



John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 07847 200073

Email: Lancashire.archaeology@gmail.com

Your ref: 3/2017/1157

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FAO H McCartney

Dear Mr Macholc,

Planning Application 3/2017/1157: Single storey extension to side; 42 Samartian Fold, Ribchester PR3 3YG

Thank you for your consultation on the above application. Prior to the construction of Sarmatian Fold, an archaeological evaluation revealed the presence of archaeological deposits relating to Roman period occupation under the site. These were partly excavated and indicated that timber buildings, dating to the second century AD, had occupied the site. The site was not, however, totally excavated and archaeological deposits are likely to survive under parts of the area. The proposed development could therefore cause damage to any archaeological deposits surviving in the area.

Because that the development is relatively small scale and the site is likely to have suffered some disturbance, both from the earlier use as a mill and during the construction of the houses I do not feel that any pre-determination evaluation of the site is necessary. An archaeological watching brief should, however, be maintained on the site during excavation of the foundation trenches. This can be required by the use of a suitable planning condition. The following wording is suggested:

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 investigation and recording works. 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 building.

Note: The programme of investigation and recording works should comprise a formal watching brief during all groundworks required as part of the development. It should be undertaken by an appropriately experienced and qualified professional archaeological contractor to the standards and guidance set out by

the Chartered Institute for Archaeologists (CIfA). Copies of these standards and a list of potential contractors can be obtained from the CIfA web site at www.archaeologists.net.

This is in accordance with National Planning Policy Framework 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.*"

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles