

Jane Tucker

From: ENV Archaeology [Archaeology@lancashire.gov.uk]
Sent: 17 August 2012 11:52
To: planning
Subject: Archaeology comments on 3/2012/0623
Attachments: Land at 23-25 Old Row, Barrow.pdf

Dear Sir/Madam

PLANNING APPLICATION NO. 3/2012/0623 (Land at 23-25 Old Row, Barrow)

Lancashire County Archaeology Service have studied the above consultation and noted its contents. We have attached our archaeological comments. Please can you confirm that you have received this response.

If you need to discuss this further or require any more information please contact Doug Moir (douglas.moir@lancashire.gov.uk) tel. 01772 531734.

Yours faithfully

Doug Moir
Planning Officer (Archaeology)

Lancashire County Archaeology Service
Specialist Advisory Services
Development Management Group
Lancashire County Council
Environment Directorate
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17/08/2012



John Macholc
Building and Development Control
Manager
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: 17 August 2012

F.A.O Colin Sharpe

Dear Mr Macholc,

PROPOSED: Outline application with all matters reserved for residential development of 23 dwellings, with access, parking and associated landscaping following demolition of nos. 23 and 25 Old Row. Land at 23-25 Old Row, Barrow (3/2012/0623)

The proposal site lies immediately adjacent to areas identified in the *ALSF Aggregate Extraction in the Lower Ribble Valley Final Report* (Oxford Archaeology North/University of Liverpool, 2007) considered to have a high potential to contain previously unknown archaeological deposits dating to the prehistoric, Roman and Medieval periods. Well-preserved archaeological deposits of either a prehistoric or Roman date would be likely to be considered of regional, and possible national, importance.

Given the recognised potential of the site, LCAS would therefore recommend that, prior to the determination of the application, an archaeological evaluation of the site be carried out to determine if any such deposits do exist. It is envisaged that the evaluation would comprise an initial desk-based assessment of the site, reviewing the results of the ALSF report in relation to the topography and geology of the application site. Depending upon the results of the desk-based assessment, further stages of non-intrusive investigation of the site (geophysical survey) and intrusive sample trial trenching may also be considered necessary.

The results of the desk-based assessment, and any other on-site works considered necessary would enable both LCAS and the LPA reach a properly informed decision as to the archaeological potential of the site and the nature and extent of any for further mitigation (preservation in situ and/or excavation).

This is in accordance with National Planning Policy Framework, section 128:

Jo Turton • Executive Director for the Environment
Transport & Environment • Environment Directorate
PO Box 100 • County Hall • Preston • PR1 0LD



"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

and the Borough Council's own Saved Local Plan Policy ENV14.

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

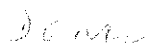
Lancashire County Council
Transport & Environment
PO Box 100
County Hall
Preston
PR1 0LD

tel. 01772 531734

Should the Borough Council consider that the above approach is unreasonable, or that other circumstances make such an approach unfeasible, then I would request that LCAS is contacted in writing outlining the Council's position. At that point the Archaeology Service will then form its own opinion as to how best proceed in addressing the remaining archaeological issues, and in particular those outlined in NPPF para. 141.

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

Yours sincerely



Doug Moir
Planning Officer (Archaeology)