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Your ref: 3/2018/0008

Date: 8th February 2018

FAO A Birkett

Dear Mr Macholc,

Planning Application 3/2018/0008: Demolition of existing dwelling and erection of 34 bungalows for the over 55s with associated access, parking, landscaping and open space. 30 Peel Park Avenue and land to the rear, Clitheroe BB7 1ET

The above application is accompanied by Design and Access Statement (DAS, Applethwaite/Woodcroft Design, nd) and an Archaeological Assessment (AA, Garry Miller, Oct 2017). The Archaeological Assessment comprises a simple desk-based assessment, relying almost completely upon data from the Lancashire Historic Environment Record, and identifies the line of the Ribchester-Ilkley Roman road as the only significant heritage constraint to the development. It notes that the line of the road is well established – earthworks representing the line of the road are marked on the OS 1:10,560 mapping of 1847 (sheet Lancashire 47, surveyed 1844) on either side of the development plot. A number of investigations of this road have been recorded, the closest being geophysical survey of the fields immediately south of the proposed development site, but no trenches have been cut across it in the Clitheroe area in modern times.

We would not object to the proposed development, particularly as the intention is to retain the line of the road as open space. We would, however, recommend that a programme of archaeological investigation and recording is undertaken. This work should include a scheme of trial trenching confirming the line of the road on the ground and examining its survival and construction, including any roadside and road-zone ditches. It should also check that there is no Roman roadside development within the area of the proposed housing. Any such settlement would need to be formally recorded prior to the development commencing but is unlikely to merit preservation in situ at the expense of the development. As such we consider that this matter can be dealt with by a planning condition rather than by requiring a pre-determination evaluation.

You may also wish to consider with the applicants if the site merits an information board being placed on the road, briefly describing it and its route and whether there is any

potential for connecting this section of the road with the portion within the development site to the southwest.

The following planning condition wording, for the investigative and recording works, 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 include a scheme of trial trenching and any subsequent further excavation and recording merited by remains encountered. 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