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Your ref: 3/2018/0914

Our ref:

Date: 24th 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**

Thank you for your consultation on the amendments to the above planning application. None of the comments, plans and amendments submitted seem to relate to the archaeological issues on the site or to address the issues we raised in our initial letter dated 23rd October 2018.

As such we must re-iterate the previous comments and again recommend that the present application NOT be determined until and unless a suitable scheme of trial trenching has been undertaken and an acceptable report submitted to the Council for consideration. This will allow an informed decision to be made as to the requirement for (and if necessary the scope of) any further phase of archaeological mitigation prior to construction starting. We would recommend that the developers are required to:

- (i) Submit a WSI for a scheme of trial trenching of the present site for assessment and if appropriate approval by the Council;
- (ii) Following the submission and approval of an acceptable scheme, commission the trial excavation works; and
- (iii) Submit a formal report on those works, including recommendations for follow-up or mitigation works if required, for consideration as part of the present application.

At this point an informed decision can be made and any necessary mitigation works for this phase required by a further condition.

It may be argued that this would cause unnecessary delay to the consideration of the application, but given the issues on the adjacent site detailed previously and the fact that

the applicants have had several years to implement the works required by the condition, are clearly aware of it and have had the results of the geophysical survey for some time, this would not seem unreasonable.

If the council are not minded to follow this advice, we would appreciate the opportunity to discuss the matter with you further, to agree a way forward.

Yours sincerely

Peter Iles