Lancaster District Housing Sites (at draft Local Plan stage)
Initial Desktop Archaeological Assessment

22 November 2017


Introduction and Methodology

Lancaster City Council, as part of the evidence base to support the emerging Local Plan, require 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 targeted 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: 75 Former Thomas Graveson Site, Warton Road, Carnforth (Allocation)

This site lies to the immediate north of the River Keer and south of the hamlet of Millhead, which originated as a later 19th century industrial housing estate named ‘Dudley’ associated with the ironworks. It also, however, includes the Listed Gd II Keer Bridge House, which was extant in 1848, and the site of Warton Mill, which is mentioned as early as 1347 and appears on 1786 mapping. The mill was a water-powered corn mill, which pre-dated the nearby Carnforth corn mill (south of the river) and had rights over the water of the river. This caused problems for the Carnforth mill and led to some legal disputes. The site contained a number of modern industrial units, as well as areas of hardstanding and less formal parking, open storage etc. but the modern buildings have been removed in recent years. There is significant potential for the site to contain buried remains of the mill and its water-supply, and some potential for there to be medieval or earlier buried remains towards the north-eastern end of the site. The survival of these buried remains will, of course, depend upon the level of later disturbance.

As noted above the Gd II Listed Keer Bridge House lies within the development site, close to its entrance from Warton Road. Listed buildings at Hagg Farm and Carnforth Station are less than 500m away to the south and southwest, but are separated from the development site by the railway and will not be impacted. There is a small potential for minor impacts on distant views of designated sites in Warton (800m plus to the north), but this is considered to be of negligible to nil significance.

The Listed building is, by definition, of national significance. The remainder of the site is considered to be of local to county significance, depending upon the survival and date of any buried remains.

Any development proposals should be accompanied by an assessment of their impact on Keer Bridge House, but an archaeological evaluation of the site (and any subsequent mitigation) can be made a condition of any planning consent.

LPSA: 177 Land at Trumacar Lane, Heysham (Allocation)

This site is an undeveloped area of former farmland just raised above the northern edge of Heysham Moss. Its location would suggest that it would have been more favourable for mid- and later prehistoric occupation, but there is no actual evidence of such closer than the Mesolithic flint-working site just west of St Patrick’s Chapel. There is considered to be a low but not negligible potential for buried remains of the period to exist here.

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

The site is considered to be of at least local significance, but is potentially more important.

A formal archaeological evaluation, followed by any further recording required, should be undertaken here as a condition of any planning consent.

LPSA: 192 Mossgate Park, Mossgate Road, Heysham (Construction)

This site forms part of the Mossgate development area, where house-building has been going on for some years now. An archaeological assessment in 1995 looked at a somewhat wider site and recorded a few sites, but concluded that its potential was limited and that no further archaeological field work was merited.
The Listed Gd II* Old Hall Inn lies on the west side of Middleton Way, some 350m to the west of the development area. The Gd II Penhale Court is a little closer at c.220m to the west. Neither site nor their settings should be impacted by development here.

The development site is considered to have no archaeological significance.

No archaeological response will be required to any development here.

**LPSA: 295 Former Chorley Nissan Garage, Wheatfield Street, Lancaster**

This site has recently been developed.

**LPSA: 313 Lancaster Moor Hospital, Quernmore Road, Lancaster**

The majority of the open areas of this site have recently been developed and the extant Listed hospital buildings are in the process of conversion to residential.

**LPSA: 321 Land at Grab Lane, Lancaster (Allocation)**

This is an area of farmland, containing the 'Oatlands' farmstead, the main buildings of which were extant in 1848. On the ridge to the west of the site a significant number of Bronze Age burials have been recorded apparently running across Williamson's Park and through the University of Cumbria (former Bowerham Barracks) site. The settlement sites associated with these burials have not been identified, but it would be sensible to assume that they lay in the lands immediately around. To the east is the conjectural line of a Roman road running from the Scotforth area to the lower Lune valley in the vicinity of Brookhouse, 'cutting the corner' from the main road to Lancaster and the route up the Lune Valley to Over Burrow fort and places north and east. The site of Red Well is located on the side of Wyresdale Road here, which may or may not be the same as St Mary's Well, a holy well noted in the medieval period and now said to be located in the cellar to the adjacent Well House.

