

Hark to Bounty Inn, Slaidburn,  
Clitheroe, Lancashire

Written Scheme of Investigation for Archaeological Works

Planning Ref: 3/2020/0740



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# Hark to Bounty Inn, Slaidburn, Clitheroe, Lancashire

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## Written Scheme of Investigation for Archaeological Works

Planning Ref: 3/2020/0740

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# 1. INTRODUCTION

## 1.1 PROJECT BACKGROUND

This Written Scheme of investigation (WSI) has been prepared by Solstice Heritage LLP to allow the agreement of the scope of works of an historic building recording and watching brief. The historic building recording and watching brief have been required by Ribbles Valley Borough Council as a condition of Listed Building Consent (ref: 3/2020/0740) for essential structural repair works on the south-eastern corner of the building, following damage as a result of a vehicular collision.

## 1.2 SITE LOCATION AND DESCRIPTION OF WORKS

The proposed development is situated in the centre of the village of Slaidburn, near Clitheroe, at the junction of Chapel Street, Church Street, and Town End. It is centred at NGR SD 71132 52408 and comprises of a Grade II listed public house, the Hark to Bounty Inn (NHLE 1362260). The pub originally dates to the 17<sup>th</sup> century with later 18<sup>th</sup> century alterations. It is also situated within the Slaidburn Conservation Area. The listing description is reproduced below:

*SD 7052-7152 SLAIDBURN TOWN END (NORTH SIDE)*

*17/102 The Hark to Bounty 16.11.1954 (Formerly listed as Hark to Bounty Inn) GV II*

*Public house, probably early C17th and late C18th. Sandstone rubble with slate roof. The earliest part, to the right, has 3 chamfered doorways with Tudor-arched heads. Each has a chamfered window surround to its right, the left-hand one having its sill lowered. A continuous drip course terminates beyond the right-hand door. To the left is a 6-pane sash with plain stone surround. Further left is a flight of external stone steps, with a stepped mounting block attached. On the 1st floor is a door with plain stone surround and 5 windows with plain stone surrounds and 6-pane sashes. The right-hand gable has a blocked doorway (now a window) with chamfered surround and Tudor-arched head. On the 1st floor are the remains of a rebated and chamfered surround to a 6-pane sash. Above is a chamfered attic window. Adjoining to the left (west) is the C18th portion, of 2 storeys with attic. It is of 2 bays, having plain stone surrounds to the door and windows. The latter are 6-pane sashes, the ground-floor surrounds being heightened. The attic windows, now blocked, have shallow oval surrounds. At the far left are the former stables, now part of the public house. They have paired door surrounds, now containing 6-pane sashes, a small window to their left, a 6-pane sash in plain stone surround to the right and 2 similar windows on the 1st floor. Interior: On the 1st floor at the east end is a large room open to the roof, having 4 trusses with ties, light collars and queen struts. At the east end, dividing it from a further room beyond, is a 5th truss of slightly steeper pitch, having a king post from tie to ridge and 2 braces from tie to principals. Beneath, with the muntins tenoned into the tie, is a wooden screen of vertical panels with deeply moulded borders.*

*Listing NGR: SD7112052404*

First listed in 1954, the building remains broadly as outlined within the listing description.

## 1.3 CHRONOLOGY

Where chronological and archaeological periods are referred to in this WSI, the relevant date ranges are broadly defined as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,500 BP (Before present)
- Mesolithic (Middle Stone Age): 10500 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Bronze Age: 2400 – 700 BC
- Iron Age: 700 BC – AD 70
- Roman/Romano-British: AD 70 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540



- Post-medieval: AD 1540 – 1750
  - » Tudor: AD 1485 – 1603
  - » Stuart: AD 1603 – 1714
  - » Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900
  - » Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present

#### **1.4 QUALITY ASSURANCE**

Solstice Heritage LLP undertakes all fieldwork and post-fieldwork assessment, analysis, reporting and dissemination to the standards stipulated by the Chartered Institute for Archaeologists (CIfA 2020a; 2020b; 2019) as is outlined in Section 2 below. The project will be managed by Chris Scott who is a fully accredited member of the CIfA (MCIfA level).

