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Your ref: 3/2018/0914

Our ref:

Date: 25th January 2019

FAO S Kilmartin

Dear Mr Macholc,

**Planning Application 3/2018/0914: Erection of 188 new dwellings including means of access and associated works. To include 57 affordable dwellings (29 affordable rent and 28 shared ownership).
Land off Clitheroe Road, Whalley (Lawtonsteads phase 2) BB7 9AB**

Further to my letter of the 24th January, I have been sent copies of some earlier correspondence which I had not been party to and a response to my letter from the developer. This explains that the Lawtonsteads Phase 1 site is being/has been constructed by a separate developer and sets out what they hope is a reasonable way forward for this site, with an archaeological scheme of works being undertaken as a condition of any consent granted to this application.

In light of this I would withdraw my objection to the application being determined and would substitute my recommendation that a planning condition requiring a phased scheme of archaeological works is included into any consent granted. The following wording is 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 phased 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 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 and that further scheme implemented 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 wording could be simplified by placing the section "*The programme of works shall include an initial phase ... further scheme implemented before development commences*" into the 'Note' section, but in the past this part has been omitted from some districts' decision notices, leading to incorrect assumptions regarding the scale and scope of works required. Equally, if the developers wish to submit an appropriate written scheme of investigation, which we could all agree on, the condition could simply be to implement that scheme.

I hope that the above is helpful.

Yours sincerely

Peter Iles