Williamson's Park lies less than 150m to the northwest of the development site and is a Registered Park and Garden (Gd II) and a Conservation Area. It also contains a number of Gd II Listed buildings and the Gd I Ashton Memorial (the latter c.400m from the development site boundary). The development site forms some of the setting for these designated heritage assets.

The site is of unknown but potentially county significance (should early settlement remains survive here).

A formal archaeological assessment and evaluation, including a programme of trial excavation should be undertaken on this site and the results submitted with any planning application.

**LPSA: 255 Land east of Bowerham Lane, Lancaster (PP Granted)**

This is a small area of farmland south of Hala Carr Farm and between Bowerham Lane and the M6. Aerial photography shows ridge and furrow earthworks across it, but these are likely to be of post medieval origin (perhaps even 19th or early 20th century date) rather than remnants of a medieval field system. To the north and west is the conjectural line of a Roman road, running from the
Scotforth area to the lower Lune valley in the vicinity of Brookhouse, 'cutting the corner’ from the main road to Lancaster and the route up the Lune Valley to Over Burrow fort and places north and east.

There are no designated heritage assets in the vicinity of the development site.

The development site is considered to have negligible archaeological significance.

No archaeological response will be required to any development here.

**LPSA: 378 Land off Ashton Road, Lancaster (Allocation)**

This site comprises two parcels of agricultural land lying north and south of Pinewood Close and between Ashton Road and the Lancaster Canal. A planning application was submitted for this site (1/2015/01342, refused 5 April 2016). Each section of the site is shown as containing a gravel pit on the OS 1891 mapping, and in the wider area prehistoric and Roman finds are known, with the line of the main north-south Roman road a short distance to the east of the site. It is considered to be of medium potential for as-yet unknown buried remains of later prehistoric and Romano-British dates, but these are not likely to be of national importance.

The closest designated heritage asset is the Gd II Listed Broken Back canal bridge, at the southern tip of the development area, and then the Gd II Lunecliffe Hall, c.240m to the west. The settings of these assets needs to be considered as part of the planning of the site. Whilst the adjacent Lancaster Canal is itself unlisted, it is of some heritage significance and its setting should be considered as part of any development scheme.

The concentration of early sites in this vicinity would suggest that it could be of county or regional significance, but the absence of field work makes this difficult to confirm.

A formal archaeological evaluation, followed by any further recording required, should be undertaken here as a condition of any planning consent.

**LPSA: 323 Luneside West, Lancaster**

The majority of this site has already been developed.

**LPSA: 389 Moor Park, Quernmore Road, Lancaster (PP Granted)**

This site forms part of the former Moor Hospital and was granted outline planning permission in 2004 for housing development. On the ridge to the south and west of the site a significant number of Bronze Age burials have been recorded apparently running across Williamson’s Park and through the University of Cumbria (former Bowerham Barracks) site. The settlement sites associated with these burials have not been identified, but it would be sensible to assume that they lay in the lands immediately around. The southern tip of the site is crossed by the conjectural line of a Roman road running from Lancaster to the lower Lune valley in the vicinity of Brookhouse, leading to Over Burrow fort and places north and east. It has been disturbed by the erection of the hospital buildings, associated parking, landscaping and a bowling green. It is considered probable that this later disturbance will have removed most, if not all, of the early deposits.
The Listed Gd II Moor Hospital Annexe building lies immediately north of the development site, as do the Gd II boundary wall and gates to the Annexe along Quernmore Road. The Church of St Michael and two cast iron urinal buildings (also Gd II) lie c.250m west of the site within the Standen Park estate. The setting of the hospital annexe building is important and development on this site should take it into account during the design process.

The development site is considered to be of local archaeological significance, but probably of national significance when considered as the setting to the hospital annexe building. Impacts on the setting of the hospital annexe building should be managed through the normal development process.

**LPSA: 287 Nightingale Hall, Lancaster**

This site is already cleared and partially developed.

**LPSA: 369 Ridge Lea Hospital (Allocation)**

Stone Row head, at the southern end of this development site, is a farmstead shown on the OS 1:10,560 mapping of 1848, and probably dates to the earlier part of the enclosure period (1750-1850). What was described as a Roman burial urn was found in the 1894 in Lancaster Cemetery (opened 1855), which lies immediately south of the development site. The northern portion of the development site is not likely to retain earlier buried remains as a consequence of the building and landscaping works for the hospital, but there may be some potential for such remains to exist in the central and southern sections.