#### **1.5 INSURANCES**

Solstice Heritage LLP holds full Professional Indemnity insurance. Copies of certification can be supplied upon request where legitimately required. No claims have been made or are pending against this policy.

#### **1.6 ASSUMPTIONS AND LIMITATIONS**

Data and information obtained and consulted in the compilation of this WSI has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of this WSI for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

#### **1.7 COPYRIGHT**

Solstice Heritage LLP will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988). The Lancashire HER will be granted licence to use the report for its purposes, which may include photocopying.

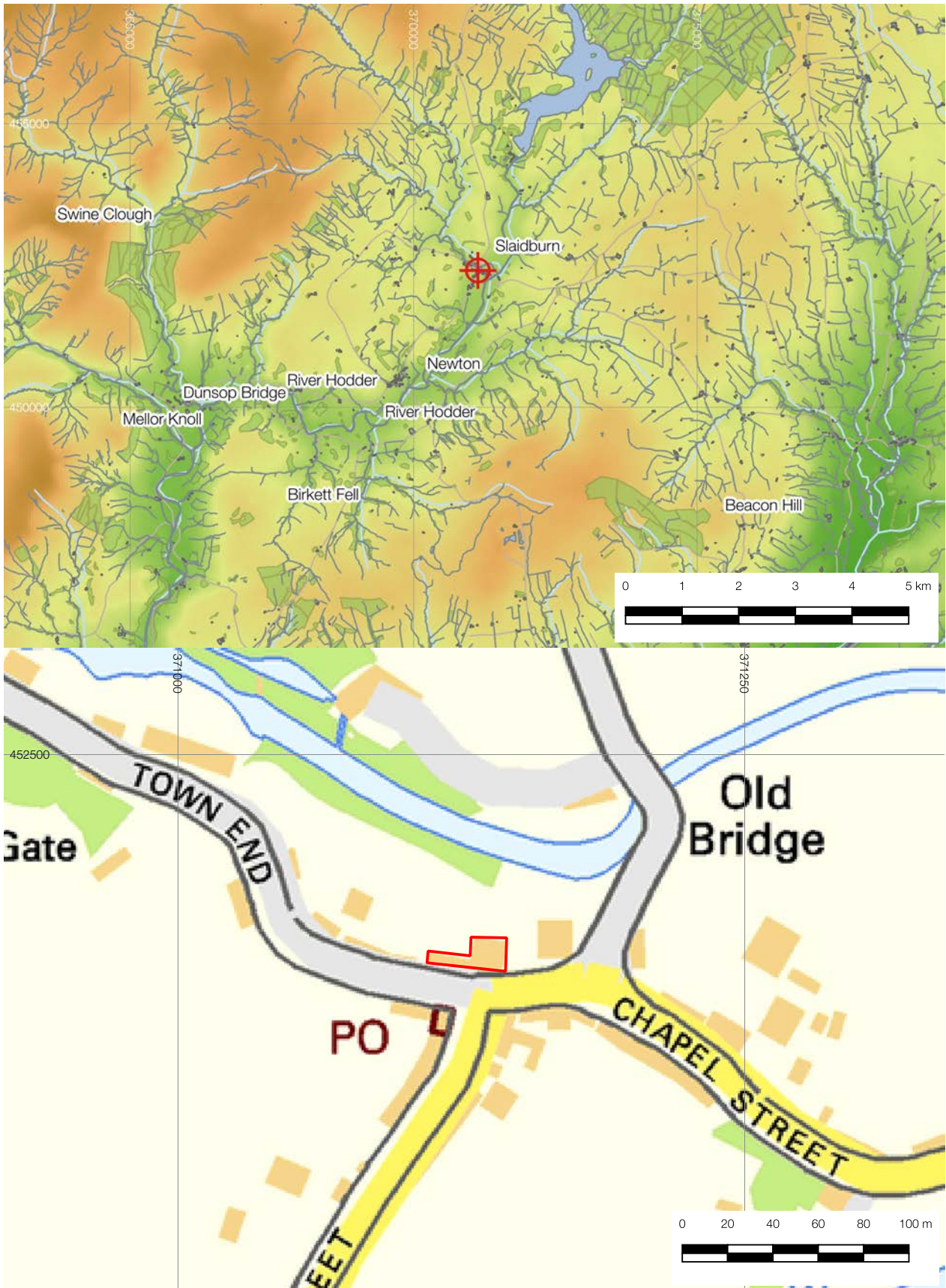


Figure 1 Site Location

## **2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **2.1 HISTORICAL BACKGROUND**

A detailed historical background of the Hark to Bounty Inn has been carried out in the form of a Heritage Statement undertaken by Solstice Heritage LLP (Snowden 2020). The Hark to Bounty Inn, which is listed at Grade II, comprises a two-storey 17<sup>th</sup> century pub with later 18<sup>th</sup> century alterations and an 18<sup>th</sup> century extension to the west.

### **2.2 POTENTIAL SIGNIFICANCE**

An assessment of significance for potential archaeological remains hosted within the proposed development site has been undertaken within the previously mentioned Heritage Statement.

### 3. AIMS AND OBJECTIVES

#### 3.1 HISTORIC BUILDING RECORDING

Building recording and investigation is defined as:

“A programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting...” (ClfA 2020a, 3).

The aims of the building recording are:

- To ensure that there exists a photographic, drawn and written record of the structure(s) prior to alteration.
- To establish and understand the chronological development of the structure(s) within its/their context.
- To ensure there is a permanent record of the work undertaken deposited with a suitable archive repository
- To ensure all work is undertaken in compliance with the *Code of Conduct* of the Chartered Institute for Archaeologists (ClfA) (2019) and the relevant *ClfA Standard and Guidance* (2020a).

#### 3.2 WATCHING BRIEF

An archaeological watching brief is defined as:

“a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, intertidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive” (ClfA 2020b, 2).

The overarching aim of the watching brief is:

- To monitor any invasive construction works associated with the development and ensure features of historic significance are recorded appropriately.

