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# Standen Central Site, Clitheroe, Lancashire

## Archaeological Desk-based Assessment



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## Contents

1. Summary .....	1
2. Introduction .....	3
2.1 Site location .....	3
2.2 Topography and geology .....	4
2.3 Designations .....	4
2.3.1 Clitheroe Conservation Area Appraisal (The Conservation Studio, 2005) .....	4
2.3.2 Designated heritage assets.....	11
3. Method statement .....	12
3.1 Introduction .....	12
3.2 Research sources .....	12
3.3 Site inspection .....	12
3.4 The document.....	12
3.5 Significance assessment methodology .....	12
3.6 Impact assessment methodology.....	13
4. Planning and legislative background.....	14
4.1 National Planning Policy Framework (NPPF).....	14
4.2 Local Development Framework.....	15
5. Historical background .....	16
5.1 Prehistoric period.....	16
5.1.1 Archaeological potential.....	17
5.2 Romano-British period .....	17
5.2.1 Archaeological potential.....	18
5.3 Early Medieval period .....	18
5.3.1 Archaeological potential.....	19
5.4 Late medieval .....	19
5.4.1 Archaeological potential.....	21
5.5 Post-medieval period .....	21
5.5.1 Archaeological potential.....	23
5.6 Industrial period .....	23

5.7	Development of the Site.....	24
5.8	Aerial photographs and LiDAR.....	27
5.9	Previous archaeological works.....	29
5.10	Summary of archaeological potential .....	31
6.	Site Inspection .....	32
7.	Gazetteer .....	39
8.	Significance .....	46
8.1	Policy context for heritage assets.....	46
8.2	Designated heritage assets.....	46
8.3	Significance of the archaeological resource .....	46
8.3.1	Historical and archaeological interest.....	46
8.3.2	Baseline significance conditions.....	47
8.4	Summary of significance .....	50
9.	Impact assessment .....	52
9.1	Development Proposals .....	52
9.2	Impact upon archaeological resource within the Site.....	52
10.	Recommendations .....	53
10.1	Heritage Assets .....	53
10.2	Further Investigation .....	53
Sources.....		54
Cartographic sources .....		54
Bibliography .....		54
Websites .....		55
Acknowledgements .....		57
Appendix 1: Figures .....		58

## 1. Summary

Eric Wright Group is devising proposals for the redevelopment of land at Standen Central Site, Clitheroe, Lancashire (centred on NGR 374836, 440796). In order to support the planning application for the scheme, Eric Wright Group commissioned Salford Archaeology to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains.

The proposed development area lies within a group of fields at Higher Standen, 1km south-east of Clitheroe town centre. No known prehistoric activity has taken place within the site, however, recent excavations revealed a Bronze Age ring-ditch and nine cremations urns 300m to the north of the site. Several Bronze Age chance finds have also been discovered in the surrounding fields. These discoveries could imply that the site lies within an area that witnessed Bronze Age activity.

Similarly, no known Roman activity has taken place within the Site, however, the Roman road from Ribchester to Ilkley lies 100m to the west of the site, aligned north-east to south-west. The closeness of the road may suggest that roadside settlement activity could have taken place within the site area.

Desk-based research indicates that the site area has been agricultural since at least the 13<sup>th</sup> century. The site likely remained agricultural throughout the post-medieval period. Cartographic sources from the late 18<sup>th</sup> to 20<sup>th</sup> centuries show that the site remained undeveloped. The Tithe map of 1841 records that all the fields within the site were owned by John Aspinall and occupied by John Wilson. One of the fields was described as *Brick Kiln Croft Meadow*, which could indicate that the area was used as brickmaking fields and could indicate the presence of a kiln. Field boundaries and a possible field drain were captured on mid-19<sup>th</sup>-century mapping within the site, though these were not shown on subsequent maps. Based upon the results of previous archaeological evaluations that have taken place within the Site, these are not considered likely to be archaeological interest. LiDAR images of the site show three potential features of unknown date or origin, which have some potential to be archaeological.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include prehistoric activity potentially associated with the Bronze Age, Roman roadside activity and medieval to industrial period agricultural activity. There is also some potential for evidence of brick making, such as a kiln. Any such remains that do exist within the site are likely to be of medium (regional) or low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

The exact scope and extent of any such further investigation of the Site will be determined by the Lancashire County Councils Historic Environment Team (LCCHET), in their capacity as archaeological advisor to Ribble Valley Borough Council. However, following consultation with LCCHET it is anticipated that two 20m by 20m strip, map and record excavation trenches may be required to establish the presence or absence of buried archaeological remains pertaining to two anomalies identified on the LiDAR data and, if present, their extent and significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Lancashire County Councils Historic Environment Team (LCCHET), in their capacity as archaeological advisor to Ribble Valley Borough Council.



## 2. Introduction

Eric Wright Group have prepared a planning application for a proposed care home at Standen Central Site, Clitheroe, Lancashire (centred NGR 374836, 440796). The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

### 2.1 Site location

The proposed development area (centred on NGR 374836, 440796) comprises a triangular plot of land (herein referred to as the 'Site') that is situated c 1km south-east of Clitheroe town centre, Lancashire. The Site lies within a group of fields that are north of the Pendleton Brook, east of Whalley Road, south of Shays Drive and west of Beechwood Avenue (Fig. 1; Plate 1). The Site lies in an area known as Higher Standen.



Plate 1 Site Boundary superimposed onto Satellite image of the Site

## 2.2 Topography and geology

Clitheroe lies in the Ribble Valley, c 5km to the north-east of the confluence of the rivers Hodder and Ribble. The River Ribble flows southwards to the west of Clitheroe. The Pendleton Brook, a tributary of the River Ribble flows in an easterly direction to the south of the Site. The Site lies at a height of c 100m above Ordnance Datum (aOD), c 4km to the east of the fells at the Forest of Pendle. Land gradually rises to 112m aOD to the east of the Site and falls to 84m aOD to the west of the Site.

The underlying solid geology of the development area comprises Mudstone of the Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated); sedimentary bedrock formed approximately 337 to 347 million years ago in the Carboniferous Period when the local environment was dominated by shallow carbonate seas. This is overlain by superficial deposits of Till, Devensian – Diamicton; formed up to 2 million years ago in the Quaternary period when the local environment was dominated by ice age conditions (British Geological Society, 2023).

Clitheroe has some good examples of limestone reef knolls, particularly around Clitheroe castle.

## 2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. Clitheroe Conservation Area, however, lies c 850m to the north-west of the Site.

### 2.3.1 Clitheroe Conservation Area Appraisal (The Conservation Studio, 2005)

Summary of special interest:

*“Clitheroe is a small market town located on, and around, a natural rock outcrop in a rural location at the centre of the Ribble Valley in Lancashire. The Clitheroe Conservation Area covers the historic core of the town whose most notable asset is the 12th century castle which, though small, holds a commanding position and is a major landmark both in the wider landscape and within the town itself. The spine of the town, leading along the ridge from the castle to the parish church, contains an attractive collection of 18th and 19th century buildings, many of which are statutorily listed for their special architectural and historic interest. The celebrated architectural historian Nikolaus Pevsner in ‘The Buildings of England’ describes Clitheroe as “a townscape pleasure”.*

*The special interest that justifies designation of the Clitheroe Conservation Area derives from the following features:*

- *Clitheroe Castle, a Scheduled Ancient Monument;*
- *The relatively intact medieval layout of the original settlement;*
- *The Castle Grounds which is included on the English Heritage Register of Parks and Gardens;*
- *The architectural and historic interest of the area’s buildings, 88 of which are listed;*
- *Church Street, the best area of Clitheroe’s historic townscape;*



- *Historic late 19th century townscape along King Street including Police Station (1886), former Post Office (1879) and Victoria Buildings;*
- *Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street);*
- *Good examples of late 19th century terraced houses in Eshton Terrace;*
- *The prevalent use of local building stone;*
- *The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;*
- *Open space beside Mearley Brook at the rear of SS Michael and John's Church;*
- *The Market Place;*
- *Traditional 19th century shopfronts;*
- *Views of Pendle Hill and distant fells to the west;*
- *Panoramic views from Clitheroe Castle;*
- *A pleasing historic townscape enhanced by the town's changes of level and curves in the old streets and areas of historic stone floorscape;*
- *Stone paved pedestrian alleys off Moor Lane and Church Street;*
- *Individual trees and groups of trees in the area's three significant open spaces."*

General character and plan form:

*"The core of the conservation area which is centred on Castle Street, Church Street, Wellgate and Lowergate is also the core of the town's original 12th century settlement. Historic burgage plots are evident in, for instance, the long, thin strip of land occupied by today's Rose and Crown (formerly the Starkie Arms c1850) and the sites of two large dwellings, Stanley House in Lowergate and Hazelmere beside Well Terrace. The latter has a stone set in the boundary wall reading "Borough Croft late Fishs No 46" identifying the burgage plot number.*

*Along the town's central spine, buildings are built close to back-of-pavement line and occupy long and narrow plots though many original burgage boundaries have been obscured by subdivision, by 19th century roads (e.g. Moor Lane and York Road) and by modern development. Frontages are composed of short rows, broken intermittently by arched entrances to the rear of properties, sometimes pedestrian width such as between nos. 31 and 33 Castle Street, sometimes the width of a carriage such as at nos. 1 and 4 Church Street or the Rose and Crown, Castle Street.*

*Three storey development is common in the commercial centre of the town declining in height to two storeys in peripheral areas like Moor Lane, Duck Street and the lower end of York Street. Nos. 2 -16 York Street is a three-storey row of houses just outside the town centre. Victoria Buildings, 12 King Street and no. 6 Shaw Bridge are exceptions to the norm, being four storey former warehouses, both of which stand noticeably above adjacent developments.*

*There are exceptions to the characteristic back-of-pavement line. Clitheroe Royal Grammar School and the conservation area's places of worship all stand apart from neighbouring property with a commanding outlook over the street. The late 20th century Council Offices, modern health centre and two small housing developments (Church Brow Gardens and*

*Candlemakers Court) break into the town's historic layout. Domestic gardens, where they exist at all, are small and at the rear of properties, rarely visible from a public viewpoint."*

#### Historic Development:

*"The name Clitheroe is derived from the Old English clyder and hoh, meaning the hill with loose stones.*

*The origins of the settlement at Clitheroe are unknown. Clitheroe is not mentioned directly in the Domesday Book but the Castle was probably in existence by 1100 and it is likely that the settlement was founded at the start of the 12th century. The parish church of St Mary Magdalene was in existence in 1122 but nothing now remains of the Norman church. The borough, initially composed of 60 burgages, was created by Henry de Lacy. The reputed date of the town's first charter is 1147.*

*The castle was not only a defensive building. It contained within its outer enclosure the chapel of St Michael in Castro although by 1717 nothing but the walls of the chapel remained. It was also an administrative centre and was the main court of the Blackburn Hundred, with a court house, gaol, stables and other important buildings to enable the de Lacy family to control their land from one regional centre. It was not until the construction of a town hall in Church Street in 1820 that local government finally shifted from the Castle to the town.*

*By the end of the 18th century Clitheroe was a successful market town and records show a wide variety of trades. In 1789 the population was about 1,000. Agriculture was the main form of employment but by the late 17th century, weaving had also become an important means of income for many inhabitants.*

*The first major mill to be opened was that at Low Moor in 1784. Other mills opened in the following years as the textile industry became established on a factory scale. In addition, the local extraction of lime boosted the town's economy.*

*A trade directory of 1830 describes Clitheroe thus: "within the last twenty years the manufacture of cotton has been rising...and at this period, is carried on to a considerable extent; cotton spinning, power-loom manufactories, and print works, are of magnitude; and an immense body of machinery, in operation here, is turned by iron water wheels...to the north of the town, on the banks of the Ribble, is a valuable and inexhaustible bed of lime-stone, and there are seldom less than ten kilns burning, supplied from this source."*

*The construction of the first textile mills and the opening of new turnpike roads led to the first major expansion of the town and the construction of new streets, Moor Lane, York Street and King Street. By 1851 the population had risen to 7,000 and there were nine textile mills working in Clitheroe. Housing for the mill workers was located away the town centre beside the new mills.*

*The opening of the railway in 1850 (although there was not a purpose-built railway station until 1871) appears to have had little impact on stimulating further industrial growth. The present urban area had largely developed by the end of the 19th century. Over the past 100 years, since the decline in the cotton industry, Clitheroe has continued in its role as market town, administrative centre and local industrial centre based on cement, clothing, electrical and chemical manufacture. There has been some 20th century development within the conservation area but most modern development, comprising housing estates on open land,*

*has taken place on the outskirts of the town. In recent years, three superstores have opened close to the town centre.*

*The town's population has risen from 11,000 in 1904 to today's 14,000."*

#### **Spatial Analysis:**

*"Clitheroe Castle is the most prominent feature, not just of the surrounding countryside but within the conservation area and the town itself. The keep is perched on the highest point of the limestone ridge and is surrounded by open land, mostly landscaped parkland. Castle and development along the limestone ridge give the conservation area a distinctive skyline.*

*The view of the Castle looking south along Castle Street is a defining image of the conservation area. The Castle provides panoramic views across the town and surrounding countryside. There are also good views from St Mary Magdalene's churchyard.*

*The church, although on a slight rise above the borough at its north end, is not a dominant feature within the town centre. Its lack of prominence is a result of its location behind closely packed buildings on Church Street, a relatively narrow road. The church is more visible in upward views from lower-lying land to the west.*

*The Public Library of 1905, with its conical roof and clock face, has been well designed to take advantage of its corner location and is a notable landmark overlooking the historic Market Place which is still the focus of the town centre. The town's banks are also located on corner sites, giving them prominence in the streetscene.*

*Views of distant uplands are one of the distinctive features of the conservation area. Looking east, Pendle Hill can often be seen and, looking westwards, good views of distant fells can be gained from St Mary Magdalene's churchyard and from the rear of the Rose and Crown in Castle Street."*

#### **The character of spaces:**

*"The conservation area contains three notable open spaces the most significant of which is Clitheroe Castle Grounds.*

*The second important open space lies between Lowergate and Mearley Brook at the rear of SS Michael and John's Catholic Church. This grassed area, with individual and groups of trees, appears to have never been developed, perhaps because of the risk of flooding. Being located on the periphery of the conservation area, both open spaces are important to the setting of the conservation area.*

*A third, much smaller area of open space is the churchyard of the church of St Mary Magdalene. Together with gardens north of the churchyard and at rear of 15-21 Church Street, this is a major open space within the conservation area. In addition to the above green areas, there are a number of other important open spaces which make a valuable contribution to the area's character and appearance. The foremost is the Market Place which, after 800 years is still the principal public open space in the centre of the town, enhanced with benches and other street furniture. Other important spaces are the car parks at Clitheroe Royal School, the Council Offices, and Lowergate."*

Definition of the special interest of the Conservation Area:

*"The conservation area hosts a mix of primarily business, commercial and residential uses. It encloses the entire principal shopping frontage of the town, which is located along Moor Street, Castle Street and Market Place, and almost all the main shopping centre (the town's modern superstores are not included within the conservation area). The main offices of Ribbles Valley Borough Council, the Clitheroe Royal Grammar School (c. 650 students), St Mary Magdalene's Church and several other places of worship, and variety of pubs, restaurants and cafes lie within the conservation area. There is no major industry within the conservation area.*

*The Castle Grounds provide pleasant flower gardens and extensive recreational facilities including tennis, bowls, a children's play area and an open air theatre. The town has its own museum, beside the castle, and gallery, in the old railway station.*

*The railway line, closed to passenger services in 1962, was re-opened in 1994 and a regular service runs from Clitheroe to Blackburn.*

*In brief, the Clitheroe Conservation Area contains the commercial, administrative and business heart of a Lancashire market town with a population of 14,000. Clitheroe's castle, specialist shops and historic ambience make it a popular tourist destination. The town as a whole has below national average unemployment and generally the town is regarded as being relatively prosperous."*

Architectural and historic character:

*"The buildings within the Clitheroe Conservation Area are a mix of types and uses and, with the exception of the 12th century castle, range in date from the mid-18th century to the present day. There are 88 listing entries for the conservation area.*

*The conservation area is most notable for buildings from the late 18th century and 19<sup>th</sup> century, many of which replaced earlier structures - even the Church of St. Mary Magdalene dates primarily from a rebuilding in 1828. The town's 20th century expansion has mostly taken place outside the conservation area.*

*In Clitheroe, as in other market towns, the 18th century marked a movement away from traditional vernacular building to a more consciously designed 'polite' form of architecture. Buildings from this period are influenced by a sense of proportion and incorporate sliding sash windows and elements of classical detailing such as pediments and friezes. In the 18th century Church Street was the main route into and out of the town and No. 21 Church Street is a good example of Clitheroe's Georgian architecture.*

*As the town's economy expanded in the 19th century, based on the cotton industry, its population grew and many town-centre civic, commercial and religious buildings were built. The core street of the conservation area, extending from the Castle to St Mary Magdalene's Church, contains four 19th century stone-built banks, the former town hall (1822), public library (1903) and several late 19th century shops (some with surviving historic shopfronts). Elsewhere the Court House (1864) was built in Lowergate and the Police Station (1871) and post Office (1879) were built in King Street.*

*Clitheroe's role as a market town resulted in a large number of pubs, inns and hotels but few can be dated to earlier than the 18th century. The most significant are the grade II listed Swan and Royal, the Rose and Crown, the Victoria Hotel and the White Lion but lesser hostleries*



such as the Dog in Wellgate, the former Crown Chambers in Waddington Road and the New Inn in Parson Lane are also listed for their special architectural or historic interest.

The conservation area is notable for the number of religious buildings including an Anglican and Catholic church and several non-conformist chapels, some of which, like The Emporium, are no longer in religious use. Earlier religious buildings such as the Independent Chapel (1815) on Shaw Bridge Street or the former Roman Catholic Church (1899) on Lowergate have a simple plan form and round arched windows. Religious buildings from the late 19th century have a 'gothic' appearance with pointed arched window and door openings, and a strong vertical emphasis.

On the periphery of the conservation area are several streets of characteristic late 19<sup>th</sup> century artisans' terraced houses. They are all two storeys in height and typically present a strong rhythm of regularly spaced doors, windows and chimney stacks. In recent years many original timber doors and windows have been replaced and front garden boundary walls have been altered. Most have small front gardens but earlier terraces such as Wesleyan Terrace, Albion Street and Well Terrace open directly onto the pavement."

Buildings of townscape merit:

"In addition to the conservation area's listed buildings, there are a large number of unlisted buildings which have been judged as making a positive contribution to the character and appearance of the conservation area and these are marked on the Townscape Appraisal map. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

Buildings of Townscape Merit in Clitheroe vary, but generally date to the 18th and 19<sup>th</sup> century. They may be modest terraces, such as St Mary's Street or Eshton Terrace, or much larger and more significant religious or commercial buildings, such as SS Michael and John's Church or the former Post Office, which are considered to be good, relatively unaltered examples, of their type. The survival of original materials and details, and the basic, historic form of the building, is important. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded but there are few of these within Clitheroe Conservation Area".

