

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

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

F.A.O Stephen Kilmartin

Dear Mr Macholc

PROPOSED: A residential mixed use development comprising up to 260 dwellings (C3); a primary school (D1); a new vehicular link between Clitheroe Road and the A671 including creation of a new junction both onto the A671 and Clitheroe Road; car parking; open space; and associated landscaping. Land to the east of Clitheroe Road (Lawtonsteads), Whalley (3/2013/0137P)

The Historic Environment Desk-Based Assessment Report compiled by Northern Archaeological Associates (NAA) that accompanies the current application suggests in Section 6.6 that there is a small potential for the site to contain previously unrecorded archaeological remains from the prehistoric and/or Roman periods. The Report (Section 7.1) does however go on to suggest that LCAS would be likely to recommend that this potential be tested by means of geophysical survey and trial trenching. LCAS would agree that such a methodology would be a rapid and cost-effective means of assessing the archaeological potential of the site for such remains

Consequently, should the Local Planning Authority be minded to grant planning permission to these or any other schemes, Lancashire County Archaeology Service would recommend that the applicants be required to undertake a programme of staged archaeological work (geophysical survey, trial trenching and excavation of identified archaeological features), and such works should be secured by means of the following condition, which should be attached to any planning permission which may be granted;

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 and inspection of matters of archaeological importance associated with the site

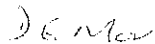
Specifications and a list of professionally qualified archaeological organisations that could carry out appropriate archaeological works can be obtained from Lancashire County Archaeology Service

Lancashire County Council
Development Management
Transport & Environment
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)