The objectives of the watching brief are:

- To record, excavate and environmentally sample any archaeological deposits or elements of historic fabric of significance observed during the invasive construction works
- To establish the date, character and significance of any archaeological remains and elements of historic fabric, including in relation to other similar features within the area
- To ensure that there exists a photographic, drawn and written record of the structure(s) prior to alteration.
- To ensure there is a permanent record of the work undertaken deposited with the local Historic Environment Record (HER) and made available online
- To ensure all work is undertaken in compliance with the *Code of Conduct* of the Chartered Institute for Archaeologists (ClfA) (2019), the *ClfA Standard and Guidance for Watching Briefs* (2020b), and the *Regional Statement of Good Practice*.

## 4. FIELDWORK METHODOLOGY

### 4.1 RECORDING METHODOLOGY - HISTORIC BUILDING RECORDING

An historic building survey to a minimum of Historic England Level 1 standard (Historic England 2016) will be carried out. This level of survey provides a basic visual record, supplemented by information pertaining to the building's location, age and type including the following:

- The written record will comprise: the precise location of the building together with any statutory and non-statutory designations; the date of the survey and the location of the archive; a summary statement of the form, function and phasing of the building. This element of the work will also identify all features, fixtures and fittings relevant to the original and subsequent uses of the site.
- The drawn record will comprise: measured plans of each of the floors, together with drawings of the principal elevations. Existing plans and elevations, such as architect's drawings, will be adapted for parts of the building, and their accuracy will be checked.
- The photographic record will comprise: photographs of the building's wider aspect together with general views of the external appearance of the building. These are normally oblique, but right-angle photographs of elevations containing complex detail will also be taken. The photographic archive will consist of digital colour photography at a minimum of 20 megapixels. All detailed photographs will contain a graduated photographic scale. A photographic register detailing (as a minimum) location and direction of each shot will also be compiled.