Historic shopfronts:

"The Clitheroe Conservation Area contains a high proportion of commercial premises and a special feature of the conservation area is the remaining number of complete and partial 19th century shopfronts. Good examples of reasonably complete historic shopfronts are 11 Castle Street, 31 Castle Street and 24 Wellgate. In Moor Lane there are examples of two-storey shopfronts; no.17 Moor Lane is a particularly good example, listed grade II. Many modern shopfronts incorporate elements of earlier traditional shopfronts such as timber fascia or scrolled consoles. These should be preserved."

Landscape and trees:

"Clitheroe Castle Grounds are listed grade II on English Heritage's Register of Parks and Gardens of Special Historic Interest. They comprise a castle mound, once used as the grounds of a private residence, with garden terraces laid out in the early 19th century, the mound and



*adjacent land being developed for use as a public park in the 1920s. The grounds are assessed in detail in the English Heritage Register.*

*The area is now a well used open space with the Castle and yard dedicated to museums and the public display of the monument and the surrounding open land landscaped as a public park with recreation grounds, tennis courts, bowling greens and open-air auditorium.*

*Most of the conservation area's trees are to be found in the open spaces described above but there are small groups of trees in other locations which further add to the conservation area's distinctive character and appearance. Roadside trees in Church Street and York Street are important and other small but significant groups of trees can be found beside the modern health centre, outside the Clitheroe Royal Grammar School and in the vicinity of The Alleys and Hazelmere. These, and other significant trees or tree groups, are marked on the Townscape Appraisal map - lack of a specific reference does not imply that a tree or group is not of value."*

#### Historic floorspace:

*"There are a variety of modern and traditional paving materials in the conservation area. The most notable floorscape is the large stone paving slabs and wide kerb stones along Church Street. A particularly distinctive feature of the conservation area is the narrow lanes and alleys, paved with stone setts. There are three in Moor Lane, the largest of which, at the upper end, is the remnant of an old route between Lowergate and Castle Street, shown on Lang's map of 1776. There is also a long steep stone paved alley between York Street and Church Street and a stone paved alley and open space beside the Swan and Royal, although this may have been recently repaved.*

*Stone setts are still present in Wilkin Square and setted stone kerbs and gutters can be seen in the 19th century terraced streets north-west of St Mary Magdalene where the backstreets are also stone setted."*

#### Local details:

*"There are a number of local details and features which add to the area's distinct identity and form part of the special interest of the area.*

*Most notable are the three wells, St Mary's Well, Stocks Well and the Town's Well, which were the chief sources of water for the people of Clitheroe until the mid-1850s when a piped water supply was introduced. All three are listed.*

*The use of local stone for boundary and retaining walls helps to give the area its distinct identity. Many, at the rear of properties on Castle Street, Market Place and Church Street divide historic burgage plots. There is an old stone water trough in York Street and examples of stone gate piers can be found throughout the area.*

*Other features of interest include the red telephone kiosk in Well Terrace, boot scrapers in Church Street, cast iron rainwater goods and iron street name signs such as 'Waddington Road' attached to no. 1 Waddington Road. These and many other small items of local interest make a significant contribution to the overall historic character and appearance of the conservation area."*

### 2.3.2 Designated heritage assets

The Site is located within 500m of five statutory listed buildings and within 1km of 26 listed buildings and a Scheduled Monument (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Site	Designation	List entry no	Location (NGR)
The Old Bothy	Grade II Listed Building	1072386	SD 74973 40357
Standen Hall	Grade II* Listed Building	1072085	SD 74736 40275
Mounting block approximately 40m to the south of the south front, Standen Hall	Grade II Listed Building	1362348	SD 74731 40226
1 to 9 Little Moor	Grade II Listed Building	1072342	SD 74304 40846
11 to 15 Little Moor	Grade II Listed Building	1072343	SD 74280 40804

Table 1 Designations located within the 500m of the Site

### 3. Method statement

#### 3.1 Introduction

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

#### 3.2 Research sources

The desk-based assessment made use of the following sources:

- / Published and unpublished cartographic, documentary and photographic sources;
- / Lancashire Historic Environment Record, maintained by the Lancashire Historic Environment Team;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.
- / Aerial photographs
- / LiDAR

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century.

#### 3.3 Site inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

#### 3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-7), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

#### 3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important

archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

### **3.6 Impact assessment methodology**

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

## 4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2021).

### 4.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2021). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- / the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- / the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- / the desirability of new development making a positive contribution to local character and distinctiveness; and
- / opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.



## 4.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. The Ribble Valley Borough Council Local Development Framework (LDF) comprises several documents, including the Core Strategy 2008 to 2028 A Local Plan for the Ribble Valley (Ribble Valley Borough Council, 2008). The heritage strategy is outlined in *EN5: Heritage Assets* and *DME4: Protecting Heritage Assets*, which summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Ribble Valley Borough Council are currently in the process of creating a new Local Plan. The new Local Plan will update the Local Development Framework (LDF) to establish a new vision, underlying objectives and key principles that will guide the development of the Ribble Valley to 2038. This will encompass the policies within the existing Core Strategy and the provisions of the Housing and Economic Development DPD to create a single document which will direct new development within the borough (<https://www.ribblevalley.gov.uk/planning-policy/local-plan-review-1>).

Policy EN5 states:

*'Heritage Assets:*

*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:*

- / Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset.*
- / Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- / Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies.*
- / Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- / The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment' (Ribble Valley Borough Council, 2008, p. 50).*

Policy DME4 states:

*'In considering development proposals the council will make a presumption in favour of the protection and enhancement of heritage assets and their setting' (Ribble Valley Borough Council, 2008, p. 94).*

This policy refers to designated heritage assets such as Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens.

Ribble Valley Borough Council is advised on archaeological matters by the Lancashire County Councils Historic Environment Team (LCCHET).

## 5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

British archaeological periods		
Period	Sub-period	Date range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Historic	Romano-British	AD 43 – AD 410
	Early Medieval	AD 410 – AD 1066
	Late Medieval	AD 1066 – AD 1540
	Post-medieval	AD 1540 – c 1750
	Industrial Period	c AD1750 – 1914
Modern	Modern	Post-1914

Table 2 Summary of British archaeological periods and date ranges

### 5.1 Prehistoric period

Early prehistoric activity in Lancashire has been discovered in upland areas and caves, which were favourable for early settlement, such as Fairy Holes Caves (c 16km to the north-west of the Site). Fairy Holes Cave is a multi-phase site potentially dating from the Mesolithic to Bronze Age. Early activity in the area also comprises Mesolithic and Neolithic period lithics found up-slope from the cave entrances (<https://researchframeworks.org/nwrf/>).

Research has suggested that life throughout the Mesolithic Period (10,000-3500 BC) was based on subsistence, exploiting natural resources and occupying areas seasonally, utilising coastal base camps and inland hunting sites. Physical evidence for Mesolithic activity in the region is based on palaeo-environmental data and scatters of flint tools. Mesolithic activity is also known at lowland areas close to rivers and the coast, partially using the extent of wooded areas as an indicator of human activity (Hodgson & Brennand, 2006, p. 28). The River Ribble has been exploited since at least the Neolithic period, however, the Site lies c 2km to the east of the river.

A gradual increase in permanent settlement across Lancashire appears to have occurred during the Neolithic Period (3500-2200 BC). Increased evidence for cereal pollen and the emergence of ceremonial and funerary monuments characterises the Neolithic. Neolithic finds in the Clitheroe area comprises six Neolithic stone axes, two of which were discovered at Sawley and Bleasdale. In addition, two further axes are reported to have come from Clitheroe but their exact locations were not recorded (Clough & Cummins, 1988).

The Bronze Age and Iron Age coincided with the intensification of woodland clearance, landscape exploitation and increase in arable farming across Lancashire, together with the introduction of metal artefacts. Bronze Age sites and finds have been discovered in the vicinity of the Site. In 2018, an archaeological excavation took place at Higher Standen Farm, Pendle Road (c 250m to the north of the Site) ahead of a residential development scheme (PRN42389). The excavation followed a trial trench evaluation focused on a truncated ring-ditch identified in 2012 by a geophysical survey (Archaeological Research Services Ltd, 2017). The evaluation yielded pottery sherds of Early Bronze Age date and was followed by an excavation. The excavation identified a total of nine cremation burials in a central position within the monument, four of which were found within Collared Urns, whilst one contained an inverted accessory vessel (Archaeological Research Services Ltd, 2019).

Chance finds include an Early to the Middle Bronze Age cast copper alloy flanged axe head, discovered c 600m south-east of the Site (PRN40767). A second Bronze Age artefact (PRN41534) was found just 60m to the south of the axe head and consisted of a copper alloy single-looped palstave axe with a high, protruding stop ridge and well-preserved side loop dating to the Middle Bronze Age 1300 to 1150BC (possibly relating to the Silsden types). A third axe was excavated c 600m to the south-west of the Site, east of Standen cottage (PRN41714). The find comprised of a copper alloy developed flat axe of miniature form or possibly a chisel of Early Bronze age date. In addition, a small fragment of a copper-alloy spear- or arrowhead was discovered at Primrose, c 800m north-west of the Site. The artefact has been tentatively dated to the Late Bronze Age or Roman period (PRN32002). Metal detectorists discovered the finds. The discovery of the artefacts and the Bronze Age cemetery indicate that the area witnessed Bronze Age period activity.

There is currently little evidence of Iron Age settlement sites in the Clitheroe area. The nearest Iron Age hillfort is Portfield Hill, c 5km south of the Site (scheduled monument: 1013608). Activity at Portfield Hill spans from the Neolithic to medieval period.

### **5.1.1 Archaeological potential**

There is no known evidence for prehistoric activity within the Site boundary, however, the presence of a Bronze Age cemetery to the north of the Site and several nearby chance finds indicates that the area witnessed Bronze Age activity. The Site is currently undeveloped and, therefore, the potential for any such remains to survive from this period is considered to be high.

## **5.2 Romano-British period**

Although across Central Lancashire the general pattern of Iron Age settlement and land use may have changed comparatively little during the Romano-British period (AD 43-450), this period is typified by the appearance of Roman military installations, and a concomitant network of roads (Philpott, 2006, p. 59). In addition, items of Roman material culture, such as coins, pottery, metalwork, and glass, were introduced into the region, and the indigenous communities of the area gradually adopted some of these objects (*ibid*).

The projected course of the Roman road from Ribchester to Ilkley (PRN 26145) is situated c 100m to the west of the Site, broadly aligned north-east to south-west. The road continues to head in a north-east direction passing the foot of Pendle Hill, c 5km north-east of the Site. The alignment of the Roman road appears as a succession of earthworks, field boundaries and tracks, with various sections of the road having been recorded (PRN155150; PRN15516). The

HER entry suggests that the agger surface of the road is visible in sections at Clitheroe (near the main road, A671), Worston to Chatburn Road down to the crossing of the Chatburn Beck and then as a slight agger on to Downham Park. The route of the Roman road is certain between Ribchester and Lidgett Flatt Farm. From this farm to Gill Hall the course is considered probable, and from Gill Hall to Eller Gill Lane the line is possible.

Several findspots have been recorded near the route of the Roman road, including a coin of Tetricus II (AD 270-273) (PRN31912), discovered c 20m to the east of the road / c 280m south-west of the Site. In addition, half of a Roman copper-alloy seal box was found c 10m south-east of the road / c 400m south-west of the Site (PRN31913). A fragment of a lock pin (PRN31916) and a terret ring dated AD 50 to 100 (PRN31917) were recorded near Barrow Clough cottage, a short distance to the south of the Roman road.

Other Roman remains include a stone relief figure, which is built into the wall of a light well at Standen Hall and is believed to be of Roman origin (PRN1869). The HER entry suggests that the carving is likely came to Standen in the 18<sup>th</sup> century when the hall was rebuilt.

A spa (PRN3585) of unknown date was recorded at Clitheroe by Byrne in his book '*The Holy Wells, Named Wells and Spas of North East*'. There is no further information regarding the possible spa, other than its tentative location, on the southern side of Highmoor Road, c 700m north of the Site.

The nearest military fort is *Bremetennacum* at Ribchester, c 11km to the south-west of Clitheroe. The fort was built around AD 72/3 and was initially of timber construction, replaced by a stone fort in the 2<sup>nd</sup> century. An extramural settlement developed around the fort and was occupied until the 4<sup>th</sup> century (scheduled monument: 1005110). Another important settlement in the area is the Bomber Camp Romano-British farmstead and associated enclosure (scheduled monument: 1013817), located c 11km to the north-east of Clitheroe, along the projected course of the Roman road between Ribchester to Ilkley. The farmstead and enclosure were a settlement type that is associated with non-native Romans, which likely developed from settlement forms that existed before the arrival of the Romans.

### **5.2.1 Archaeological potential**

There is no known evidence for Roman activity within the Site boundary, however, the presence of the Roman road and several nearby chance finds indicates that the area witnessed Roman activity. Roman activity is likely to comprise road-side settlement. The Site is currently undeveloped and, therefore, the potential for any such remains to survive from this period is considered to be high.

## **5.3 Early Medieval period**

After the collapse of the Roman Empire, many of the established urban centres and forts were abandoned. Lancashire is likely to have been a sparsely populated and isolated part of the country, demonstrated by a lack of archaeological evidence between the end of the Roman occupation and the Norman Conquest (Miller 2015, 13). The area came under the control of several kingdoms during this period. Throughout the 7<sup>th</sup> and 8<sup>th</sup> centuries the area was occupied by Anglo-Saxon people, however, by the 9<sup>th</sup> century, it had become a province of the Danish-ruled kingdom of Northumbria.

Although there is a lack of direct evidence for early medieval occupation (5<sup>th</sup> to 11<sup>th</sup> centuries AD) across Lancashire, an Anglo-Saxon wooden palisaded enclosure may have existed in the

Clitheroe (Lancashire County Archaeology Service, 2006, p. 14). Nearer to the Site, chance finds have been discovered, and include a potential early medieval hairpin dated to the 8<sup>th</sup> to 10<sup>th</sup> century (PRN41050), found c 300m north of the Site. In addition, a lead alloy sword pommel (PRN41426), dated AD 950 to 1000, was discovered c 280m south of the Site.

The placename Clitheroe is believed to have come from the Old English and Old Norse words for 'rocky hill'. Placename studies suggest that Clitheroe has Anglo-Saxon origins and derives from the Old English 'clȳder' meaning loose stones, or debris (Mills, 2011). The second element of the placename could originate from the Old Norse word 'hauger' meaning a natural height, hill, heap, artificial mound or burial mound (<http://kepn.nottingham.ac.uk/map/county/Lancashire>). Clitheroe is spelt variously throughout the centuries, such as Cliderhou, Gliderhou and Clederowe (Farrer & Brownbill, 1911, pp. 360-72).

Clitheroe was situated within the Hundred of Blackburn, which formed a large Anglo-Saxon territorial unit situated in East Lancashire, bordering the Pennine Hills. The Domesday Book suggests that before the Norman Conquest, the hundred had been held directly by King Edward. The survey also mentions royal holdings in Blackburn, Huncoat, Walton-le-Dale and Pendleton, and suggests that 28 freemen held land as manors (Farrer & Brownbill, 1911).

The Roman road from Ribchester to Ilkley may have continued in use throughout the medieval period (PRN26145), which could explain the scattering of early and late medieval finds found near the route.

### **5.3.1 Archaeological potential**

There is little evidence of early medieval settlement activity in Clitheroe and no known remains have been recorded within the Site. Unidentified early medieval remains may survive within the Site and the potential for buried archaeological remains is considered to be moderate.

## **5.4 Late medieval**

After the conquest, Blackburnshire was granted to Roger de Poitou who held lands '*between the Mersey and Ribble*'. At the start of the 12<sup>th</sup> century, Roger de Poitou joined the failed rebellion against King Henry I in favour of his brother Robert Curthose. As a result, Robert lost his English holdings. In 1102, King Henry granted the whole of Blackburnshire, holdings in Hornby and part of Amounderness, including the vill of Chipping, Aighton and Dutton to Robert de Lacy, the Lord of Pontefract. These lands became known as the Honour of Clitheroe, an ancient group of manors and royal forests centred on Clitheroe Castle (Farrer & Brownbill, 1911).

Clitheroe is not mentioned in the Domesday Survey of 1086, although the castle may have existed (Farrer & Brownbill, 1911, pp. 360-72). Other documentary sources dated to 1102 confirm the presence of a military structure, presumably a castle, at Clitheroe by this date. Another charter, dated 1122, indicates the presence of the castle's chapel. This chapel had reinforced walls and formed part of the inner bailey walls. During the mid-12<sup>th</sup> century, some new construction was undertaken by Robert de Lacy II, and throughout the 13<sup>th</sup> century, the castle was garrisoned by several men. The castle acted as the seat of the Honour of Clitheroe owned by lords of the manor, the de Lacy's, and functioned as a court and small prison (Scheduled Monument: 1016196).



A borough was created by Henry de Lacy (1146–77), the liberties and customs of the free burgesses of Chester serving as the model. In 1258 there were sixty original burgages each rendering 16d. yearly to the lord of the manor. In 1292, the lord of the manor requested a Saturday market at Clitheroe, and a fair on the day and morrow of St. Mary Magdalene, granted by King John. Fairs were held at Whalley on the feasts of the Conception and Annunciation of the Virgin Mary, but in 1519 Henry VIII transferred them to Clitheroe (Farrer & Brownbill, 1911, pp. 360-72).

Clitheroe lay on one of the main highways between Lancashire and Yorkshire with a route leading south to the ecclesiastical centre at Whalley, via Four Lane Ends, which runs north-east to south-west, c 450m to the east of the Site. A Victorian milestone is c 530m north-east of the Site, marking its junction with Pendle Road (PRN37266). The site of a potential medieval wayside cross has been identified c 45m west of Four Lanes End (HER 3588), known as Dyke Nook Cross (PRN3588). In addition, a silver hammered penny of Edward I, dating from 1305-10 (PRN35840), was also discovered in this area.

The Site lies c 300m north of Standen Hall (PRN18024) and c 200m north-west of Higher Standen Farm. Standen lies within the township of Pendleton, which is unusual as it contains the two districts of Pendleton Hall, and Standen Hall and Standen Hey (Farrer & Brownbill, 1911, pp. 392-6). The manors of Little Pendleton, Wymondhouses and Standen lay within the township. One of the earliest references to Standen appears in 1258 in association with a grange that belonged to the lords of Clitheroe, which consisted of two barns, a stable and cowshed, worth 7s. a year (*ibid*; PRN18024).

Various accounts record the profits of the land at Standen between the 1258 and 1324 and provide an insight into land use and the economy. Land was primarily used for agriculture and grazing livestock. The gross receipts (including about £15 arrears) in 1295 were £31 7s., of which nearly £11 was derived from the sale of oats. There were also 18 oxen at the grange (*ibid*). The precise location of the former grange is currently unknown (PRN18024).

The receipts in 1305 were £34 18s. 6¾d. (including £5 14s. 7d. arrears), of which £4 2s. was derived from the sale of animals and £7 10s. 4¾d. from the sale of oats. Wheat, barley and beans were also sold. In total, 20 oxen remained at the grange, though four had died during the year (*ibid*).

