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Your ref: 3/2015/0794

Our ref: ASM/ASP/PDI

Date: 10th December 2015

FAO A Dowd

Dear Mr Macholc

Planning Application 2/2015/0794: Demolition of existing industrial units and construction of a pay and display car park; Abbey Works, Back King Street, Whalley BB7 9SP

Thank you for your consultation on the above planning application. As well as lying within the Whalley Conservation Area, the proposed development is bounded on its north and west sides by the churchyard to the Listed Gd I parish church of St Mary (13th century on a ?8th century? Site). It is c.60m east of the Scheduled Monument of Whalley Abbey (13th century) and 160m north of the Scheduled Whalley Bridge (14th century site but present structure C17th and later), as well as less than 30m from three Scheduled pre-Conquest cross shafts within the churchyard. All of these sites are of the highest national importance.

The site is presently occupied by a series of industrial buildings and garages, the main building appearing as a 'Garage' on the OS 1:2,500 mapping of 1912 (sheet Lancashire 55-10, surveyed 1910) but which was not present on the 1893 edition of that map (surveyed 1892). The importance of this site has not been formally assessed, but it seems unlikely to be of more than limited local significance.

Other nearby heritage assets noted on the Historic Environment Record include a mid-18th century sundial and the findspot of a Roman coin hoard within the churchyard, as well as a series of medieval and later property boundaries running back from King Street and the former Abbey Corn Mill site (medieval and later). These features and sites are likely to be of at least local significance.

Nothing of the above is included in the Heritage Statement which accompanies the application, nor is the impact of the proposals assessed with respect to any of these features. As such it is considered entirely inadequate and does not fulfil the requirements of the NPPF. No informed judgement can be made without this

information so it is strongly recommended that the applicants are asked to withdraw the application and to provide a more appropriate level of assessment of the development site and its potential impact on built and buried heritage assets and their settings. If they are unwilling or unable to do so, then it is recommended that the application is refused on the grounds of insufficient information.

If the council are not minded to take this approach we would like to be given the opportunity to discuss the matter further with you, before a planning decision is reached, and would ask you to contact us.

Yours sincerely

Peter Iles

Peter Iles
Specialist Advisory Services