



John Macholc
Building and Development Control
Manager
Ribble Valley Borough Council
Council Offices
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Your ref: 3/2012/0739
Our ref: PJB/ASP/DM
Date: 7 September 2012

F.A.O Colin Sharpe

Dear Mr Macholc,

PROPOSED: Outline planning application with all matters reserved for up 13,000 sq.m of mixed use Class B1m B2 and B8 employment floorspace with access and assorted landscaping. Land North off Barrow Business Village, Barrow (3/2012/0739)

The proposal site lies c. 450m to the east of areas which been identified in the *ALSF Aggregate Extraction in the Lower Ribble Valley Final Report* (Oxford Archaeology North/University of Liverpool, 2007) as being considered to have a high potential for 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 to be of regional, and possible national, importance.

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 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:

"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:

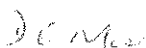
Lancashire County Council
Transport & Environment
PO Box 100
County Hall
Preston
PR1 0LD

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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)