



S Bailey
Chief Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE BB7 2RA

Phone: (01772) 531734
Fax:
Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: PJB/ASP/DM
Date: 10 October 2011

F.A.O Adrian Dowd

Dear Mr Bailey

PROPOSED: Erection of timber clad building to the rear of St Leonards Church for gardening equipment ancillary to maintenance of church yard. St Leonard's Church, Commons Lane, Balderstone (3/2011/0516 & 0517).

The proposed site of the new building is thought to lie within the limits of the shrunken or deserted medieval settlement of Balderstone (Lancashire Historic Environment Record PRN 1818). The foundations required for the building will require the removal of c. 400mm of topsoil over an area 6m x 4m. Such work is therefore considered to have the potential to encounter archaeological features or finds associated with the medieval settlement of Balderstone.

LCAS would therefore recommend that the applicants be required to undertake a programme of archaeological work in order to ensure that any such features or finds are adequately excavated and recorded, and that such works should be secured by means of the following condition, which should be attached to any planning permission which may be granted;

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure and safeguard the recording of any archaeological deposits associated with the site

This is in accordance with PPS5, Policy HE12.3 (Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities

should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate).

Specifications and a list of professionally qualified archaeological organisations that could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service

Lancashire County Council
Development Management
Environment and Public Protection Services
PO Box 100
County Hall
Preston
PR1 0LD

tel. 01772 531734

If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Doug Moir
Planning Officer (Archaeology)