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Your ref: 3/2022/0317
Our ref: 3_2022_0317-LCC2
Date: 5th June 2025

FAO S Kilmartin

Dear Ms Hopkins,

**Application 3/2022/0317: Reserved Matters application in respect of Phase 5 and 6 to include access, appearance, landscaping, layout and scale with respect to 265 dwellings following outline approval 3/2015/0895.
Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe**

Thank you for your consultation on the amendments to the above application.

Regarding the potential impacts on buried archaeology, the amended scheme would appear to have similar implications to the original, and as such we would repeat the discussion and recommendations made in our original letter dated 29th April 2022. A planning condition requiring a phased scheme of investigation and (if required) mitigation works should be included on any consent granted.

With respect to the field barn referred to as 'The Old Bothy ' in the revised Heritage Statement (HS, April 2025, LanPro Services Ltd, sections 7.1.22-26, 8.3.1-3 and 6-7, and 9.1) we note the proposals to demolish the majority of this structure leaving wall stubs of c.300-400mm tall. The building is dated 1837 (section 7.1.23), but such datestones can mark events other than the erection of the building and it may be earlier in date. Indeed, the HS also notes an association with the nearby Listed Gd II 15 Little Moor (7.1.26) suggested to be of 18th-19th century origin. It has clearly been subject to alterations and adaptations in the past, reflecting changes to agricultural practices since its construction.

There a brief description of the building and some photography within the HS, and the building is noted there as being of local heritage significance (7.1.30). There follows an attempt to suggest that the proposed demolition of the majority of the structure provides a long-term future for the remaining stub walls and, with the ability to better appreciate the (former) setting of the monument, the impact on the heritage significance of the site is 'less than substantial' (section 8.3.7). Mitigation of the impact of the demolition is suggested to be the retention of the stubs of walling, the provision of nearby benches and the installation of a historic information plaque. No historic building recording or archaeological investigation around the site is now suggested.

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As noted in our earlier letter there is an opportunity to retain the building in situ and convert it to other uses, such as a dwelling (or even a community space). This would retain the majority of the fabric of the building, maintain its presence in the landscape and preserve the energy expended in the original extraction of materials and construction. It would also avoid the carbon footprint of the demolition and disposal of the resulting waste. It is acknowledged that the building is in poor condition, but, as noted in the structural survey (Shape Consulting Engineers, 2000, Section 4), a great deal of blame for this can be laid on recent poorly-designed works to the roof, blocking of openings and use of the incorrect materials.

If the Council are convinced by the need to remove the majority of the building, we would again recommend that a formal building record is made, prior to any demolition being started. This can also be required by a planning condition.

The following wording for conditions is suggested:

1 Archaeological Investigation and Recording:

Condition: No excavation or ground disturbance works on the application site, including any required for clearance/demolition, site preparation, compounds, services, landscaping, etc. shall take place 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 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). and shall include a contingency plan for the unexpected discovery of complex, extensive or particularly significant remains. The work shall result in the compilation of a formal report on the works undertaken and the results obtained and include the deposition of a copy of the report with the Historic Environment Record. 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 ClfA 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>.

2 **Building Recording:**

Condition: No works to the building known as 'Old Bothy', including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 3 as set out in "*Understanding Historic Buildings*" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note: Relevant archaeological standards and a list of registered contractors can be found on the ClfA 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>. "*Understanding Historic Buildings*" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

The council may wish to consider including a condition requiring a time limit (such as prior to first occupation) for the provision of the reports on the above works.

This is in accordance with National Planning Policy Framework (MoHCLG 2024) paragraph 218: "*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 [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

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

Yours sincerely

Peter Iles

Planning Officer (Archaeology),



Historic Environment Team