### 4.2 RECORDING METHODOLOGY - WATCHING BRIEF

All intrusive construction works will be monitored by a suitably qualified archaeologist. Where archaeological features or deposits are encountered, construction works will halt and suitable time will be afforded to the archaeologist to investigate, sample and record such remains. Equally the archaeologist will aim to minimise disruption to the programme of groundworks through good working practice.

All archaeological features will be recorded on pro-forma sheets, creating a primary written record that will be accompanied by drawn and photographic records. A site diary giving a summary of each day's work will also be maintained including overall interpretive observations.

Where there are elements of historic fabric that will be removed or impacted, those elements will be recorded to a minimum of Historic England Level 1 standard (Historic England 2016).

A drawn record will be compiled of all features, including plan and section/profile illustrations at a suitable scale (usually 1:10, 1:20 or 1:50) depending on the complexity and significance of the remains.

The photographic record of the monitoring will be undertaken in high-resolution digital format. Photographs will be taken of all archaeological and palaeoenvironmental features in addition to general site photography locating the individual features in their wider context.

### 4.3 SMALL FINDS

All small finds will be initially retained and bagged by context for assessment at the post-fieldwork stage.

Small finds will be handled, packed and stored in accordance with the guidelines in *First Aid for Finds* (Watkinson and Neal 1998).

In the event that finds of 'treasure' are uncovered, then the local Coroner will be informed and the correct procedures will be followed as outlined under the *Treasure Act 1996*.

### 4.4 HUMAN REMAINS

In the event of human remains being uncovered, including evidence of cremations, these will be initially left *in situ*, protected and covered from view. Should removal of the remains be deemed necessary then a licence will be obtained from the Ministry of Justice (MoJ) prior to excavation proceeding. Exhumation of human remains will proceed in accordance with the MoJ licence and all health and safety regulations and guidance.

## 4.5 SCIENTIFIC AND PALAEOENVIRONMENTAL SAMPLING STRATEGY

### 4.5.1 AIM OF THE SAMPLING STRATEGY

Given the uncertainty of the presence or level of archaeological remains likely to be encountered as part of this evaluation, the general aim of the scientific and palaeoenvironmental sampling strategy is:

- To provide information on the nature of human activity and the past environment in the immediate area, in relation to the archaeological deposits uncovered during the project.

### 4.5.2 OVERVIEW

Sampling levels and feature-specific approaches will vary in accordance with the characteristics and potential of individual features to address the aims and objectives outlined above. Sampling and assessment methodologies will follow best practice as set out in relevant guidance documents, including *Environmental Archaeology* (English Heritage 2011).

## 4.6 SCIENTIFIC DATING

Where individual structural elements of the building or associated deposits and features are suitable for scientific dating applications, these will be considered. Such samples would be required to be functionally associated with key elements of the built fabric and to answer specific questions relating to the development, form and significance of the building. Given the previous work undertaken on site, it is considered that the most likely candidate for scientific dating would be samples from the withies within the wattle-and-daub walling. Should it be possible to take suitable samples, then radiocarbon dating will be undertaken as the pieces will not be suitable for dendrochronology.

## 4.7 EXTENSIVE REMAINS AND/OR SIGNIFICANT FINDS

In the event of discovery of archaeological remains that are more extensive and/or significant than could reasonably have been anticipated then the following procedure will be followed:

- Where remains can be rapidly characterised within the scope of this stage of work, including a small alteration to the design of the existing mitigation works, this will be undertaken following agreement with the client and the LCC Planning Officer (Archaeology).
- If, following consultation with the LCC Planning Officer (Archaeology) and client, a further different form of mitigation is deemed necessary and proportionate to the potential significance of the archaeological remains, a modified WSI or addendum to this document will be prepared and agreed with all stakeholders.