The southern boundary of the site abuts the Lancaster Cemetery Registered Park and Garden (Gd II), which contains three Gd II Listed mortuary chapels, as well as a Gd II lodge and memorial to the Crimean War. The large Gd II listed Moor Hospital Annexe building is approximately 150m to the southeast. The settings of the Listed buildings are unlikely to be seriously impacted by development of this site, but the setting of the Registered cemetery landscape may need some consideration.

The development site is considered to be of only local significance.

A heritage statement, assessing the significance of the buildings on the site as well as the setting of the cemetery and a more detailed assessment of the potential for buried remains should be submitted with any planning application.

**LPSA: 273 Riverview House, Bulk Road, Lancaster**

This site has been recently developed.

**LPSA: 5 Land south of Aldcliffe Hall Drive, Aldcliffe (PP Granted)**

Part of the former demesne land to the now-demolished 1817 Aldcliffe Hall, the surrounding tree avenues give this site a 'landscape park' character. An earlier hall with a 17th century datestone lay 'downhill' (probably to the west) before its replacement. A number of Roman and medieval finds
have been made in this hamlet, but none from within the development site itself. There is no evidence that early buried remains would exist within the development site.

The row 1-5 Aldcliffe Village is Listed Gd II and only some 40m south of the development site. The Gd II former lodge to the hall is 170m away at the northeast end of Aldcliffe Hall Drive.

The development site is considered to have negligible archaeological significance.

No archaeological response will be required to any development here.

**LPSA: 7 Land at The Shieling, Arkholme**

Most of this site has recently been developed.

**LPSA: 11 Land east of Arkholme Methodist Church, Kirkby Lonsdale Road, Arkholme (PP Granted)**

This site lies immediately south of the recently developed Shieling site at Arkholme. It is crossed by the projected line of a Roman road, but lies outside the linear medieval village which runs from the crossroads down to the church and Norman earthwork castle.

The development site lies immediately to the south of but outside the bounds of Arkholme Conservation Area. A series of Gd II Listed 19th century buildings stand at this end of the village, the closest being The Caulking House and Undercroft at 80 and 90m northeast respectively. Willow Cottage, of 17th century date, lies c.130m to the east of the development plot. More Listed buildings lie further east along the main street. The Scheduled motte and bailey castle and Listed Gd II* Church of St John lie c.650m to the southeast of the development site.

The site is of local archaeological significance.

Planning consent has been granted to this site with no archaeological conditions.

**LPSA: 34 Land east of Coastal Road, Bolton-le-Sands (Construction)**

Formerly an area of agricultural lane, part of this site has already been developed. It is not known to be of any archaeological interest.

There are no designated heritage assets in the immediate vicinity of the development site. The Lancaster canal, which forms the southern boundary of the site, is unlisted but of some heritage significance. Whilst it is not directly impacted, its setting should be considered as part of any development scheme.

The development site is considered to have negligible archaeological significance.

No archaeological response will be required to any further development here.

**LPSA: 32 Land east of railway crossing, St Michaels Lane, Bolton-le-Sands (PP Granted)**

The site of the 1846 Bolton-le-Sands railway station lay immediately north of this site, on the other side of St Michaels Lane. No other heritage sites are known in the immediate vicinity.
The Grade II Listed Waterside and Waterside Cottage (dated 1687) lie c.270m to the northwest of the development site, on the other side of the West Coast main Line railway. Further Gd II Listed buildings are more than 450m to the southeast in the village centre. They should not be impacted by development here.

The development site is considered to have negligible archaeological significance.

No archaeological response will be required to any development here.

**LPSA: 119 Burr Tree Meadow, A65, Cowan Bridge (PP Granted)**

An agricultural field between the A65 and the embankment of the former LNWR branch line to Ingleton, immediately south of Leck Beck. Whilst there are medieval and earlier earthworks in the immediate area, this site is not known to contain any.

