



Gladman Developments Ltd

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment

A108690



Prepared on behalf of WYG Environment Planning Transport Limited. Registered in England & Wales
Number: 03050297



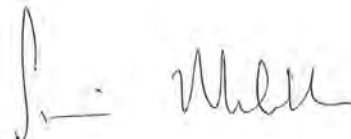
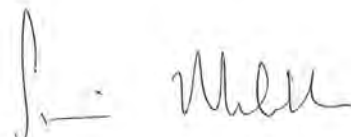
Leeds Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ
Tel: +44 (0)113 278 7111 Fax: +44 (0)113 219 2317
Email: info@wyg.com Website: www.wyg.com

WYG Environment Planning Transport Limited. Registered in England & Wales Number: 03050297
Registered Office: Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ

Land off Henthorn Road, Clitheroe Archaeology Desk-Based Assessment



Document control

Document:	Archaeology Desk-Based Assessment	
Project:	Land off Henthorn Road, Clitheroe	
Client:	Gladman Developments Ltd	
Job Number:	A108690	
File Origin:	\\LEEDS2\EnvData\Projects\A100000 - A199999\A108690\reports\Henthorn Road V3.pdf	
Revision:	0 - Draft	
Date:	July 2018	
Prepared by	Checked by	Approved by
Danielle Farrar, Graduate Archaeological Consultant 	Simon McCudden, Associate Director 	Simon McCudden, Associate Director 
Description of Revision	Internal Draft	
Revision:	1 - Issue	
Date:	July 2018	
Prepared by	Checked by	Approved by
Danielle Farrar, Graduate Archaeological Consultant 	Simon McCudden, Associate Director 	Simon McCudden, Associate Director 

Land off Henthorn Road, Clitheroe Archaeology Desk-Based Assessment



Description of Revision	Issue following client comments	
Revision:	2 - Issue	
Date:	July 2018	
Prepared by	Checked by	Approved by
Danielle Farrar, Graduate Archaeological Consultant 	Simon McCudden, Associate Director 	Simon McCudden, Associate Director 
Description of Revision	Issue following update of NPPF	
Revision:	3 - Issue	
Date:	August 2018	
Prepared by	Checked by	Approved by
Danielle Farrar, Graduate Archaeological Consultant 	Simon McCudden, Associate Director 	Simon McCudden, Associate Director 
Description of Revision	Issue following update of NPPF	

Contents

1. Introduction	1
1.1 Aims and Objectives	1
2. Site and Development Description	2
2.1 Site Description	2
2.2 Development Description	2
3. Methodology	3
3.1 Assessment Methodology	3
3.2 Sources Consulted	3
4. Legislation and Planning Policy Context	4
4.1 Planning (Listed Buildings and Conservation Areas) Act 1990	4
4.2 National Planning Policy Framework 2018	4
4.3 Local Policy and Guidance	5
5. Baseline Data	6
5.1 Designated Sites	6
5.2 Archaeological and Historic Background	7
6. Aerial Photography & LiDAR Data	14
6.1 Aerial Photography	14
6.2 LiDAR Data	14
7. Historic Mapping Survey	15
7.1 Historic Mapping	15
7.2 Historic Landscape Characterisation	15
8. Site Walkover Survey	16
9. Potential for previously unrecorded archaeological remains	16
10. Proposed Mitigation Measures and Recommendations	17
11. Conclusions	17

References

Appendices

Appendix A – Site Location Plan

Appendix B – Site Photographs

Appendix C – Assessment Methodology

Appendix D – Planning Policies

Land off Henthorn Road, Clitheroe Archaeology Desk-Based Assessment



Appendix E – Recorded Heritage Sites

Appendix F – Report Conditions

1. Introduction

This Archaeology Desk-Based Assessment has been prepared by WYG, on behalf of Gladman Developments Ltd, as part of a planning application for the proposed construction of a residential development on land off Henthorn Road, Clitheroe. WYG is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

1.1 Aims and Objectives

This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) standard definition of a desk-based assessment (Standard and Guidance for Historic Environment Desk-Based Assessment, 2014):

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CIfA. In a development context, desk-based assessment will establish, where relevant, the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the archaeological potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded archaeological sites within the site boundary and assess their significance/value;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and
- Make recommendations for further work where required.

Archaeology within this context includes all buried and upstanding archaeological remains, historic landscapes and any other features that contribute to the archaeological interest of the area.

This baseline assessment considers the archaeological potential within the site itself, the surrounding area and wider local and regional context. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use

this to predict the archaeological potential of the study area and the likely impact of the development proposals upon those remains.

2. Site and Development Description

2.1 Site Description

The proposed development is located to the south-west of the town of Clitheroe, Lancashire, to the north of Henthorn Road. The site is centred on grid reference SD 72938 40835 and ranges from approximately 64m above Ordnance Datum (aOD) in its northern corner, 63m in its western corner, 60m in the eastern corner, to 56m aOD in the southern corner. It is roughly square in plan. The proposed development extends to approximately 5.2 hectares. A site location plan can be seen in Appendix A.

The proposed development site is dominated by residential development to the north and south, and agricultural land to the west. Henthorn Road forms the site's southern boundary; the northern boundary is defined by hedgerows with a country park associated with the adjacent residential development leading to the River Ribble beyond; the garden of Siddows Hall form part of the western boundary, along with an adjacent field. To the east of the site are residential developments on the border of Clitheroe. The majority of the surrounding landscape is agricultural, with the town of Clitheroe to the east, and the River Ribble to the north and running to the south nearby the site.

The bedrock geology of the development site comprises Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated): a mudstone which formed approximately 337 to 347 million years ago, in the Carboniferous Period in an environment dominated by shallow carbonate seas; superficial Till, Devensian - Diamicton deposits overlay the bedrock geology. These sedimentary deposits comprise of a wide range of deposits, formed up to 2 million years ago during the Quaternary Period, when the environment was previously dominated by ice age conditions ([NERC 2018](#)).

2.2 Development Description

The proposed development is based on an outline planning application for the construction of a residential development comprising of up to 110 houses and the associated infrastructure.

3. Methodology

3.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause impacts on any archaeology. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgment is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology can be seen in Appendix C.

3.2 Sources Consulted

A study area of a 1km radius from the boundary of the proposed development has been examined to assess the nature of the surrounding heritage sites, and to place these sites within their archaeological and historic context. The sources consulted were:

- Lancashire Historic Environment Record (HER);
- National Record for the Historic Environment (NRHE);
- Historic England and Local Planning Authority for designated sites;
- Clitheroe Archives;
- Lancashire Archives;
- Aerial photography available via online sources;
- Historic mapping; and
- Appropriate documentary sources and archaeological journals.

A site walkover survey was undertaken on 20th June 2018 by Danielle Farrar to identify potential unrecorded heritage assets within the development site, as well as to assess the suitability for mitigation measures, if appropriate.



4. Legislation and Planning Policy Context

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

4.2 National Planning Policy Framework 2018

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets of local historic value. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, social, cultural, environmental and economic benefits and place-making (para 185).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their heritage importance, and the level of assessment should be sufficient to understand potential impacts of proposals upon the significance of the affected assets. Where assets or potential assets of archaeological interest are present, the planning application should include sufficient information to enable the impact of proposals on significance to be assessed: this may include desk-based research and where necessary, field evaluation (para 189).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance, irrespective of whether potential harms amounts to substantial harm, total loss of less than substantial harm to significance. Any harm to or loss of significance should require clear and convincing justification (para 193). Substantial harm to or loss of a Grade II Listed Building, Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance,

notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional (para 194). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 201).

Where there is substantial harm to or loss of significance of a designated heritage asset, consent must be refused unless a number of criteria are met, including achieving substantial public benefits that outweigh the harm or loss (para 195). Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (para 196). Balanced judgements should be made when weighing applications that directly or indirectly affect non-designated heritage assets (para 197). The NPPF also makes provision to allow development which enhances World Heritage Sites and Conservation Areas (para 200). Non-designated assets of archaeological interest that are of demonstrable equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets (footnote 63).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 199 and footnote 64).

4.3 Local Policy and Guidance

4.3.1 Ribble Valley Core Strategy 2008-2028

The Core Strategy was adopted in December 2014 and sets out the strategic spatial planning framework for development in the region until 2028. Policies contained within the plan aim to continue to maintain an approach that supports public involvement and community engagement it is also the central document to the Local Development Framework as it establishes the vision, underlying objectives and key principles that will guide the development of the area. The following policy is relevant to the historic environment:

- Policy DME4 – Protecting Heritage Assets

The full details of the above policies can be found in Appendix D.

5. Baseline Data

5.1 Designated Sites

There are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas recorded within the 1km study area.

There are thirteen Listed Buildings recorded within the study area, all Grade II listed and date from the medieval through to the Industrial periods. Thirty Acres Farmhouse (1072185) is a two-storey house made of rendered rubble with a stone slate roof. Inside the outshot porch is a chamfered doorway with Tudor-arched head inscribed '1591 EM'. The closest Listed Building to the site is Siddows Farmhouse (1163894) to the west. It is an early 18th century two storey building built in rubble. A square panel over the door is inscribed T W (over) 1707 I F. It is listed in the local HER as a ruined house.

Roefield (1072384) is an 18th century two storey building with 19th century alterations and modern extensions. It consists of a main block with a 19th century central porch with panelled piers. Additionally, the Former Stables to Roefield (1163883) is an 18th century stables made of coursed stone with rusticated quoins and modillion cornice with a stone slate roof. Roefield and the Former Stables to Roefield form a group. Edisford Hall Farmhouse and 2 Cottages adjoining to North (1362278) dates to the late 18th century with 17th century remains, and late medieval fragments. They are made of pebble dashed rubble with sandstone dressings and stone slate roof. Edisford Bridge Inn (1318215) is a public house dating to the mid-to-late 18th century with right-hand bay of mid-19th century. It is a two-storey building made of scored render with sandstone dressings and slate roof.

Henthorn Farmhouse (1072385) is a two-storey building that is rendered with a welsh slate roof, dated 1835. Primrose House (1072357) is a two-storey house in stucco with moulded eaves cornice that was built c.1809 by the owner of Primrose Mill. Edisford Bridge Cottage and Edisford Bridge Farmhouse (1072181) are houses that date to the early 19th century. They are two-storey buildings made of sandstone rubble with a slate roof. Lower Standen Farmhouse (1072091) is an early 19th century two-storey house made of pebble dashed rubble with a modern tile roof imitating stone slates. Stephen Bridge (1163702) is a bridge over Bashall Brook, dating to probably the early 19th century. It is made of sandstone ashlar, being a single segmental arch with solid parapets with string courses and weathered copings. The west end of the north parapet is inscribed 'MITTON. WADDINGTON'. Two of the listed buildings in the study area are part of the scheduled monument described below.