## 4.8 HEALTH AND SAFETY

All archaeological work will be undertaken in a safe manner in compliance with the Health and Safety at Work Act 1974. A full risk assessment will be undertaken in advance of the commencement of work, a copy of which will be available on site for the duration of the fieldwork. Solstice Heritage LLP has a full Safety, Health and Environment Policy which can be supplied upon request. In relation to the current COVID-19 situation, a Risk Assessment will be undertaken prior to the fieldwork in order to mitigate and minimise risks. Control measures will include, as a minimum:

- Travel to the site individually using own transportation.
- Ensure a minimum 2 m safe distance between the fieldworker and all other people at all times.
- Ensure sanitising products are available within the vehicle and with the fieldworker.
- All external work to be undertaken first. When internal access is required, the fieldworker will alert the occupants, who will vacate the premises safely for the duration of the site visit, where required.

## 5. POST-FIELDWORK METHODOLOGY

### 5.1 HISTORIC BUILDING RECORDING AND WATCHING BRIEF

#### 5.1.1 REPORTING

Following completion of fieldwork, all information will be synthesised in project reports for the Historic Building Recording and the Watching Brief. These will include as a minimum:

- Project number, OASIS reference number and site grid reference
- A non-technical summary of results
- Introduction
- Aims and method statement
- Legislative, policy and guidance framework
- Description of the overall form, survival, significance and development of the buildings and all significant fixtures
- Summary of data outlining all elements of historical fabric uncovered as a result of the monitoring
- Specialist reports (where necessary)
- Illustrative photography
- Location plan of the site of at least 1:10000 scale
- Phased plans and elevations of sufficient detail to describe the chronological development of the structures.

Any variation to the minimum requirements above will be approved in advance and in writing by the monitoring Lancashire County Council Planning Officer (Archaeology). A digital copy will be supplied to the client and to the Lancashire County Council Historic Environment Record upon completion, with a set of photographs supplied in TIFF format. Copyright licence will be granted to Lancashire County Council to use the report for the purposes of the HER. This may include photocopying by third parties.

#### 5.1.2 SMALL FINDS PROCESSING

All finds will be processed and catalogued in line with standard guidance documents including *First Aid for Finds* (Watkinson and Neal 1998) and the *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials* (CIfA 2014c).

#### 5.1.3 SPECIALIST ASSESSMENT AND ANALYSIS

After processing, artefacts and ecofacts will be quantified and assessed to provide an overview of their potential to meet the aims and objectives of the project. This will be undertaken, where necessary, by a relevant specialist, as set out below, and will include a statement on the potential and requirement for further analysis. Where extensive analysis is recommended and justified by the potential of the assemblage or sample then this will be undertaken after agreement with the client and LCC Planning Officer (Archaeology).

#### 5.1.4 ARCHIVING

Within 6 months of the completion of all post-fieldwork stages of the project, a full archive will be compiled and deposited with the relevant local recipient museum. The archive will be compiled in accordance with the *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (CIfA 2014d). The archive and all material contained in it will be compiled according to the guidelines of the recipient museum, and will include as a minimum:

- A list of archive contents, by box if required
- Hard copies of all relevant project documentation
- Digital material created for the project
- Artefacts and ecofacts for which there is a reason for retention (e.g. inherent significance, potential for future analysis).

Should there be no material archive arising from the project then, as a minimum, a full archive will be compiled and deposited with the Lancashire County Council Historic Environment Record. The archive will be compiled in accordance with the *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (ClfA 2014d) and ADS guidelines. The archive will comprise:

- One bound (perfect bound) copy of the project report
- One digital copy of the project report (.PDF/A)
- Digital copies of all principal photography as uncompressed TIFFs.
- Digital copies of plans, elevations and cross-sections where they are either amended from existing drawings or have been prepared as new to accompany the building recording, and where they are not already reproduced in the report (.PDF/A).

#### 5.1.5 OASIS

Solstice Heritage LLP is registered with the Online Access to Index of Archaeological Investigations (OASIS) Project and fully supports all project documentation and records being made available through the OASIS website. Upon completion of the post-fieldwork reporting and archiving, an OASIS record will be completed, and a copy of the project report will be uploaded.