In 1311 the Earl of Lincoln had a chief messuage, comprising 80 acres of demesne land, 36 acres of meadow and several pasture. The gross receipts in 1323–4 was only £10 15s. 2d.; there were 169 men reaping, gathering and binding corn, for one day in autumn. The livestock at the grange included two plough horses, 17 oxen, and five cows (*ibid*). The manor of Standen was included in a grant to Alice, the daughter and heir of Henry de Lacy in 1322. In 1360 the Duke of Lancaster granted Standen to Whalley Abbey.

A family with Standen as their surname were also recorded to have held land in Clitheroe, Pendleton and Standen. Historical sources suggest that Thomas de Standen acquired a messuage in Clitheroe in 1311 (Farrer & Brownbill, 1911, pp. 392-6). Maud Peytevin claimed land in Standen against John, son of William de Standen, and others in 1314. Henry, son of John de Standen, settled a messuage in Great Pendleton in 1418. No further references appear in relation to the Standens.

Several late medieval findspots have also been recorded within the vicinity of the Site, the nearest being a medieval spindle whorl or lead weight, dating from 1100 to 1700 (PRN31761),

c 200m to the south-west of the Site. Other nearby chance finds have been discovered at no. 4 Gills Croft (PRN40836), c 225m to the north of the Site, and includes a lead uniface token of late medieval to early post-medieval date (c. AD 1400 - 1600) and a heavily clipped silver medieval hammered half groat of Edward IV, dating to AD 1464 – 1483 (PRN40852). A cluster of medieval to post-medieval finds have been discovered to the east of Whalley Road, along the driveway to Standen Hall, c 550m to the south-west of the Site. These include potential medieval spindle whorls or lead weight (PRN31875; dated to c 1100 to 1700), a late medieval groat of Henry VI (PRN41505; dated 1422-40), a lead alloy disc (PRN41553), copper alloy pair of cast swivel mount rings dating to the 11<sup>th</sup> or 12<sup>th</sup> century (PRN41555) and a copper alloy harness ring dating to 1200 or 1500 AD (PRN41405). In addition, a cut or voided long cross penny of Henry II (PRN33671) was discovered c 850m to the north-west of the Site.

Numerous other medieval spindle whorls or lead weights have been recorded in the wider area (PRN 31867; 31765; PRN41052), together with several chance finds south of Highmoor Farm (PRN41054; PRN41053; PRN41056; PRN41058; PRN41059; PRN41060), c 750m north of the Site.

#### **5.4.1 Archaeological potential**

The Site lay within an area of known late medieval activity, mainly associated with a grange and agricultural land, though no known remains have been recorded within the Site. The Site remains undeveloped. Unidentified late medieval remains may survive within the Site and the potential for buried archaeological remains is considered to be high.

### **5.5 Post-medieval period**

Settlement at Clitheroe continued to expand during the post-medieval period. Surviving elements of the post-medieval settlement include Ashgrove House and Shaw Cottage, which dates from the 17<sup>th</sup> century (PRN17810) and 18<sup>th</sup>-century shops (PRN17792) located c 1km to the north-west of the Site. A group of three early 18<sup>th</sup>-century cottages (PRN17777; 17779, 17831) survive at the southern end of the town centre on Littlemoor Road, c 500m to the west of the Site.

The expansion of the settlement coincided with the growth of the town's economy, which was driven by the development of the textile industries at the end of the 18<sup>th</sup> century. Earlier industries included the quarrying and burning of lime, which was regulated by a decree made around 1600. Quarrying and lime-burning continued to be among the chief trades of the district until the 1800s (Farrer & Brownbill, 1911, pp. 360-72). Limehouse Farm (PRN6112), to the south of the development area suggests the presence of a lime kiln in the area before the mid-19<sup>th</sup> century.

Joan Blaeu's map of 1662-5 is one of the earliest to capture Clitheroe (Plate 2). The plan shows Clitheroe lying in the north-west part of the Blackburn Hundred but does not show Standen. The Site likely lay in agricultural land to the south-east of the town centre. Account records produce further information relating to the ownership of land at Standen. After the dissolution of the monasteries, in 1553, the manor of Standen was sold to Assheton and Braddyll (Farrer & Brownbill, 1911, pp. 392-6). The tenants in 1537 were recorded as William Farron and Giles Colthurst.

Giles Colthurst also held land in Lower Standen and died in 1553 holding of the queen in chief by the tenth part of a knight's fee and a rent of 9s. 4d (*ibid*). The estate descended with the

family until at least the end of the 16<sup>th</sup> century. An Edmund Colthurst also had land in Pendleton, which was sold to John Goodshaw in 1569. Lower Standen lay c 900m to the south-west of the Site. An early 19<sup>th</sup>-century farmhouse continues to stand in the area (list entry: 1072091).

In 1618 a division of land was ordered called Standen Heys. The place afforded a surname to the Standen family, who were recorded to have held land in the area between 1311 and 1418 (*ibid*; see 5.4). Standen Heys lies 1.7km to the south-west of the Site. Over Standen was another area in the vicinity of the Site that was first recorded in the 16<sup>th</sup> century. The Aspinalls held the estate until at least the 19<sup>th</sup> century and continue to inhabit Standen Hall (Farrer & Brownbill, 1911, pp. 392-6).

A manor or country house is said to have been built at Standen in the 15<sup>th</sup> century (PRN18024). The building was originally an H-shaped house of two storeys facing south, however, the hall was rebuilt in 1757. The 1757 building was erected more or less on the old plan and incorporated some portions of the ancient building (PRN18024). Standen Hall (PRN18024) is a Grade II\* listed building, which currently stands c 300m to the south of the Site.

An early 17<sup>th</sup>-century building known as The Old Bothy (PRN17776) currently stands c 250m to the south-east of the Site. Lower portions of the building and a window are of early 17<sup>th</sup>-century date, whilst the other windows and second storey were constructed in the 18<sup>th</sup> century.



Plate 2 Extract from Joan Blaeu Atlas Maior 1662-5, volume 5, showing the approximate Site location



The nearest post-medieval finds to the Site were discovered at no. 4 Gills Croft, c 260m north of the Site and were found by metal detectors. The artefacts include a lead token (PRN40836), two lead bag seals (PRN40837; PRN40842), a hooked strap fitting (PRN40838), three incomplete double-loop oval or 'spectacle' buckles (PRN40839; PRN40840; PRN40841), a hooked strap fitting from a sword or baldric belt (PRN40843), an unusual copper-alloy buckle (PRN40973).

Further post-medieval finds that have been identified in the wider study area include a sixpence of William III, 1697 (PRN 35838; 450m to the north-east of the Site), a half groat or threepence of Elizabeth I, 1559-1582 (PRN41609; 700m east of the Site), a probable post-medieval mount (PRN41372; 400m north-east of the Site) a cast lead alloy pendant, probably dating from c 1500 to 1800 (PRN35841; 750m to the south-east of the Site) and an incomplete copper alloy Jew's or Jaw's Hawp (PRN41712; 630m to the south-west of the Site).

### **5.5.1 Archaeological potential**

The Site within an area of post-medieval agricultural activity. The Site remains undeveloped and, therefore, the potential for buried archaeological remains is considered to be high.

## **5.6 Industrial period**

Significant quantities of cotton began to be imported into Lancashire from the early 17<sup>th</sup> century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials. Towards the end of the century the putting-out system was gradually replaced by purpose-built mills and factories.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building across the North West (Baines, 1835). Cotton manufacture was introduced to Clitheroe at the end of the 18<sup>th</sup> century. Primrose Mill / Primrose Printworks (PRN5609) was one of the earliest mills in the area, established in 1787 as a water-powered cotton-spinning mill. A mill pond or reservoir (PRN13672) is thought to be contemporary with the factory and was situated c 950m to the west of the Site. The mill pond was fed by the Mearley Brook, a tributary of the River Ribble. The factory was converted to calico printing by 1810-11 and later functioned as a paper mill. A mill pond (PRN13673) fed by a weir on the Pendleton Brook fed the Primrose Printworks.

Another early purpose-built factory was a brewery that was erected in 1788 (PRN5620, c 750m north of the Site). The site was converted to a printworks in 1809 and became a sizing works after 1826 (Rothwell 1992). Some eight years later, in 1834, Benjamin Bullock and James Smith purchased the site and by 1837 had erected a seven-storey cotton spinning mill and weaving shed known as Brewery Cotton Mill (PRN13661). Other cotton mills in Clitheroe include Salford Bridge cotton spinning mill (PRN24375) erected by 1822. Salford Bridge Cotton weaving mill (PRN5617) was situated on the opposite side of Moor Lane and had been erected by 1833. In addition, Holmes Mill was established in 1823 (PRN5613) and Shaw Bridge Mill operated from 1860 (PRN 13658).

The development of the factory-system attracted workers from rural communities, which spurred the growth of Clitheroe. Throughout the late 18<sup>th</sup> and 19<sup>th</sup> centuries the town expanded

beyond its medieval core along Pendle Road and Whalley Road. Rows of terraced houses were erected to accommodate the workers (PRN17829; 17821). Farming likely remained important to the town's economy attested by several 19<sup>th</sup>-century farmsteads in the land surrounding the town centre, such as Goosebutt (PRN40151) and an outbarn at Higher Standen (PRN42451). Much of the land surrounding Clitheroe remains agricultural farmland, including the Site.

Standen Hall continued to be occupied by the Aspinall family throughout the 19<sup>th</sup> century. Major repairs were undertaken by the Aspinalls and the west wing was rebuilt around 1858. An early 19<sup>th</sup>-century mounting block (HER 18025) still exists at Standen Hall. During the late 19<sup>th</sup> century, kennels were built at the Hall (HER 13679), together with the fountain south of the Hall (HER 20622). In addition, several 19<sup>th</sup>-century footbridges were erected over Pendleton Brook, to the north of Standen Hall (PRN13678, PRN13680, PRN13677, PRN13676).

## 5.7 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Yates's map shows that the Site lay within rural land on the outskirts of Clitheroe town centre, a short distance north of Standen Hall (PRN18024; annotated on the plan as being held by John Aspinall Esquire) and the Pendleton Brook (Plate 3). No development is shown within the Site, which likely continued to function as agricultural land. The land around Clitheroe, including the Standen Estate, was enclosed by an Act of Enclosure in the late 18<sup>th</sup> century (Archaeological Services, Durham University, 2011, p. 6). The land immediately north-east of the Site has been characterised as 'ancient and post-medieval industry' (Lancashire County Council, 2009, p. 24).

Several routes are marked on Yates's map that likely have medieval origins (Plate 3). The junction of the lanes to the north-east of the Site are shown on the map, known as Four Lane Ends.

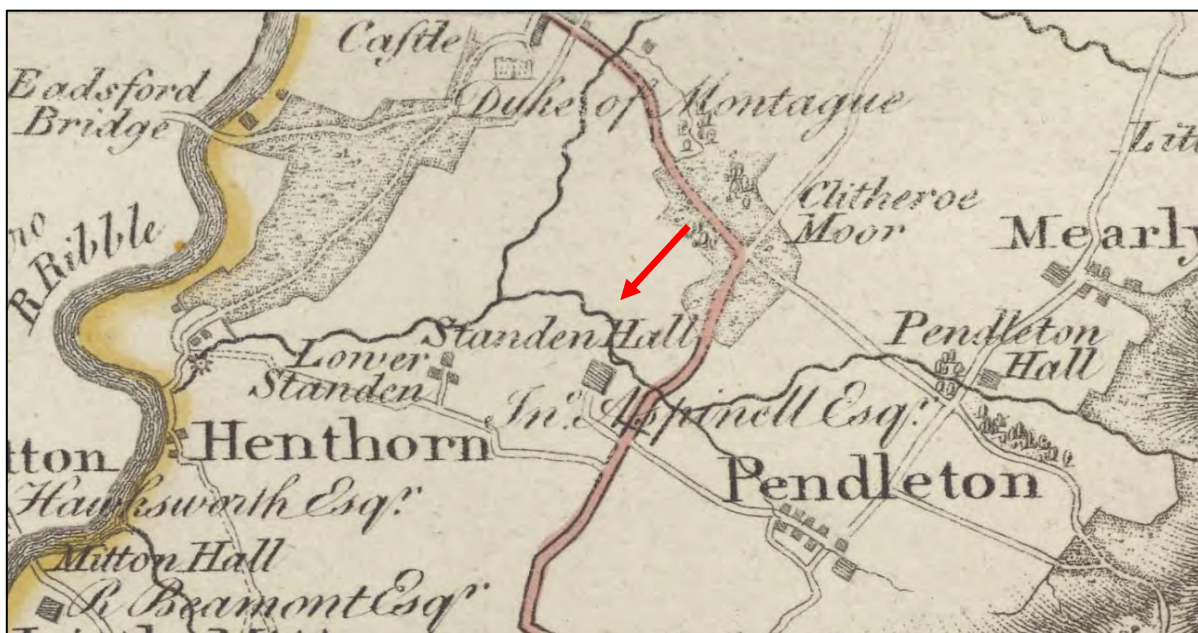


Plate 3 Extract from Yate's map of 1786, showing the approximate Site location



The next available map that captures the Site is Greenwood's map of 1818 (Plate 4), which shows that the Site remained undeveloped. The map shows that two buildings had been erected to the south of the Site, one of which may represent The Old Bothy (PRN17776). Other developments in the wider area include the Primrose Printworks (PRN5609) and mill pond or reservoir (PRN13672).



Plate 4 Extract from Greenwood's map of 1818, showing the Site boundary

The Tithe map of 1841 shows that there were five fields partly within the Site, including 1744, 1745, 1746, 1747 and 1749 (Plate 5). All the fields were owned by John Aspinall and occupied by John Wilson. Field 1744 was named Stang Meadow, 1745 was known as Sheep Hay, 1746 was described as Brick Kiln Croft Meadow, 1747 was described as Stang and 1749 was Flatt Meadow. The field name Brick Kiln Croft Meadow could imply that the field or area had previously functioned as brick-making fields and a kiln.

The Ordnance Survey map of 1850 (Plate 6; Fig. 3) is the first accurate plan that details the Site. The map shows the same layout as the Tithe map. The field boundary that traversed through the north of the Site, aligned north-west to south-east on the Tithe map (Plate 5), seems to have been captured as a field drain or track on the Ordnance Survey map (Plate 6).

The area to the south of the Site is annotated on the map as Higher Standen. The Old Bothy, a well, track, small lake and boat house had been established in this area. The former course of the Roman road from Ribchester to Ilkley is clearly marked on the map to the south of the Site. The projected course of the road continues in a north-east direction to the west of the Site but is not distinguished by any features (Plate 6).

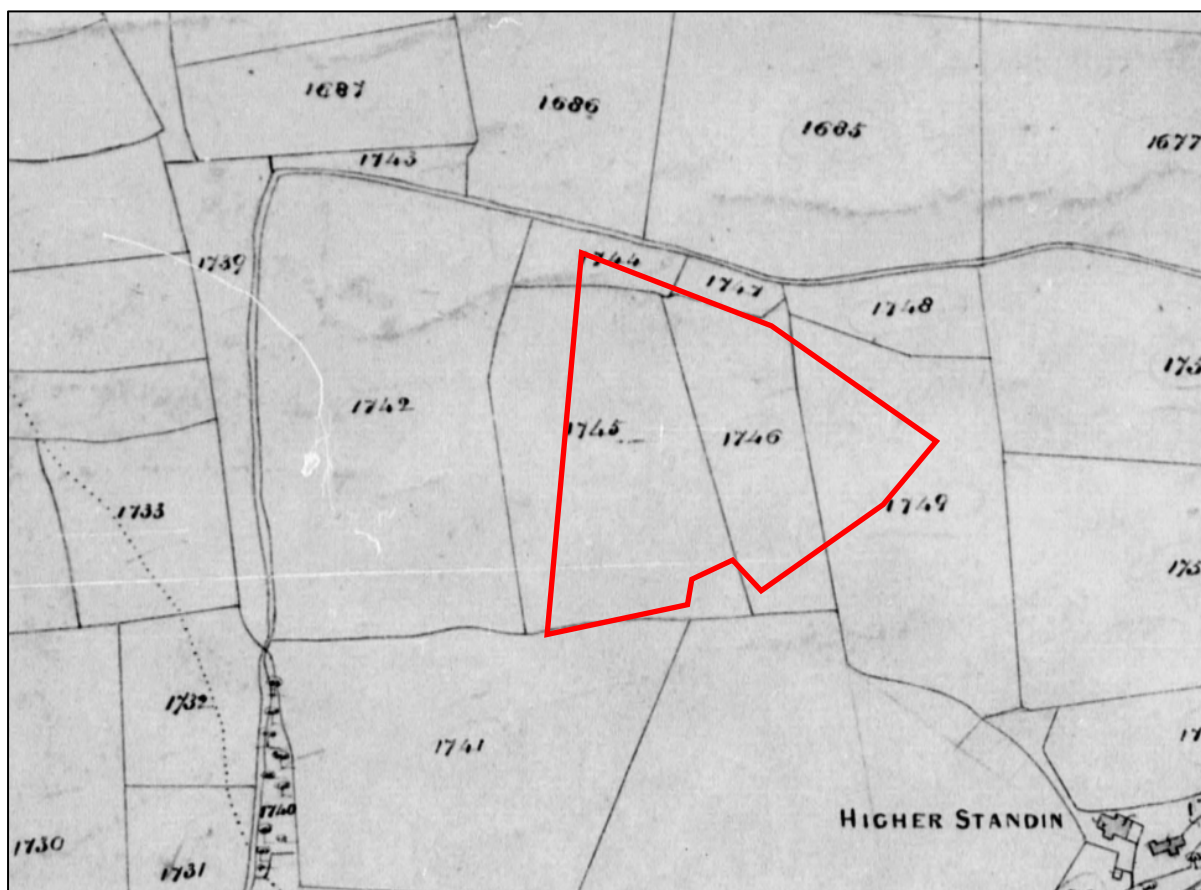


Plate 5 Extract from Tithe map of 1842 'Plan of the township of Clitheroe in the County Palatine of Lancaster', showing approximate location of the Site

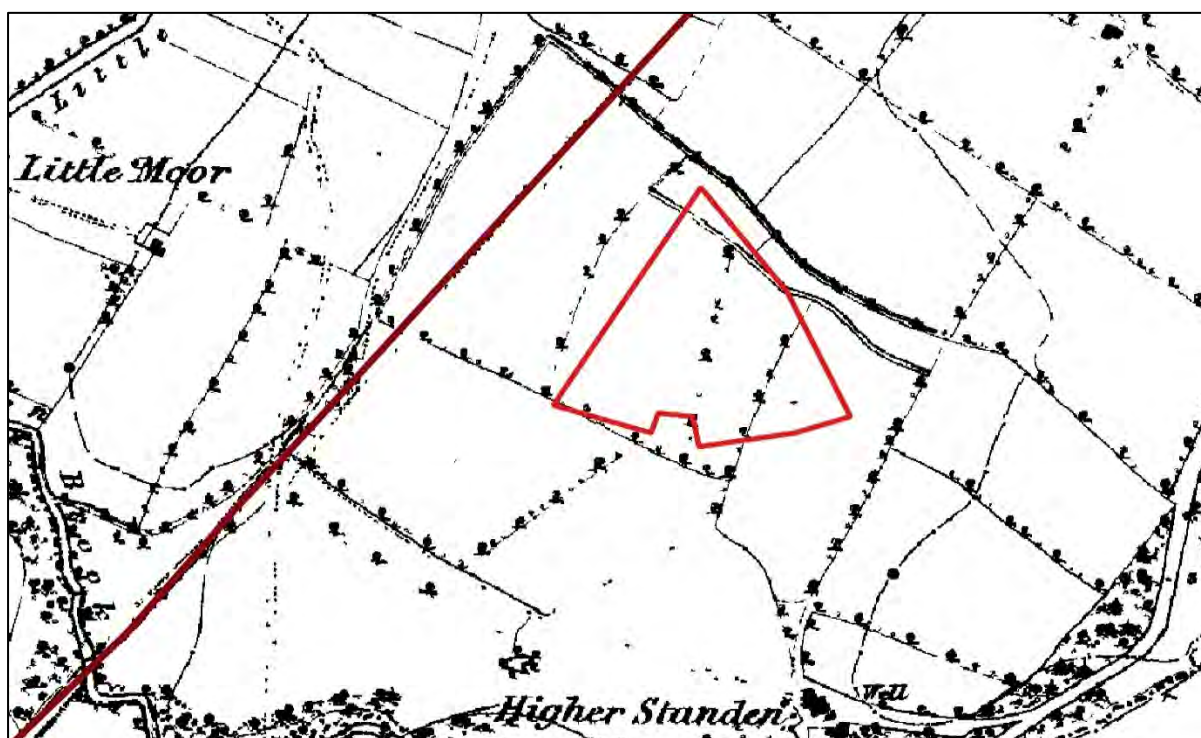


Plate 6 Extract from the Ordnance Survey map of 1850, showing the Site boundary and projected route of the Roman road to the west



The Ordnance Survey map of 1893 is the next available map that captures the Site (Plate 7; Fig. 4). The map shows that the Site continued to be used for agriculture and was likely associated with Higher Standen Farm, which had been erected to the south-east of the Site and consisted of a quadrangle of buildings, with a further detached property on the southern side of the lane. Higher Standen Farm was occupied by William Ellison in 1878 (Blackburn Standard 12<sup>th</sup> October 1878). The field boundaries shown within the Site on the previous map (Plate 6) had been infilled or removed, which may have been linked to the invention of new farming machinery that was best suited to larger fields. Kennels (PRN13679) had been erected in the area to the south of the Site, together with a rectangular building to the north of The Old Bothy (PRN17776).

