

John Macholc
Building and Development Control
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Ribble Valley Borough Council
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Your ref:
Our ref: PJB/ASP/DM
Date:

F.A.O Sarah Westwood

Dear Mr Macholc,

PROPOSED: Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill). Land at Chapel Hill, Longridge (3/2011/1071).

The 1st Edition OS 1:10560, Lancashire Sheet 53, surveyed 1844 shows a cluster of 3 buildings in the area of 53 Chapel Hill, 2 of which may be the existing dilapidated house and barn, as well as another now demolished building to the south. The standing buildings are therefore considered to be of some historical interest, most likely dating from the first half of the 19th century or earlier, having undergone a number of changes in response to changes in agricultural practices and economic.

The CBAs 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined." (ibid.)

The site of the demolished building, whose original function and date is unknown, might also be affected by the proposals, and there is therefore a potential for buried below-ground remains to be encountered.

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, the Lancashire Archaeology Service would recommend the recording of the buildings prior to conversion, as well as an archaeological watching brief on works in the area of the former demolished building, and that such works be secured by means of the following condition:

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

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

Such a recommendation 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 building recording consultants and organisations which 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)