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Building and Development Control
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Your ref:
Our ref: PJB/ASP/DM
Date: 13 September 2012

F.A.O Sarah Westwood

Dear Mr Macholc,

PROPOSED: Outline application for a residential development for the elderly, comprising of 37 bungalows and 40 retirement apartments. Land at Accrington Road, Whalley (3/2012/0179P)

The amended Planning Statement section 2.9 contains the statement: "the Heritage Appraisal submitted in support of the application demonstrates that there is no risk of direct physical harm to any features of heritage significance nor would there be any harm to the setting of the Whalley Conservation Area."

The Heritage Appraisal is however limited to an assessment of the effects of the proposed development purely on the Whalley Conservation Area, and does not deal with the potential archaeological interest in the site.

NPPF paragraph 128 is clear that: "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."

In this instance as the site is considered to have a limited potential to contain previously unknown archaeological deposits dating to the prehistoric and/or Roman periods LCAS has advised that the archaeological potential of the site could be investigated post-permission.

LCAS does not consider that any of the statements in the Amended Planning Statement provide any justification to alter or withdraw its comments, and therefore would wish to re-iterate the recommendation that should the Local Planning Authority be minded to grant planning permission to this or any other scheme, the Lancashire Archaeology Service would recommend that evaluation of the site by means of a combination of

geophysical survey and/or trial trenching (and any subsequent archaeological investigation deemed necessary) be undertaken, and that such works be secured by means of the following condition:

Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

This is in accordance with NPPF paragraph 141 (Local planning authorities should ... 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)

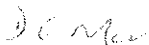
Specifications and a list of professionally qualified archaeological organisations that could carry out appropriate archaeological works can be obtained from the Lancashire Archaeology Service

Lancashire County Council
Development Management
Environment and Public Protection Services
PO Box 100
County Hall
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If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely



Doug Moir
Planning Officer (Archaeology)