hill Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd II) are 200m to the north of the site, with the church of St Mark c.260m to the northeast. The inconspicuous Scheduled motte is 700m to the northeast. The site is c. 140m south of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 667: Field 2, southeast of Gleaves Hill Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd II) lie 160m to the north and the church of St Mark c. 190m northeast of the site. The inconspicuous Scheduled motte is just over 600m to the northeast. The site is c.95m to the south of the Dolphinholme Conservation Area.
The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

The site is large enough to consider requiring a desk-based and walkover survey as part of a heritage statement to accompany the planning application, particularly if combined with any of the other Dolphinholme sites.

**LPSA 668: Field 2, west of Abbeystead Lane, Dolphinholme**

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd Ii) are less than 65m to the south of the site, with the church of St Mark c.160m to the southeast. The inconspicuous Scheduled motte is 275m to the east. The site lies partly within the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

The site is large enough to consider requiring a desk-based and walkover survey as part of a heritage statement to accompany the planning application, particularly if combined with any of the other Dolphinholme sites.

**LPSA 670: Field 2, west of Starbank Lane, Dolphinholme**

There are no known heritage assets in or adjacent to the site.

The site is c. 175m to the southwest of Lower Starbank and more than 500m away from any other Listed building. The inconspicuous Scheduled motte is just over 420m to the southeast. The site lies 320m north of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

**LPSA 671: Field 3, north of Anyon Lane, Dolphinholme**

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd Ii) are 120m to the southeast of the site, with the church of St Mark c.100m further southeast. The inconspicuous Scheduled motte is just under 565m to the northeast. The site lies immediately outside the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.
LPSA 672: Field 3, southeast of Gleaves Hill Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

The Church of St Mark is 60m north of the site, with 19-28 Corless Cottages c.130m to the northwest. The inconspicuous Scheduled motte is c. 410m to the northeast. The site lies immediately south of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

The site is large enough to consider requiring a desk-based and walkover survey as part of a heritage statement to accompany the planning application, particularly if combined with any of the other Dolphinholme sites.

LPSA 673: Field 3, west of Abbeystead Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

19-28 Corless Cottages (Gd II) are 240m to the south of the site, with the church of St Mark c. 320m to the southeast. The inconspicuous Scheduled motte is just under 470m to the east. The site lies 130m west of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 674: Field 4, north of Anyon Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.

The site lies immediately west of the Dolphinholme Conservation Area and 19-28 Corless Cottages (Gd II) are 170m to the southeast of the site, with the church of St Mark c.100m further on. The inconspicuous Scheduled motte is 670m to the east.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

LPSA 675: Field 4, west of Abbeystead Lane, Dolphinholme

There are no known heritage assets in or adjacent to the site.
Corless Cottages (Gd II) are less than 160m to the south of the site, with the church of St Mark c. 240m to its south. The inconspicuous Scheduled motte is c. 420m east. The site lies 50m west of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

**LPSA 676: Field 5, north of Anyon Lane, Dolphinholme**

There are no known heritage assets in or adjacent to the site.

Corless Cottages (Gd II) are 210m to the southeast of the site, with the church of St Mark c.110m further east. The inconspicuous Scheduled motte is c. 650m to the northeast. The site lies 50m northeast of the Dolphinholme Conservation Area.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

**LPSA 677: Land south of Anyon Lane, Dolphinholme**

There are no known heritage assets in or adjacent to the site.

A small corner of the site falls within the Dolphinholme Conservation Area and Corless Cottages (Gd II) are 125m to the northeast of site, with the church of St Mark c.100m further east. The inconspicuous Scheduled motte is 630m to the northeast.

The site is considered to be of very low archaeological significance on its own, but of some potential significance when considered with the adjacent sites.

No further archaeological investigation is considered justified for the site on its own, but it would be sensible to undertake a desk-based and walkover survey for all of the Dolphinholme sites.

**LPSA 678: Land west of Wagon Lane, Dolphinholme**

No known heritage assets within the site but it lies only 95m west of the Castle Hill motte at Dolphinholme, and may thus have a small potential for medieval remains.

Adjacent to (but outside) the Dolphinholme Conservation Area and, as noted above, 95m west of the inconspicuous Scheduled motte. Grade II Listed Buildings lie on Wagon Road 100-240m to the southeast of the site in the deep valley of the Wyre. The Church of St Mark and Corless Cottages (also Gd II), lie 265m to the southwest.
The adjacent motte is of national archaeological significance but the monument is not especially well-preserved or visible in the landscape. The potential development site is of unknown but probably only local significance.

A heritage statement, including the results of an assessment of the impact of any development on the setting of the motte and the potential for disturbance to buried medieval remains should accompany any planning application. It would be sensible to assess the site in combination with site 126 (Land North of Dolphinholme Church of England Primary School, Star Bank Lane), to its immediate east (see also 127, 130 and 660-677).