There is one Scheduled Monument within the study area. Eadsford (or Edisford) Bridge (1005118) is an ancient bridge made of sandstone ashlar over the River Ribble of four arches with cutwaters. A grant of pontage (bridging) was made in 1339. The main arch is segmental and of considerably greater space



then the other three, which are pointed medieval arches with three ribs. The bridge was widened from around 8 feet to 20 feet towards the south and partly rebuilt in the early 19th century. The bridge is also comprised of two listed buildings: half or part in the former MB of Clitheroe (1072383), and half or part in the former Bowland Rural District (1072179).

Details of the designated heritage asset can be seen in Appendix E and their locations are shown on Figure 2. Bracketed numbers within the text refer to the identifiers within the table and on Figure 2 in Appendix E.

5.2 Archaeological and Historic Background

The Historic Environment Record (HER) holds details for 55 recorded heritage sites, excluding designated sites, and 14 archaeological events within the 1km study area. There are no further non-designated heritage assets recorded on the National Record of the Historic Environment. Bracketed numbers within the text relate to the table and figures in Appendix E. Details of the undesignated assets can be found in the table in Appendix E and are shown on Figure 3. Details of the archaeological events can be found in the table in Appendix E and are shown on Figure 5.

5.2.1 Prehistoric (up to 43AD)

Evidence for the Palaeolithic period within the north-west region is uncommon. During the warmer periods, human populations occupied the region in small family groups, probably preferring to remain for several seasons in home base zones of which they were familiar, where they ranged outwards in search of resources. In the Palaeolithic period, there is some evidence that hominids were tied to lithic resource distribution, with the patterns of occupation reflecting the availability of stone resources (Hodgeson and Brennand 2006, 23-25). Aerial photographs show evidence for a series of palaeochannels within the 1km study area (PRN28105), some of which may have been man-made.

Relatively little is known of the Mesolithic period in the region being possibly the least well understood of the prehistoric periods. The period being characterised by surface finds of lithic scatters and associated with hearths, as the temporary settlements used by these communities left little trace in the landscape (Hodgeson and Brennand 2006, 23-25). No remains dating from the Mesolithic period have been identified within the site or study area. Although there are no assets dating to the early prehistoric periods recorded within the study area, within the wider area of the region, late Mesolithic flint scatters were discovered at Manchester Airport.

The Neolithic was a time of increasingly permanent human occupation, although seasonal mobility and the exploitation of wild resources continued throughout the period. The Neolithic period has a focus on



rivers for early sites and monument complexes, the presence of houses, early settlements and economy, causewayed enclosures and pit deposits. The change in funerary practices, along with the introduction of pottery, domesticates and agricultural practices also typically mark the beginning of the period. The beginning of the Neolithic period can be placed to around 4000BC with the exploration of wild resources and seasonal mobility lifestyle continuing throughout the era, moving towards the increasingly settled agriculture (Hodgson and Brennand 2006, 26-29). The continuation of Mesolithic lifestyles in the Neolithic period is suggested by the few technological differences between later Mesolithic and early Neolithic lithic scatters within the region, it is argued that Mesolithic microlithic technology persisted in the region into the Neolithic period (*ibid*). A polished stone axe dating to the Neolithic period was discovered within the study area, alongside the remains of medieval or post-medieval ridge and furrow, during trial trenching during the process of the new residential development on Henthorn Road to the east of the site in 2013 (PRN38706, ELA2415).

Changes in lifestyle, religious and social practices continued through to the Bronze at a regional scale during the latter half of the 3rd millennium BC, where the introduction of bronze metalworking gives name to the period. Mortuary ceremonies also change emphasis in this period, with a shift from the large communal complexes and inhumations of the Neolithic, to individual cremations and round barrow cemeteries. Across Britain, the Bronze Age is also associated with changing agricultural practices and enclosures, associated with improved cultivation techniques, particularly in the Middle and Late periods. Regionally, little is known about the periods as few Bronze Age settlement sites have been excavated, and identification is often reliant on ceramic materials of poor survival qualities (Hodgson and Brennand 2006, 29-30). The evidence of the Bronze Age relies on surviving features, such as cairns, and environmental evidence of land management. Excavated examples of cairns have been dated to the Late Neolithic to the Early Bronze Age, although others have been dated more securely to the Bronze Age and contained cremated urns. No remains dating from the Bronze Age have been identified within the site or study area, although within Clitheroe, in the Salt Hills area (2.5km north-east) a stone mace head and a bronze flanged axe head was found.

In the Iron Age, the increase in field systems and defended sites and the appearance of iron technology shows the changes in the archaeological record. The greatest problems for Iron Age archaeology in the north-west region is the scarcity of evidence, principally a lack of material culture. Enclosures, surviving as earthworks in the uplands and cropmarks in the lowlands are often attributed to the Iron Age, but again, dating is difficult to determine with the lack of excavation and associated material culture (Hodgson & Brennand 2006, 51-52). The period is also marked by evidence for the appearance of iron technology in the archaeological record. These changes are reflected throughout much of southern Britain. These rapid social, economic and technological changes resulted in larger and more varied archaeological record than the Bronze Age and preceding periods. A number of roundhouses have been



excavated in the north-west, although they have more often been identified as hut circles and enclosures, preserved in the upland areas, and determined to be Iron Age based upon their typology. The 'hillforts' south of the River Ribble are scarce, tending to be confined to the upland fringes of the Ribble Valley (*ibid*, 52). A complete cast copper alloy terret (PRN38179) dating from c.100BC to 100AD was found within the study area.

5.2.2 Roman/Romano British (43AD to c.450AD)

By the time of the Roman invasion of Britain, much of northern England lay within the territory of the Brigantes (Neve 1992, 3-56; Crosby 1998, 20). The Brigantes established dominance by conquest, political strategy and ruled using a confederation of smaller semi-autonomous tribes, which included the Setantii tribe (Crosby 1998, 20).

The Roman conquest of the north-west in the 70's AD marked the arrival one of the largest empires, although there are very few towns or villas within the region (Neve 1992, 56). There is a seemingly low level of material culture within the north-west region, along with poor site visibility, which has resulted in the lack of identification of Roman remains beyond major military installations. Remains of Roman date often consist of chance discoveries of rural sites that are heavily truncated by ploughed fields, with little structural material (Philpott 2006, 59).

Military activity is more known within the north-west region than any other part of England, although less than 1% of trial trenching has been undertaken within the total area of military sites, although some limited excavations have been carried out at Moresby in Cumbria (Philpott 2006, 61). The dominant archaeological evidence of the Roman period across the Ribble Valley is that of the former military communication route across the Pennines, controlled by forts at Ribchester (16 km south-west) and Kirkham (45km west). The period also saw the establishment of the formal construction of long-distance road network, linking the military bases and crossing points of rivers and natural barriers (Oxford Archaeology North and University of Liverpool 2007, 136).

Within the 1km study area, a cast copper alloy harness fitting was found (PRN39183) although it could be dated to the Roman or Medieval period. Both of the assets dating to the Romano-British Period have been artefacts found using a metal detector (PRN38179, PRN39183) within the study area, they have also been attributed to other time periods due to uncertainty of their provenance. Within the local area limited evidence of the Roman period has been discovered. A short length of the Roman Road of the Ribchester to Ilkley passes through the southern part of the defined urban area of Clitheroe (Lancashire County Council 2006, 14).

5.2.3 Early Medieval (450AD to 1066AD) and Medieval Period (1066AD-c.1540AD)

The 5th to 8th centuries following the collapse of the Roman administration were a period of change in the political and social composition of Britain, with the region fragmented into a number of small kingdoms and the transition into an Anglo-Saxon society (Nevell 1992, 76; Newman 2006, 91). The major changing force in the 7th century was the rapidly expanding Anglo-Saxon kingdoms, with the majority of the region becoming part of Kingdom of Northumbria, and most of Cheshire being incorporated into Mercia. Towards the end of the 7th century, the Mersey was largely accepted as the border between the two. Northumbria's decline in power from the later 8th century left a gap in power until the Norman Conquest and onwards, leaving the region politically unstable, something exacerbated by Viking incursions and settlement. In the 10th century the expanding kingdom of Wessex became dominant, following military successes under Athelstan (Nevell 1992, 76; Newman 2006, 91-93).

Whilst there are few traces to give an idea of settlement during the early medieval period, within the region the settlement pattern from the 7th century and onwards is largely understood from place-name evidence, although it is difficult to make confident statements due to the various dialects used in the early medieval period (Newman 2006, 95). Post-Roman Lancashire was a Celtic land whose inhabitants, the Cumbri, who spoke Cymric, a language loosely related to Old Welsh.

Documentary evidence became increasingly important throughout the Middle Ages, providing the descriptive background against the material culture, upon which the medieval lifestyle can be reconstructed. The Domesday Survey is of national importance for understanding the organisation of the landscape in the Conquest period. Clitheroe is not mentioned in Domesday; however a reference is made to the 'castellatu Rogeri de Pictaviensis'. This is suggested as a reference to Clitheroe Castle. The earliest documentation for the settlement of Clitheroe was in 1102, when it was recorded as *Cliderhou*. The place name evidence suggests that Clitheroe is derived from a combination of an Old English and Old Scandinavian meaning 'hill with loose stones' (Mills 2003, 120). This is most likely derived from the knoll reef which the castle and town sits, and the thick deposits of boulder clay which blanket the area (Lancashire County Council 2006, 14).

For the medieval period, research has concentrated generally on nucleated villages and moated sites within the region (Newman 2006, 115-116). At the time of the reformation of the Church of England in c.1540 and following the dissolution of the monasteries, the Church had been a major landowner in the region. The change to secular ownership initially had little impact on the pattern of settlement and land use that existed in the mid-16th century, although those areas that had been directly farmed as part of monastic estates naturally saw some change as a result.

