



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

Phone: 07847 200073

Email: Lancashire.archaeology@gmail.com

Your ref: 3/2018/00688

Date: 24th August 2018

FAO R Major

Dear Mr Macholc,

Planning Application 3/2018/0688: Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Henthorn Road. All matters reserved except for means of access. Land off Henthorn Road, Clitheroe BB7 2QF

The above application is located to the northwest side of Henthorn Road, to the south and west of a series of residential developments consented over the last 10 years. The proposal site has been identified by the ALSF Aggregate Extraction in the Lower Ribble Valley Final Report (Oxford Archaeology North/University of Liverpool, 2007) as having a high potential to contain previously unknown archaeological deposits dating to the prehistoric, a medium potential for the Roman period and a medium/high potential for the medieval period. The results of archaeological work associated with the previous planning applications has, however, failed to reveal widespread remains of these periods. The archaeological assessment supplied with the application (WYG Environment Planning Transport Limited, August 2018) notes these limited results and concludes that:

"... there is a low potential for previously unrecorded archaeological remains to survive within the site ... There is a low amount of assets from the earlier historic periods within the study area ... 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 ..." (Section 11)

and

"... it would be appropriate ... that any archaeology is dealt with by a mutually agreed wording in a planning condition." (Section 10)

We would broadly agree with this conclusion and recommend that an appropriate planning condition be applied to any consent granted to the application. The following planning condition wording is therefore suggested:

Condition: No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of both geophysical survey and trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

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

This is in accordance with National Planning Policy Framework (MoHCLG 2018) paragraph 199: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.*"

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

Yours sincerely

Peter Iles