A Gd II Listed boundary stone of the 19th century lies on the site's southwest border and a second example lies a short distance to the southeast. The old bridge (said to be of late C18th origin) across Leck Beck less than 20m west of the north end of the development site is Listed Gd II, as is the 18th century Bronte Cottages, c.65m to the northwest.

The development site is considered to have negligible archaeological significance.

No archaeological response will be required to any development here.

**LPSA: 147 Laund Fields, Stoney Lane, Galgate**

This site has recently been developed.

**LPSA: 236 Ingleborough View, Hornby (PP Granted)**

A small triangular improved field containing a large modern farm building and hardstanding, south of the former Lancaster (Green Ayre) to Wennington railway line. Station Road lies on the projected line of the main north-south Roman road here, but its course has not been confirmed in the close vicinity. A pinfold and a well were shown on the OS 1848 mapping at the north edge of the site, but these were probably lost during the construction of the railway. Recent trial trenching to the west of Station Road did not reveal any surviving archaeological remains.

A former medieval cross base is located at Butt Yeats, 75m to the southeast of the development site. It is Listed Gd II but should not be impacted by development on this site.

The development site is considered to have negligible archaeological significance.

No archaeological response will be required to any development here.

**LPSA: 240 Land north of Royal Oak Meadow and Hornby Bank, Hornby (PP Granted)**

This site at the very north edge of the village appears to be crossed by the line of a Roman road. It also falls within the supposed bounds of Hornby's medieval deer park.
The Scheduled monument of Castle Stede and the Scheduled and Listed Gd II* Loyn Bridge 500m to the north will not be visible from the development site. Park Cottage, Deer Park Lane, Hornby, is Listed Gd II and 250m to the southeast of the site. Its setting should not be impacted by development on this site. The Gd II Launds Farm in contrast, whilst 290m to the north faces directly onto this site and will see it as the entrance to the village, as will people arriving here from the north.

The development site is considered to be of at least local archaeological significance.

A scheme of archaeological investigation will be necessary here, and has been made a condition of the recent outline planning consent.

LPSA: 701 Land west of Fleet Lane, Hornby (Allocation)

This site lies to the north of the village and the high school at Hornby, and a short distance east of Priory farm, the home of a medieval monastic settlement. It also lies west of the road down to the Scheduled Norman earthwork of Castle Stede and the adjacent Loyn Bridge. The castle (and the adjacent pillbox) were probably sited to control that river crossing point. The line of the Roman road, which travels up the Lune valley through Hornby, appears to turn east, close to the eastern tip of the development site, rather than cross it. The site also lies within the supposed bounds of the medieval deer park of Hornby. There is considered to be a significant potential for as-yet unknown buried remains of prehistoric to medieval date to survive on this site.

The Scheduled monument of Castle Stede and the Scheduled and Listed Gd II* Loyn Bridge lie c.400m to the north of the development site and may be visible from it. The Gd II Launds Farm is some 280m to the northeast and the development site will fall within the views from this site.

The development site is considered to be of at least local archaeological significance.

A scheme of archaeological investigation will be necessary here, but can be made a condition of any planning consent.

LPSA: 401 Land north of Carr Lane, Middleton

This site lies on the west side of Mill Hill at Middleton, where a windmill is supposed to have been sited. The field pattern seen on the OS mapping of 1848 on this side of the settlement may suggest medieval strip fields formerly existed here. Their shape may alternatively simply reflect the local topography, certainly the 18th-19th century maps do not suggest that the settlement had a conventional medieval plan. There are few indications in the immediate vicinity that the development site would be expected to retain buried archaeological remains of an early date.

No 1 Low Road, Middleton is Listed Gd II and lies less than 90m to the southeast of the development site. The Old Roof Tree Inn is also Gd II, and lies c.270m east of the site. The settings of these buildings are very unlikely to be impacted by development on this site.

The development site is considered to have local archaeological significance at best.

No archaeological response will be required to any development here.
LPSA: 398 Woodburn Farm, 52 Low Road, Middleton (PP Granted)

This site sits on the east side of Middleton, and Woodburn Farm itself appears (although is unnamed) on the OS 1:10,560 mapping of 1848. Much of the remainder of the site is occupied by 20th and 21st century buildings and hardstanding. Away from the immediate farmhouse area no buried archaeological remains would be expected to survive.