#### 5.1.6 PUBLICATION AND DISSEMINATION

In the event that formal publication and/or wider dissemination is deemed necessary, then a suitable format will be agreed with the client and the LCC Planning Officer (Archaeology). This may include a digital download document made freely available or publication in a local, regional or national journal.



## 6. RESOURCES AND PROGRAMMING

### 6.1 FIELDWORK STAFF

The project will be managed by Chris Scott and fieldwork will be undertaken by both Tiffany Snowden and Ben Moore of Solstice Heritage LLP, though in the event of a change, details of fieldwork staff will be confirmed in writing to the Lancashire County Council Planning Officer (Archaeology) prior to commencement. Chris holds full accredited membership of the Chartered Institute for Archaeologists (CIfA) at MCIfA level; both also have longstanding experience in undertaking and managing historic buildings projects in Northern England, particularly as part of discharging heritage-related planning conditions. A statement of competence for Chris can be found in Appendix 2.

### 6.2 POST-FIELDWORK STAFF

The post-fieldwork reporting and archiving will be undertaken by either Tiffany Snowden or Ben Moore, ensuring continuity from the fieldwork stage. Details of any other post-fieldwork or reporting staff will be confirmed in writing to the Lancashire County Council Planning Officer (Archaeology) prior to commencement.

### 6.3 SPECIALIST INPUT

Should specialist input be required for assessment and analysis at post-fieldwork stage, then it is intended that the following specialists be used:

Specialism	Specialist	Company/Institution
Lithics	Spencer Carter	TimeVista Archaeology
Prehistoric pottery	Jim Brightman	Solstice Heritage LLP
Romano-British Pottery	Dr David Griffiths	Archaeology.biz
Roman brick/tile	Dr David Griffiths	Archaeology.biz
Early glasswork	Dr Hilary Cool	Barbican Research Associates
Medieval/Post-medieval pottery	Dr Chris Cumberpatch	Independent specialist
Archaeometallurgy	Dr Gerry McDonnell	Gerry McDonnell Archaeometallurgy
Clay pipe	Dr Susie White	University of Liverpool
Industrial/later glasswork	Jim Brightman	Solstice Heritage LLP
Industrial/later metalwork	Chris Scott	Solstice Heritage LLP
Medieval/later CBM	Jim Brightman	Solstice Heritage LLP
Conservation of artefacts	Jennifer Jones	Archaeological Services Durham University (ASDU)
Botanical macrofossils	Dr Charlotte O'Brien	ASDU
Pollen	Dr Charlotte O'Brien	ASDU
Human remains	Malin Holst	York Osteoarchaeology
Faunal remains	Dr Hannah Russ	Archaeology.biz
All dating techniques	Dr Gordon Cook	Scottish Universities Environmental Research Centre (SUERC)

Table 1 Proposed specialist input to post-fieldwork stages

This list is subject to change depending on individual availability of specialists and the specific requirements of the archaeological and palaeoenvironmental remains uncovered during the course of fieldwork. Liaison will also be undertaken with the relevant Historic England Scientific advisor, as appropriate.

#### **6.4 FIELDWORK PROGRAMME**

It is currently intended that the works be undertaken during March – April 2021.

#### **6.5 POST-FIELDWORK PROGRAMME**

The post-fieldwork process will commence immediately upon completion of the fieldwork. Unless a more in-depth post-fieldwork process has been agreed as an addendum to this document, then a report will be compiled within three weeks. An OASIS record will be completed and any archive will be deposited within six months of the completion of the post-fieldwork phase.

