Land off Church Raike/Malt Kiln Brow, Chipping, Lancashire Archaeological Desk-Based Assessment January 2017



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Report

Archaeological Desk-Based Assessment

Site

Land off Church Raike/Malt Kiln Brow, Chipping, Lancashire

Date January 2017

Planning Authority Ribble Valley Borough Council

Site Centred At SD 619 434

Prepared and Approved By Dr Rob Smith (CMIfA)

Report Status Final

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Prehistoric

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day



Executive Summary

This archaeological desk-based assessment considers land off Church Raike/Malt Kiln Brow, Chipping, Lancashire. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.

The assessment has established that based on the available evidence, the site has low potential for archaeological remains of all periods.

Nevertheless, it is possible that the archaeological advisor to Ribble Valley Borough Council may request some additional archaeological work. This could take the form for a geophysical survey in the first instance.

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land off Church Raike/Malt Kiln Brow, Chipping, Lancashire (Figure 1). The site (herafter referred to as the 'study site') is located at grid reference SD 619 434.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4 The study area used in this assessment is a 1km radius from the red line boundary of the site (Figure 2).
- 1.5 A Heritage Assessment undertaken by Oxford Archaeology North (2013) has previously dealt with designated heritage assets within the surroundings of the site.

Location, Topography and Geology

- 1.6 Chipping is a rural village located in the Ribble Valley, lying c. 15 km west of Clitheroe and c. 19 km north-north-east of Preston. The village is located on the edge of the Trough of Bowland, and lies within the Forest of Bowland Area of Outstanding Natural Beauty. The historic core of the village, centred on St Bartholomew's Church at the junction of Church Raike, Talbot Street and Club Lane, is afforded statutory designation as the Chipping Conservation Area.
- 1.7 The topography of Chipping is dominated by undulating lowland farmland, and much of the village is bounded by open fields, with tracts of woodland in the valley of the Chipping Brook to the north.
- 1.8 The landscape character of Chipping, as classified by Lancashire County Council, comprises 'Ancient and Post-Medieval Settlement', 'Modern Settlement', 'Ancient Enclosure' and Post-Medieval Enclosure' (Lancashire County Council 2002).
- 1.9 The historic core of the village, within the Chipping Conservation Area, is classified as 'Ancient and Post-Medieval Settlement', the defining components of which include 'a wide range of buildings, open space and the course of the road systems and public rights of way'.
- 1.10 Most of the study site comprises a cricket pitch which generally lies flat at a level of c. 30 m Above Ordnance Datum (AOD). A sports pavilion is in the south of the site. The east of the site is woodland (Figures 1 and 16).
- 1.11 The geological map of the area shows the site to be underlain by Diamicton Till on the solid geology of Limestone of Park Style Limestone Member.



2.0 Planning Background and Development Plan Framework

Ancient Monuments and Archaeological Areas Act 1979

2.1 The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.2 Government policy in relation to the historic environment is outlined in section 12 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
 - Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.4 Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.5 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.6 Archaeological Interest is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.7 Designated Heritage Assets comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.8 Significance is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.9 Setting is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.10 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

"Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."

2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.



2.12 The Ribble Valley Borough Council Core Strategy 2008-2028 (2014) has the following relevant polices relating to archaeology:

KEY STATEMENT EN5: HERITAGE ASSETS

- 2.13 There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.
- 2.14 This will be achieved through:
 - Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
 - Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
 - Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
 - Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
 - The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

POLICY DME4: PROTECTING HERITAGE ASSETS

2.15 IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.

1. CONSERVATION AREAS

- 2.16 PROPOSALS WITHIN, OR AFFECTING VIEWS INTO AND OUT OF, OR AFFECTING THE SETTING OF A CONSERVATION AREA WILL BE REQUIRED TO CONSERVE AND WHERE APPROPRIATE ENHANCE ITS CHARACTER AND APPEARANCE AND THOSE ELEMENTS WHICH CONTRIBUTE TOWARDS ITS SIGNIFICANCE. THIS SHOULD INCLUDE CONSIDERATIONS AS TO WHETHER IT CONSERVES AND ENHANCES THE SPECIAL ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL. DEVELOPMENT WHICH MAKES A POSITIVE CONTRIBUTION AND CONSERVES AND ENHANCES THE CHARACTER, APPEARANCE AND SIGNIFICANCE OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES WILL BE SUPPORTED.
- 2.17 IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

- 2.18 ALTERATIONS OR EXTENSIONS TO LISTED BUILDINGS OR BUILDINGS OF LOCAL HERITAGE INTEREST, OR DEVELOPMENT PROPOSALS ON SITES WITHIN THEIR SETTING WHICH CAUSE HARM TO THE SIGNIFICANCE OF THE HERITAGE ASSET WILL NOT BE SUPPORTED.
- 2.19 ANY PROPOSALS INVOLVING THE DEMOLITION OR LOSS OF IMPORTANT HISTORIC FABRIC FROM LISTED BUILDINGS WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT EXCEPTIONAL CIRCUMSTANCES EXIST.



3. REGISTERED HISTORIC PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST

2.20 PROPOSALS WHICH CAUSE HARM TO OR LOSS OF SIGNIFICANCE TO REGISTERED PARKS, GARDENS OR LANDSCAPES OF SPECIAL HISTORIC INTEREST OR OTHER GARDENS OF SIGNIFICANT LOCAL HERITAGE INTEREST, INCLUDING THEIR SETTING, WILL NOT BE SUPPORTED.

4. SCHEDULED MONUMENTS AND OTHER ARCHAEOLOGICAL REMAINS

- 2.21 APPLICATIONS FOR DEVELOPMENT THAT WOULD RESULT IN HARM TO THE SIGNIFICANCE OF A SCHEDULED MONUMENT OR NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES WILL NOT BE SUPPORTED.
- 2.22 DEVELOPERS WILL BE EXPECTED TO INVESTIGATE THE SIGNIFICANCE OF NON DESIGNATED ARCHAEOLOGY PRIOR TO DETERMINATION OF AN APPLICATION. WHERE THIS DEMONSTRATES THAT THE SIGNIFICANCE IS EQUIVALENT TO THAT OF DESIGNATED ASSETS, PROPOSALS WHICH CAUSE HARM TO THE SIGNIFICANCE OF NON DESIGNATED ASSETS WILL NOT BE SUPPORTED.
- 2.23 WHERE IT CAN BE DEMONSTRATED THAT THE SUBSTANTIAL PUBLIC BENEFITS OF ANY PROPOSALS OUTWEIGH THE HARM TO OR LOSS OF THE ABOVE, THE COUNCIL WILL SEEK TO ENSURE MITIGATION OF DAMAGE THROUGH PRESERVATION OF REMAINS IN SITU AS THE PREFERRED SOLUTION. WHERE THIS IS NOT JUSTIFIED DEVELOPERS WILL BE REQUIRED TO MAKE ADEQUATE PROVISION FOR EXCAVATION AND RECORDING OF THE ASSET BEFORE OR DURING EXCAVATION.
- 2.24 PROPOSALS SHOULD ALSO GIVE ADEQUATE CONSIDERATION OF HOW THE PUBLIC UNDERSTANDING AND APPRECIATION OF SUCH SITES COULD BE IMPROVED.
- 2.25 IN LINE WITH NPPF, RIBBLE VALLEY AIMS TO SEEK POSITIVE IMPROVEMENTS IN THE QUALITY OF THE HISTORIC ENVIRONMENT THROUGH THE FOLLOWING:

A) MONITORING HERITAGE ASSETS AT RISK AND;

- *i.* SUPPORTING DEVELOPMENT/RE-USE PROPOSALS CONSISTENT WITH THEIR CONSERVATION;
- ii. CONSIDERING USE OF LEGAL POWERS (BUILDING PRESERVATION NOTICES, URGENT WORKS NOTICES) TO ENSURE THE PROPER PRESERVATION OF LISTED BUILDINGS AND BUILDINGS WITHIN THE CONSERVATION AREAS.