No 1 Low Road, Middleton is Listed Gd II and lies 170m to the west of the development site. The Old Roof Tree Inn is also Gd II, and lies 140m north of the site. The settings of these buildings are very unlikely to be impacted by development on this site.

The development site is considered to have local archaeological significance at best.

No archaeological response will be required to any development here.

LPSA: 557 Land north of Overton Primary School, Lancaster Road, Overton (PP Granted)

This site lies to the north of the historic core of the village, possibly within an area of former medieval strip fields. The village is of early origin and has a church with Norman elements, although unusually this is located some distance to the south of the centre. A grange belonging to the Priory of Lancaster is noted in the 13th century, but its location is unknown. Little archaeological work has been undertaken in the village and as a consequence the potential for survival of early remains within the development site is unknown, but is probably low to negligible.

Middleton Conservation Area lies c.140m southwest of the development site and the closest Listed building is manor House farm, Gd II, about 200m southwest. Given that the primary school lies between the development site and these designated heritage assets, it seems unlikely that its development would impact their settings.

The development site is considered to have negligible archaeological significance.

No archaeological response will be required to any development here.

LPSA: 684 Land north of Yenham Lane, Overton (Allocation)

This development site lies at the east end of the historic village core, just north of Manor House Farm (whose buildings are now converted to residential uses). The village is of early origin and has a church with Norman elements, although unusually this is located some distance to the south of the centre. A grange belonging to the Priory of Lancaster is noted in the 13th century, but its location is unknown. There are a number of 17th-18th century buildings along Main Street, running west from the development site. Little archaeological work has been undertaken in the village and as a consequence the potential for survival of early remains within the development site is unknown, but probably medium to low.

The western end of the site is included within the Overton Conservation Area and the closest Listed building is the Gd II Manor House Farmhouse (2 Main Street), only a few metres to the west. On the opposite side of Main Street to this is North Farmhouse, dated 1674 and a little further west is Glebe Farmhouse, also of 17th century date, both of these sites are also Gd II. Any development on this site
will have to consider its impact on the setting of Manor House Farmhouse and the other buildings at this end of the Conservation Area.

The development site is considered to be of local archaeological significance.

A Heritage Statement, which assesses the archaeological potential as well as the impact on the standing buildings and Conservation Area, should be submitted with any planning application. Further investigations may however be made a condition of any planning consent.

**LPSA: 699 Lancaster Leisure Park and Auction Mart, Lancaster (Allocation, but some of site has PP Granted)**

The northern part of this site includes a series of modern industrial buildings and hardstanding, car parking, etc. although there were some areas of open ground adjacent to the abattoir which have recently been developed for housing. To the south the ground is open but has trackways and field boundaries inserted to manage and display the animals kept there. The adjacent Well House Farm is said to include the site of St Mary's Well, a holy well noted in medieval documents, and it is possible that there has long been a farmstead there. To the north of the development site a significant number of later prehistoric (and perhaps also Romano-British) burials have been recorded apparently running along the ridge from Lancaster Cemetery across Williamson's Park and through the University of Cumbria (former Bowerham Barracks) site. The settlement sites associated with these burials have not been identified, but it would be sensible to assume that they lay in the lands immediately around. To the south is the conjectural line of a Roman road running from the Scotforth area to the lower Lune valley in the vicinity of Brookhouse, 'cutting the corner' from the main road to Lancaster and the route up the Lune Valley to Over Burrow fort and places north and east. An archaeological desk-based assessment was undertaken on part of the site in 2002, which concluded that it had a significant probability of preserving early buried remains.

Williamson's Park, on the opposite side of Wyresdale Road to the northern end of the development site, is both a Conservation Area and a Registered Park and Garden (Gd II). Nos 1 to 10 Golgotha, at the junction of Wyresdale Road and Coulston Road and thus only a few metres to the west of the development site boundary, date to the late 17th to early 18th centuries and are, with their associated outhouses, Listed Gd II. Further Listed buildings stand within Williamson's Park, including the Gd I Ashton Memorial (325m from the development site boundary).

The lower open part of the development site is considered to have a reasonable probability for the preservation of early archaeological remains and to thus be of more than local significance. The modern buildings of the cattle market and abattoir, and the associated parking and hard-standing areas that have been terraced into the hillside, are of no significance.