The borough of Clitheroe was created between 1146 and 1177 by Henry de Lacy (Farrer and Brownbill 1911), although the charter for the borough may have been a confirmation of status for an already existing settlement. A burgess was originally the owner, and later the tenant, of an estate of freehold in one of the specified properties in the borough of Clitheroe, referred to as the Free Borough Houses, Borough Houses, or Borough Crofts which also held roughly four acres of arable land. The borough, with 60 burgages, was the creation of Henry de Lacy in the 12th century, although the original charter does not survive (Ainsworth 2003, 100-104). The charter of the borough was then reconfirmed in 1283. Topographical analysis suggests two phases of development in the 11th century of an initial settlement, and the 12th century of an expansion, perhaps associated with the borough status (Lancashire County Council 2006, 15).

There are a number of assets dating to the medieval period within the 1km study area. Along Henthorn Road, to the west, is the possible deserted medieval settlement of Henthorn (PRN2092), although there are no visible remains. It could possibly be an estate centre or a non-nucleated settlement area. The Henthorn water-power corn mill (PRN5606) dating to at least 1258, where it continued to be used for grinding corn until 1860, when it began to be used for weaving cotton. The Borough of Clitheroe developed the mill into a sewage works in 1894, and the mill buildings were used as a household waste centre. The site is now occupied by sewage works and a household waste disposal site (PRN5607). To the rear of the farmhouse at Edisford Hall are several fragments of re-used stone tracery (PRN15388), which include a portion showing the arms of the Lacey family. They are thought to be medieval in date.

Edisford Bridge (1005118) dates from the medieval period. The bridge was also the reputed location of a battle which took place between King David of Scotland's army defeated the Lancastrians on their way to Yorkshire to fight in the Battle of the Standard in 1139 (Transport Trust 2018).

Other assets dating to the medieval period include several coins found within the study area (PRN33655, PRN33671, PRN38779) dating from Henry III to Henry VI, and an undecorated lead spindle-whorl (PRN39240).

5.2.4 Post-Medieval Period (c.1540AD to 1750AD), Industrial (1750 to 1900AD) and Modern (1900AD to present)

The post-medieval period is an age of transition between the medieval world and the Agricultural and Industrial revolutions of the 18th and early 19th century. In the 16th and 17th centuries, the region retained its rural character and lacked large towns (McNeil and Newman 2006a, 151-152). The post-medieval period falls within the latter stages of the Little Ice Age, the period of which the country experienced extreme climatic changes of weather, with severe storms, coastal erosion and increased rainfall (*ibid*,



145). The severe runs of bad weather resulted in widespread starvation, with some farms abandonment (*ibid*, 161).

By the 17th century, Clitheroe had increased to 102 burgage tenements, which included 78 free borough houses, ten borough houses and 14 borough crofts. In 1650, the population was estimated to be around 975. Agriculture would have also remained the main form of employment for many of the residents of Clitheroe, even those engaged in trade. In the early 18th century, over 54% of the adult male residents of the town were described as husband or yeomen (Lancashire County Council 2006, 19). In 1801, the population had increased to 1368. The period of greatest expansion was in the first four decades of the 19th century, when the population increased by nearly 500% (Farrer and Brownbill 1911). The rise in population from the end of the eighteenth and into the first half of the nineteenth century was a result of the growing industrial base in Clitheroe.

There are three assets dating to the post-medieval period within the 1km study area. To the west of Edisford Hall, there are robbed out post-medieval field boundaries (PRN28153). Near Barrow Clough Wood, there are post-medieval ridge and furrow, with crowns 8m apart (PRN28080). The Old Post Office (PRN20623) was a laithe house built in 1687 that was altered and extended, mainly in the 19th century. It has now been demolished.

The cultural impact of industrialisation was not confined to technological, infrastructural or industrial advances, but also stimulated the growth in farming, land reclamation and the emergence of leisure towns during the Industrial period. With this came a plethora of manufactured goods both fuelling and meeting the demands of rising consumption. The 18th and 20th centuries witnessed widespread changes within the landscape of the north-west region, with effects on the developments of agricultural practice, land management and industrialisation, establishing some form of employment for the majority of working people. The landscape underwent physical changes as programmes of land reclamation, woodland removal and new planting were commenced, while urban centres experienced dramatic growth (McNeil and Newman 2006b, 165). Until the middle of the 19th century, most of England's population lived in a predominantly rural environment, although this has not been generally reflected in archaeological research and there has been a lack of survey and excavation work on post-medieval rural sites. The most common form of research carried out is the recording of farm buildings (McNeil and Newman 2006a, 145-146).

From the late 18th century, textile manufacturing had become recognised as a factory business, with mills at Low Moor (PRN5610) and the Primrose Mill and Print Works (PRN5609). By the 1850's there were nine textile mills working in Clitheroe, with the provision of housing for the workers expanding (Lancashire County Council 2006 21). The extraction industry expanded, and large-scale quarries and limeburning to the north and north-west of the town boosted the growth in population. The opening of

the railway in 1850 had little impact on stimulating further industrial growth, and although the population grew steadily in the second half of the 19th century, it did not match the growth seen in the rest of Lancashire. Clitheroe was close to industrial Lancashire to allow the various industries to succeed, but it was too far from the centres of industrial production to see the massive growth in textile production and associated industries that happened in the neighbouring towns of Blackburn, Burnley, Accrington and elsewhere (RSK Group PLC 2011, 8-9).

At Low Moor, there was a settlement built from the late 18th century onwards (PRN2093) that was founded in 1782. Housing provision for workers at Low Moor Mill (PRN5610) were developed after the opening of the mill in 1782. By the time it was sold to Parker and Parker in 1791, there were 28 cottages and other buildings as well as the five-storey spinning mill. The Low Moor settlement included a cotton factory and chimney (PRN28232), a United Free Methodist Chapel (PRN24379), and gasometers (PRN20548). The mill itself was a water-powered spinning mill built in 1782 that was rebuilt after a fire in 1791. Weaving sheds were added in 1858. Eventually, the mill was closed in 1928 and demolished in 1967.

Primrose Mill was once a water-powered cotton spinning mill built in 1787 (PRN5609, PRN13671, PRN21899) by John Parker and John Parker, who also owned Low Moor Mill, before becoming Primrose Print Works from 1810/11-1865. It was used for paper making from 1854-1904 when the new owner Richard Fort of Read Hall separated the units so both cotton spinning and paper making took place on the premises., before being used as a bobbin mill from 1904 and also cotton ring spinning from 1860-1930. Additionally, it was also a bleachery from 1913-63. Similar to Low Moor, a row of early 19th century houses (PRN24358) were built for the workers of Primrose Mill, and later altered and improved to qualify the tenants as voters, and they were occupied by 'better-class' Primrose hands.

Waddow Hall (PRN39775) was formerly a large estate, now of 178 acres, mainly to the west of the River Ribble. It is a parkland with specimen trees, a vista across the river, woodland, a kitchen garden and car park. At Primrose House, field boundaries and drainage can be seen on aerial photography (PRN3175).

There are a number of assets within the study area that have been demolished, including mills (PRN13639, PRN13670), a church (PRN5608), a vicarage (PRN13629), a chapel (PRN20549) and a school (PRN20624). Although not all of the assets dating to the Industrial period have been demolished: the barn at Edisford Bridge Farm has been converted into a house (PRN26223), St Pauls Church (PRN13628) and St James' Vicarage (PRN13667) are still extant. On Whalley Road, there are allotment gardens that have been shown on the 1847 OS map (PRN13669) that are still extant.

There are a number of assets relating to the railway within the study area. A railway mile post is shown on the 1st edition Ordnance Survey map (PRN20627), although it is no longer extant. A signal box is also shown on the 1st edition map (PRN13636), as is the railway viaduct (PRN13632). Nearby to the railway, a coal yard is shown alongside on the 1st edition OS map (PRN13640).

A number of assets date to the Industrial period within the study area, including a number of millponds and ponds (PRN13672, PRN13673, PRN13633), bridges (PRN13674, PRN13638, PRN13637, PRN13635, PRN13634, PRN28244), quarries (PRN13630), a weir (PRN13631) and a lime kiln (PRN10087). At Roefield Reach, a sundial is noted on the 1st edition OS map (PRN21900). Near Standen Cottage, there is a turnpike milestone inscribed 'Clitheroe 1 / Blackburn 91/2' (PRN19175).

There are no assets of modern date within the site or study area.

5.2.5 Unknown

There is one asset of unknown date within the 1km study area: a linear feature can be seen as a cropmark on aerial photographs (PRN28000) to the north of Fall Lands Hall, although it is not visible on LiDAR data.

6. Aerial Photography & LiDAR Data

6.1 Aerial Photography

Available aerial photographs were consulted on the Cambridge University Collection of Aerial Photography (CUCAP) online database and the National Collection of Aerial Photography, although no images were available of the site.

Google Earth provided imagery of the site dating from 2000 to 2015, which showed the site looking similar to that of present day and being used for agricultural purposes. No archaeological features appear to be present.

6.2 LiDAR Data

LiDAR coverage of the site is accessed via the Environmental Agency and the composite dataset coverage of the proposed development is available at 1m or 2m spatial resolution. The Digital Terrain Model (DTM) LiDAR tiles are viewed using ArcMap in order to use hill-shade analysis to bring out the detail of potential archaeological features. The data reviewed is presented in Figure 6 in Appendix E.

Within the north of the site, the LiDAR data shows possible agricultural trends in an east-west orientation.

7. Historic Mapping Survey

7.1 Historic Mapping

Historic maps were viewed at Clitheroe Archives and Lancashire Archives, as well as maps available online. The maps have not been reproduced due to copyright restrictions, however a list of the maps reviewed for the purposes of this report have been included within the references.

The 1847 Ordnance Survey (OS) map (6": 1 Mile) shows the proposed development and the study area as agricultural land. The stream that runs through the south-eastern corner is marked as Hough Clough. To the east, along Henthorn Road to the east (marked on this map as Mill Lane) is a building named Mill Lane House. To the far west, is a building named Sidhurst.

The 1914 OS map (6": 1 Mile) again shows the proposed development and the study area as agricultural land. The road is now marked as Henthorn Road. Adjacent to the site, to the west, Siddows Hall is now marked, suggesting it was built sometime between 1847 to 1914. To the east, Mill Lane House is no longer named, but has grown in the number of buildings, and has the addition of buildings opposite the road. Henthorn Villa is now marked. The building to the far west named Sidhurst is now marked as Siddows.