The Site remained unchanged throughout the 20<sup>th</sup> and 21<sup>st</sup> centuries (Figs 5 to 7).

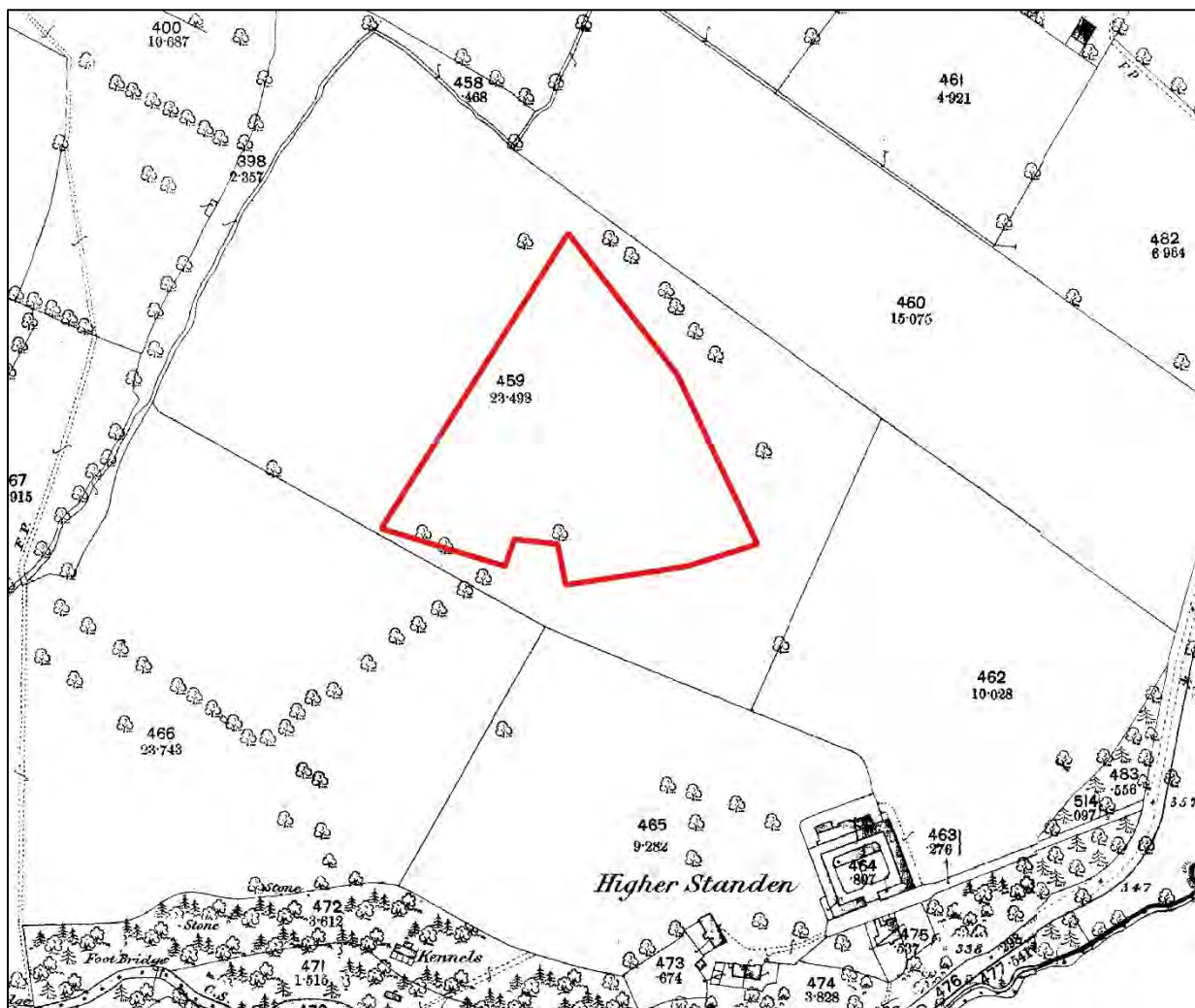


Plate 7 Extract from the Ordnance Survey map of 1893, showing the Site boundary

## 5.8 Aerial photographs and LiDAR

Aerial photographs and LiDAR images (ARCHIUK) of the Site have been viewed to identify any earthworks that could be of archaeological significance. Any earthworks or cropmarks identified on either aerial photographs or LiDAR are worth further archaeological investigations

and could benefit from a geophysical survey, which may shed further light on the origin of the features.

Aerial photos CNT13-8 and EN30-1 (<https://www.cambridgeairphotos.com/location/en29/>) were viewed but did not cover the Site. Photo EN29 showed an aerial view of Clitheroe, potentially looking south towards the Site, however, it was only visible in the background of the photograph. A further image taken in 2000 (Ref: ZknJS284) was unavailable to view online. Similarly, images HSL/UK/81/0006 were viewed at National Collection of Aerial Photography but did not cover the Site (<https://ncap.org.uk/search?keywords=clitheroe>). No aerial photographs of the Site were available on Historic England's Aerial Photo Explorer (<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>) or at Britain from above (<https://www.britainfromabove.org.uk/en/search?keywords=clitheroe&country=global&year=all>). Google Earth Pro held a more recent aerial view of the Site, showing development works to the north of the Site and access routes laid through the Site (Plate 8).



Plate 8 An aerial view of the Site in 2022, Google Earth Pro

The LiDAR image (Plate 9; Fig. 8 to 9) seems to show several linear marks that correlate with field boundaries shown on the Tithe map (Plate 5) and Ordnance Survey map of 1850 (Plate 6; Fig. 3). In total, two faint sub-circular / oval depressions (GE11) are visible on the LiDAR image within the Site boundary (Plate 9). An arc-like impression (GE12) is also visible in the east edge of the Site. The function and origin of these features is presently unknown and could pertain to archaeological remains. These features do not correspond with any features shown on historic maps.

Beyond the Site boundary, the LiDAR image shows the proposed route of the Roman road from Ribchester to Ilkley, running north-east to south-west to the north-west of the Site (Plate 9). Faint horizontal lines run through the Site and adjacent fields, which likely relate to ploughing activity. In addition, several archaeological evaluation trenches are visible to the north-east of the Site.



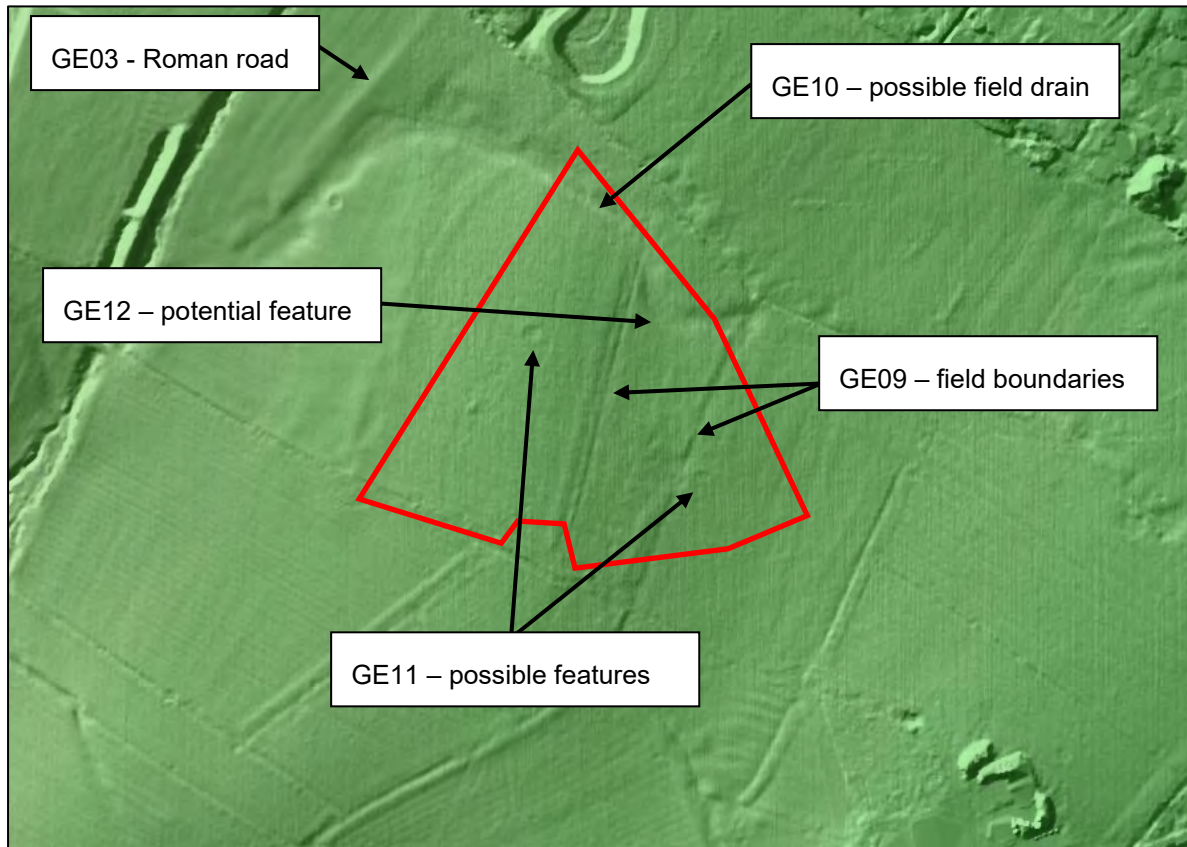


Plate 9 LIDAR image, showing the approximate Site boundary (courtesy of ARCHIUUK)

## 5.9 Previous archaeological works

In total, 16 archaeological events have been recorded within a 1km radius of the Site. Intrusive archaeological investigations within a 1km radius of the Site includes two watching briefs, four evaluations, two excavations and four historic building surveys. Non-intrusive events include two desk-based assessments, one of which covered land within the Site and surrounding area. The desk-based assessment was produced by Archaeological Services, Durham University (PRN37025) in 2011 and recommended that a programme a geomagnetic survey is carried out over the area where groundworks are proposed. This would assist in confirming the exact location of the Roman road and the identification of any associated settlement or burial activity, as well as any remains from the prehistoric and later periods (Archaeological Services, Durham University, 2011, p. 9).

In total, two geophysical surveys were undertaken in the vicinity of the Site. The first focused on the putative route of the Roman road and the adjacent land (PRN26145) (Archaeological Services, Durham University, 2012). The Site lay beyond the survey area. The results from the geophysical survey concluded that *'a length of agger associated with a Roman road may have been detected in Area 2, which corresponds with a slight bank in the field. Remains of the road may also survive in Area 3 to the north, where an anomalous band of data was recorded. Possible soil-filled ditches were detected in Areas 1 and 3. Modern and former footpaths were detected in Areas 1 and 2. Evidence of former ridge and furrow cultivation was detected in Areas 2 and 3. Two probable services were detected in Area 2'* (Archaeological Services, Durham University, 2012, p. 1).



The second geophysical survey (ELA3207) was undertaken across a much larger area and covered the Site. The Site area seems to have fallen partly within Area 3 B6 and B5. The report states that: *'Area 3 and B6 - These surveys cover one field, surveyed in two phases. A concentration of small dipolar magnetic anomalies was detected within a broad band aligned approximately north east/south west through the western part of the field. This band of anomalies corresponds to the presumed course of the Roman road, and may be associated with remains of the road. The breadth of this anomalous band may indicate that the remains of the road have been disturbed by ploughing in this area. A discontinuous line of small dipolar magnetic anomalies which was detected aligned broadly east west in this field may reflect a former field boundary. A linear positive magnetic anomaly is aligned parallel to this, which could reflect a former headland or soil filled feature such as a boundary ditch. A linear positive magnetic anomaly linked to the feature described above was detected running roughly north east/south west near the middle of the field. This could also reflect a soil filled ditch. It follows the line of a boundary marked on early Ordnance Survey maps. Two series of weak parallel positive magnetic anomalies were detected, one aligned north-east/south-west and the other south east/north west, which almost certainly reflect former ploughing of the area'* (Archaeological Services Durham University, 2012, p. 7).

The results of the survey across Area B5 stated that: *'A cattle feeder, a well and two small areas of disturbed ground were present here. Groups of discrete positive magnetic anomalies were detected which could reflect soil filled features such as pits. Some of these are arranged in lines. Although these could possibly be archaeological their origin is uncertain. Three possible former ditches have been identified. Two chains of small anomalies appear to reflect former field boundaries. Several probable services have been detected across this area'* (Archaeological Services Durham University, 2012, p. 8).

In total, two archaeological evaluations have taken place partly within the Site. The first evaluation took place in 2020 and was undertaken by Archaeological Research Services Ltd. Road Trench 4 (RT4) and Road Trench 5 (RT5) (Archaeological Research Services Ltd, 2020) were excavated within the Site (see Fig. 10; PRN42387). RT4 was devoid of archaeological features or finds, whilst RT5 contained a boundary ditch, a culvert / drain and modern recut (Archaeological Research Services Ltd, 2020, pp. 19-22). The ditch corresponded exactly with a targeted geophysical anomaly. The ditch likely represented a boundary or drainage ditch and there was evidence to suggest that it had retained this function through to more recent times.

More recently, in 2022, a trial excavation was undertaken at Higher Standen Farm by OA North (PRN42944). This was focused on the course of the Roman road from Ribchester to Ilkley and consisted of nine trenches (OA North, 2022, p. 10). Trenches 6 and 9 (see Fig. 10) were excavated within the Site boundary. Trenches 6 and 9 were devoid of archaeological finds and features (OA North, 2022, p. vii). Furthermore, the results of the evaluation suggested that very little archaeology exists across the site, potentially due to ploughing. As such, it is likely that any remains which may have been associated with the Roman road have been truncated (*ibid*).

Several additional evaluations and excavations have taken place in the vicinity of the Site. Evaluation trenching (PRN40214) was undertaken at land at Higher Standen Farm in 2017, Phase 1. A total of 48 field-drains were encountered during the evaluation with the majority being found in the eastern portion of the site. The field-drains ranged in type and date between

the 17<sup>th</sup> and 20<sup>th</sup> centuries. In total, two post-medieval drainage ditches were also identified. The most significant remains were excavated in Trench 19, which identified two ditches associated with the same 19m diameter ring-ditch feature that was identified by the geophysical survey (Archaeological Services Durham University, 2012). Pottery recovered from the eastern arc of the ditch dates it to the early Bronze Age (Archaeological Research Services Ltd, 2017, p. 1).

An excavation followed the evaluation of the Phase 1 works in order to mitigate against the loss of the ring-ditch. The excavation was undertaken in 2018 and consisted of a 35x35m trench intended to encompass the complete circuit of the c.20m diameter ring-ditch and a portion of the immediate surrounding land (PRN42388). The excavation identified a total of nine cremation burials in a central position within the monument. Four of the cremation burials were found within Collared Urns, one of which (Cremation 3) was found to contain a smaller accessory vessel that had been inverted within the larger pot and contained the cremated remains. Assessment of the forms and fabrics of the vessels placed them within the Early Bronze Age (c.1950-1500 BC), whilst radiocarbon dating of the cremated remains shows that cremation activity at the site had a start date between 1995-1765 cal BC and an end date between 1750-1530 cal BC (Model 2: 95% probability (including charcoal outlier)). (Archaeological Research Services Ltd, 2019).

Further evaluation trenching took place at land off Peel Avenue (PRN42277) in 2018 consisting of 16 trial trenches. A total of 19 field drains were recorded and likely dated to the 17<sup>th</sup> to 18<sup>th</sup> centuries. In addition, three natural or geological features were also excavated. No features, deposits, dispersed surfaces or finds were identified across the section of Roman road, which had likely been removed by intensive ploughing regimes (Archaeological Research Services Ltd, 2018).

A site walkover and geotechnical boreholes were excavated in 2022 at the proposed site of a new primary school at Higher Standen Farm (PRN42813). The boreholes took place over the presumed route of the Roman road, however, no significant remains were observed.

## **5.10 Summary of archaeological potential**

Several prehistoric finds have been recorded in the immediate vicinity of the Site, as well as a Bronze Age ring-ditch and nine cremation burials. Therefore, there is potential for unidentified remains relating to the prehistoric period to survive within the Site, though any below-ground archaeological remains may have been damaged by farming activities, such as ploughing.

The Site lies c 100m to the east of the Roman road from Ribchester to Ilkley. Remains associated with roadside settlement activity may survive within the Site, though it seems likely that any buried archaeological remains deriving from the Roman period will be fragmentary due to ploughing across the Site.

The Site may have been used for agriculture since the late medieval period. Several medieval and post-medieval chance finds have been recorded in the study area. The Site has the potential to contain relict soils and field boundaries associated with the medieval and post-medieval periods.

The Site continued to be used for agriculture throughout the 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> centuries and the remains undeveloped.

## 6. Site Inspection

A Site inspection was undertaken as part of the archaeological assessment on Wednesday 1<sup>st</sup> February. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains. Plate 10 shows the areas described during the Site visit.