LPSA 680: Land south of Forge Lane, Halton

This site is part of an undeveloped strip south of Low Road which lies adjacent to sites 167 (Land south of Low Road, Halton, 1) and 719 (Land south of Low Road, Halton, 2) and has had a recent outline application for development. It also lies adjacent to the extant development site 162 (Halton Mill, Mill Lane). Whilst there are no known heritage assets within this particular development plot, a heritage statement has recently been compiled to accompany a planning application for this site. Some issue was taken with the conclusions of that report, as recent work has suggested that there may be a potential for mid-later prehistoric to Romano-British remains on flatter land alongside the river. Medieval field boundaries (of low importance) are also likely to exist here.

The site is immediately east of the Halton Conservation Area. Town End Farm (Gd II) is 110m to the west of the site, with the Gd II* Manor House some 40m beyond that. Further Gd II sites are 210-230m to the northwest, along High Road and the Grade II Chain Lodge and its associated gate piers and railings lie c. 320m to the southeast on the south side of the Lune. The Scheduled motte and bailey castle lies 440m to the west.

The site has a low but significant archaeological potential for prehistoric and Romano-British remains, and a higher potential for the presence of medieval boundary features. It is probably of local-county significance overall.

A phased scheme of archaeological investigation has been recommended to be undertaken as a condition of any consent granted to the present outline application. The results of this work should be submitted as part of the reserved matters application. See also sites 167 and 719.

LPSA 701: Land east of St Wilfrids Hall, Foundry Lane, Halton

This site appears to have formerly been part of the grounds of the hall, which was used in the 19th century as the rectory to St Wilfrid’s church. The conjectural line of a Roman road runs close to the south end of the site, but this can be assigned very little confidence. Of more significance are findspots of prehistoric flints not very far from the site and what appear to be medieval strip boundaries running north and west from High Road. The site is also fairly close to the edge of the Norman bailey at Halton (below).

The entrance to the site runs through the Halton Conservation Area but the main body of the site lies just outside its bounds. The Scheduled area of Halton’s motte and bailey castle is only 70m to the southwest of the site, with the Scheduled High Cross in the churchyard beyond it, some 250m to the southwest. The closest Listed buildings are the Gd II 1 and 2 Rectory Cottages, c.70m south of the site, with further Gd II buildings 270m plus eastwards along High Road. Manor House (Gd II*) is
260m to the southeast, whilst a collection of other Listed Gd II buildings lie 200-280m southwest on either side of Church Brow (including the Church of St Wilfrid).

The site is considered to be of local significance for archaeological remains, but it could be considered to be part of the setting of the motte and thus of National importance from a landscape viewpoint.

A heritage statement, including the results of a desk-based and walkover study of the site and consideration of the impact on the Scheduled Monuments and Listed buildings, should be submitted with any planning application. If development is found to be acceptable, a phased scheme of investigation and recording, starting with field evaluation and survey, may be required by planning condition.

LPSA 702: Land north of Carnforth Brow, Carnforth

This site is not known to contain any heritage assets, although the conjectural line of a Roman road runs adjacent to it.

Hall Gowan (129 North Road, Gd II) lies 330m to the southwest of the site along North Road, with Hodgsons Croft (also Gd II) 110m further away.

The site is of negligible archaeological significance.

No further archaeological work is considered necessary.

LPSA 703: Battery Hotel, Sandylands Promenade, Heysham

The site was occupied by a building called Mill House before 1848 (presumably associated with the nearby Heysham Old Windmill), but this was lost and the present Battery Hotel constructed in its place before 1891. It seems improbable that many remains of Mill House or any earlier features will have survived that reconstruction.

The Grade II Listed Trinity Methodist Church stands 200m to the east, off Marine Road West. West End, Morecambe, Conservation Area is approximately 375m northeast. There are no other designated heritage assets within 500m.

The site is of local archaeological significance, for the extant building.

A rapid building record will be recommended if large-scale alterations or demolition are proposed to the present building, this work can be required by planning condition.

LPSA 715: Land north of Manor Lane, Slyne

The Historic Environment Record reports a malt kiln or barn from this development site, but this seems unlikely and the source data may have been mistaken. There is some potential for prehistoric activity in this area and also for the presence of medieval field strips. The conjectural line of a Roman road runs along the site’s eastern border.

Slyne Conservation Area lies adjacent to the southeast corner of the site. A Listed Gd II boundary stone lies at the northeast corner of the site and 136 Main Road Slyne and the turnpike milestone lie
40m and 60m south respectively. Slyne Hall (Gd II) lies 100m to the east and the Gd II* Manor House, with its Gd II wall and gate piers are 85m to the south. The Gd II Church of St Luke is 90m southwest, with 2-4 Hanging Green Lane 120m southwest. Hatlex Canal Bridge, also Gd II, is 260m to the northwest.

The site is considered to be of local archaeological significance, but perhaps of slightly higher landscape significance as part of a medieval farming fieldscape.