The 1934 OS map (6": 1 Mile) shows a path going through the site, leading from Siddows Hall to Henthorn Road. Additional buildings are marked on Henthorn Road to the east, near to Henthorn Villa, with further buildings marked by the 1947 OS map (6": 1 Mile). The proposed development has not changed over the course of the maps reviewed. For the surrounding area of Clitheroe, the town has steadily increased in size.

7.2 Historic Landscape Characterisation

The Historic Landscape Characterisation data has been reviewed, and is presented in Figure 4 in Appendix E.

The site is characterised as Post-Medieval Enclosure, being agricultural land. To the north-east is modern Settlement, with Ancient Enclosure on the edge of the study area within Low Moor. To the east is Ancient and Post-Medieval Settlement, and the south is Modern Industry and Ancient Enclosure beyond.

8. Site Walkover Survey

A site walkover survey was undertaken on the 20th June 2018 by Danielle Farrar. The weather was sunny and clear, with some overcast. A selection of site photographs is included in Appendix B.

The site was accessed via the gate facing Henthorn Road (Photograph 1). The site is generally flat although it slopes southward towards Henthorn Road, and is bound by fence post and wire (Photograph 2) apart from the western boundary, which appeared to be bound by hedgerow and interspersed trees (Photograph 3). The site appears to be used for agricultural purposes, being covered in meadow grass approximately one to two feet high.

The eastern corner slopes towards what appeared to be a stream bed (confirmed by LiDAR data), marked as Hough Clough on Historic mapping, running through the corner in a north-south orientation (Photograph 4). This was lined on the western side partly by a number of trees. On the western side, there are two utility poles running north-west to south-east (Photograph 5 and 6).

There were no archaeological features or deposits identified during the walkover survey.

9. Potential for previously unrecorded archaeological remains

The proposed development is located within an agricultural landscape, which has been characterised as Post-Medieval Enclosure, and has been subjected to substantial agricultural use (of which there is good cartographic evidence), with the exception of the land to the east, which has been recently developed into residential use.

There are no archaeological assets located within the proposed development area. The wider landscape of the proposed development has been identified as having medium potential for the presence of medieval remains by the survey produced for the ASLF Aggregate Extraction in the Lower Ribble Valley (Oxford Archaeology North and University of Liverpool 2007). The closest asset to the site boundary is to the immediate north-east. This relates to archaeological remains which were found during trial trench excavations on the immediately adjacent site (ELA2415, PRN38706) in advance of the 10.5-hectare residential development of up to 270 units on Henthorn Road following a desk-based assessment (ELA1947) and geophysical survey upon the request of the Planning Officer at the Lancashire County Council. The archaeological works revealed several shallow medieval or post-medieval furrow bases, and post-medieval or modern fence posts alignments, alongside a high number of modern field drains, as well as a Neolithic polished stone axe within the topsoil.



There are little to no archaeological assets of prehistoric, Romano-British or early medieval date located within the 1km study area. The majority of assets recorded within the study area date to the medieval, post-medieval and Industrial periods, which is expected considering that is when Clitheroe was predominantly developed.

Based on the previously recorded evidence within the 1km study area, it is considered that there is a low potential for previously unrecorded archaeological remains to survive within the site due to the agricultural use of the land and considering the regional and local finds within the 1km study area. The Neolithic axe head found adjacent to the site (ELA2415, PRN38706) was found in the topsoil, and is considered to be unstratified. There is a low amount of archaeological assets from the earlier historic periods within the study area. The surrounding town of Clitheroe was predominantly developed during the medieval and post-medieval periods. There is good cartographic coverage of the study area from the Industrial and modern period, with the historic mapping suggesting that the use of the proposed development has been predominantly agricultural, which may have had a negative impact on any below ground archaeological remains. Should previously unrecorded archaeological remains survive within the site, they are considered to have the potential to be of local or regional importance and of low to moderate value and are considered likely to be contemporary with the post-medieval or Industrial period activity within the study area. If there are any unrecorded archaeological remains surviving within the proposed development, the development will have a physical impact upon these remains.

10. Proposed Mitigation Measures and Recommendations

It is considered that there is a low potential for previously unrecorded heritage assets to be present within the site. If any are surviving, they are likely to be related to agricultural activities dating from the post-medieval period onwards, relating to the agricultural industry, considering the previous use of the site.

The archaeological potential within the site is low based on the evidence that we have analysed and considered – it would be appropriate in this situation, given that archaeology does not appear to be a key factor in determining the application, that any archaeology is dealt with by a mutually agreed wording in a planning condition.

11. Conclusions

A desk-based assessment of archaeological assets was conducted for a proposed development consisting of residential development on land off Henthorn Road, Clitheroe based on records held by the Lancashire Historic Environment Record, Historic England, historic mapping, archival material and

Land off Henthorn Road, Clitheroe Archaeology Desk-Based Assessment



remote sensing data, as well as other databases and documentary sources. Assets recorded within the 1km study area date to the Bronze Age, medieval, post-medieval, industrial and modern periods were considered in the course of preparing this assessment.

No designated or undesignated assets were recorded within the proposed development area. The site walkover found no features of archaeological interest within the site.

Based on the previously recorded evidence within the study area, it is considered that there is a low potential for previously unrecorded archaeological remains to survive within the site due to the agricultural use of the land and considering the regional and local finds within the study area. There is a low amount of assets from the earlier historic periods within the study area. The majority of assets recorded within the study area date to the medieval period and onwards, which is expected considering that this is when the region was predominantly developed. The surrounding town of Clitheroe predominantly developed during the medieval and post-medieval periods. There is good cartographic coverage of the study area from the Industrial and modern period, with the historic mapping suggesting that the use of the proposed development has been predominantly agricultural, which may have had a negative impact on any below ground archaeological remains. Should previously unrecorded archaeological remains survive within the site, they are considered to have the potential to be of local or regional importance and of low to moderate value and are considered likely to be contemporary with the post-medieval or Industrial period activity within the study area. If there are any unrecorded archaeological remains surviving within the proposed development, the development will have a physical impact upon these remains.

Otherwise, the proposed development is considered to be in accordance with the relevant NPPF policies, as well as complying with the adopted local planning policies.

References

- Ainsworth, C. (2003) *Clitheroe: From Burgage Plots to Boundary Stones*. Lancashire: Pioneer Print Solutions
- Chartered Institute for Archaeologists (2014) *Standards and Guidance for Archaeological Desk-Based Assessments*.
- Crosby, A. (1998) *A History of Lancashire*. Chichester: Phillimore & Co. Ltd
- Department for Communities and Local Government (DCLG) (2018) *National Planning Policy Framework*.
- Farrer, W. and Brownbill, J. (1911) *A History of the County of Lancaster Vol XI*, Victoria County History
- Hinde, T. (Editor) (1996) *The Domesday Book: England's Heritage, Then & Now*. Surrey: Coombe Books.
- HMSO (1979) *Ancient Monuments and Archaeological Areas Act*.
- HMSO (1990) *Planning (Listed Buildings and Conservation Areas) Act*.
- Hodgson, J. and Brennand, M. (2006) The Prehistoric Period Resource Assessment. In: Brennand, M., Chitty, G. and Nevell, M. (editors) *The Archaeology of North West England: An Archaeological Research Framework for the North West Region*. Loughborough: Q3 Digital. 23-58.
- Lancashire County Council (2006) *Lancashire Extensive Urban Survey: Clitheroe Historic Town Assessment Report*.
- McNeil, R. and Newman, R (2006a) The Post-Medieval Period Resource Assessment. In: Brennand, M., Chitty, G. and Nevell, M. (editors) *The Archaeology of North West England: An Archaeological Research Framework for the North West Region*. Loughborough: Q3 Digital. 145-164
- McNeil, R. and Newman, R (2006b) The Industrial and Modern Period Resource Assessment. In: Brennand, M., Chitty, G. and Nevell, M. (editors) *The Archaeology of North West England: An Archaeological Research Framework for the North West Region*. Loughborough: Q3 Digital. 165-194.
- Mills, A.D. (2003) *Oxford Dictionary of British Place Names*. Oxford: Oxford University Press

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



- Natural Environment Research Council (NERC) (2018) British Geological Survey Map
- Nevell, M. (1992) *A History and Archaeology of Tameside: Tameside Before 1066*. Tameside Metropolitan Borough Council.
- Newman, C. (2006) The Medieval Period Resource Assessment. In: Brennand, M., Chitty, G. and Nevell, M. (editors) *The Archaeology of North West England: An Archaeological Research Framework for the North West Region*. Loughborough: Q3 Digital. 115-144.
- Oxford Archaeology North and University of Liverpool (2007) *ALSF Aggregate Extraction and the Geoarchaeological Heritage of the Lower Ribble, Lancashire*.
- Philpott, R. (2006) The Romano-British Period Resource Assessment. In: Brennand, M., Chitty, G. and Nevell, M. (editors) *The Archaeology of North West England: An Archaeological Research Framework for the North West Region*. Loughborough: Q3 Digital. 59-90
- Ribble Valley Borough Council (2014) *Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version*.
- RSK Group PLC (2011) *Land at Chapel Close, Low Moor, Clitheroe: Archaeological desk based assessment, impact assessment and proposal for mitigation*.
- Transport Trust (2018) *Edisford Bridge, Clitheroe*. Accessed 13/07/2018. Available: <http://www.transporttrust.com/heritage-sites/heritage-detail/edisford-bridge-clitheroe>.

Historic Mapping

Ordnance Survey 6": 1 Mile, Lancashire XLVII (1847)

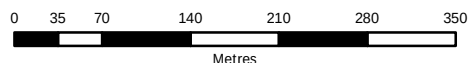
Ordnance Survey 6": 1 Mile, Lancashire XLVII.SW (1914, 1934, 1947)



Appendices



Appendix A – Site Location Plan



Arndale Court
Headingley
Leeds
LS6 2UJ

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: enviro@wyg.com



Contains Ordnance Survey data © Crown Copyright
and database right 2018. All rights reserved.

Sheet Size: A4 Scale of Original: 1:6,000

Client: Gladman Developments Ltd

Project: Land off Henthorn Road, Clitheroe

DF Created:	SMc Checked:	August 2018 Date:	V1 Version:
----------------	-----------------	----------------------	----------------

Title:

Site Location Plan

Office: 4154	Project No: A108690	Figure No: 1
------------------------	-------------------------------	------------------------



Appendix B – Site Photographs



Photograph 1: Access gate, look towards Henthorn Road (south)



Photograph 2: View of the site looking towards northern corner, with the north-eastern boundary



Photograph 3: View of the south-western boundary



Photograph 4: Stream bed in eastern corner, with interspersed trees aligning western edge.



