

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: ASM/ASP/DM
 Date: 20 November 2012

F.A.O Sarah Westwood

Dear Mr Macholc

PROPOSED: Residential development & a crèche. Land off Waddington Road, Clitheroe (3/2012/0913)

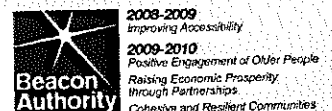
The County Archaeology Service commented in June on a pre-application enquiry (land at Waddow View) to the Borough Council that the proposal site has been identified in the ALSF Aggregate Extraction in the Lower Ribble Valley Final Report (Oxford Archaeology North/University of Liverpool, 2007) as being one considered to have a high/medium potential for archaeological deposits dating to the prehistoric period with a medium/low potential for the Roman and Medieval periods.

Consequently it was LCAS advice that the submission of a planning application to develop the site would therefore be likely to meet with a recommendation that the site be the subject of a pre-determination archaeological field evaluation, comprising a combination of geophysical survey and trial trenching.

To date the geophysical survey has been completed and there is an agreed trial trenching methodology in place to investigate the anomalies identified by that work, as stated on page 17 of the Design & Access Statement. The D & A Statement does go on to state that the trial trenching was to have taken place in October. Having spoken to the applicant's archaeological contractor I can confirm that this is not the case and the trial trenching, as far as they know, has been postponed.

The archaeological evaluation of the site is therefore incomplete, and LCAS would therefore recommend that determination of the application be deferred until such a time as the trial trenching element has also been completed in order that a more informed decision can be made.

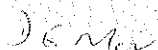
Jo Turton • Executive Director for the Environment
 Transport & Environment • Environment Directorate
 PO Box 100 • County Hall • Preston • PR1 0LD



However 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 an opinion as to how best proceed in addressing the remaining archaeological issues, and in particular those outlined in NPPF para. 141.

Please note that the above comments have been made without the benefit of a site visit. If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely



Doug Moir
Planning Officer (Archaeology)