Access to the Site was gained via an access road passing east to west to the south of the Site (Plate 11). The Site was bordered by temporary fencing on all sides and construction works were taking place to the west. Spoil heaps were located beyond the east and north boundary and works were carried out to the south. The Site comprised grassland and vegetation.

The ground conditions were wet and muddy and evidence of tracks from machinery and disturbed ground were visible across the Site, making identification of any potential archaeological features difficult.

No additional archaeological features were identified within the Site.

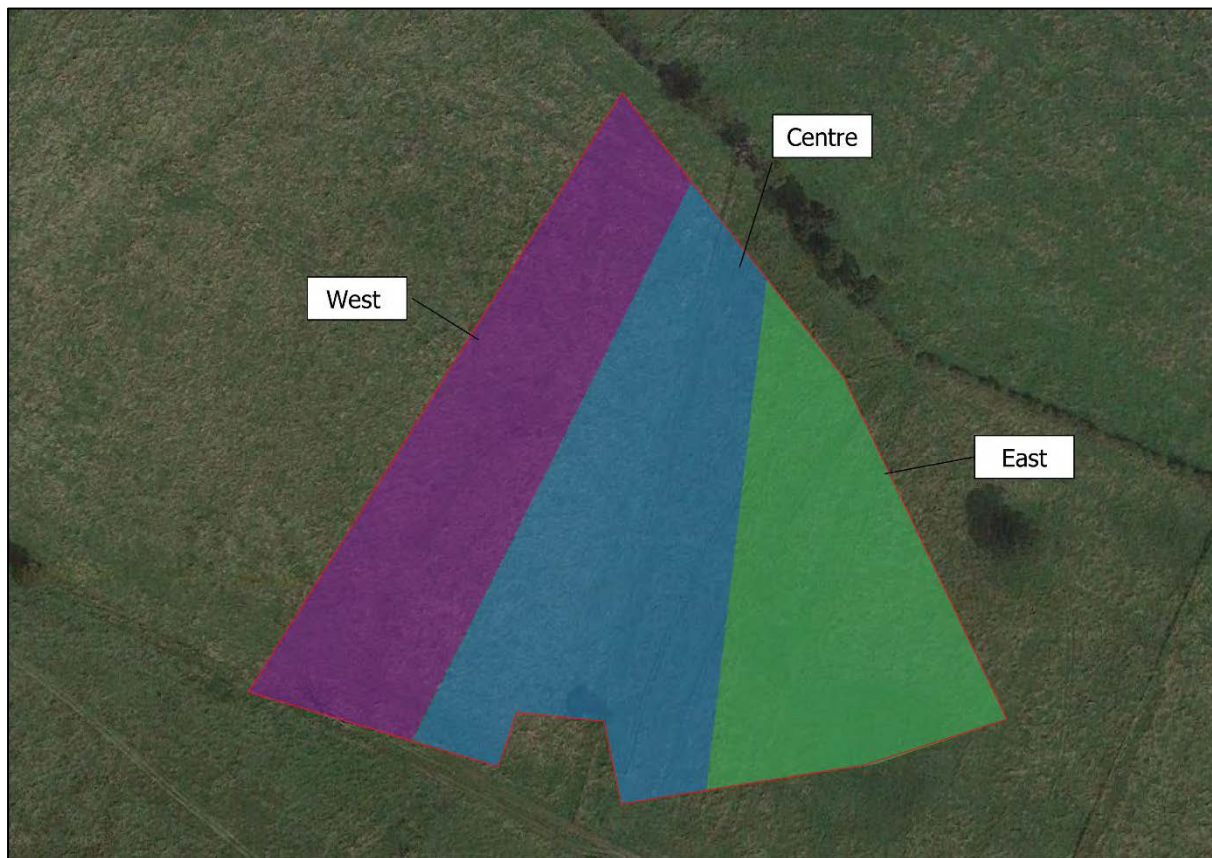


Plate 10 View of Site inspection areas (consisting of east, centre, west)





Plate 11 View showing access road to the Site, bordered by temporary / heras fencing, spoil heaps and equipment, facing north-west

The east section of the Site currently comprises a relatively flat field with vegetation (Plate 12; Plate 13). Post and wire mesh fencing runs north to south to the west of the vegetated area (Plate 14). The fencing previously ran to the north of the Site but appeared to have been cut on the north end, possibly for access.



Plate 12 View showing the east section of the Site with vegetation, muddy ground, and temporary fencing visible, facing north





Plate 13 View showing vegetation and temporary fencing, facing west



Plate 14 View of post and mesh wire fencing within the east of the Site, running broadly north to south, facing south-west

The central section of the Site (west of the wire fencing) currently comprises grassland. The land slopes downwards to the north to a small, waterlogged depression (Plate 15; Plate 16).





Plate 15 View showing centre of the Site, facing north



Plate 16 View showing waterlogged area at the north of the Site, facing north-west

The west section of the Site currently comprises an area of grassland with brick, tarmac and stone rubble scattered across the area (Plate 17). The land also gently slopes downwards to the north, leading to a larger waterlogged area (Plate 18). A grass bank / probable spoil heap runs roughly north to south between the central and west sections of the Site (Plate 19; Plate 20). The probable spoil heap was not photographed during a previous Site visit that was undertaken in 2011 to accompany a DBA, which covered the Site and wider area (Archaeological Services, Durham University, 2011, pp. 4 and figures 20-1, pp 28-9 ).





Plate 17 View showing the west section of the Site, with grass bank / spoil heap to the east and construction works to the west, facing south



Plate 18 View of decline in the land towards a waterlogged area to the north, with grass bank / spoil heap to the east, facing north





Plate 19 View of grass bank / probable spoil heap, facing south



Plate 20 View of grass bank / soil heap with track marks in the foreground and Pendle Hill in the background, facing east

The south of the Site is currently used for storing equipment. A square metal storage container occupies the south-west corner of the Site with further equipment on top of gravel and chippings and bordered by metal fencing. Spoil heaps from the works immediately to the south lie to the east of the equipment (Plate 21).





Plate 21 View of equipment storage and works to the south of the Site



## 7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 8 and 9 within Appendix 1: Figures.

### Gazetteer Entry 01

<b>Site Name</b>	Bronze Age cemetery
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	PRN42389
<b>Site Type</b>	Bronze Age cremation cemetery consisting of a ring ditch containing at least nine cremations (site of)
<b>Period</b>	Prehistoric
<b>NGR</b>	SD 7509 4095
<b>Source</b>	HER
<b>Description</b>	The HER states that: ' <i>an archaeological excavation centred on a buried and truncated ring-ditch that was identified in 2012 by geophysical survey on land at Higher Standen Farm, Clitheroe, Lancashire. The ring-ditch was sample excavated in an evaluation trench excavated by ARS Ltd in 2017, where pottery collected from part of the ditch dated it to the Early Bronze Age. This report details the results of a 35x35m trench intended to encompass the complete circuit of the c.20m diameter ring-ditch and a portion of the immediate surrounding land. Due to a fenced-off root protection zone around a large tree in the development area it was not possible to excavate the full extent of the trench. The inaccessible area took a 'bite' out of the north-east quadrant of the excavation zone that included part of the ditch circuit. The excavation identified a total of nine cremation burials in a central position within the monument. Four of the cremation burials were found within Collared Urns, one of which (Cremation 3) was found to contain a smaller accessory vessel that had been inverted within the larger pot and contained the cremated remains. Assessment of the forms and fabrics of the vessels places them within the Early Bronze Age (c.1950-1500 BC), whilst radiocarbon dating of the cremated remains shows that cremation activity at the site had a start date between 1995-1765 cal BC and an end date between 1750-1530 cal BC (Model 2: 95% probability (including charcoal outlier))</i> '. The Bronze Age cemetery lies c 280m to the north-east of the Site
<b>Assessment</b>	Although the Bronze Age cemetery lies beyond the Site boundary, it indicates that the Site lies within an area of Bronze Age activity.

### Gazetteer Entry 02

<b>Site Name</b>	Bronze Age findspots
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	PRN40767; 41534; 41714

<b>Site Type</b>	Findspots (site of)
<b>Period</b>	Prehistoric
<b>NGR</b>	SD 75 40; SD 75 39; SD 74 40
<b>Source</b>	HER
<b>Description</b>	Various Bronze Age findspots between c 250m and 600m radius of the Site, comprising axeheads.
<b>Assessment</b>	Numerous Bronze Age findspots indicate that the area witnessed Bronze Age activity.

### Gazetteer Entry 03

<b>Site Name</b>	Roman road
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	PRN26145; 15515
<b>Site Type</b>	Road (site of)
<b>Period</b>	Roman
<b>NGR</b>	Centred SD 79666 42673 (29017m by 14975m)
<b>Source</b>	HER
<b>Description</b>	The putative course of the Roman road from Ribchester to Ilkley lies c 100m to the west of the Site. Several evaluation trenches have been placed over the proposed route of the Roman road in the fields adjacent to the Site, however, no remains have been recorded and it is likely that the road has been truncated by ploughing. The line of the Roman road is certain between Ribchester and Lidgett Flatt Farm. From this farm to Gill Hall the course is considered probable and from Gill Hall to Eller Gill Lane the line is possible.
<b>Assessment</b>	Roman roadside activity could survive within the Site, though it seems likely that any buried archaeological remains deriving from the Roman period will be fragmentary due to ploughing across the Site.

### Gazetteer Entry 04

<b>Site Name</b>	Roman findspots
<b>Designation</b>	No designation
<b>HER Number</b>	PRN31912; 31913;
<b>Site Type</b>	Findspot (site of)
<b>Period</b>	Roman
<b>NGR</b>	SD 74 40
<b>Source</b>	Green's map
<b>Description</b>	Roman period chance finds discovered between c 280m and 400m to the south-west of the Site, discovered on the east side of the Roman road.
<b>Assessment</b>	The findspots lie beyond the Site boundary but indicate that the Site lies within an area of low-level Roman activity.

### Gazetteer Entry 05

<b>Site Name</b>	Early medieval findspots
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	PRN41426; PRN41050
<b>Site Type</b>	Findspot (site of)
<b>Period</b>	Early medieval
<b>NGR</b>	SD 75 41; SD 75 40
<b>Source</b>	HER
<b>Description</b>	A lead alloy early medieval sword pommel probably Petersen type X dating 950-1000AD discovered 280m to the south-east of the Site and an early medieval hairpin discovered 300m to the north of the Site. In addition, the Roman road (GE03) likely remained in use throughout the medieval period.
<b>Assessment</b>	The findspots lie beyond the Site boundary but indicate that the Site lies within an area of low-level early medieval activity.

### Gazetteer Entry 06

<b>Site Name</b>	Late medieval findspots
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	PRN40835; 31867; 31875; 41555; 41553; 41505; 41404
<b>Site Type</b>	Findspots (site of)
<b>Period</b>	Late medieval
<b>NGR</b>	SD 75 41; 74 40;
<b>Source</b>	HER
<b>Description</b>	Several late medieval findspots lie between c 200m and 500m to the south-west of the Site. Numerous finds also lie 200m to the north of the Site at no. 4 Gills Croft. Historical sources suggest that the site area has been agricultural land since at least 13 <sup>th</sup> century, producing oats, corn and barley (Farrer & Brownbill, 1911).
<b>Assessment</b>	The findspots lie beyond the Site boundary but indicate that the Site lies within an area of late medieval activity.

### Gazetteer Entry 07

<b>Site Name</b>	Dyke's Nook Cross
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	3588
<b>Site Type</b>	Wayside cross (site of)
<b>Period</b>	Medieval
<b>NGR</b>	SD 753 409
<b>Source</b>	HER
<b>Description</b>	Site of a wayside cross, c 500m to the north-east of the Site.
<b>Assessment</b>	The site of the cross lies beyond the Site boundary but indicates that the Site lay close to a medieval road.

### Gazetteer Entry 08

<b>Site Name</b>	Post-medieval findspots
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	PRN35838; 41372; 40835; 41712; 41609
<b>Site Type</b>	Findspots (site of)
<b>Period</b>	Post-medieval
<b>NGR</b>	SD 74 40; 75 40
<b>Source</b>	HER
<b>Description</b>	Several post-medieval findspots lie within a c 280m and 600m radius of the Site.
<b>Assessment</b>	The findspots lie beyond the Site boundary but indicate that the Site lies within an area of post-medieval activity.

### Gazetteer Entry 09

<b>Site Name</b>	Post-medieval field boundaries
<b>Designation</b>	No designation
<b>HER Number</b>	13960.1.0
<b>Site Type</b>	Field boundaries (site of)
<b>Period</b>	Post-medieval to mid-19 <sup>th</sup> century
<b>NGR</b>	374872, 440692 (centred at); 374917, 440647 (centred at)
<b>Source</b>	OS mapping
<b>Description</b>	Land in Standen was farmed from at least the 13 <sup>th</sup> century. The Tithe map of 1841 shows that there were five fields partly within the Site, including 1744, 1745, 1746, 1747 and 1749 (Plate 5). All the fields were owned by John Aspinall and occupied by John Wilson. Field 1744 was named Stang Meadow, 1745 was known as Sheep Hay, 1746 was described as Brick Kiln Croft Meadow, 1747 was described as Stang and 1749 was Flatt Meadow. The field name Brick Kiln Croft Meadow could imply that the field or area had previously functioned as brick-making fields with kiln. The same field boundaries are shown within the Site on the OS map of 1850 (Fig. 3). A field boundary partially lay in the south-west corner of the Site aligned broadly east to west. In addition, two field boundaries were orientated broadly north-east to south-west through the Site. The field boundaries potentially have post-medieval or medieval origins. The field boundaries had been removed or infilled by 1886 (Fig. 4). The former field boundaries are visible on LiDAR images (Plate 9) and recent aerial photographs (Plate 1). A section of the east most field boundary (Fig. 8-9) may have been excavated in evaluation trench RT5 (see Fig. 10) by Archaeological Research Services Ltd in 2020 (Archaeological Research Services Ltd, 2020). Based on the results of the previous archaeological investigations these remains are not considered likely to be of archaeological interest.
<b>Assessment</b>	Remains associated with the former field boundaries may survive within the Site, together with remain associated with brickmaking, such as a kiln. These remains could be affected by the proposed development scheme, these are not considered likely to be of archaeological interest.



### Gazetteer Entry 10

<b>Site Name</b>	Post-medieval field drain or track
<b>Designation</b>	No designation
<b>HER Number</b>	-
<b>Site Type</b>	Potential drain (site of)
<b>Period</b>	Post-medieval to mid-19 <sup>th</sup> century
<b>NGR</b>	374856, 440785 (centred at)
<b>Source</b>	OS mapping
<b>Description</b>	Initially shown as a field boundary to the south of fields 1745 and 1746 on the Tithe map of 1842 (Plate 5), traversing through the north of the Site, aligned broadly north-west to south-east. The same feature was shown on the 1850 OS map (Fig. 3) but seems to have been captured as a field drain or potential track. Not shown on subsequent OS maps. Could be contemporary with other field drains excavated in the adjacent fields (17 <sup>th</sup> to 18 <sup>th</sup> century; see 5.9, p. 29). Based on the results of the previous archaeological investigations these remains are not considered to be of archaeological interest.
<b>Assessment</b>	Remains associated with the potential field drain or lane may survive within the Site and could be affected by the proposed development scheme, however, these are not considered likely to be of archaeological interest.

### Gazetteer Entry 11

<b>Site Name</b>	Features visible on LiDAR
<b>Designation</b>	No designation
<b>HER Number</b>	-
<b>Site Type</b>	Possible earthwork (site of)
<b>Period</b>	Unknown
<b>NGR</b>	374838, 440708; 374943, 440639
<b>Source</b>	LiDAR
<b>Description</b>	In total, two faint sub-circular / oval depressions are visible on the LiDAR image within the Site boundary (Plate 9; accurately mapped on Figs 8 to 9). The function and origin of these features is presently unknown and could pertain to archaeological remains. These features do not correspond with any features shown on historic maps. Several trial pits and boreholes have been excavated across the Site and wider area over the past few years.
<b>Assessment</b>	Remains associated with the potential features may survive within the Site and could be affected by the proposed development scheme.

### Gazetteer Entry 12

<b>Site Name</b>	Potential feature
<b>Designation</b>	No designation
<b>HER Number</b>	-
<b>Site Type</b>	Possible earthwork (site of)
<b>Period</b>	Unknown

<b>NGR</b>	374917, 440695 (centred at)
<b>Source</b>	LiDAR
<b>Description</b>	An arc-like impression is visible in the north-east edge of the Site on LiDAR imagery (Plate 9). The function and origin of these features is presently unknown and could pertain to archaeological remains. The feature does not correspond with any features shown on historic maps. Based on the results of the previous archaeological investigations these remains are not considered to be of archaeological interest.
<b>Assessment</b>	Remains associated with the potential feature may survive within the Site and could be affected by the proposed development scheme, these are not considered likely to be of archaeological interest.

---

### Gazetteer Entry 13

<b>Site Name</b>	The Old Bothy
<b>Designation</b>	Grade II Listed Building
<b>HER Number</b>	PRN17776
<b>Site Type</b>	Dwelling
<b>Period</b>	Post-medieval
<b>NGR</b>	SD 74973 40353 (centred at)
<b>Source</b>	HER
<b>Description</b>	The HER states: ' <i>C17 and C18. 2 storeys in rubble. The C17 portion is lower and retains 1 early C17 window of 6 lights. The remaining windows are C18. In the C18 portion on the left are 2 Venetian windows, 1 per storey, with plain keystones to the arched centre lights</i> '.
<b>Assessment</b>	The Old Bothy lies beyond the Site and will not be affected by the proposed development scheme.

---

### Gazetteer Entry 14

<b>Site Name</b>	Kennels
<b>Designation</b>	Non-designated heritage asset
<b>HER Number</b>	PRN13679
<b>Site Type</b>	Kennels (site of)
<b>Period</b>	Mid-19 <sup>th</sup> century
<b>NGR</b>	SD 74766 40369 (centred at)
<b>Source</b>	HER
<b>Description</b>	Post-1847 Still extant.
<b>Assessment</b>	Building still extant and will not be affected by the proposed development scheme.

---

### Gazetteer Entry 15

<b>Site Name</b>	Standen Hall
<b>Designation</b>	Grade II* Listed Building
<b>HER Number</b>	PRN18024; 1869

<b>Site Type</b>	Country house / Hall
<b>Period</b>	18 <sup>th</sup> century
<b>NGR</b>	SD 74739 40279 (centred at)
<b>Source</b>	HER
<b>Description</b>	Country house, said to be of 15 <sup>th</sup> -century origin, rebuilt 1757 with west wing rebuilt c.1858. Grange of 1258 noted but site not specified. Related monuments include PRN1869: a Roman stone relief figure that is built into a light well within Standen Hall.
<b>Assessment</b>	Standen Hall is currently extant and will not be affected by the proposed development scheme.

#### Gazetteer Entry 15

<b>Site Name</b>	Standen Hall mounting block
<b>Designation</b>	Grade II Listed Building
<b>HER Number</b>	PRN18025
<b>Site Type</b>	Mounting block
<b>Period</b>	19 <sup>th</sup> century
<b>NGR</b>	SD 74712 40225 (centred at)
<b>Source</b>	HER
<b>Description</b>	Mounting block, possibly early C19th. Sandstone. Symmetrical, with 6 steps on each side. Treads have nosings and are each carved from one piece of stone.
<b>Assessment</b>	The mounting block is currently extant and will not be affected by the proposed development scheme.