Photograph 5: Southernmost utility poles on western side



Photograph 6: Utility poles on western side, looking from east



Appendix C – Assessment Methodology

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Archaeology & Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon archaeology and heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and

Value	Examples
	importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s) Assets that form an important resource within the community, for educational or recreational purposes.
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but

Magnitude of Impact	Typical Criteria Descriptors
	understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible / No Change
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major – Intermediate	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate – Minor	Minor	Neutral
Low	Intermediate – Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.



Appendix D – Planning Policies

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Ribble Valley Core Strategy 2008-2028

POLICY DME4: PROTECTING HERITAGE ASSETS

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

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.

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

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.

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

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



APPLICATIONS FOR DEVELOPMENT THAT WOULD RESULT IN HARM TO THE SIGNIFICANCE OF A SCHEDULED MONUMENT OR NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES WILL NOT BE SUPPORTED.

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.

WHERE IT CAN BE DEMONSTRATED THAT 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.

PROPOSALS SHOULD ALSO GIVE ADEQUATE CONSIDERATION OF HOW THE PUBLIC UNDERSTANDING AND APPRECIATION OF SUCH SITES COULD BE IMPROVED.

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.

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.



Appendix E – Recorded Heritage Sites

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Recorded Heritage Sites

Ref number	Type	Description	Period
Designated Heritage Assets			
1005118	SM	Eadsford (or Edisford) Bridge: 'A grant of pontage was made in the year 1339'. An ancient bridge of 4 arches with cutwaters. The main arch is segmental and of considerably greater space than the other 3 which are pointed mediaeval arches with 3 ribs. The bridge was widened from about 8 ft to about 20 ft. Bridge over River Ribble, widened towards the south and partly rebuilt early 19 th century. Sandstone ashlar. 5 arches, the 2 nd from the east being wider. Arches segmental, except one, 3 and 4 on the north side only which are pointed with stone ribs to their soffits. Triangular cutwaters and solid parapets with string course and weathered coping. Part of this bridge is in Clitheroe parish. Also Listed Buildings 1072383 and 1072179.	Medieval
1072383	LB II	Edisford Bridge (That part in former MB of Clitheroe): An ancient bridge of 4 arches with cutwaters. The main arch is segmental and of considerably greater space than the other 3 which are pointed mediaeval arches with 3 ribs. The bridge was widened from about 8 ft to about 20 ft. Also Scheduled Monument 1005118.	Medieval
1072179	LB II	Edisford Bridge (That part in the former Bowland Rural District): Bridge over the River Ribble, probably late medieval, widened towards the south and partly rebuilt early 19 th century. Sandstone ashlar. 5 arches, the 2 nd from the east being wider. Arches segmental, except one, 3 and 4 on the north side only which are pointed with stone ribs to their soffits. Triangular cutwaters and solid parapets with string course and weathered coping.	Medieval
1072185	LB II	Thirty Acres Farmhouse: House, with rendered rubble with stone slate roof. 2 storeys. Inside the outshut porch is a chamfered doorway with Tudor-arched head inscribed '1591 EM'. Facade has a one-bay cross-wing at the right-hand side having modern windows, the 1 st floor one with plain stone surround. At the left is an outshut having a door with plain stone surround. In the centre is one bay having a 3-light double-chamfered mullioned window with hood.	Post-Medieval
1163894	LB II	Siddows Farmhouse: Early 18 th century. 2 storey in rubble. The door is plain with a chamfered lintel and has probably been widened. A square panel over the door is inscribed T W (over) 1707 I F. 2 windows per storey. Listed in local HER as a ruined house.	Post-Medieval

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Ref number	Type	Description	Period
1072384	LB II	Roefield: 18 th century building with 19 th century alterations. 2 storeys. Consists of main block with 19 th century central porch with panelled piers. This portion of the house has a stone tiled roof. The remainder is roofed with green slate. Modern extensions. Roefield and Former Stables to Roefield form a group.	Post-Medieval to Industrial
1163883	LB II	Former Stables to Roefield: 18 th century. Coursed stone with rusticated quoins and modillion cornice. Stone slate roof. Centre rusticated carriage entry. Round windows, 2 of 2 lights and 1 single light and door to right. Roefield and Former Stables to Roefield form a group.	Post-Medieval to Industrial
1362278	LB II	Edisford Hall Farmhouse and 2 Cottages adjoining to North: late 18 th century with 17 th century remains and late medieval fragments. Pebble dashed rubble with sandstone dressings and stone slate roof. Two storeys. The cottages, to the right, are of one bay each and have plain stone window surrounds with ogee heads. Those on the ground floor have poppy heads above the ogees.	Post-Medieval to Industrial
1072385	LB II	Henthorn Farmhouse: Dated 1835. 2 storey building, rendered, with Welsh slate roof. 3 windows, stone surrounds, modern glazing bars. 2 windows to ground floor and door in stone surround. Carriage entry to left. Kneeler to left-hand gable end.	Industrial
1072357	LB II	Primrose House: Built c. 1809 by the owner of the Primrose Mill. House of 2 storey's in stucco with moulded eaves cornice. Irregularly-spaced fenestration with hung sashes with glazing bars. A full-height bow has a single window above a window of 3 lights. A single window above the inset door of 6 fielded panels with radiating round-headed fanlight on console brackets. Right-hand wing of 1 storey is a bow with 3 windows. Later extension of 1 storey to left for services.	Industrial
1072181	LB II	Edisford Bridge Cottage, Edisford Bridge Farmhouse: Houses, early 19 th century. Sandstone rubble with slate roof. 2 storeys. The south front has a single-storey modern stone porch to the right. To its left are 2 bays having sashed windows with glazing bars which intersect at the top and with plain stone surrounds with ogee heads. A door between the bays, now blocked to form a window, has a plain stone surround with semi-circular head with projecting keystone and moulded imposts. Chimneys to left and right of these 2 bays. To the left is an addition of c.1900 of little architectural interest.	Industrial
1072091	LB II	Lower Standen Farmhouse: House, early 19 th century. Pebble dashed rubble with modern tile roof imitating stone slates. 2 storeys, 2 bays. On each side of the door is a bow window: the one to the left of 2 storeys, the one to the right of one storey.	Industrial
1163702	LB II	Stephen Bridge: Bridge over Bashall Brook, probably early 19 th century. Sandstone ashlar. Single segmental arch with solid parapets with string courses and weathered copings. The west end of the north parapet is inscribed 'MITTON. WADDINGTON'.	Industrial

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Ref number	Type	Description	Period
1318215	LB II	Edisford Bridge Inn: Public house, mid-to-late 18 th century with right-hand bay of mid-19 th century. Scored render with sandstone dressings and slate roof. 2 storeys, 3 bays.	Industrial
Undesignated Heritage Assets			
PRN38706	MON	Trial excavations in 2013 uncovered the remains of Medieval or post-Medieval ridge and furrow and a Neolithic (Langdale (Group VI)) polished stone axe.	Neolithic to Post-Medieval
PRN28105	MON	Aerial photographs show evidence for a series of palaeochannels, some of which may have been man-made.	Prehistoric
PRN38179	FS	A complete cast copper alloy terret of simple type dating from c.100 BC to AD 100.	Iron Age to Romano-British
PRN39183	FS	Probably a cast copper-alloy harness fitting (toggler or dangler) dating from c.AD 43-1500.	Roman to Medieval
PRN2092	MON	Henthorn, Clitheroe. Listed as a possible deserted Medieval settlement. No visible remains.	Medieval.
PRN15388	MON	Re-used stone tracery, possibly medieval at Edisford Hall showing the arms of the Lacey family.	Medieval
PRN5606	MON	Sewage Works, Nr Siddows, Little Mitton: Henthorn water-powered corn mill, shown on OS 1:10,560 map, 1847, the site may date back to 1258. Converted to cotton weaving in 1860 (shown as a cotton waste works on OS 25-inch map, 1886). Became part of sewage works in 1894; still extant.	Medieval to Post-Medieval
PRN33655	FS	Coin hoard deposited in the mid-1420s found in 2006. It consisted of 27 coins ranging in date from Edward III to Henry VI, exact location unknown	Medieval
PRN33671	FS	Cut voided long cross penny of Henry III dating from c.AD 1248-1250, found in 2008	Medieval
PRN38779	FS	A silver penny of Edward III dating from c.AD 1352-3.	Medieval
PRN39240	FS	A lead spindle-whorl dated to c.AD 1200-1500. It is a circular spindle whorl with a central circular hole. Both sides are undecorated.	Medieval
PRN28153	MON	Robbed out post medieval field boundaries, West of Edisford Hall	Post-Medieval
PRN28080	MON	Post-medieval ridge and furrow, with crowns 8m apart, Near Barrow Clough Wood.	Post-Medieval
PRN20623	MON	Old Post Office, opp. 34 High Street. Laithe house, built in 1687, much altered and extended later, mainly in the 19 th century; now demolished.	Post-Medieval
PRN2093	MON	Low Moor, Clitheroe. Settlement built from late 18 th century onwards for workers at the Low Moor Mill, founded in 1782.	Industrial