B) SUPPORTING REDEVELOPMENT PROPOSALS WHICH BETTER REVEAL THE SIGNIFICANCE OF HERITAGE ASSETS OR THEIR SETTINGS.

C) PRODUCTION OF DESIGN GUIDANCE.

D) KEEPING CONSERVATION AREA MANAGEMENT GUIDANCE UNDER REVIEW.

E) USE OF LEGAL ENFORCEMENT POWERS TO ADDRESS UNAUTHORISED WORKS WHERE IT IS EXPEDIENT TO DO SO.

F) ASSESS THE SIGNIFICANCE AND OPPORTUNITIES FOR ENHANCEMENT OF NON DESIGNATED HERITAGE ASSETS THROUGH THE DEVELOPMENT MANAGEMENT PROCESS.

2.26 The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.



Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.27 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a seven-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
 - Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.



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3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Figures 2 and 3.

Non-Designated Heritage Assets

Prehistoric

- 3.2 There are no prehistoric remains recorded within the study site or its surroundings.
- 3.3 Not much is known about prehistoric Lancashire as little evidence has yet been discovered. The earliest evidence so far found primarily appears in cave sites dating to the end of the Devensian Ice Age (16,000 – 8,000BC). As yet, no evidence of occupation dating to the Palaeolithic or Mesolithic has been forthcoming; however, due to the poor preservation of settlements during these periods, this is not surprising.
- 3.4 A similar situation can be found from the Mesolithic and Neolithic periods; however, during these periods, the main evidence of settlement has principally been through flint scatters and palaeoecological evidence, suggesting woodland clearance during these periods (Cowell, 1996). Flint scatters have mainly been discovered in the Rossendale uplands and along the western Pennine slopes (Hall, Wells and Huckerby, 1995, 115). It is likely that settlement during the Neolithic period was constrained due to the poor drainage of the Pennines and the resulting areas of blanket peat (ibid, 117).
- 3.5 Environmental and ecological changes during the later Bronze Age and early Iron Age periods seems to result in the abandonment of most of Lancashire by any settlers (Middleton, 1996). This is further evidenced by the small number of Iron Age remains discovered throughout the county, when compared to the rest of Britain, with only isolated farms and small scale hilltop enclosures so far being discovered (Haselgrove, 1996).
- 3.6 A stone axe thought to have been of prehistoric origin is reported to have been discovered near Longridge in c. 1842 (Smith 1894), but additional evidence for contemporary activity is scant.
- 3.7 Considering the lacuna of archaeological evidence of prehistoric date both within the site and its surroundings, the potential of site is low.

Roman

- 3.8 There are no Roman remains recorded within the study site and limited evidence in its surroundings.
- 3.9 During the Roman invasion, Lancashire was occupied by the tribe of the Brigantes; however, by the early AD70s, the Romans had taken control of the whole area west of the Pennines and dominated the landscape with military sites, with few civilian settlements being discovered aside from the usual '*vici*' that grew around these military sites (Buxton and Shotter, 1996; Haselgrove, 1996 and Shotter, 2011).
- 3.10 The course of a Roman road between the forts at Ribchester and Overborough takes a route across the southern part of the parish, adjacent to Jeffrey Hill, where it was reported in the 19th century to be 'tolerably well-preserved' (ibid). In addition, a coin has been discovered in a garden in Hesketh Lane in Chipping (Crainer 1986, 11).
- 3.11 The lack of archaeological evidence of Roman date within the site and little in its surroundings indicates that the potential of the site is low.

Medieval

- 3.12 There are no Medieval remains recorded within the study site.
- 3.13 The village of Chipping is known to have at least Medieval origins. The name is thought to derive from the Old English 'Chepyn', which may be translated as 'market'. There are also references to a church being built in Chipping in AD 597 (Crainer 1986, 11).
- 3.14 The village is mentioned in the Domesday Survey of 1069, where it is referred to as 'Chippenden'. At the time of the Domesday Survey, Chipping was assessed as three plough-lands and was a member of Earl Tostig's fee of Preston (Farrer and Brownbill, 1912). It was granted subsequently to Roger of Poitou, and became part of the possession of the



Bussels of Penwortham for a time. Henry I in 1102 gave it to Robert de Lacy, and from that time it continued as part of the honor of Clitheroe (ibid).

3.15 Due to the lacuna of recorded archaeological assets of Medieval date both within and near the site, its potential is low.

Post-Medieval/Modern

- 3.16 There are no Post-Medieval remains recorded within the study site.
- 3.17 Chipping expanded in the Post-Medieval period because of the industrial development across Lancashire and the rapid growth of the textile industries; many of the villagers in Chipping were involved in the production of linen fabrics by the c.16th and 17th centuries (Rothwell 1990, 71).
- 3.18 Towards the end of the 18th century, cotton spinning and iron founding were introduced to the area. The first cotton mill in the village was Kirk Mill (located to the north-east of the site), which was established in 1785; and this was followed in c. 1800 by Saunders Rake Mill.
- 3.19 The production of components for textile machinery also developed as an important industry locally. William Bond established the Chipping Spindle and Fly Works in c. 1792; and Thomas Chew was manufacturing spindles for mules and flyers for throstle frames at Wolfen Hall Mill by the early 1820s. This mill remained in production until 1930, and the mill was used subsequently as the cheese factory for the Wolfen Mill Diary Co, prior to its recent conversion to holiday flats.
- 3.20 The archaeological potential of the site for remains of Post-Medeival date is low.

Map Regression

- 3.21 The earliest map available map which shows any detail of the site area is the 1840 Tithe Map of Chipping (Figure 4). The site comprises two fields (numbers 557 and 557a). Church Raike bounds the north of the site. Fields lie to the east, south and west of the site. A footpath runs along the western perimeter of the site.
- 3.22 The 1846/7 Ordnance Survey Map (Figure 5) shows trees demarcating field boundaries both within and around the site. Two footpaths run through the west and east of the site.
- 3.23 The Ordnance Survey Map of 1892/3 (Figure 6) indicates that the two footpaths within the site are no longer extant.
- 3.24 The 1912 Ordnance Survey Map (Figure 7) shows a small building located within the south of the site. All trees demarcating field boundaries are no longer evident.
- 3.25 The Ordnance Survey Map of 1932 (Figure 8) indicates that the building in the south of the site is no longer extant.
- 3.26 The 1968 Ordnance Survey Map (Figure 9) shows the site split into three fields. A building is in the north of the site. A Sports Pavilion lies in the south of the site. The larger filed which comprises the centre of the site is a Cricket Ground.
- 3.27 There is no change between the 1968 Ordnance Survey Map (Figure 9), and the Ordnance Survey Maps of 1971 (Figure 10), 1987 (Figure 11), 1993 (Figure 12), 2001 (Figure 13), 2006 (Figure 14) and 2016 (Figure 15).



4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

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4.1 Most of the site comprises a cricket pitch which generally lies flat at a level of c. 30 m AOD. A sports pavilion is in the south of the site. The east of the site is woodland (Figure 1).

