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Your ref: 3/2011/0561/P and 3/2011/0818/P
Our ref: 3/A6/1/PJB/ASP/PDI
Date: 15 November 2011

Dear Mr Dowd

**Planning Application 3/2011/0561 and 0818
English Martyrs RC Church, The Sands, Whalley:
Reduction in height and rebuilding of perimeter wall**

Thank you for the consultation and further details of the above planning applications. We have visited the site and read Mr Neil's comprehensive desk-based assessment and would generally agree with its contents, although would suggest that the absence of the wall from the Buck Brothers' illustration of 1727 is not a particularly reliable indicator of the wall's actual absence at that date. We would agree, however, that the presence of re-used medieval masonry within the wall would strongly suggest that is a post-dissolution construction and would not be surprised at a 17th or early 18th century date.

We would reluctantly come to the same conclusions and recommendations expressed in Mr Neil's sections 4.4.2 and 4.5, in that the case for reconstruction of this section of the wall to its full height is difficult to sustain and that the money that this would cost would be better spent on preventative works on the remaining 'tall' sections of wall. In particular we note that the collapse of the eastern wall would appear likely to be the result of the loss of the capping flagstones and that works to secure both the remaining 'original' capping and the new capping on the rebuilt section should be a priority, to avoid any possible suggestion of deliberate neglect.

We would suggest, therefore, that a negative planning condition is placed on any consent granted to these applications to ensure that the required mitigation works are undertaken. The following standard wording is suggested:

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 remains.

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). If you do not consider that such a recommendation can be followed, we would ask that you contact us and discuss how the matter may be taken forward.

Yours sincerely

Peter Iles
Specialist Advisor (Archaeology)