## 8. Significance

### 8.1 Policy context for heritage assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not, but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Ribble Valley Borough Council's Local development Framework addresses heritage policies *EN5: Heritage Assets* and *DME4: Protecting Heritage Assets*. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

### 8.2 Designated heritage assets

The Site is within 500m of five statutory listed buildings and within 1km of 26 listed buildings and a Scheduled Monument. Clitheroe Conservation Area lies 850m to the north of the Site. The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 2.3.2, p 11).

### 8.3 Significance of the archaeological resource

#### 8.3.1 Historical and archaeological interest

##### Archaeological interest

The Site lies a short distance to the south of a recently discovered Bronze Age cemetery comprising a ring-ditch and nine cremations. Bronze Age chance finds have also been discovered in the wider study area. The Site has the potential to contain archaeological remains that form a primary source of evidence relating to Bronze Age activity and cultures. The Site also lies 100m east of the Roman road from Ribchester to Ilkley and could contain associated roadside activity, though previous archaeological evaluations have found limited evidence relating to the Roman road in the Site area. Archaeological interest in the Site would also include medieval and post-medieval agricultural activity.

##### Historical interest

Monuments such as the Bronze Age cemetery and Roman road provide a material record of the nation's prehistory and history, and, therefore, add to the historical interest of the Site. The Site area has likely been used for agriculture from the 13<sup>th</sup> century up until recently. Historical records refer to tenant farmers, crop yields and livestock (Farrer & Brownbill, 1911).



### **8.3.2 Baseline significance conditions**

#### **Period**

There is no known evidence for prehistoric activity within the Site boundary, however, the presence of a Bronze Age cemetery (GE01) and Bronze Age finds (GE02) within less than a 300m radius of the Site indicates that the area witnessed Bronze Age activity. Any prehistoric remains may be considered significant due to period.

The Site lies 100m to the east of the Roman road (GE03) from Ribchester to Ilkley and could contain associated roadside settlement activity that may be considered significant due to period.

Throughout the medieval, post-medieval, industrial and modern periods, the Site was used for agriculture. Chance finds (GE05, GE06 and GE08) have been found within the study area that relate to these various periods and the Roman road likely remained in use during the medieval period. The most likely remains to be encountered within the Site would date to the post-medieval period and could include field boundaries (GE09) and field drains (GE10 and GE12), however, these are not considered likely to be of limited archaeological interest.

#### **Rarity**

Buried remains associated with Bronze Age activity may be considered significant due to rarity, as prehistoric remains are considered rare within the broader context of the North West of England. Remains of Roman activity would also be considered rare within the local landscape.

Over the last ten years, the late medieval period of the region has seen a substantial body of archaeological investigations, analysis, and publication. Throughout the region, especially Cumbria, large scale surveys have revealed new sites and expanded our knowledge of land use. However, this needs targeted research and excavation programmes to further refine dating and usage patterns. This includes remains of old farming practices such as ridge and furrow and remnants of late medieval field systems. Remains of associated medieval remains such as former field boundaries (GE09) within the Site would be considered rare (North West Regional Research Framework 2021). Archaeological remains of post-medieval field boundaries (GE09) or gardens would be considered rare.

Research on and recording of the archaeological remains of the agricultural industry has been extensive since 2006. Such research is focused primarily on the standing structures of the agricultural industry. Despite extensive research, there are still some gaps in the knowledge of rural settlements and farming techniques, particularly regarding change and development of the agrarian landscape, farming practices and farms in response to industrialisation and enclosure. Industrial period agricultural remains would not be considered rare.

#### **Documentation**

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

#### **Group value**

Any Bronze Age remains within the Site might contribute to the wider understanding of Bronze Age activity in this locality and have some group value with the Bronze Age cemetery (GE01) discovered to the north of the Site. Any Roman remains would likely have group value with the Roman road (GE03). Other non-designated heritage assets (GE09-10) in the Site may represent agricultural activity within the Site. As such, these heritage assets have some group value.

#### Survival / condition

The survival, extent and condition of any below-ground archaeological remains within much of the Site is presently unknown. Previous archaeological investigations within the land surrounding the Site have produced limited evidence of the Roman road. In addition, four evaluation trenches have been excavated within the Site, three of which were devoid of archaeological remains (OA North, 2022, p. vii; Archaeological Research Services Ltd, 2020, pp. 19-22). The fourth trench (RT5; Fig. 10) contained a boundary ditch, a culvert / drain and modern recut (Archaeological Research Services Ltd, 2020, pp. 19-22).

#### Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the restoration scheme.

#### Diversity

The diversity of the below-ground remains within the Site is presently unknown. However, cartographic evidence and previous archaeological investigations suggest that any below-ground remains would probably date to the prehistoric to industrial periods and may, therefore, be considered significant due to diversity.

#### Potential

The Site lies within an area of Bronze Age activity. The survival of remains associated with prehistoric activity may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/prehistory>):

Prehistoric	
PH09	How can we test our perceptions of the Neolithic and Bronze Age?
PH15	What can identified and surveyed features tell us about Neo/BA time depth and chronologies?
PH18	What can palaeoenvironmental analysis of buried soils tell us about prehistoric environments?
PH25	How can we better understand the distribution of prehistoric archaeology across the landscape?
PH50	How can we analyse Bronze Age metals to better understand the materials?

Table 3 Prehistoric research agendas

Prehistoric remains may survive within the Site and have the potential to address the research aims listed above (Table 3), though there is the possibility that modern farming techniques may have damaged or destroyed archaeological remains.

The Site lies c 100m east of the Roman road from Ribchester to Ilkley. The survival of roadside activity may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf//roman-period>):

Roman	
R02	How can we gain significant new understanding of rural society and economies, particularly in the uplands, during the Roman period?
R11	How can we identify typologies and the development of military sites and Roman road systems?
R17	What was the extent of Roman rural and urban settlement interaction?
R18	What were the locations, density, chronology, economy and character of rural settlement sites and patterns?

Table 4 Roman research agendas

Roman remains may survive within the Site, although nearby excavations have produced limited evidence suggesting that that modern farming techniques have damaged or destroyed the remains. Any surviving remains would have some potential to address the research aims listed above (Table 4).

Several medieval and post-medieval findspots have been recorded within the study area, indicating that activity took place within the area, most likely associated with agriculture. In addition, the Site area is known to have been agricultural land since the 13<sup>th</sup> century. The survival of agricultural activity may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/earlymedieval>):

Early medieval to industrial	
EM15	How can archaeological methods be used to recognise domestic, farming and food provision sites?
LM02	What is our understanding of late medieval land reclamation, water management and exploitation of natural resources?
LM51	How can we improve knowledge of the extractive industries to include stone as well as minerals?



LM12	How do we improve our knowledge of the region's various agricultural practices, plant and animal husbandry, and how did these change and develop over time?
PM10	Where does pre18th century enclosure survive in the region?
PM09	How did ecological changes linked to agricultural improvement impact upon the wider landscape?
PM11	How can palaeoenvironmental indicators of consumption enhance our understanding of the wider patterning and social context?
PM15	How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?
Ind15	How well recorded and understood are farming landscapes and field patterns?

Table 5 Early medieval to Industrial period research agendas

Buried remains of field boundaries and relict soils have the potential to survive within the Site, and may have the potential to address the research aims listed above (Table 5).

A field name recorded on the Tithe map of 1841 " suggests that remains brick making / firing could have taken place within the Site or immediate area. The survival of extractive industries and production may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/earlymedieval>):

Late medieval to post-medieval	
EM15	How can archaeological methods be used to recognise domestic, farming and food provision sites?
LM02	What is our understanding of late medieval land reclamation, water management and exploitation of natural resources?
PM29	How do the extractive industries develop during this period?

Table 6 Late medieval to post-medieval period research agendas

Any buried remains of brickmaking, such as a kiln has the potential to survive within the Site and to address the research aims listed above.

## 8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has potential to contain buried remains dating from the prehistoric to the industrial period.

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory archaeological remains of low (local) and medium (regional) significance (ICOMOS, 2011).

The Site has potential to contain prehistoric remains possibly associated with Bronze Age activity (GE01) that could be considered to be of medium (regional) significance.

The Site has potential to contain remains of roadside settlement activity associated with the Roman road from Ribchester to Ilkley (GE03), which would be of medium (regional) significance.

The Site has the potential to contain agricultural activity (GE09-10 and 12) that could date from the medieval to industrial period. Based upon the results of previous archaeological evaluations that have taken place within the Site, these are not considered likely to be archaeological interest.

## 9. Impact assessment

### 9.1 Development Proposals

Eric Wright Group have prepared a planning application for Standen Care Home, Clitheroe, Lancashire (centred NGR 374836, 440796). The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

### 9.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain buried remains of prehistoric activity, Roman roadside activity and medieval to industrial period activity that is likely associated with the agricultural use of the Site. There is also some potential for archaeological remains of brick making, such as a kiln. Any such remains that do exist within the Site are likely to be of medium (regional) to low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.



## 10. Recommendations

### 10.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

### 10.2 Further Investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Lancashire County Councils Historic Environment Team (LCCHET), in their capacity as archaeological advisor to Ribble Valley Borough Council. However, following consultation with LCCHET, it is anticipated that two 20m by 20m strip, map and record excavation trenches may be required to establish the presence or absence of buried archaeological remains pertaining to two anomalies identified on the LiDAR data and, if present, their extent and significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Lancashire County Councils Historic Environment Team (LCCHET), in their capacity as archaeological advisor to Ribble Valley Borough Council.

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The desk-based research and report were compiled by Katie Fletcher, and illustrations were provided by Sarah Mottershead. The report was edited by Natalie Poundall.

## Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site boundary superimposed onto the Ordnance Survey 1:1056 County Series map, published 1850
- Figure 4: Site boundary superimposed onto the Ordnance Survey 1:2500 County Series map, published 1886
- Figure 5: Site boundary superimposed onto the Ordnance Survey 1:2500 County Series map, 1908 Edition
- Figure 6: Site boundary superimposed onto the Ordnance Survey 1:2500 County Series map, 1932 Edition
- Figure 7: Site boundary superimposed onto the Ordnance Survey 1:2050 National Grid map, 1973 Edition
- Figure 8: Location of Gazetteer site superimposed onto modern mapping
- Figure 9: Location of Gazetteer site superimposed onto modern mapping
- Figure 10: Previous archaeological evaluation trenches



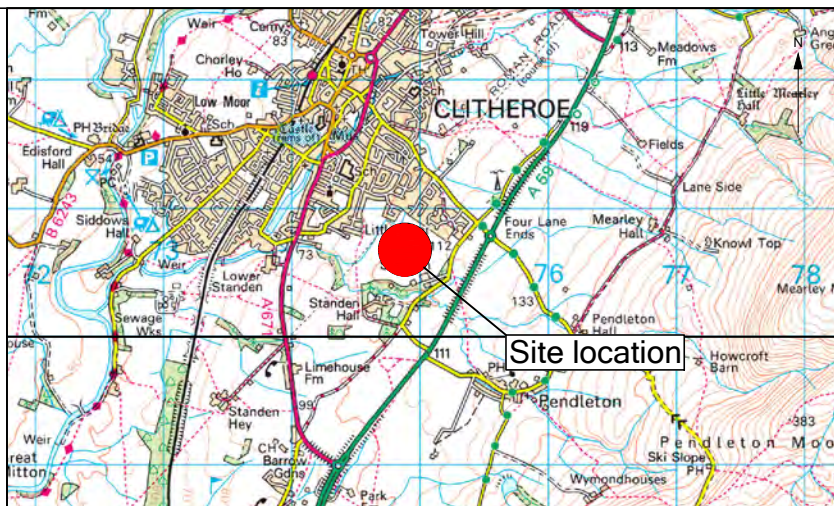
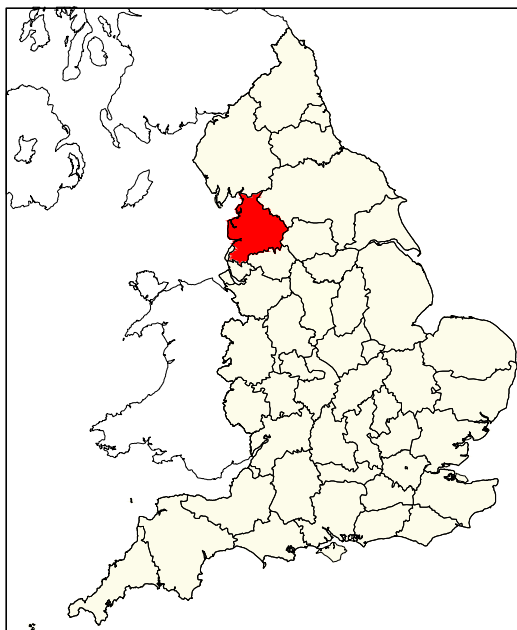


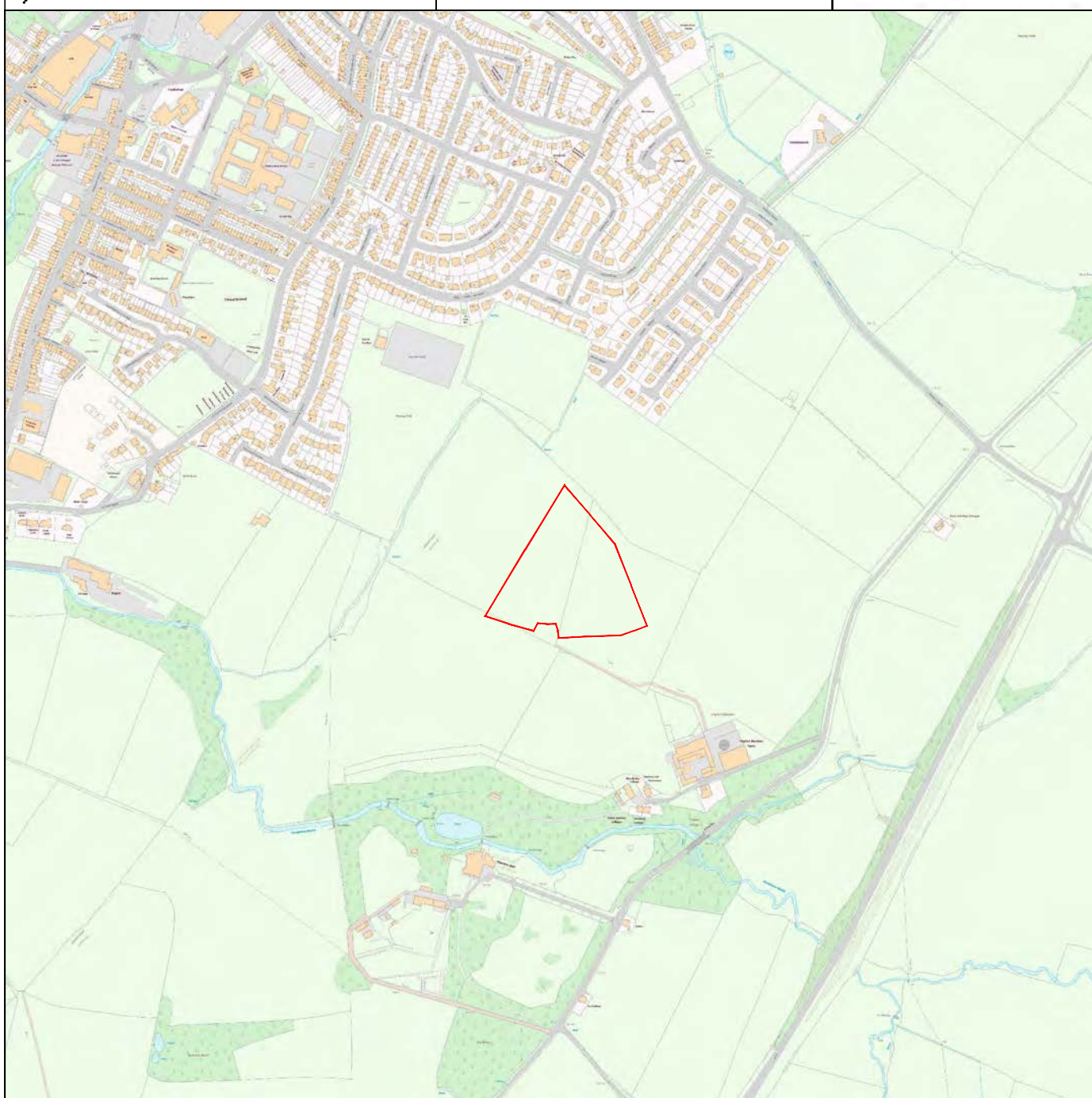
Figure 1:

### Site Location

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**SALFORD  
ARCHAEOLOGY**



374800

375000

440800

440800

440600

440600

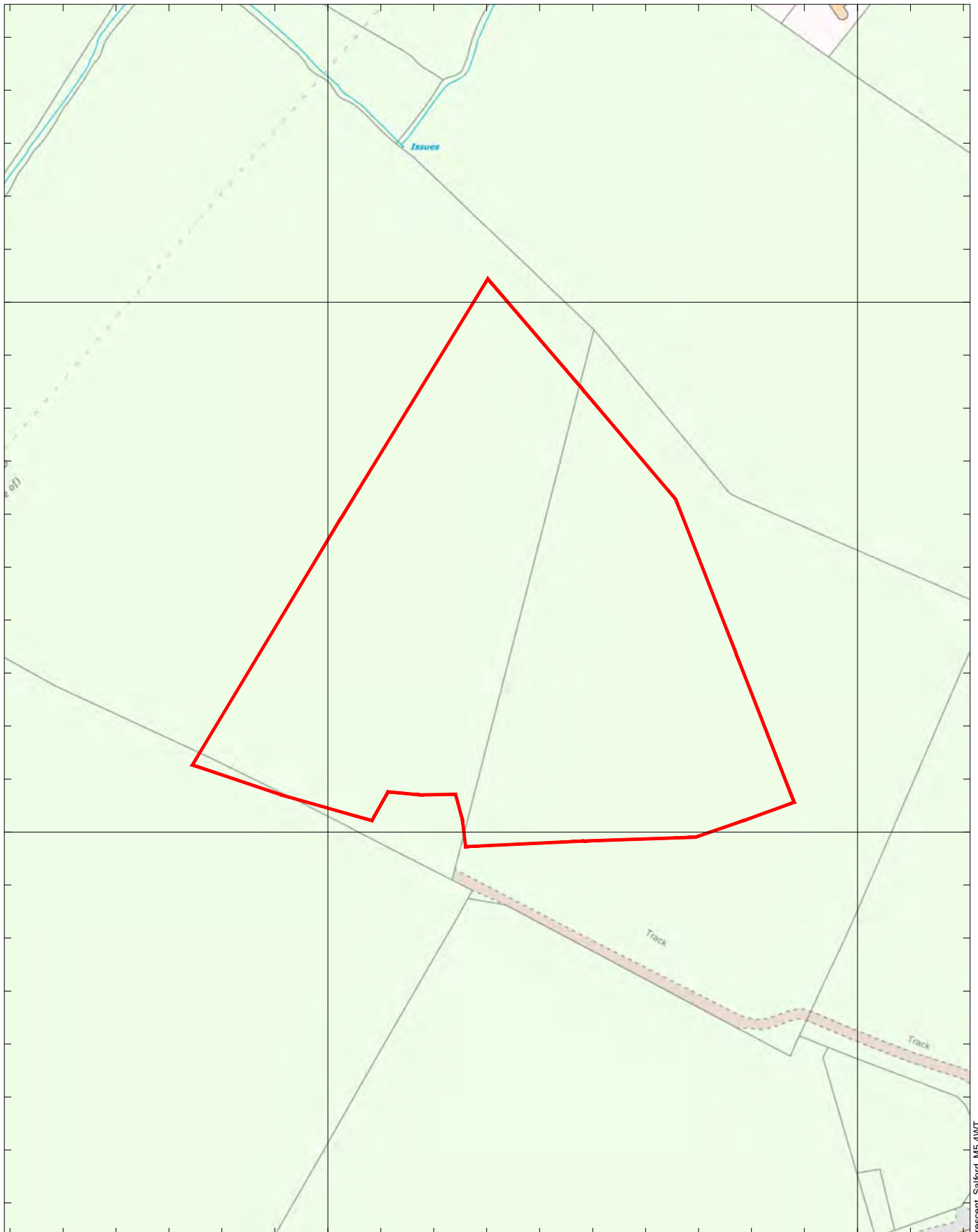


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary**SALFORD  
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0

