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Your ref: 3/2019/0071

Date: 11th February 2019

FAO R Major

Dear Mr Macholc,

Planning Application 3/2019/0071: 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. Resubmission of 3/2018/0688. Land off Henthorn Road, Clitheroe BB7 2QF

From an archaeological perspective the above application is identical in its potential for impacts on as-yet unknown buried archaeological remains as the previous application (3/2018/0688). Indeed the applicants have submitted the same archaeological assessment with both planning applications. As such we would repeat the advice provided previously and agree with the assessment that:

"... it would be appropriate ... that any archaeology is dealt with by a mutually agreed wording in a planning condition." (WYAS: Land off Henthorn Road, Clitheroe Archaeology Desk-Based Assessment, August 2018, Section 10)

The following planning condition wording is again 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