A formal archaeological evaluation of the lower open part of the development area, including field investigation, should be undertaken and its results submitted as part of any planning application for the site.

**LPSA: 139 Stoney Lane, Galgate**

This site has been archaeologically evaluated and is currently being developed.
LPSA: 543 Land east of Briar Lea Road, Nether Kellet (PP Granted)

This site lies to the north of the houses on the north side of the green at Nether Kellet, in an area where medieval strip fields or 'croft and toft' plots run back from the roadside. The rear areas of such plots were often used to dispose of rubbish in pits, but may also have been occupied by barns, stables and other outbuildings. There is considered to be a reasonable probability for buried medieval remains to exist on this site.

The southern tip of the development area extends into the Conservation Area at Nether Kellet. The closest Listed building is the Gd II Town End Farm Cottage of the mid-18th century, which lies some 60m to the southwest. Around 100m to the east is 41 Main Road, dated to 1719 and also Gd II. The setting of the latter may be impacted by development on this site.

The development site is considered to be 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.

LPSA: 298 Royal Albert Fields, Ashton Road, Lancaster (Allocation)

The development site lies on the upper and west sides of a drumlin to the rear of the former farm buildings and cottages associated with the Royal Albert Hospital. It includes the former Derby Home, a building of 1913 by the Austin and Paley architectural practice and which originally housed hospital inmates employed in agriculture. An outline planning application was submitted in 2015 for the northern part of the site, which included a heritage assessment of the Derby Home, but a wider archaeological assessment was not undertaken. The Derby Home, whilst itself unlisted, was considered by both Historic England and the Lancaster Civic Society to be of more than Local importance as part of the setting and associations of the main Gd II* hospital and its Gd II farm and associated buildings and its retention and conversion (rather than demolition) was urged. The planning application has since been withdrawn. Other than the Derby Home and a small area used for informal car parking by the residents of some of the adjacent cottages, the majority of the development area is open fields, used for grazing. It lies only some 100m to the west of the line of the main Roman road that approaches Lancaster from the south. A section of this road was tentatively identified in a builder's trench in 1979 and a cobbled surface, thought to be part of the road, was seen in 1999. A short distance to the south at Burrow Heights is the possible site of a Roman road-side mausoleum, as well as earthworks which could represent a prehistoric defended enclosure (although this is by no means certain). There is a significant scatter of other prehistoric or Romano-British remains reported from the vicinity of the development site, but the closest known settlement sites are some distance away at Lancaster itself and at Barker House Farm, on the south side of Lancaster University.

The Gd II* Listed main block of the former Royal Albert Hospital is only 115m from the entrance to the development site, to the east, although actual construction would be further away. A series of associated Gd II buildings however lie on the site's north and east sides. As noted above Historic England and the Lancaster Civic Society regard the unlisted Derby Home to be a significant element of the hospital complex.
The site is considered to be of at least local and perhaps county archaeological significance.

A formal archaeological evaluation will be required on this site prior to development. It would be sensible if this were undertaken early, so that its results could be taken into account at the design stage of any proposed development. As the site is not considered to be of regional or national significance however, it could be undertaken by condition once the principal of development had been agreed at outline stage.

**LPSA: 334 Whinney Carr and Burrow Heights, Lancaster (Allocation)**

This is a substantial area of agricultural grazing land on the south edge of Lancaster, mainly lying between the Lancaster Canal and the railway. It forms part of a drumlin field and as such contains a series of small steep-sided hills which will make development challenging. A number of sites in this area have the place-name element 'Burrow' which it has been suggested has been derived from 'barrow' or burial mound – although it could also refer to the drumlins. A suspected prehistoric settlement site was examined in 2009 near the A6, but did not reveal obvious traces of occupation. A number of finds of prehistoric material have however been made in this area, including a recently discovered hoard of national significance. The site was formerly considered to have been traversed along its length by the main Roman road running into Lancaster. Recent research has however suggested an alternative line for that road which enters the development site from its west side close to Burrow Beck Bridge, before turning more towards the north at the site's northern end. Geophysical survey and trial trenching at Burrow Heights is said to have shown the course of the former line of the Roman road and the remains of what may have been a contemporary settlement or perhaps a roadside mausoleum, to which the large stone heads in the Lancaster Museum may once have belonged. The site has continued in agricultural use until the present day and it is probable that some of the farmsteads have early origins – certainly field patterns and earthworks visible here are of the medieval and post medieval periods. The probability that further as-yet unidentified archaeological remains lie within the area is considered to be very high.