The Proposed Development

4.2 The proposals are for residential dwellings with associated infrastructure and green space.

Potential Archaeological Impacts

- 4.3 There are no archaeological remains from any period within the site and limited evidence in its surroundings.
- 4.4 Considering the above, it is concluded that based on the available evidence, the site has low potential for remains of all archaeological periods.
- 4.5 Nevertheless, it is possible that the archaeological advisor to Ribble Valley Borough Council may request some additional archaeological work to better determine the archaeological potential of the site. This could take the form for a geophysical survey in the first instance.



5.0 Summary and Conclusions

- 5.1 This archaeological desk-based assessment considers land off Church Raike/Malt Kiln Brow, Chipping, Lancashire. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.
- 5.2 The assessment has established that based on the available evidence, the site has low potential for archaeological remains of all periods.
- 5.3 Nevertheless, it is possible that the archaeological advisor to Ribble Valley Borough Council may request some additional archaeological work. This could take the form for a geophysical survey in the first instance.



¹⁴ Sources

General

Peter Isles: Lancashire Archaeology Advisory Service

Lancashire Archives

Cartographic

1840 Tithe Map of Chipping
1846/7 Ordnance Survey 1:10,560 Map
1892/3 Ordnance Survey 1:2,500 Map
1912 Ordnane Survey 1:2,500 Map
1932 Ordnance Survey 1:2,500 Map
1968 Ordnance Survey 1:2,500 Map
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2001 Ordnance Survey 1:2,500 Map
2006 Ordnance Survey 1:10,000 Map
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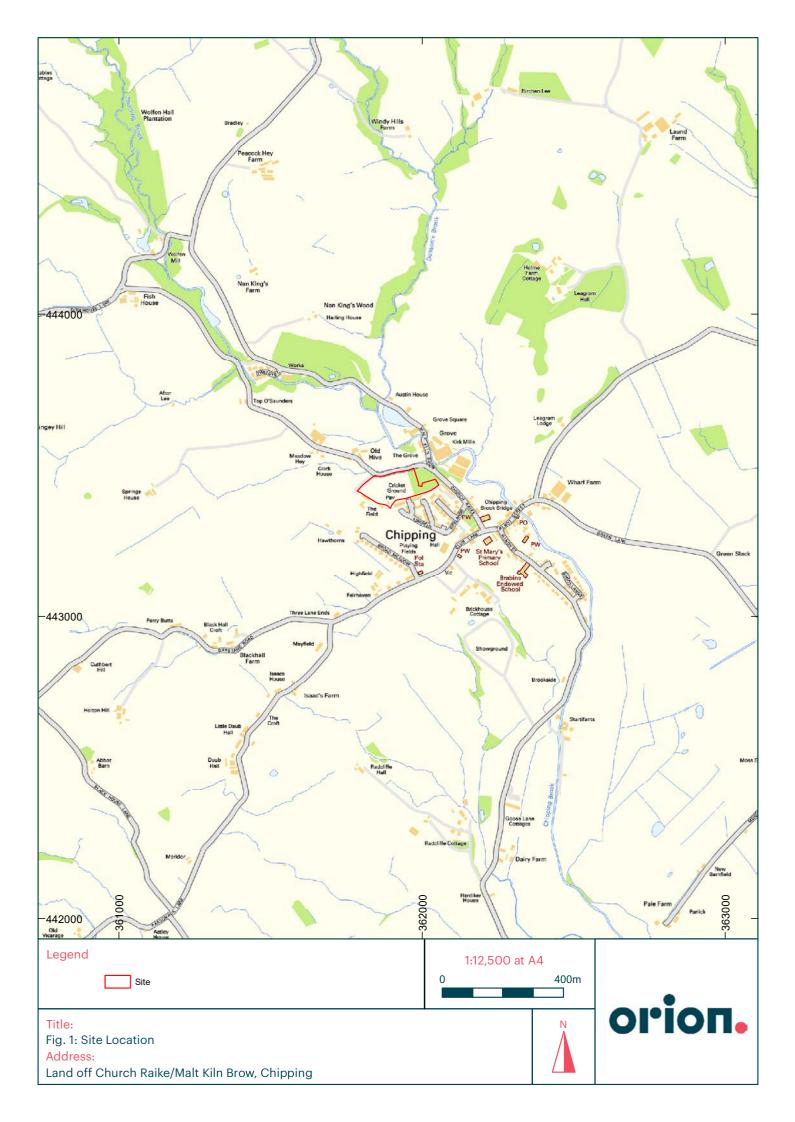
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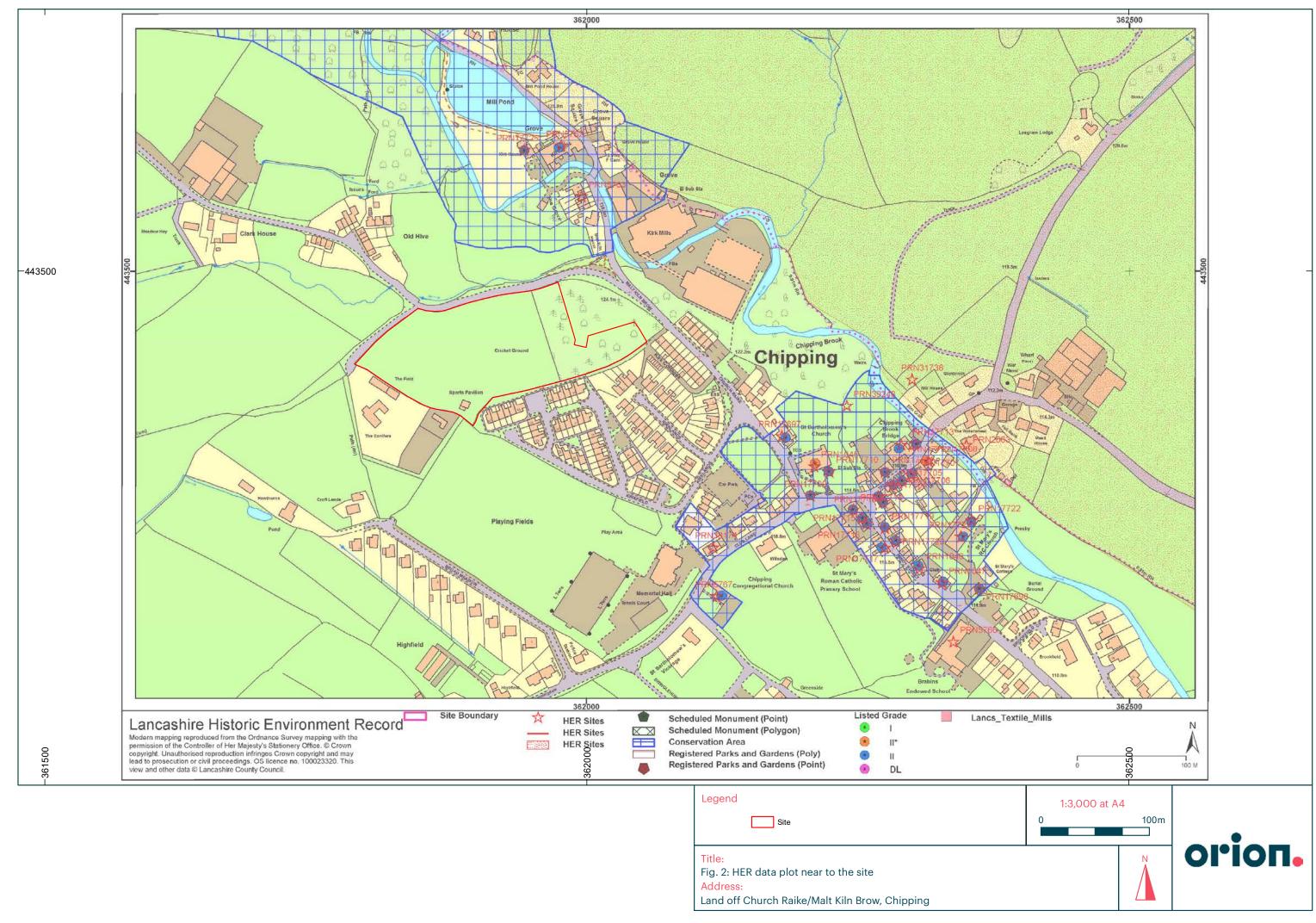
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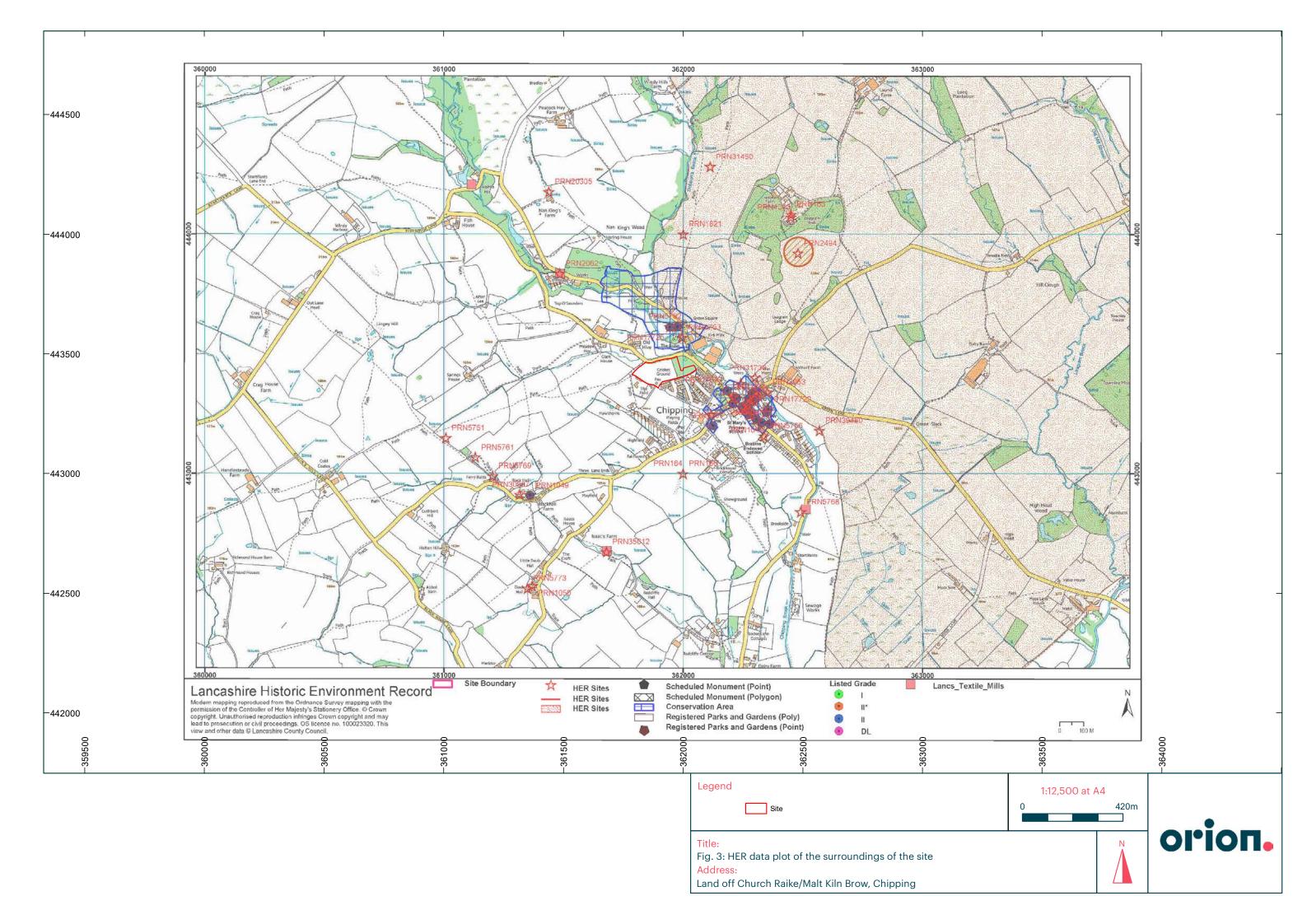
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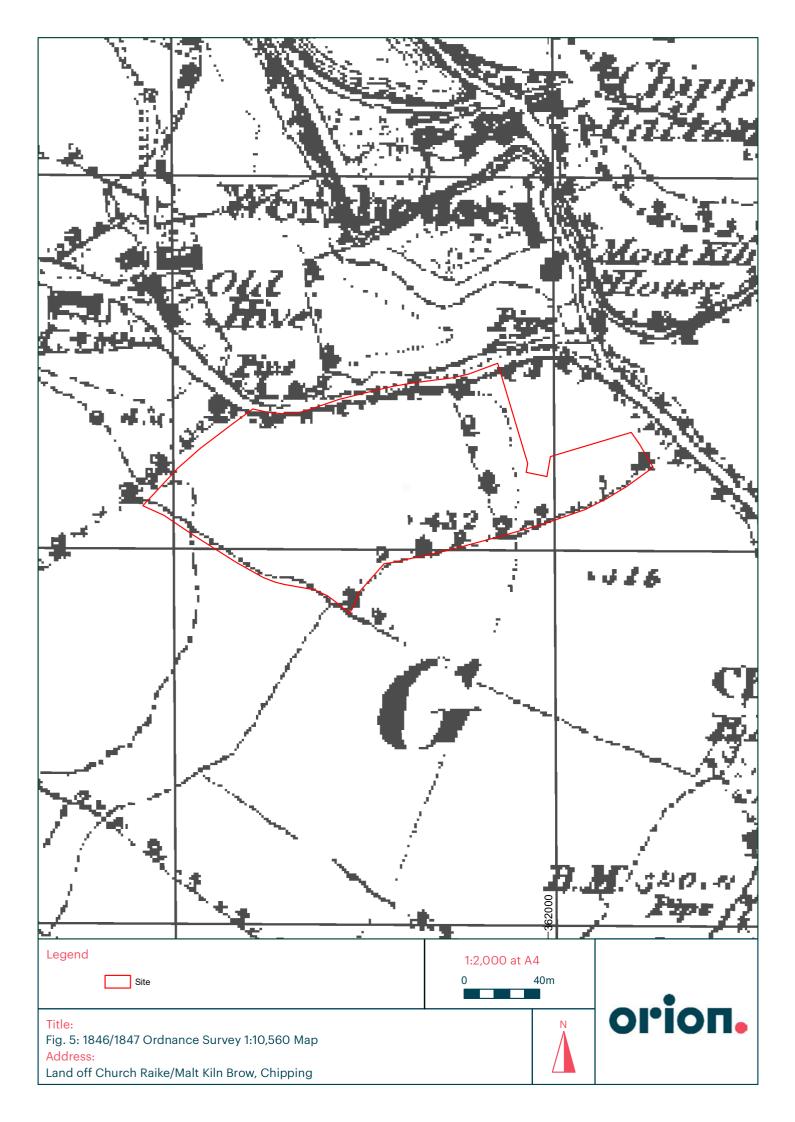