#### **6.6 MONITORING**

The Lancashire County Council contact for monitoring of the project will be:

Peter Iles  
Planning Officer (Archaeology)  
Historic Environment Team  
Lancashire County Council  
Development Management  
Planning and Environment  
PO Box 100  
County Hall  
Preston  
PR1 0LD

Telephone: [peter.iles@Lancashire.gov.uk](mailto:peter.iles@Lancashire.gov.uk)  
email: [peter.iles@Lancashire.gov.uk](mailto:peter.iles@Lancashire.gov.uk)



## 7. SOURCES

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## APPENDIX 1 - POLICY AND GUIDANCE FRAMEWORK

### LEGISLATION

National legislation which applies to the consideration of cultural heritage within the proposed project is set out in Table 1 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 2 Legislation relating to cultural heritage in planning

### POLICY

#### NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework* (NPPF) (MHCLG 2019) which outlines the following in relation to cultural heritage within planning and development:

Para.	Key Points
8	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of one of the key objectives contributing to sustainable development.
189	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance".
190	Paragraph 190 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
193	'Great weight' should be given the conservation of a designated heritage asset irrespective of the level of 'harm' of a proposed development. However, the more important the asset, the greater the weight given.
194	'Harm to, or loss of, the significance of a designated heritage assets...should require clear and convincing justification'. In terms of the levels of designated heritage assets, substantial harm to Grade II listed buildings and parks and gardens should be exceptional, and to all other (the highest significance of) designated assets wholly exceptional.
195	Substantial harm to a designated heritage asset will be refused unless it is outweighed by substantial public benefits.
196	Where there is 'less than substantial harm' to a designated heritage asset, the decision will weigh this harm against the public benefit of the proposal 'including, where appropriate, securing its optimum viable use'.

Para.	Key Points
197	For decisions affecting non-designated heritage assets ‘a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Table 3 Key passages of NPPF in reference to cultural heritage

## LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development, this is represented by the *Core Strategy 2008 – 2028: A Local Plan for Ribble Valley* (Ribble Valley Borough Council 2014). Within the *Core Strategy*, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Text
EN5	<p>Policy EN5: Heritage Assets</p> <p>There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:</p> <ul style="list-style-type: none"> <li>• Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.</li> <li>• Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.</li> <li>• Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.</li> <li>• Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.</li> <li>• The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.</li> </ul>
DME4	<p>Policy DME4: Protecting Heritage Assets</p> <p>In considering development proposals, the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.</p> <p>1. Conservation Areas</p> <p>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 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.</p> <p>2. Listed Buildings and Other Buildings of Significant Heritage Interest</p> <p>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...</p>

Table 4 Summary of relevant local planning policy

## GUIDANCE

### NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
National Planning Practice Guidance (NPPG) (MHCLG 2019)	The Ministry of Housing, Communities and Local Government (MHCLG) has released the updated guidance to NPPF in 2019. This is presented in a 'live' online format which, it is intended, can be amended and responsive to comment, particularly as case law develops in relation to the continued implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and 'keys in' with, in particular, extant Historic England guidance documents.
Conservation Principles, Policies and Guidance (Historic England 2008)	This document sets out the guiding principles of conservation as seen by Historic England and also provides a terminology for assessment of significance upon which much that has followed is based.
Understanding Historic Buildings. A Guide to Good Recording Practice (Historic England 2016)	This is the standard guidance document detailing the standards and techniques of historic building recording. It also outlines the expected scope of records and analysis for each of the 'levels' of recording.
Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)	This advice note provides good practice advice from Historic England, as the government's advisor on the historic environment. It outlines an advised approach to assessing significance of heritage assets and potential planning-led effects on that significance, in a manner compliant with the principles of NPPF. It also outlines good practice for managing effects on heritage assets through conditioned mitigation.
Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets (Historic England 2016)	This document represents the latest statement by Historic England as to best practice for the assessment of potential effects of development upon the setting of heritage assets, superseding the 2011 guidance. It provides a loose framework for this assessment, and advocates a staged process of assessment outlined in the appropriate section below.
Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA 2020a)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This project will be undertaken to these standards, as subscribed to by Solstice Heritage LLP.
Standard and Guidance for Archaeological Watching Briefs (ClfA revised 202b)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This work has been undertaken to these standards, as subscribed to by Solstice Heritage LLP.

Table 5 National guidance documentation consulted

## APPENDIX 2 - STATEMENT OF COMPETENCE





BEER GARDEN  
←  
**HARK TO BOUNTY**  
ACCOMMODATION  
RESTAURANT  
BAR SNACKS

**SETTLE** →