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Ref number	Type	Description	Period
PRN5607	MON	Sewage Works, Nr Siddows, Little Mitton: A well is marked on the OS first edition 1:10,560 map about thirty metres east of what was then Henthorn House. Neither house nor well are shown on the modern (2008) mapping and the site is now occupied by a household waste disposal facility.	Industrial
PRN5608	MON	Former site of Low Moor Church, 1840. Recorded as a Sunday School following replacement of church on adjacent site in 1870. Low Moor acquired its own [Anglican] church in 1840, but this became a Sunday School in 1870, when a new, and larger church was built nearby. Since demolished.	Industrial
PRN5609	MON	Primrose Mill and Primrose Print Works, Clitheroe: Water-powered cotton spinning mill built in 1787; calico printing from 1810/11 - 1865; used for paper making from 1854-1904. Used as a bobbin mill from 1904 and cotton ring spinning from 1860-1930. Bleachery from 1913-63.	Industrial
PRN5610	MON	Low Moor Mill (Eyedsford or Eadsford Mill), Low Moor, Clitheroe: Site of water-powered spinning mill built in 1782; rebuilt after a fire in 1791; weaving sheds added in 1858. Closed in 1928 and demolished in 1967.	Industrial
PRN10087	MON	Lime kiln, pre-1850, Adjacent to River Ribble, south of Edisford Bridge. Shown on the OS first edition 1:10,560 mapping, but not on the current (2008) sheets.	Industrial
PRN13628	MON	St Pauls Church, St Pauls Street: Church, said to be built in 1870 to replace the earlier Low Moor Church on the adjacent site. Shown on OS first edition 1:2,500 map, 1886. This became a Sunday School in 1870, when a new, and larger church was built nearby. Still extant.	Industrial
PRN13629	MON	Vicarage, St Pauls Street: on first edition 1:2,500 map. Pre-1886 and presumably associated with the new church of St Paul, built in 1870. Since converted to residential care home and a new vicarage built on an adjacent site.	Industrial
PRN13630	MON	Quarry or pit, Henthorn Road: seen on 1847 OS first edition 1:10,560 map.	Industrial
PRN13631	MON	Weir, Pendleton Brook, on 1886 OS first edition 1:2,500 map. Still extant.	Industrial
PRN13632	MON	Railway viaduct on OS 1886 first edition 1:2,500 map. Still extant.	Industrial
PRN13633	MON	Ponds and filter beds shown on 1847 and 1886 mapping. No longer extant.	Industrial
PRN13634	MON	Footbridge on OS 1886 first edition 1:2,500 map.	Industrial
PRN13635	MON	Bridge on OS 1886 first edition 1:2,500 map, replacing an earlier (pre-1847) wooden bridge a little upstream.	Industrial
PRN13636	MON	Signal box, Primrose. Shown on OS first edition 1:2,500 map.	Industrial
PRN13637	MON	Footbridge over railway, Kemple View, shown on OS first edition 1:2,500 map.	Industrial
PRN13638	MON	Footbridge over railway, Victoria Street, shown on OS first edition 1:2,500 map	Industrial
PRN13639	MON	Foulsykes Mill, Site of a cotton weaving mill built in 1861, closed in 1944 and now demolished.	Industrial

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Ref number	Type	Description	Period
PRN13640	MON	Coal Yard, Mitchell Street, Wharf (probably coal yard) shown alongside railway siding on the OS first edition 1:2500 map.	Industrial
PRN13667	MON	St James' Vicarage, Wilson Street. Shown as 'Parsonage' on 1886 1:2,500 map	Industrial
PRN13669	MON	Allotment Gardens, Whalley Road. Possible Tenter Field shown on 1886 map. Shown as gardens on 1847 map. currently used as Allotment gardens.	Industrial
PRN13670	MON	Commercial Mill, Primrose Road. Cotton spinning mill built in 1861-3; weaving shed added in 1875-6; closed in 1930-1 and now demolished.	Industrial
PRN13671	MON	Primrose Mill, Primrose Road. Cotton mill, shown on 1886 map, part of PRN5609: Primrose Mill and Primrose Print Works, Clitheroe. No longer extant.	Industrial
PRN13672	MON	Mill pond or reservoir fed Commercial Mill, Primrose Lodge. Still extant.	Industrial
PRN13673	MON	Mill pond shown on 1847 map, fed Primrose Printworks. Still extant.	Industrial
PRN13674	MON	Primrose Bridge, shown on OS 1847 six-inch map, still extant.	Industrial
PRN19175	MON	Turnpike milestone near Standen Cottage, Whalley Road. Inscribed 'Clitheroe 1 / Blackburn 91/2' and shown on the OS first edition 1:10,560 map	Industrial
PRN20548	MON	Site of Low Moor Cotton Factory gasometers, part of the Low Moor Factory complex, pre-1847, at 58-60 Chapel Close. No longer extant.	Industrial
PRN20549	MON	Wesleyan Methodist Chapel noted on OS first edition 1:2,500 map. Said to be dated 1866. Possibly demolished.	Industrial
PRN20624	MON	St Ann's Court, High Street, Site of school, pre-1886, quite possibly pre-1847, site redeveloped.	Industrial
PRN20627	MON	Railway M.P. on first edition 1:2,500 map, marked Manchester 34; no longer extant.	Industrial
PRN21899	MON	Gate lodge to Primrose Mill on first edition map, 1847, no longer extant.	Industrial
PRN21900	MON	Sundial noted on first edition 1: 2,500 map, Roefield Reach.	Industrial
PRN24358	MON	Nos.1-29 Victoria Terrace: Row of early 19 th century houses. Workers from Primrose printworks were housed in Flatts Row, later called Victoria Terrace. The cottages appear to have been constructed as two-up, two-down through houses, but were later altered and improved to qualify the tenants as voters, and they were occupied by 'better-class' Primrose hands	Industrial
PRN24379	MON	United Free Methodist Chapel, Chapel dated 1882 or 1892, now joiners workshop.	Industrial
PRN26223	MON	Barn at Edisford Bridge Farm; Combination barn, probably built in the latter half of the 18th century with the attached Edisford Bridge Inn. The original farmhouse was probably the inn. Barn now converted into a house.	Industrial

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Ref number	Type	Description	Period
PRN28232	MON	Chimney shown on OS 1847 1:10,560 map. Part of the Low Moor Cotton Factory, no longer extant.	Industrial
PRN28244	MON	Low Moor Footbridge; Wooden footbridge shown on OS 1847 1:10,560 map. A bridge still extant.	Industrial
PRN39775	MON	Waddow Hall Landscape Park, late 18 th century?	Industrial
PRN3175	MON	Primrose House: field boundaries and drainage seen on aerial photography.	Undated – Industrial?
PRN28000	MON	Linear feature seen as cropmark on aerial photographs, although not visible on LiDAR data, North of Fall Lands Hall	Unknown

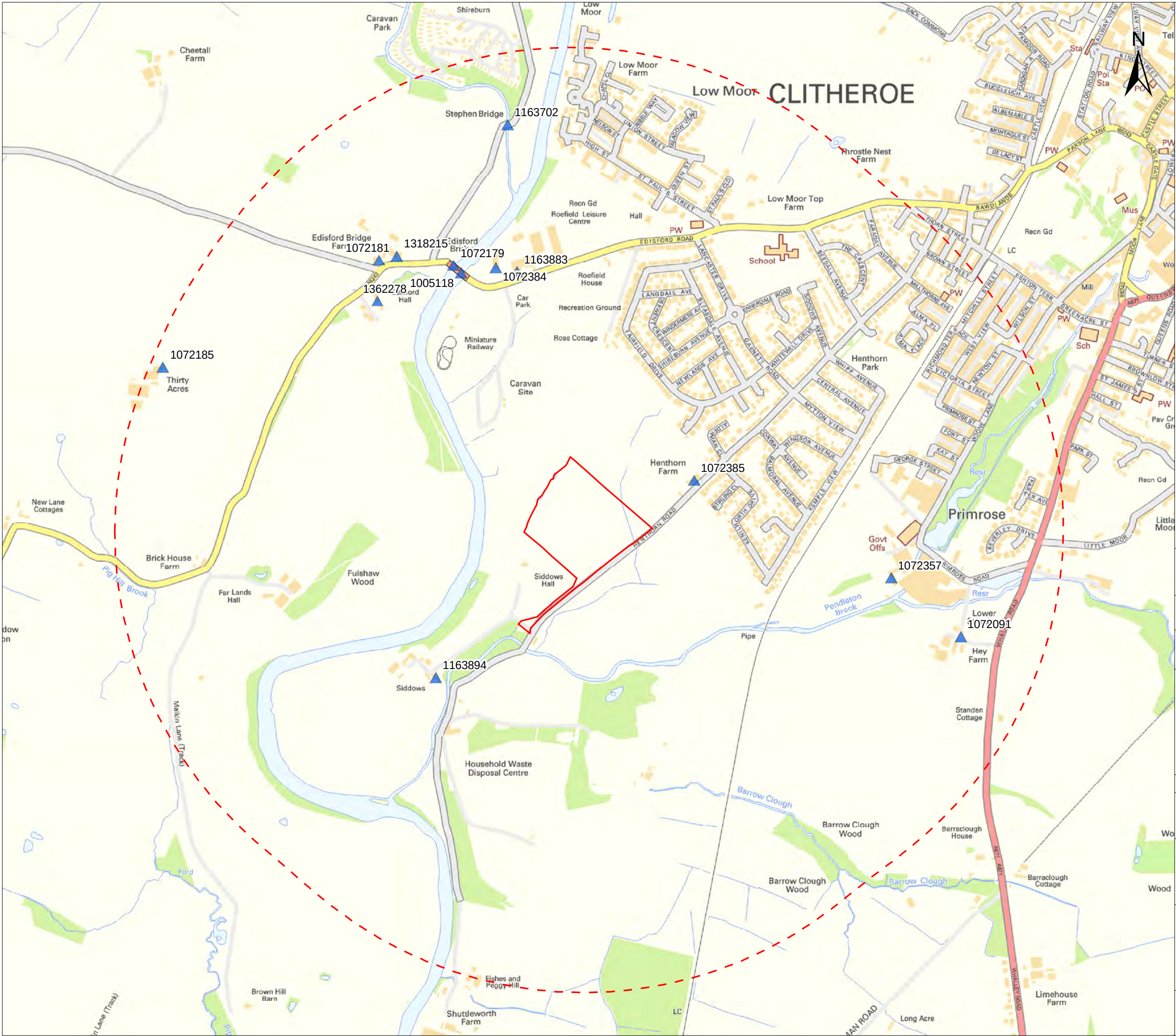
Ref	Location	Type
Events		
ELA1067	Edisford Bridge Farm Barn	Building Survey
ELA1375	ALSF Aggregate Extraction in the Lower Ribble Valley	Desk Based Assessment & Aerial/LIDAR Survey
ELA1376	ALSF Aggregate Extraction in the Lower Ribble Valley	Field Survey
ELA1377	ALSF Aggregate Extraction in the Lower Ribble Valley	Core Sampling
ELA1570	Edisford Hall Cottages	Building Survey
ELA1743	Old Post Office, Low Moor	Building Survey
ELA1867	Land at Chapel Close, Low Moor	Clitheroe: Desk-Based Assessment and Field Observation
ELA1947	Henthorn Road, Clitheroe	Desk-Based Assessment
ELA1948	Primrose Mill and Primrose Print Works, Clitheroe	Building Survey
ELA2150	Primrose Mill, Woone Lane	Clitheroe: Building Survey
ELA2415	Henthorn Road, Clitheroe	Trial Trenching
ELA2585	Land south of Henthorn Road, Clitheroe	Geophysical Survey

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment

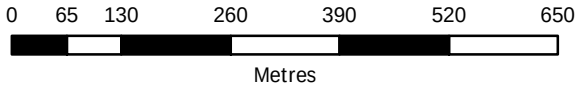


Ref	Location	Type
ELA2692	Land south of Henthorn Road, Clitheroe	Archaeological Evaluation
ELA2692	Land south of Henthorn Road, Clitheroe	Archaeological Evaluation



Legend

-  Site
-  Study Area
-  Listed Buildings
-  Scheduled Monument



DF Created:	SMc Checked:	May 2018 Date:	V1 Version:
----------------	-----------------	-------------------	----------------

Contains Ordnance Survey data © Crown Copyright and database right 2018. All rights reserved.