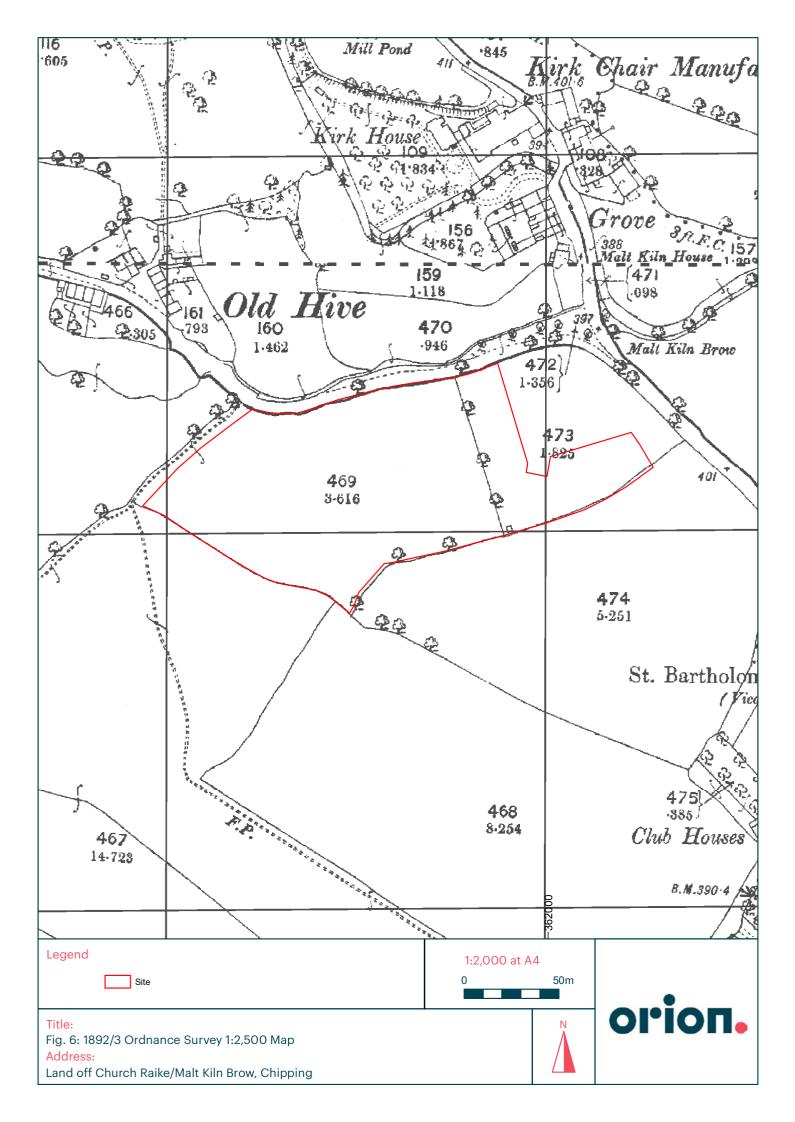


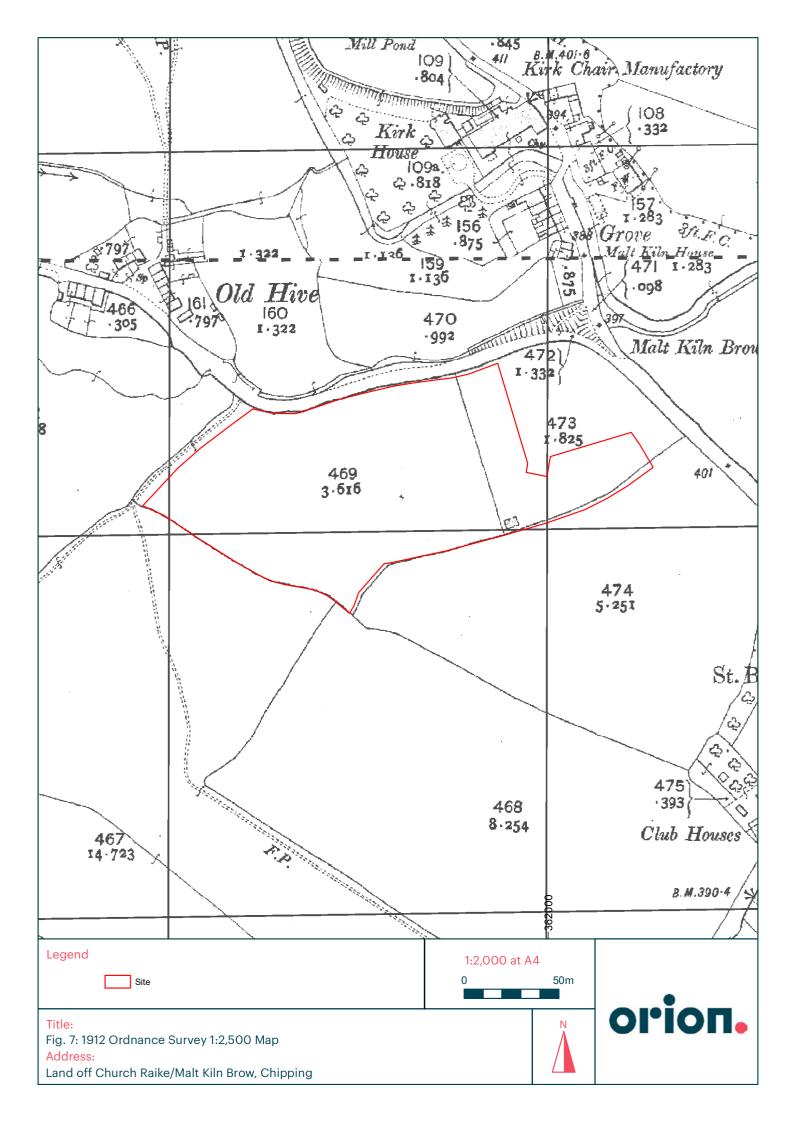


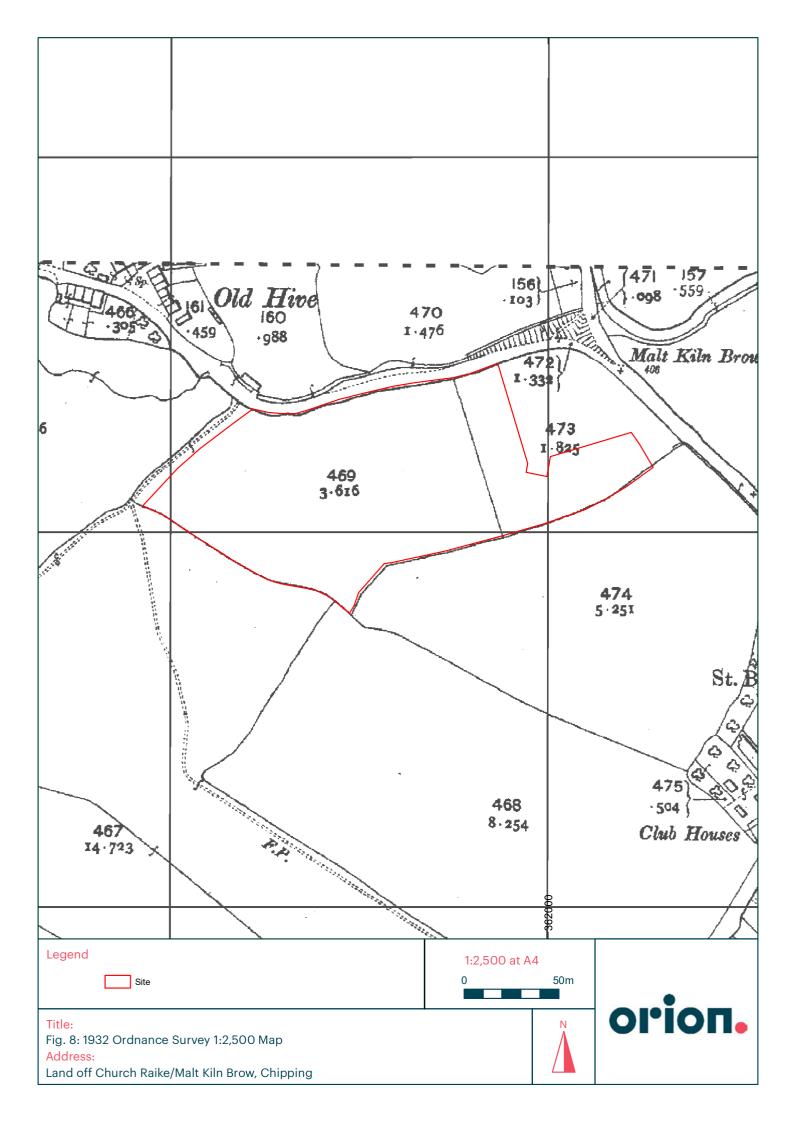


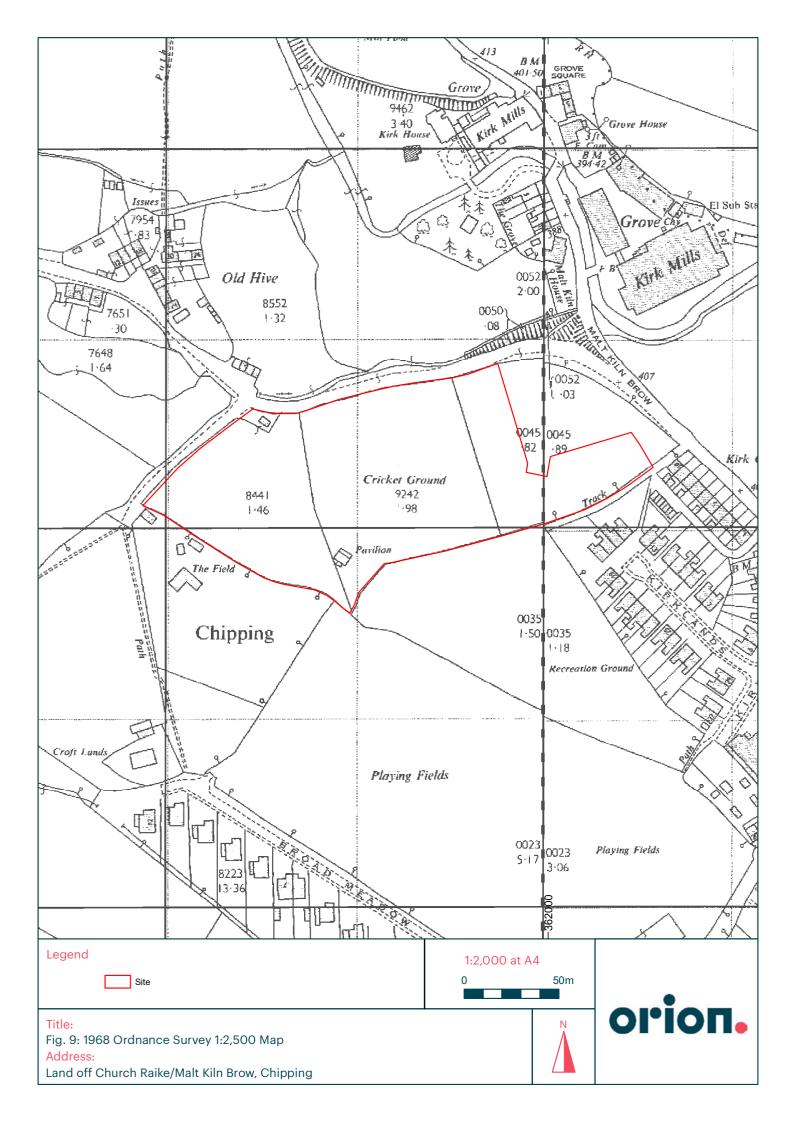


