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Your ref: 3/2017/1050

Date: 1st December 2017

FAO R Major

Dear Mr Macholc,

Planning Application 3/2017/1050: Erection of one new dwelling in garden of 20 Abbey Fields including new vehicular access; Garden of 20 Abbey Fields, Whalley BB7 9RS

We responded on 17th October to the now withdrawn application 17/0772 for a similar development on this plot. Archaeologically the proposals are very similar, so we repeat our previous advice below:

The proposed dwelling is located on a site immediately inside the line of a large ditch noted on a 1762 estate map as '*Canals*'. It appears as '*Remains of Trench*' and '*Earthworks*' on OS mid-19th to early 20th century mapping and it is generally held to be part of the boundaries delineating the former monastic fields, although other theories (including a Roman origin) have been put forward. An excavation for foundations at 36 Abbey Field undertaken in 2004 was observed archaeologically, but the water inflow and unstable sides of the trenches meant that no satisfactory record could be created.

The OS 1:2,500 mapping of the 'Trench' runs through the northern part of the proposed development site, and whilst it is possible that its remains will have been disturbed by the construction of the road and houses of Abbey Field, it seems probable that remains of the earthwork will survive here. These remains are not so significant that they would merit preservation at the expense of development, but do merit some recording and we would recommend that a formal archaeological watching brief should be held during the excavations for foundations required as part of the development. These works can be required by planning condition and the following wording is suggested:

Condition: No development, site clearance/preparation, or demolition shall commence 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 shall be submitted to, and approved in writing by, the local planning authority. The programme of work shall include a

formal archaeological watching brief during the excavation of all foundations and footings for the new development, as well as the compilation of a report on the work undertaken and the results obtained. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

Note: Relevant archaeological standards and a list of registered contractors can be found on the CIfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

Please note that this advice has not had the benefit of a site visit.

Yours sincerely

Peter Iles