100 m

Scale at A4 1:2000

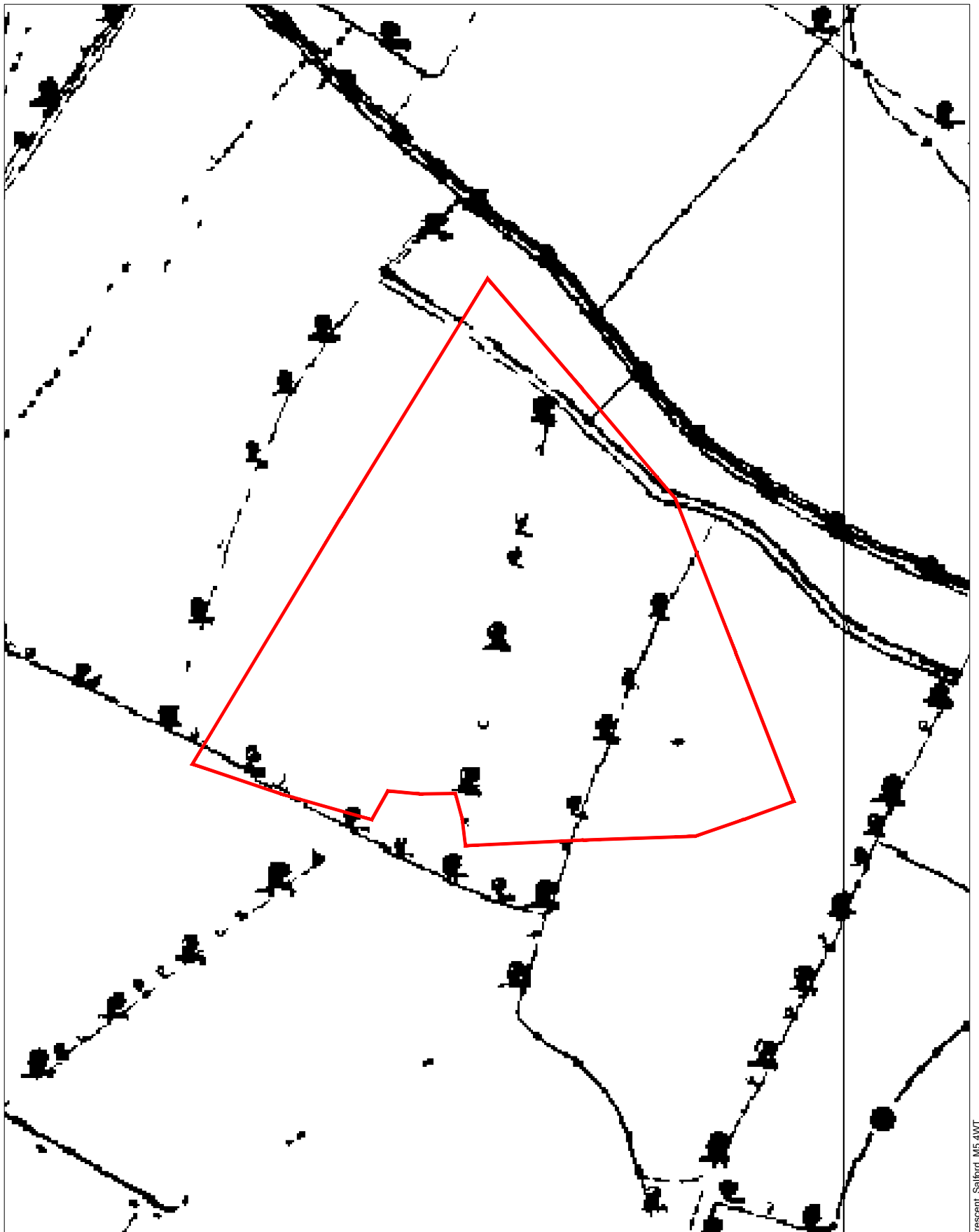


Figure 3:

Site Boundary Superimposed onto the 1:10560 County Series Map of 1850

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0  100 m  
Scale at A4 1:2000



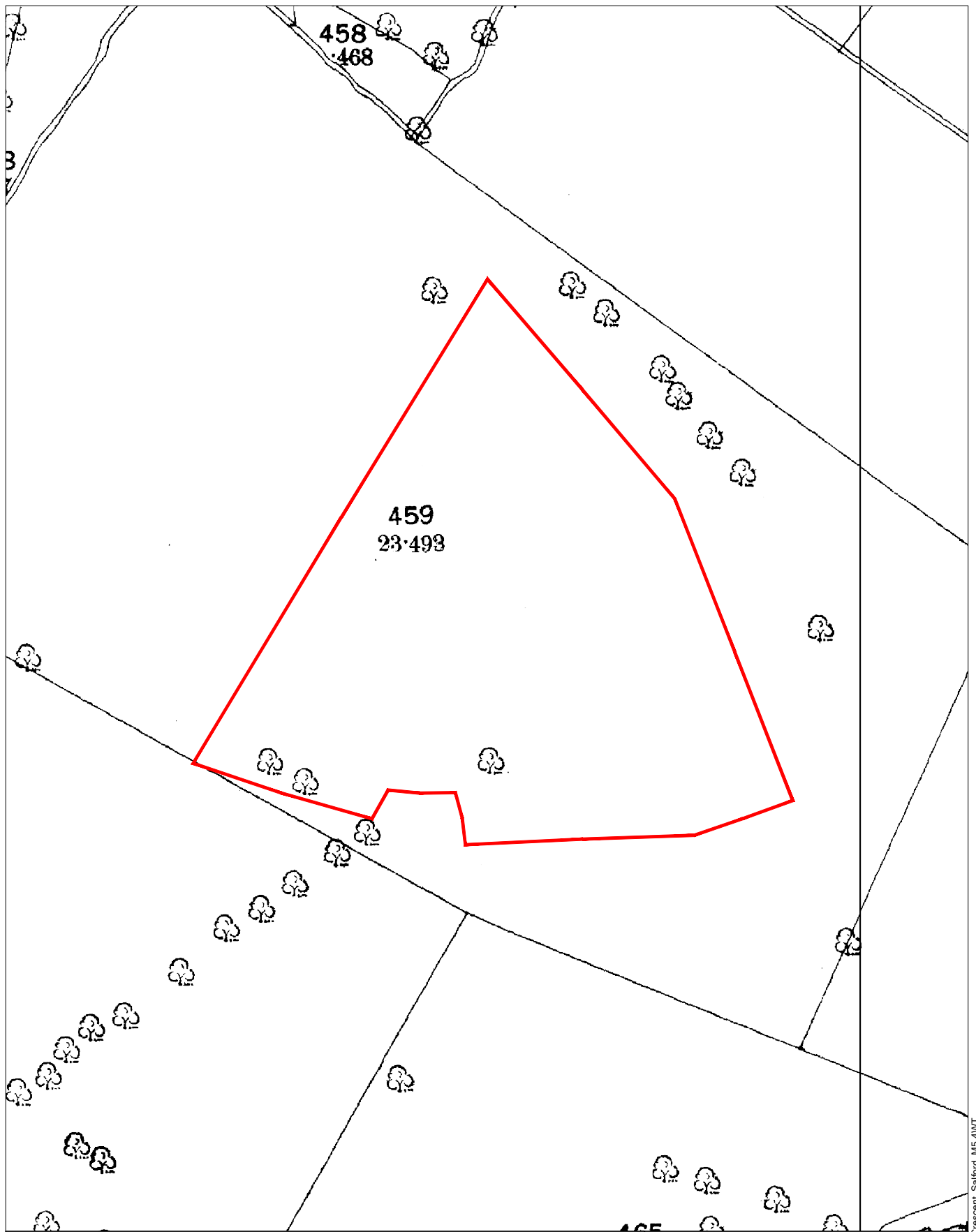


Figure 4:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1886

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0 100 m  
Scale at A4 1:2000

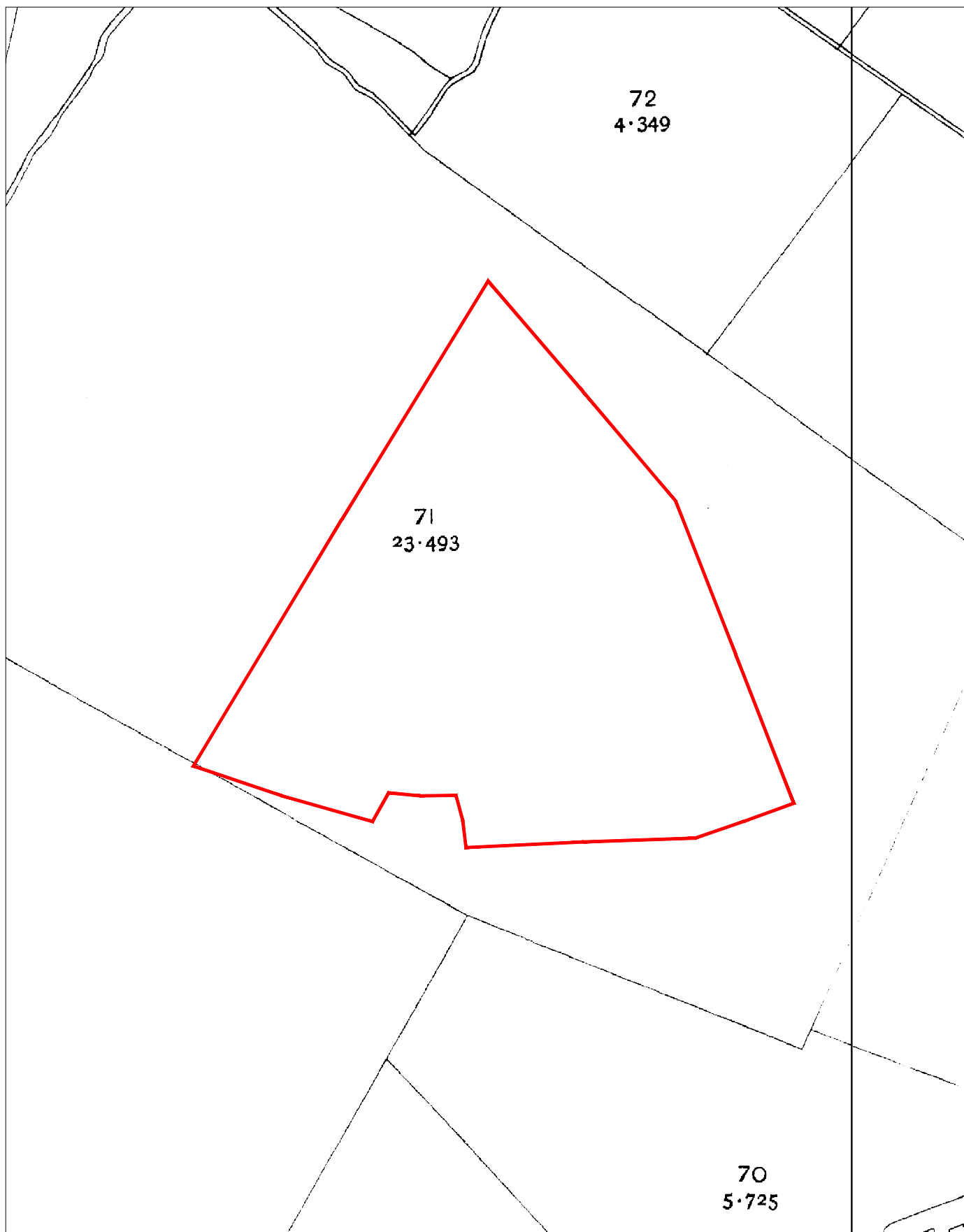


Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0  100 m  
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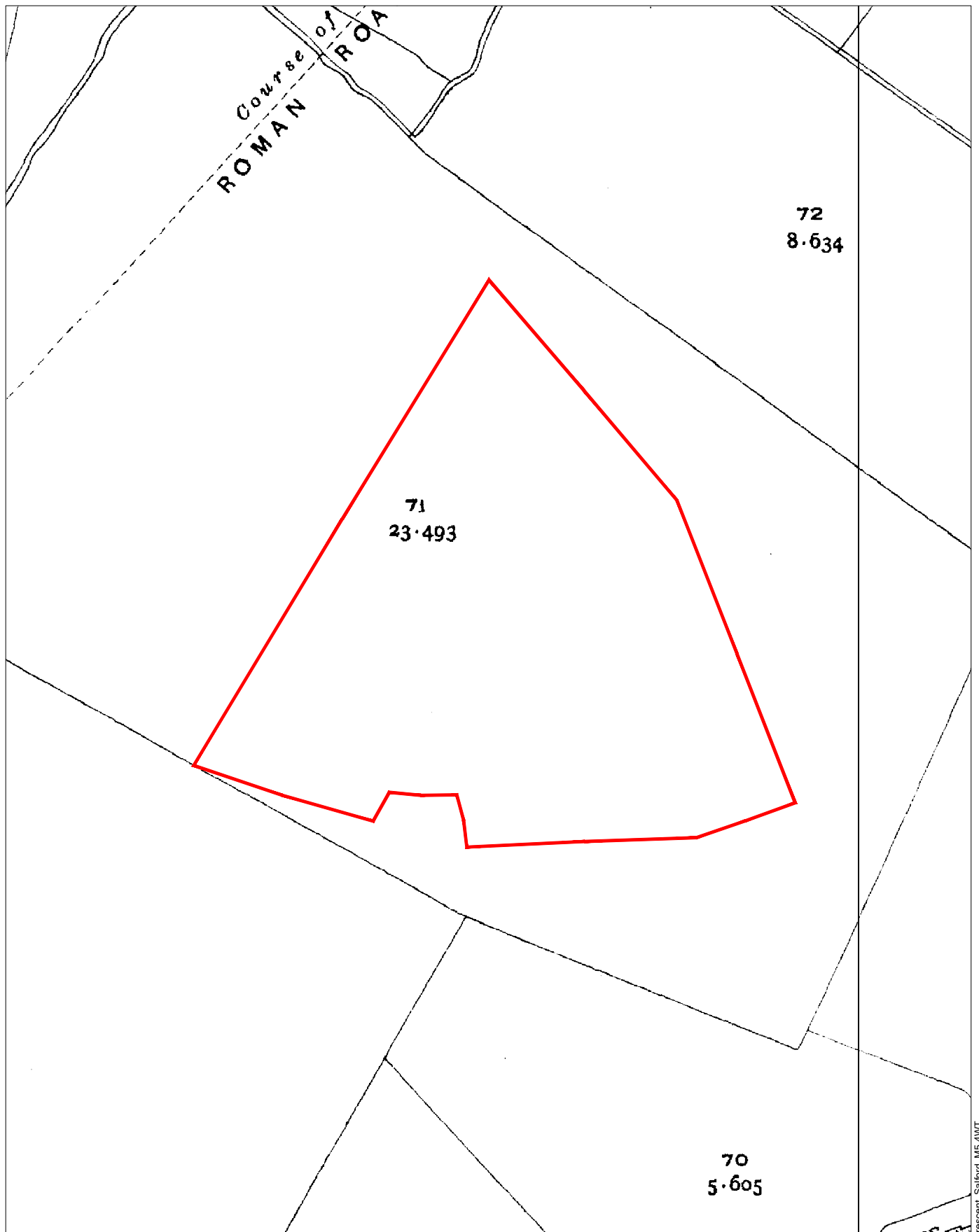


Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1932

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

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Scale at A4 1:2000



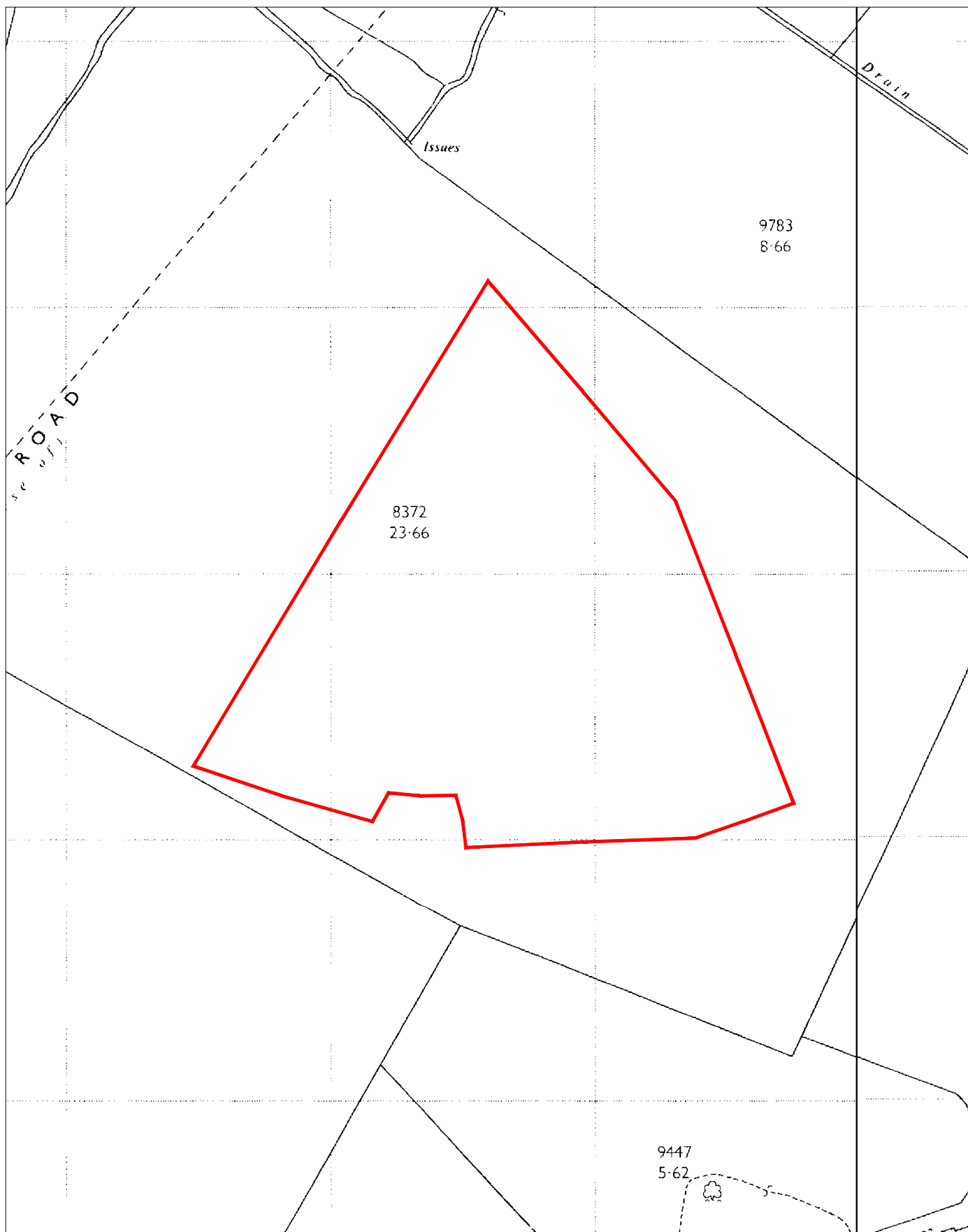


Figure 7:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1973

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0  100 m  
Scale at A4 1:2000