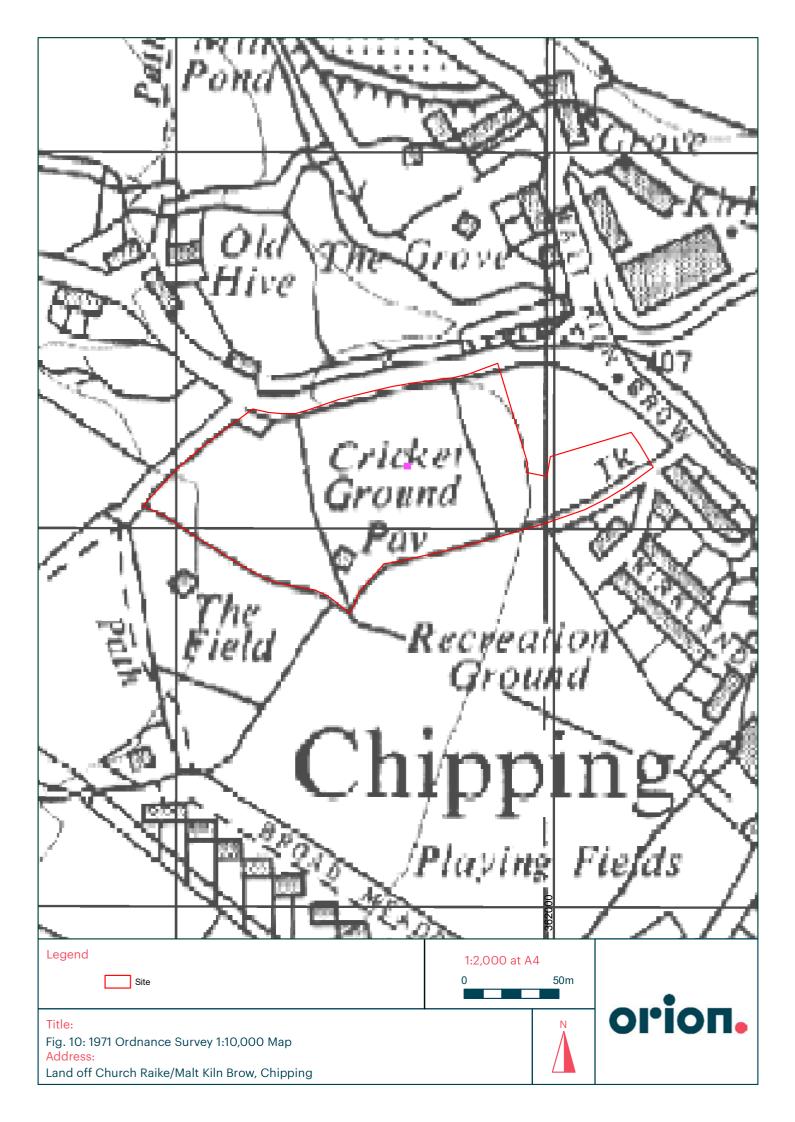


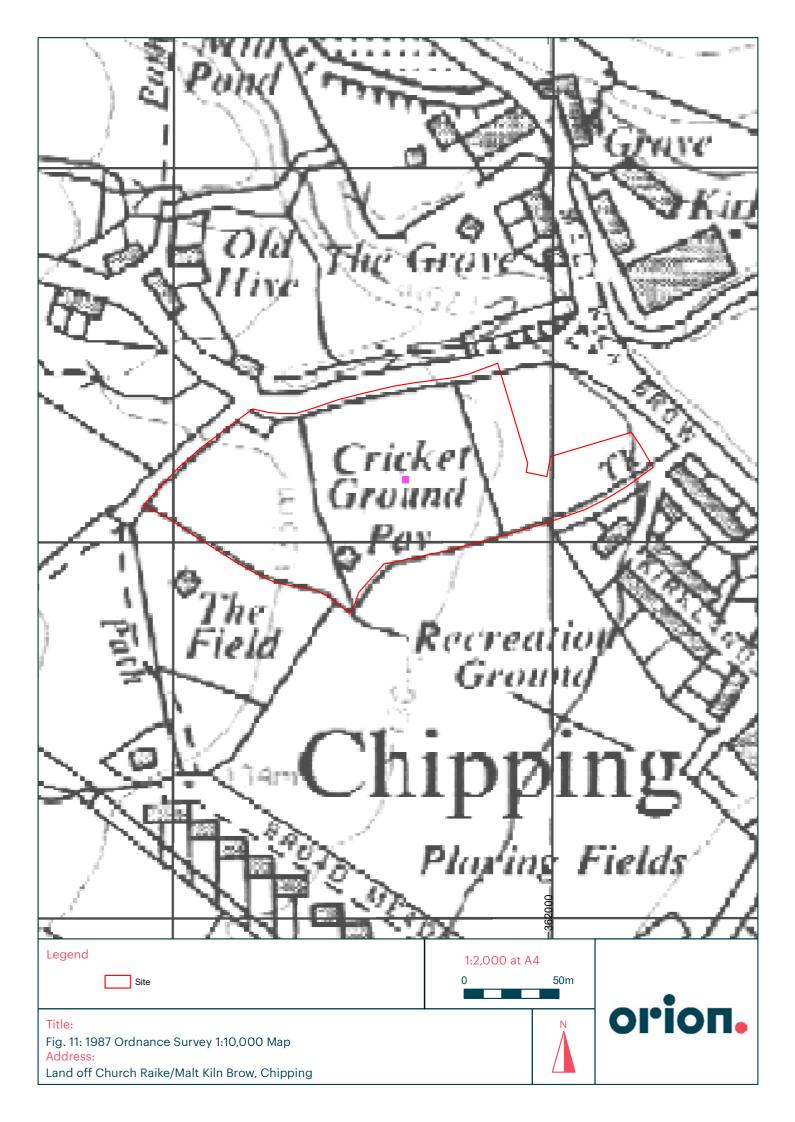


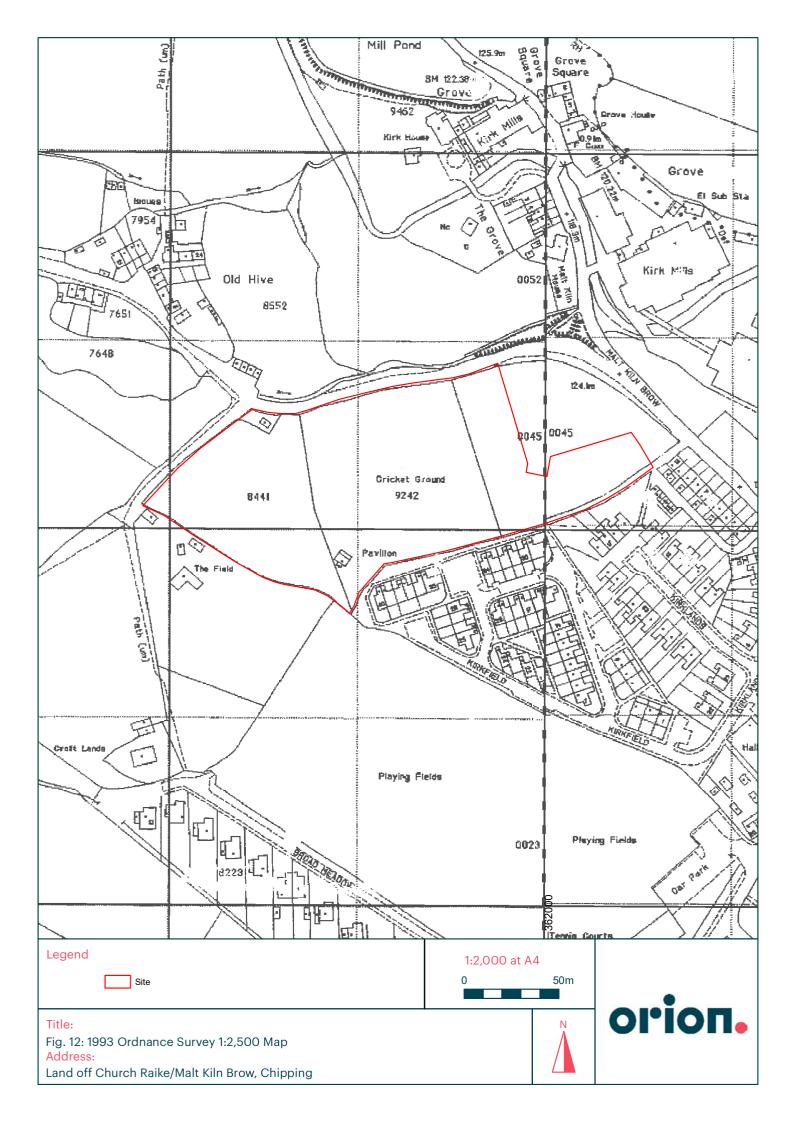


