

MAR 2013

John Macholc
Building and Development Control
Manager
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: (01772) 531734
Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: ASM/ASP/DM
Date: 1 March 2013

F.A.O Graeme Thorpe

Dear Mr Macholc

PROPOSED: Outline application for residential development of up to 140 units with primary access off Henthorn Road with all other matters reserved. Land off Henthorn Road, Clitheroe (3/2012/1092)

The proposal site has been identified by the ALSF Aggregate Extraction in the Lower Ribble Valley Final Report (Oxford Archaeology North/University of Liverpool, 2007) as having a high potential to contain previously unknown archaeological deposits dating to the prehistoric, a medium potential for the Roman period and a medium/high potential for the medieval period. Although well-preserved archaeological deposits of either a prehistoric or Roman date might be likely to be considered of regional importance, as the site has not been identified by the Lower Ribble Valley Report as a site of the highest potential LCAS is of the opinion that any surviving archaeological deposits could be adequately dealt with by means of an appropriate post-permission programme of archaeological mitigation. The walkover survey undertaken as part of the Archaeological Desktop Assessment (Wardell Armstrong November 2012) has also tentatively identified an area of earthworks of possible archaeological origin. Any programme of archaeological work is therefore likely to comprise of a combination of topographical survey, geophysical survey and/or trial trenching.

Consequently should the local planning authority be minded to grant planning permission to this, or any similar scheme, that the applicant be required to undertake some further archaeological investigation and that such work is secured by means of the following 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 of any archaeological deposits

This is in accordance with NPPF paragraph 141 (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).

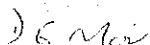
Specifications and a list of professionally qualified archaeological organisations that could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service

Lancashire County Council
Transport & Environment
Development Management
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)