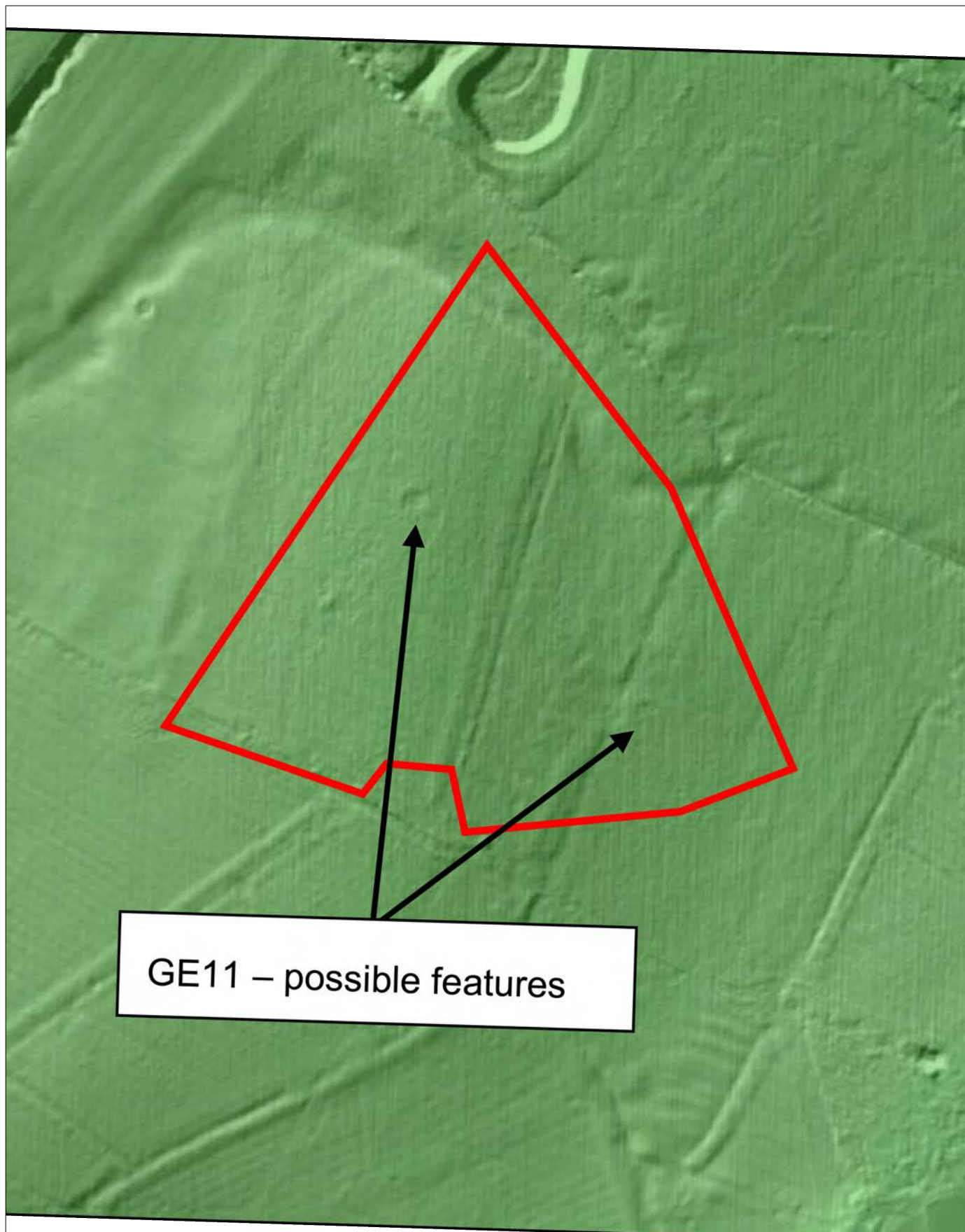


Figure 8:

Site Boundary Superimposed onto LiDAR mapping showing two possible features



Key:

— Site Boundary



**SALFORD**  
**ARCHAEOLOGY**

0  100 m  
Scale at A4 1:2000

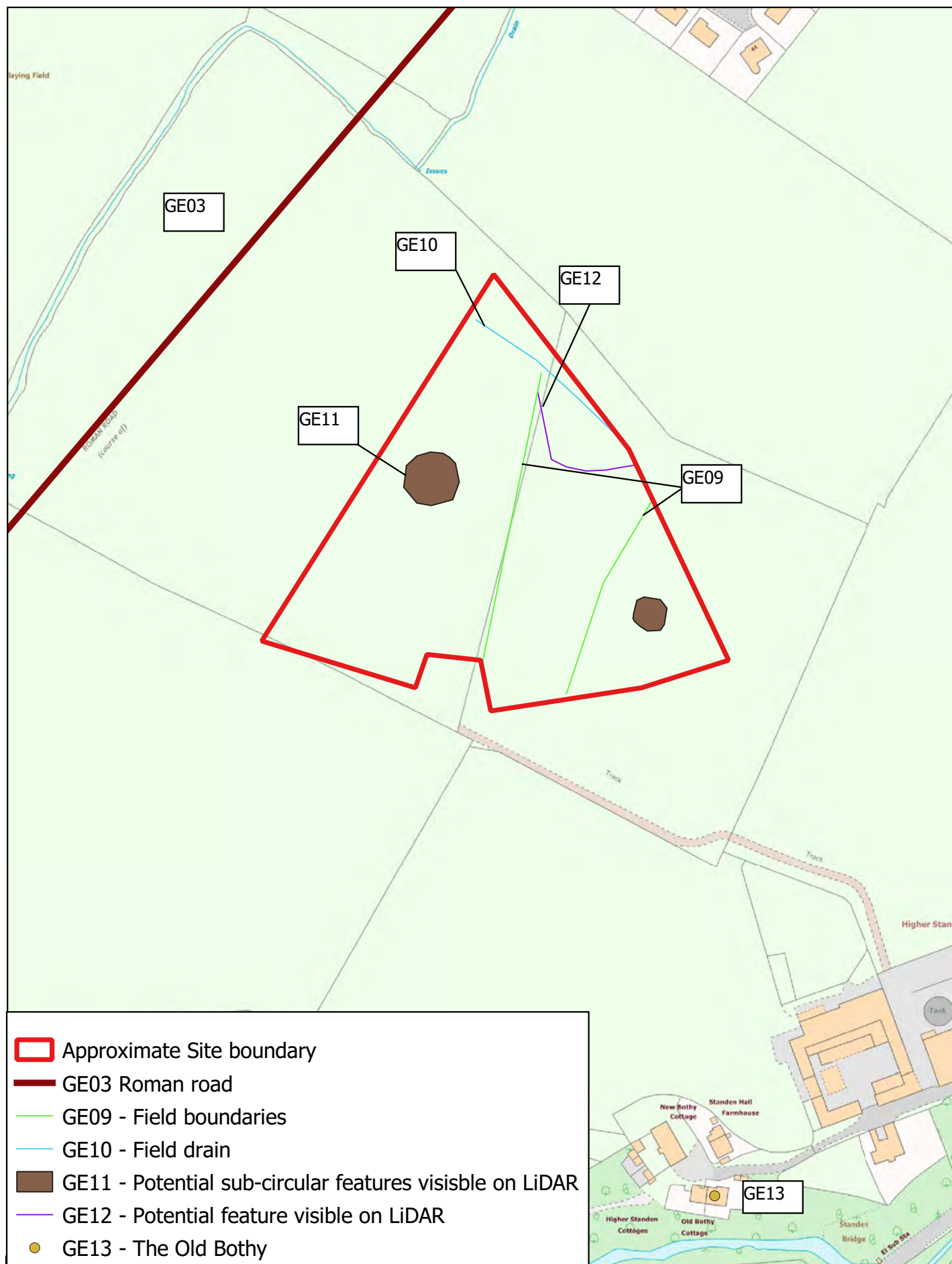


Figure 8: Location of Gazetteer entries



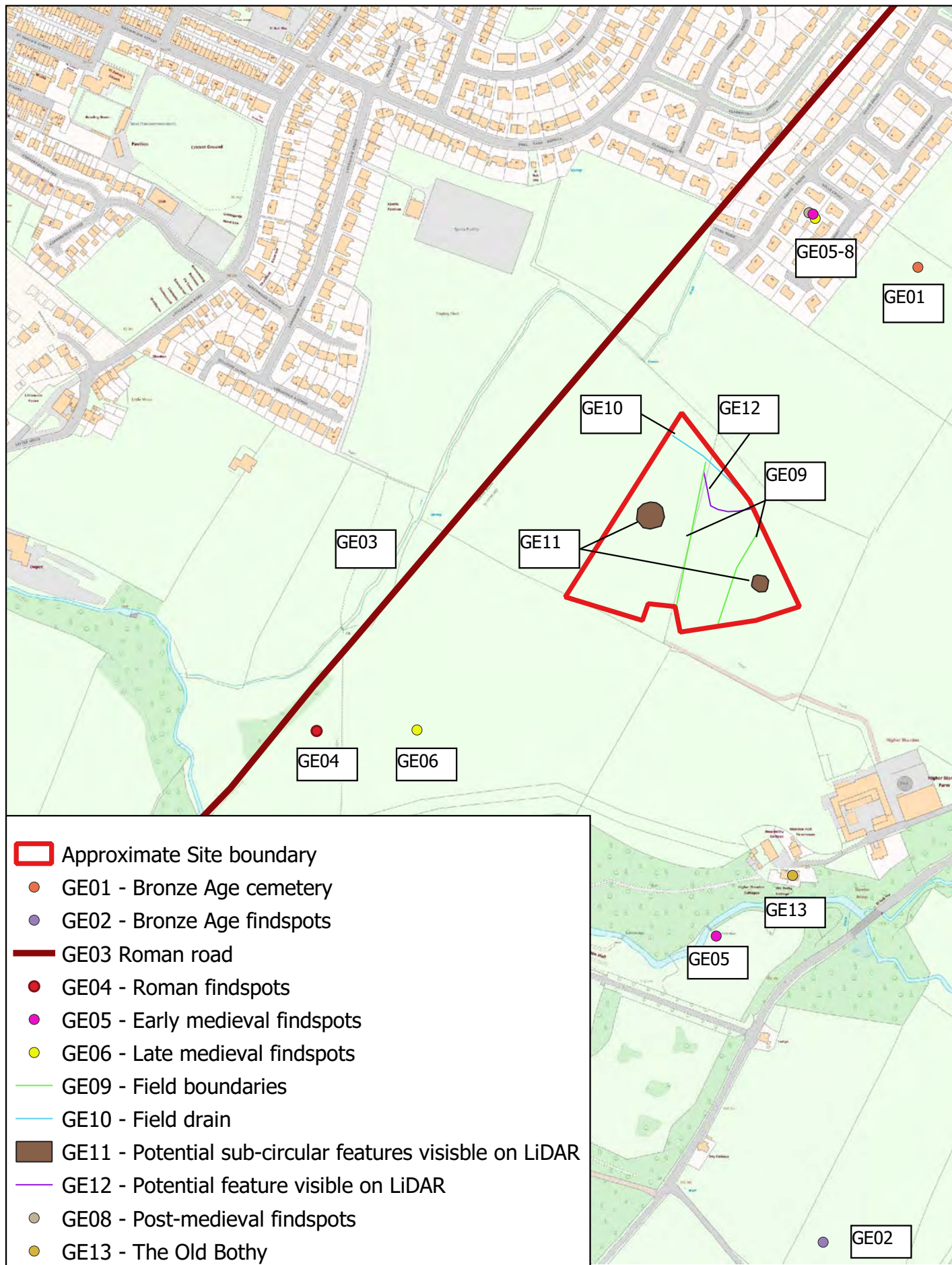
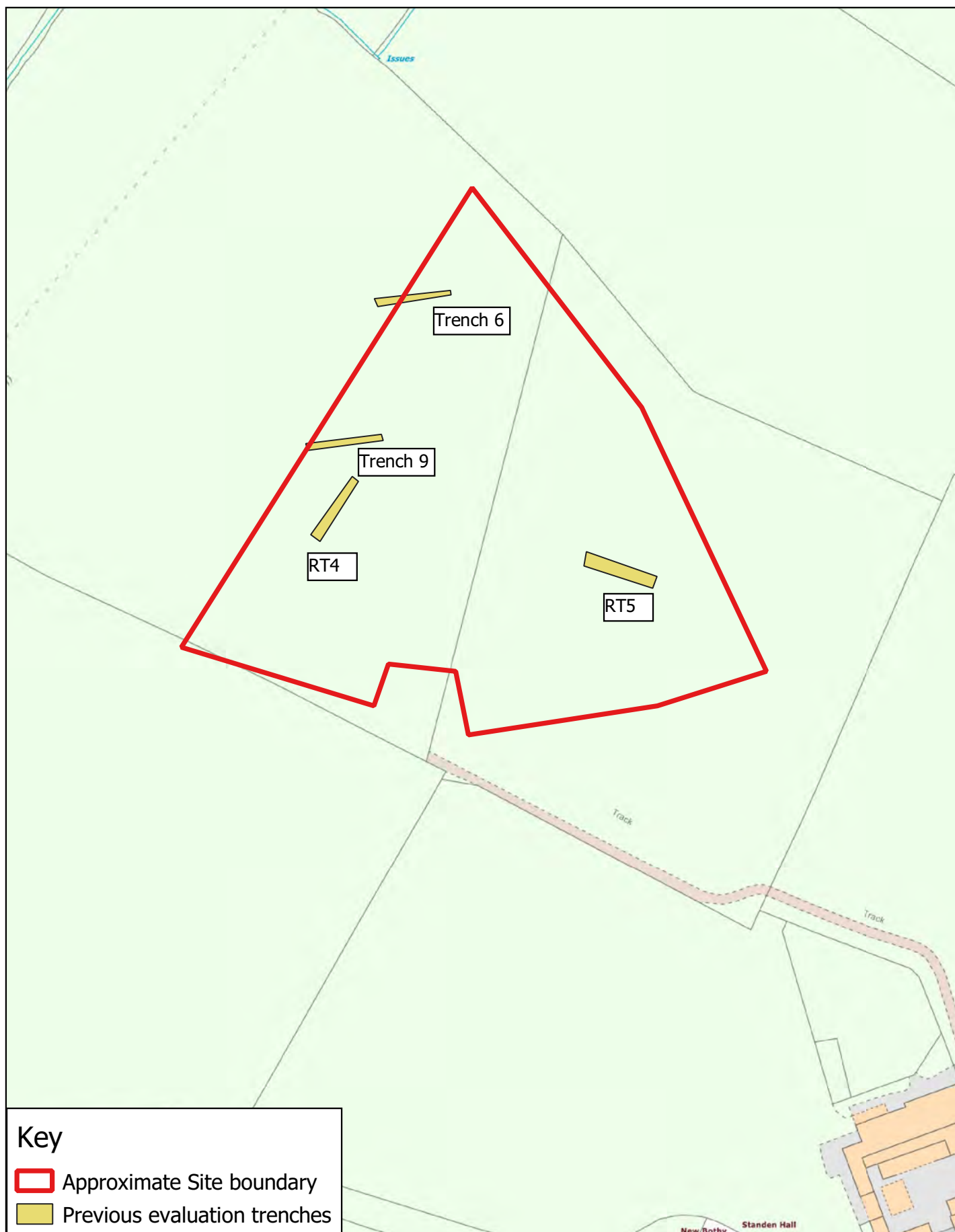


Figure 9: Location of nearby gazetteer entries

0 75 150 m





# Key

- Approximate Site boundary
- Previous evaluation trenches



Figure 10: Previous evlauation trenches

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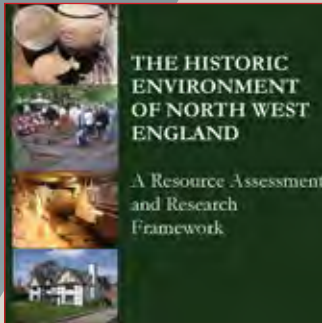
0 25 50 m







## CONSULTANCY



## DESK-BASED ASSESSMENTS



## WATCHING BRIEF & EVALUATION



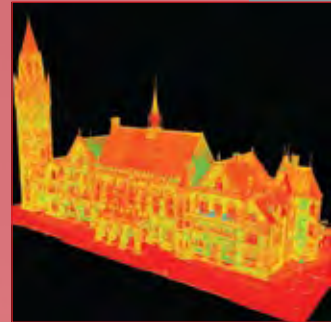
## EXCAVATION



## BUILDING SURVEY



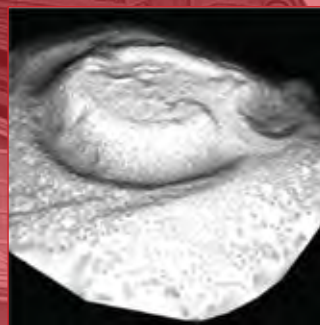
## 3D LASER SCANNING



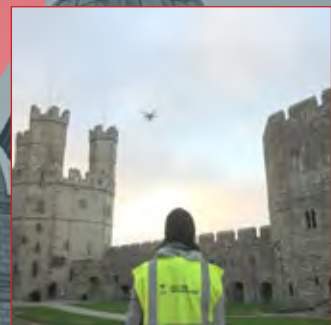
## COMMUNITY INVOLVEMENT



## LANDSCAPE SURVEYS



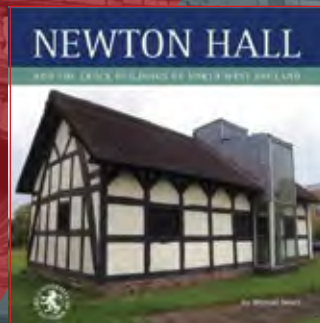
## DRONE SURVEYS



## WORKSHOPS & VOCATIONAL TRAINING



## RESEARCH PUBLICATIONS



## SEMINARS, DAYSCHOOLS CPD EVENTS