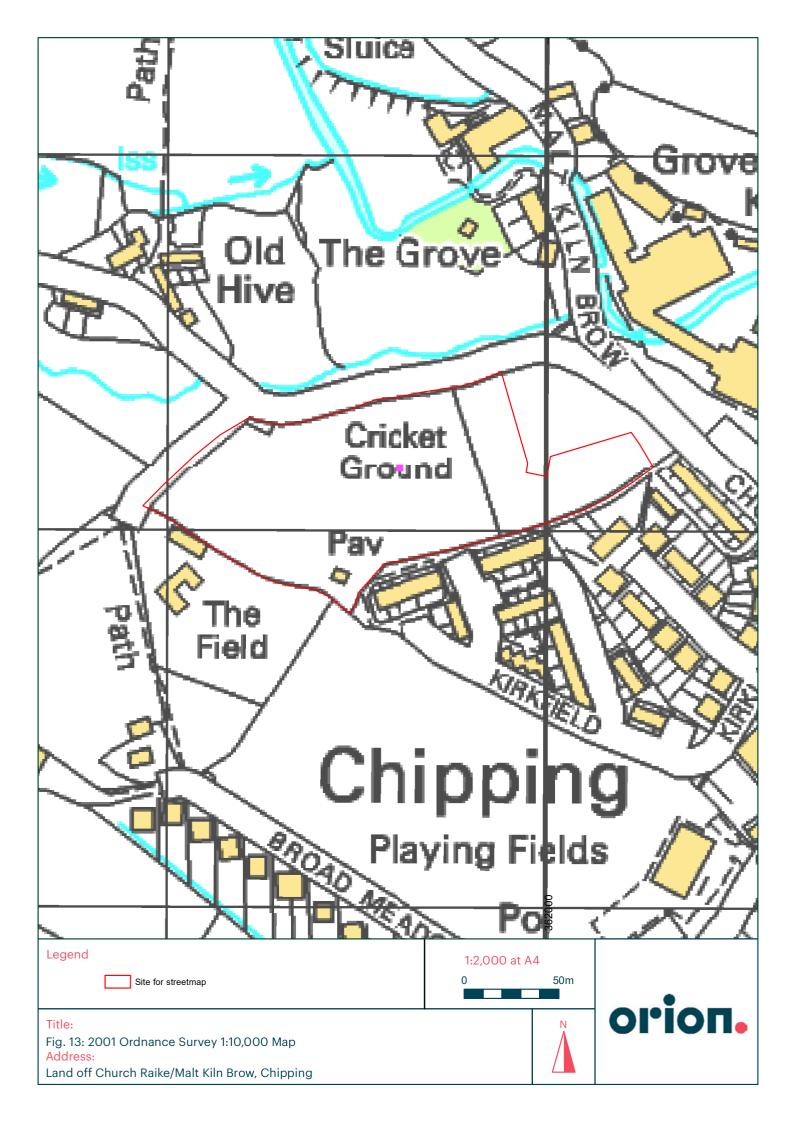


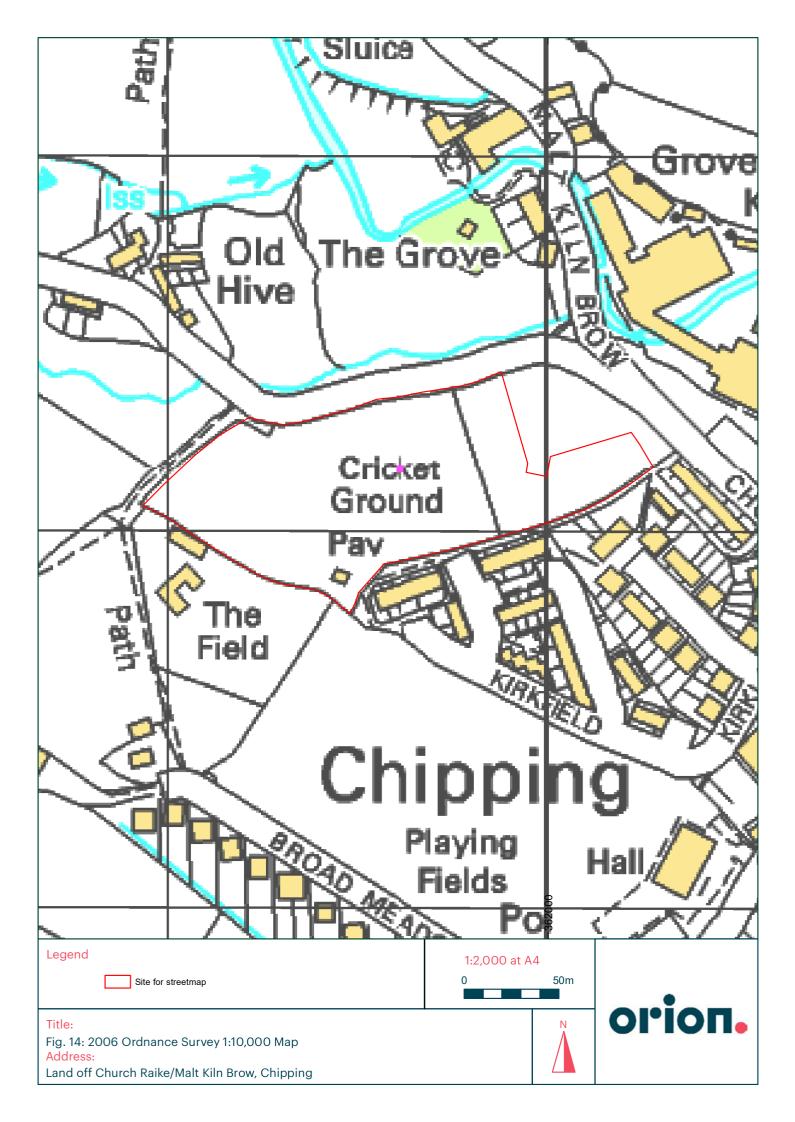


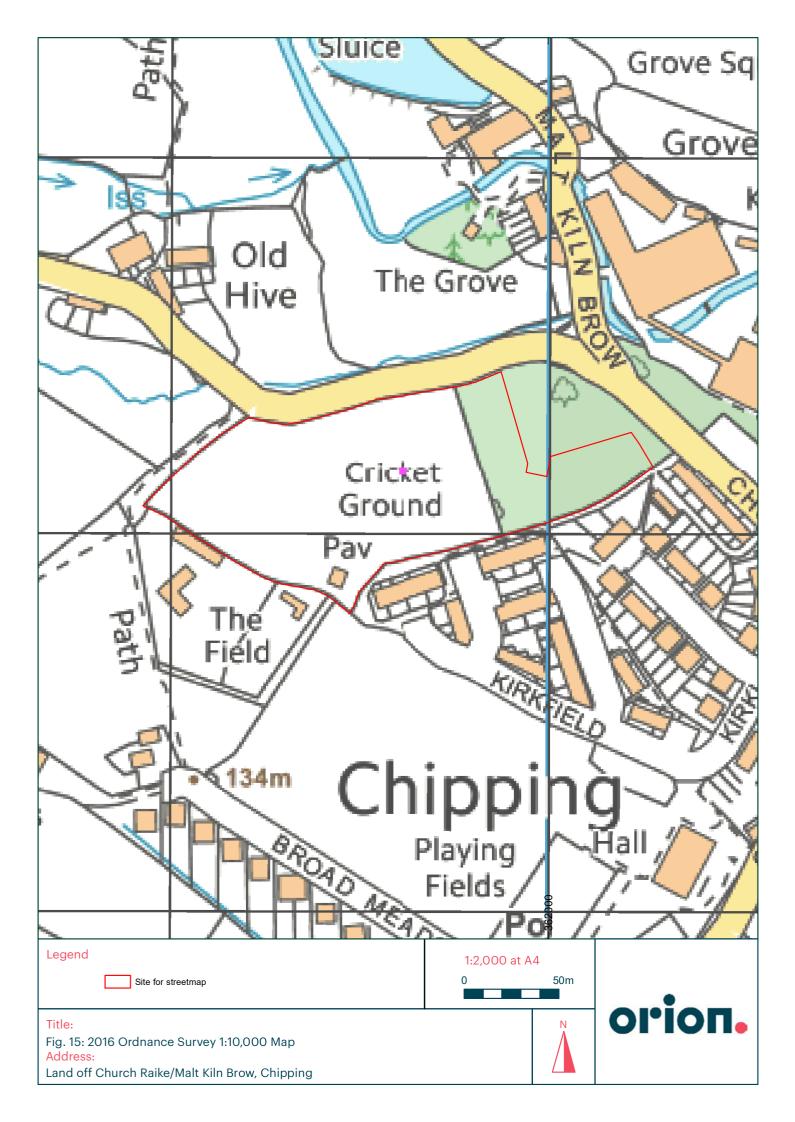












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<mark>Title:</mark> Fig. 16: Aerial Photograph (Google Earth 2016)		N	01.1	ОП.
Address: Land off Church Raike/Malt Kiln Brow, Chipping				