Arndale Court
Headingley
Leeds
LS6 2UJ

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: enviro@wyg.com



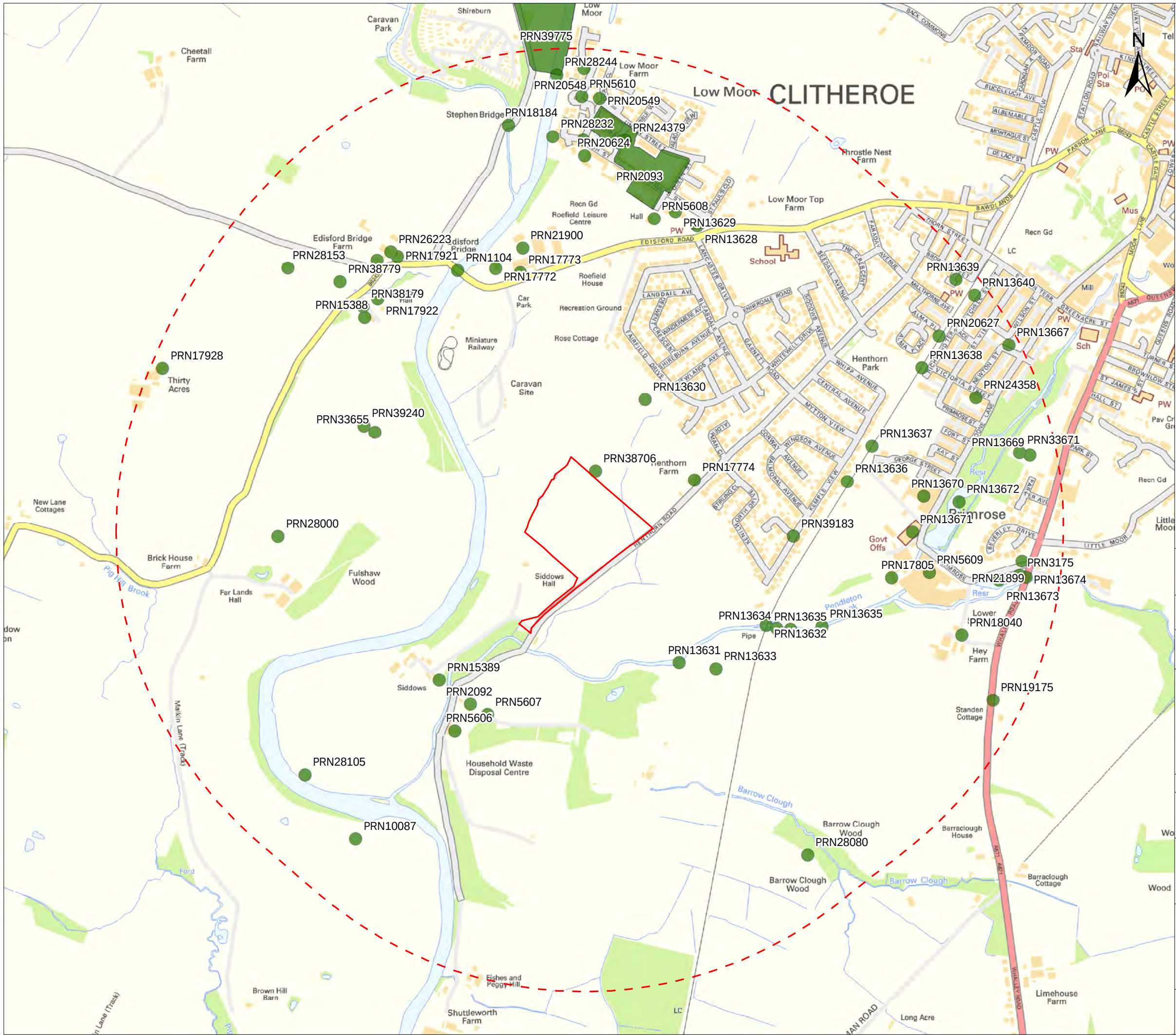
Sheet Size: A3 Scale of Original: 1:9,000

Client: Gladman Developments Ltd

Project: Land off Henthorn Road, Clitheroe

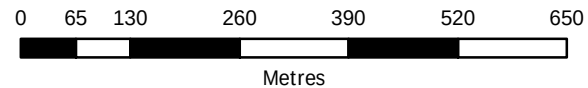
Title: Designated Heritage Assets

Office: 4154	Project No: A108690	Figure No: 2
------------------------	-------------------------------	------------------------



Legend

- Site
- Study Area
- Monuments - Points
- Monuments - Polygons



DF Created:	SMc Checked:	June 2018 Date:	V1 Version:
----------------	-----------------	--------------------	----------------

Contains Ordnance Survey data © Crown Copyright and database right 2018. All rights reserved.

Arndale Court
Headingley
Leeds
LS6 2UJ

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: enviro@wyg.com



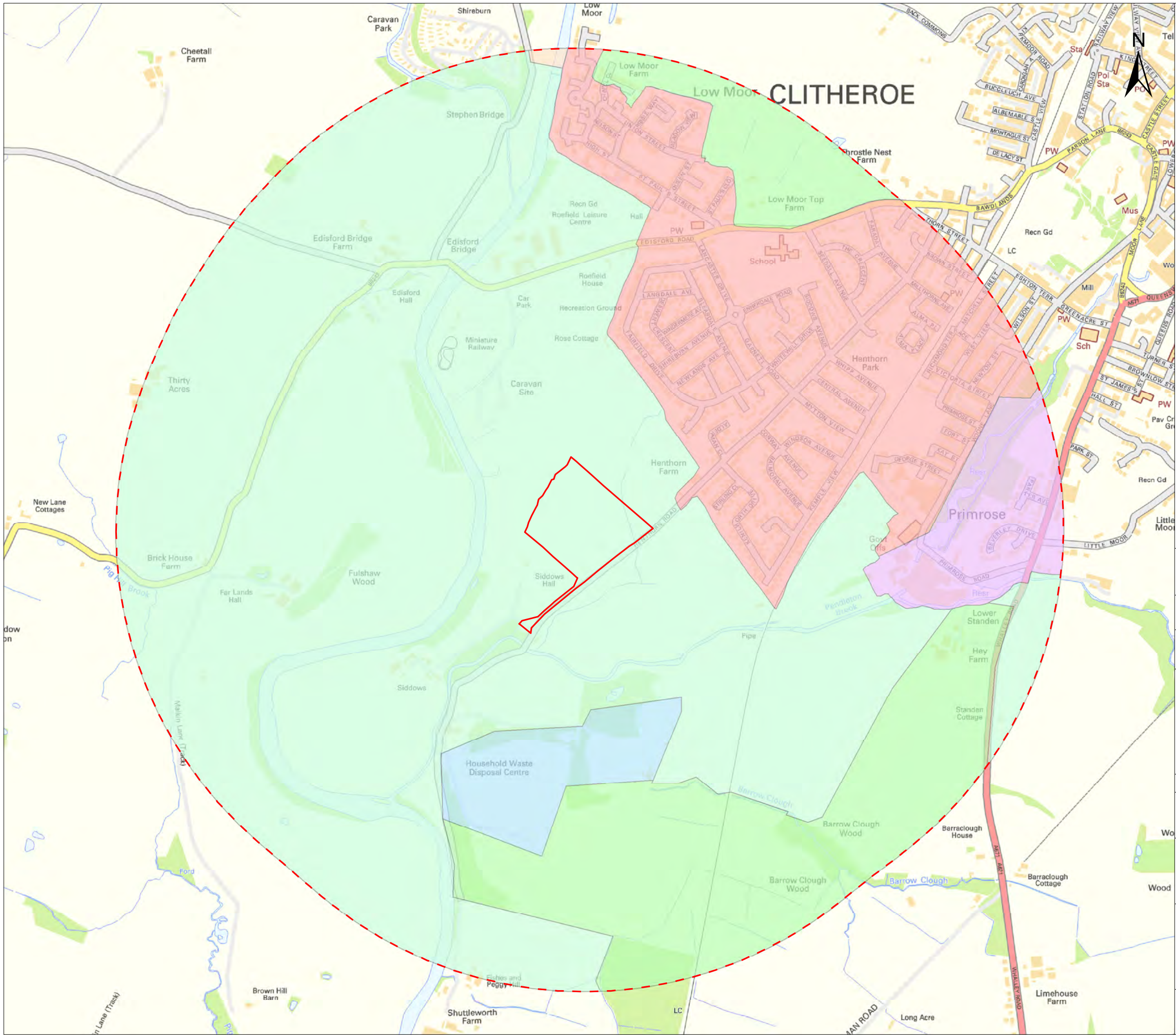
Sheet Size: A3 Scale of Original: 1:9,000

Client: Gladman Developments Ltd

Project: Land off Henthorn Road, Clitheroe

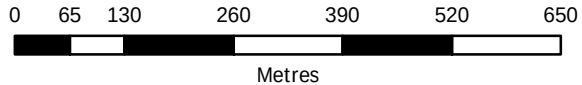
Title: Recorded Heritage Assets

Office: 4154	Project No: A108690	Figure No: 3
------------------------	-------------------------------	------------------------



Legend

- Site
- Study Area
- Historic Landscape Chracterisation
 - Ancient and PMed Settlement
 - Ancient Enclosure
 - Ancient and PMed Ornamental
 - Modern Industry
 - Modern Settlement
 - Post-Medieval Enclosure



DF Created:	SMc Checked:	June 2018 Date:	V1 Version:
----------------	-----------------	--------------------	----------------

Contains Ordnance Survey data © Crown Copyright and database right 2018. All rights reserved.