The development site includes Burrow Heights Cottages, which are Listed Gd II. A series of canal bridges (Ashton Park Bridge, Brantbeck Bridge, Burrow Beck Bridge, Carr Lane Bridge) on the western border, are also listed Gd II and there are two Gd II 19th century boundary stones and a milestone on the A6 near the site's south-eastern end. Whilst the adjacent Lancaster Canal is itself unlisted, it is of some heritage significance and its setting should be considered as part of any development scheme.

The proposed development site is considered to be of county significance overall, but within that there will be areas and elements of only local significance and other parts of national significance.

This development area merits the drawing-up of a masterplan. This should include, as an absolute minimum, a desk-based and walk-over assessment of its heritage potential. Some areas, such as the line(s) of the Roman road and areas of earthworks or cropmarks may also merit field investigation at this stage. The results of that work should then be used to indicate what further investigation may be required and whether this is needed before or after any grant of planning consent.
LPSA: 327 Bailrigg Lane, Lancaster (Allocation)

This is an area of farmland south of Lancaster but located between the A6 and M6, north of the hamlet of Bailrigg. When compared to the adjacent area west of the A6 (SA01) the number of known heritage assets is very small, but this may be a result of researchers concentrating their efforts along the line of the Roman road west of the A6 or a consequence of the gentler topography making ploughing easier and thus encouraging the loss of surface earthworks. It may be relevant that the only excavated Romano-British settlement site to the south of Lancaster was located immediately east of the A6 at Barker House Farm on the south side of the Lancaster University campus. Small post medieval pits, possibly for gravel extraction, are recorded, but at the north end of the site place name evidence may point to the former location of a wind mill and a vanished settlement site. The potential for as-yet unknown buried remains is considered to be fairly high.

There are no designated heritage assets within the development area, but Bailrigg Farmhouse and Bailrigg House (both Listed Gd II) lie close to its boundary, within 40-85m. Bailrigg House has an associated garden partly landscaped by Mawson and designed vistas towards the west and northwest.

The site is considered likely to be of local to county heritage significance.

A formal desk-based and walk-over assessment should be undertaken and the results included in any masterplan or submitted with any planning application. Areas of particularly high potential for the survival of buried remains may also merit field investigation at the pre-planning stage, but further excavation and impact mitigation could probably be required by planning condition.

LPSA: 671 Cuckoo Farm and Ridge Farm (Allocation)

This site is an area of farmlands amongst drumlins between the River Lune and the M6, but also incorporates the Lansil golf course. A Romano-British farmstead is recorded just to the north of the site and a potential prehistoric settlement noted southwest of Dolphinlee. Dolphinlee itself was mentioned in 1290, although the house dated 1623 was demolished in the 1960s. The 1797 Lancaster Canal runs along the western side of the site, before turning northwest to cross the Lune Aqueduct – a ‘cinder oven’, perhaps a coke kiln, is recorded at this turn in 1848.

The southern tongue of the site abuts the Lancaster Cemetery Registered Park and Garden, a site which also includes three Gd II Listed buildings. The Listed Gd I Lune Aqueduct lies some 300m to the northwest of the site boundary, but Dolphinlee Bridge (Gd II) lies on the western boundary of the site. A little further south is the Gd II Newton Beck Culvert under the canal. The listed Gd II former farmhouse (now workshop) at Croskell’s Farm lies a short distance north (325m) of the development site, but its setting is already compromised and is unlikely to be disturbed further by development here. Whilst the adjacent Lancaster Canal is itself unlisted, it is of some heritage significance and its setting should be considered as part of any development scheme.

The site is considered likely to be of local to county heritage significance.