A heritage statement including the results of a desk-based and walk-over assessment should accompany any planning application. If this work suggests that there is a high probability of early buried remains surviving then a programme of trial trenching may also be required before a planning decision is reached.

LPSA 717: land north of the Morecambe-Lancaster railway line, Bare

This site would appear to be a low-lying mossland pocket between drumlins and to have some potential for palaeoecological remains to be present. A 'Gate House' – presumably a crossing-gate operator's house, lay just outside the eastern edge of the site in 1891.

There are no designated heritage assets within 500m of the site.

The site is considered to be of local archaeological significance, for its palaeoecological potential. Any development here will need to be accompanied by a scheme of palaeoecological investigation and appraisal. If found suitable a full assessment of a peat core may be necessary. This work can be required by planning condition.

LPSA 719: Land south of Low Road 2, Halton

This site is part of an undeveloped strip south of Low Road and lies adjacent to sites 167 (Land south of Low Road, Halton, 1) and 680 (Land south of Forge Lane, Halton) lies adjacent to the extant development site 162. Whilst there are no known heritage assets within this particular development plot recent work has suggested that there may be a potential for mid-later prehistoric to Romano-British remains on flatter land alongside the river. Medieval field boundaries (of low importance) are also likely to exist here.

The site is a little over 480m east of the eastern 'spur' of the Halton Conservation Area. The Gd II Listed Chain Lodge and its associated Gatepiers and railings lie 260m to the south of the site across the River Lune, with a turnpike milestone on Caton Road to its east some 300m south of the development area. To the northeast Green Beck House is 220m away, with Halton Green West farmhouse 360m further northeast (both Gd II). The Gd II* Halton Green East farmhouse is 410m further away, whilst its associated Gd II bank barn is 450m from the development site.

The site has a low but significant archaeological potential for prehistoric and Romano-British remains, and a higher potential for the presence of medieval boundary features. It is probably of local-county significance overall.

A scheme of field investigation, including geophysical survey and trial excavation will need to be undertaken on this site as part of the planning of any development and the results submitted with
any planning application. Depending upon the results of that work further investigation or recording may be necessary, but may be made a condition of planning consent. See also sites 167 and 680.

**LPSA 722: Hest Bank and Slyne**

This site lies between Slyne Road and houses off Ashworth Drive, south of the Lancaster Canal at Hest Bank. There are no known heritage assets within this site, but it does have some potential for prehistoric remains to be present and also for the presence of medieval field strips. The conjectural line of a Roman road runs along the site’s eastern border.

Slyne Conservation Area lies 270m to the south of the plot. The closest Listed building is the Gd II boundary stone at the southeast tip of the plot. Slyne Hall (Gd II) is 115m to the southeast, whilst 136 Main Road Slyne and a turnpike milestone lie 305m and 325m south respectively. The Gd II* Manor House, with its Gd II wall and gate piers is 350m to the south. The Gd II Church of St Luke is 310m southwest, with 2-4 Hanging Green Lane 280m southwest. Hatlex Canal Bridge is only 165m to the west, with Whitewalls Restaurant and its gate piers (also Gd II) lie 280-300m to the west.

The site is considered to be of local archaeological significance but perhaps of slightly higher landscape significance as part of a medieval farming fieldscape.

A heritage statement, including the results of a desk-based and walk-over study should be provided with any planning application. If a high probability of early buried remains is identified, some trial trenching may also be necessary prior to a planning decision being reached.

**LPSA 723: land west of railway line, Torrisholme**

This site contains a number of known heritage assets, including nine findspots of prehistoric stone and metal tools or metal waste, as well as medieval field boundaries, a pre-1848 barn site and a 19th century boundary stone. There is also some potential for a small peatland basin to be present, preserving palaeoecological remains. The metal prehistoric finds, as well as the proximity of the Scheduled Torrisholme Barrow, would suggest that there may well be a mid-later prehistoric occupation site hereabouts and perhaps within the development plot – pollen information from the peatland site may help with its identification and dating. Field investigation to the south of the site associated with the Heysham-M6 link road works showed some limited evidence for both prehistoric and post medieval activity, but no settlement site.

The Scheduled Monument of Torrisholme Barrow lies a little under 200m to the east of the site. To the east the Gd II Listed Belmount Bridge, Williamslands Bridge and Folly Bridge cross the Lancaster Canal between 300 and 350m away from the development plot. The Listed buildings (Gd II) at Torrisholme village lie 250-350m to the southwest.

A prehistoric metal-working site would be of county or regional significance, whereas a medieval farming landscape would be of only local significance.

A formal, phased programme of archaeological field evaluation will be necessary on this site, including geophysical survey, trial excavation and a palaeoecological appraisal, with the results provided as part of any planning application. At this stage it is likely that the various part of this large plot could be assigned a more accurate significance and some areas released for development.
Any identified early occupation site would however require formal excavation as a condition of any planning consent.