



S Bailey
Chief Planning Officer
Ribble Valley Borough Council
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Your ref:
Our ref: ASM/ASP/DM
Date: 19/04/2012

F.A.O Colin Sharpe

Dear Mr Bailey,

PROPOSED: Outline application for the construction of 30no. dwellings on land off Greenfield Avenue with a suggested breakdown of 16no. houses with 3-4 bedrooms, 8no. low cost houses and 6no. bungalows with 2 bedrooms. Land off Greenfield Avenue, Low Moor, Clitheroe (3/2012/0014)

The ASLF Aggregate Extraction in the Lower Ribble Valley report undertaken jointly by Oxford Archaeology North and University of Liverpool Department of Geography in 2007 has identified the application site as one considered to have a high potential for previously unrecorded prehistoric activity to be found on the site, with a medium potential for activity dating to the Roman and medieval periods.

Given the high potential for archaeological deposits of a prehistoric date to be encountered (as well as a lesser potential for those of a Romano-British or medieval date) LCAS would recommend that further archaeological investigation of the site should be undertaken, which should take the form of geophysical survey and the excavation of trial trenches. The need for any further detailed excavation would be determined by the nature of the results of the aforementioned work. It is LCAS opinion that although any archaeological deposits of a prehistoric or Romano-British date might be considered to be of regional importance, they are unlikely to merit preservation in situ but could rather be preserved by record

Consequently, should the Local Planning Authority be minded to grant planning permission to these or any other schemes, the Lancashire Archaeology Service would recommend that the applicants be required to undertake a programme of staged archaeological work, as mentioned above, and 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 and inspection of matters of archaeological/historical importance associated with the building/site

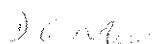
This is in accordance with NPPF paragraph 141 – "Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

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

Lancashire County Council
Transport & Environment
PO Box 100
County Hall
Preston PR1 0LD

tel. 01772 531734

Yours sincerely



Doug Moir
Planning Officer (Archaeology)