Arndale Court
Headingley
Leeds
LS6 2UJ

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: enviro@wyg.com

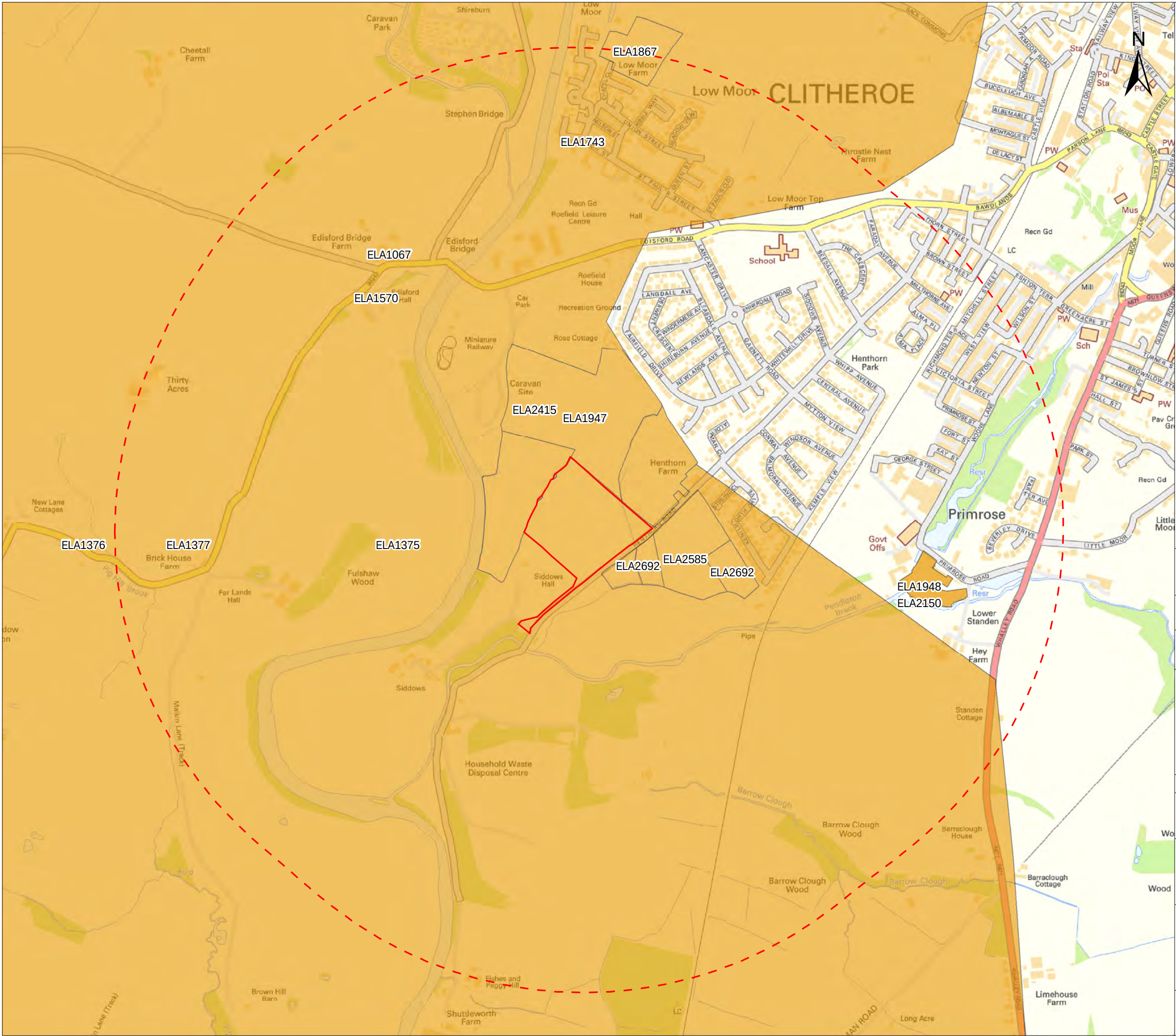
Sheet Size: A3 Scale of Original: 1:9,000

Client: Gladman Developments Ltd

Project: Land off Henthorn Road, Clitheroe

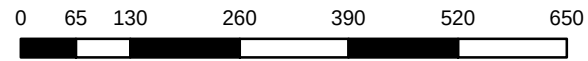
Title: Historic Landscape Chracterisation

Office: 4154	Project No: A108690	Figure No: 4
------------------------	-------------------------------	------------------------



Legend

- Site
- Study Area
- Events



Metres

DF Created:	SMc Checked:	June 2018 Date:	V1 Version:
----------------	-----------------	--------------------	----------------

Contains Ordnance Survey data © Crown Copyright and database right 2018. All rights reserved.

Arndale Court
Headingley
Leeds
LS6 2UJ

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: enviro@wyg.com



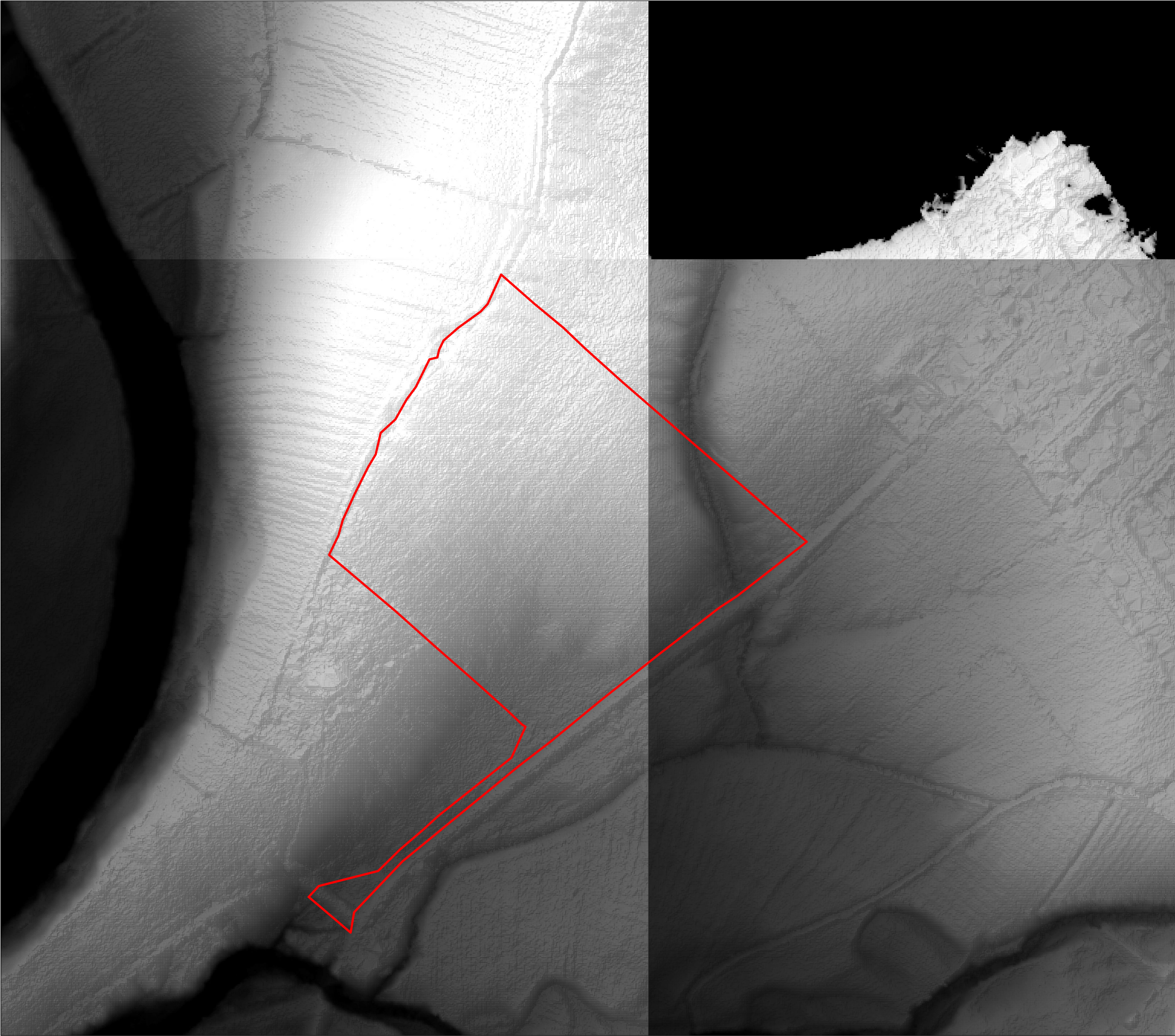
Sheet Size: A3 Scale of Original: 1:9,000

Client: Gladman Developments Ltd

Project: Land off Henthorn Road, Clitheroe

Title: Archaeological Events

Office: 4154	Project No: A108690	Figure No: 5
------------------------	-------------------------------	------------------------



Legend



Site

sd7340_DTM_1M.asc

Value



High : 91.882

Low : 49.116

sd7341_DTM_1M.asc

Value



High : 88.166

Low : 56.946

sd7241_DTM_1M.asc

Value



High : 68.815

Low : 45.206

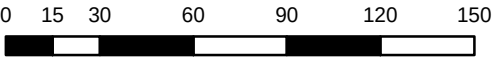
sd7240_DTM_1M.asc

Value



High : 71.395

Low : 40.705



Metres

DF Created:	SMc Checked:	July 2018 Date:	V1 Version:
----------------	-----------------	--------------------	----------------

Contains Ordnance Survey data © Crown Copyright
and database right 2018. All rights reserved.

Arndale Court
Headingley
Leeds
LS6 2UJ

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: enviro@wyg.com



Sheet Size: A3 Scale of Original: 1:2,423

Client: Gladman Developments Ltd

Project: Land off Henthorn Road, Clitheroe

Title: LiDAR Data

Office: 4154	Project No: A108690	Figure No: 6
-----------------	------------------------	-----------------



Appendix F – Report Conditions

Land off Henthorn Road, Clitheroe

Archaeology Desk-Based Assessment



Archaeology and Heritage Desk-Based Assessment, Land off Henthorn Road, Clitheroe
This report is produced solely for the benefit of Gladman Developments Ltd and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time, technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

August 2018

WYG Environment Planning Transport Ltd