A formal desk-based and walk-over assessment should be undertaken and the results included in any masterplan or submitted with any planning application. Areas of particularly high potential for the survival of buried remains such as those at Dolphinlee noted above may also merit field investigation at the pre-planning stage, but further excavation and impact mitigation could probably be required by planning condition.
LPSA: 672 Hammerton Hall (Allocation)

This site comprises farmland between Hammerton Hall Lane and the recently-opened Bay Gateway, on the west side of Slyne Road. Some archaeological work associated with the Bay Gateway construction extended into the western part of the site, as the conjectural line of a Roman road runs just west of the canal here, but no significant remains were identified. A small number of medieval or post-medieval field boundaries are recorded here, their pattern suggesting that this area was once part of a medieval strip field system. Beaumont Turnpike Toll House is shown on the OS mapping of 1848 just north of Beaumont Farm, and the original buildings of Hammerton Hall are also shown. The toll house has subsequently been lost and its site over built, Beaumont Farm converted to residential and Hammerton Hall considerably expanded with modern buildings. There is considered to be only limited potential for pre-medieval buried remains to survive on this site.

Hammerton Hall Bridge across the Lancaster Canal on the site’s southern edge is Listed Gd II, as is Folly Lane Canal Bridge, c.240m to the north. Whilst the adjacent Lancaster Canal is itself unlisted, it is of some heritage significance and its setting should be considered as part of any development scheme.

This site as a whole is considered to be of local significance, although the Hammerton Hall Bridge is by definition nationally significant.

Any development needs to consider the impact on the canal and its associated bridges and features. No archaeological work is likely to be necessary west of the canal, but to the east some limited investigation could be required as a condition of any planning consent.

LPSA: 710 Beaumont Hall (Allocation)

This development area is mainly farmland south of the recently-opened Bay Gateway road. It is known to contain a mid to later prehistoric occupation site just north of Beaumont Hall and a later prehistoric or Romano-British occupation site on the east side of Green Lane. To the north of the development boundary and west of Green Lane an area of medieval settlement and a number of kiln bases is also recorded. All of these sites were subject to investigation and excavation as part of the Bay Gateway construction, and the early sites will extend away from the road and into the development area. There is some potential for the medieval occupation also to extend south into the development site, but this is less certain.

Beaumont Hall, dated 1602 lies within the development site and is Listed Gd II, as are the Green Lane and Halton Road canal bridges on the area’s southern boundary. The Gd I Lune Aqueduct lies immediately southeast of the area’s southern edge. Whilst the adjacent Lancaster Canal is itself unlisted, it is of some heritage significance and its setting should be considered as part of any development scheme.

This area is considered to be of regional archaeological significance.

Both desk-based and field evaluations will be required to be submitted as part of any development proposals here. They should establish the extent of the known buried remains within the development area and confirm the existence or otherwise of as-yet unknown remains. It is probable that formal excavation will be required on at least parts of the site before any development can be
permitted to proceed, but this mitigation work may well be able to be required by planning condition.

LPSA: 61 Lundsfield Quarry (Allocation – planning permission lapsed)

The great majority of this site is a former sand and gravel quarry and as such has no archaeological potential. A post medieval token is reported to have been found there, but this may have been imported during reclamation works or mislocated. The canal marina which forms part of the development site is of later 20th century origin.

The Carnforth Conservation Area extends along Alexandra Road to the north of the development area but does not cross the canal into the site and impact upon it will probably be low to negligible. A turnpike milestone on the A6 just west of the area is Listed Gd II, but will not be impacted by works on this development site. The Lancaster Canal, which forms the western and northern boundary of the site is itself unlisted but is of some heritage significance and its setting should be considered as part of any development scheme.

The development site is of negligible archaeological significance.

No archaeological response will be required to any development here, but a heritage statement assessing the impacts on the canal should be supplied with any planning application.

LPSA: 717 Land south of Windermere Road, Carnforth (Allocation)

This site is mainly farmland to the immediate south of Carnforth, although it also includes some reclaimed quarry land. A small number of metal-detector finds have been reported from the area but none indicate that any early settlement or occupation is to be expected. It is possible that the field pattern has its origins in the medieval period, but it is not considered to be of particular value.

The closest designated heritage Asset is the Listed Gd II Thwaite End Canal Bridge, 200m southwest of the development area. Whilst the adjacent Lancaster Canal is itself unlisted, it is of some heritage significance and its setting should be considered as part of any development scheme.

The development site is considered to have low or negligible archaeological significance.

No archaeological response will be required to any development here, but a heritage statement assessing the impacts on the canal should be supplied with any planning application.