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Your ref: 3/2023/0305

Our ref: 8_2023_0305-LCC

Date: 25th May 2023

FAO S Kilmartin

Dear Ms Hopkins,

Application 3/2023/0305: Proposed construction of a 68 bed residential care home, related infrastructure and landscaping.
Land at former Higher Standen Farm (adj Swardean Way, Valley Lane, Higher Peak Crescent, South Gate and Broadfield Street), Pendle Road, Clitheroe BB7 1PR

The above application is accompanied by a thorough archaeological desk-based assessment (DBA) of February 2023 by Salford Archaeology. The site boundary utilised by the DBA covers the present proposed development area (PDA) as well as the spine road to the wider Higher Standen strategic development site and land to its south. The PDA can be identified as the green field area north of the spine road and east of the linear NNE-SSW bund visible on the 2022 aerial photograph, reproduced as Plate 8 in the DBA. Comparison of the PDA with that photograph and data held on the Lancashire Historic Environment Record (HER) shows that only the very ends of the previous evaluation trenches (DBA Figure 10) extend into the PDA and that there are as-yet uninvestigated features (GE09, GE10 and GE12, DBA Figure 8) within it. Whilst these are likely to be of agricultural origin, given the acknowledged high archaeological potential of the site, we would agree that there may be an impact on as-yet unknown archaeological remains and that a scheme of archaeological field investigation is required here (DBA sections 8.4-10.2). Subject to the results of that field investigation a further phase of impact mitigation may also be necessary.

The DBA anticipates that two 'strip map and record' excavation trenches of 20x20m may be an appropriate level of investigation (section 10.2). This equates to c.8% of the development site, an adequate, even generous, proportion of the site. We do not consider that these works are required prior to a planning decision being reached and would anticipate that an appropriate phased scheme of investigation along these lines and (if necessary) a subsequent phase of impact mitigation can be required by planning condition. Alternatively, the developers could agree details of a scheme of investigation and mitigation with the Council prior to any consent being granted with the subsequent implementation of that scheme being required by any consent.

The following wording is suggested for a planning condition:

Condition: No ground disturbance, including development, site clearance/preparation, or landscaping shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase investigation including trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance.

If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences.

Copies of all reports should be deposited directly with the Lancashire Historic Environment Record.

All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).

The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

Note: Relevant archaeological standards and a list of registered contractors can be found on the CIfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

The council may wish to consider including a condition requiring a time limit (such as prior to first occupation) for the provision of initial reports on the works, up to and including the provision of a post-excavation assessment report (the first phase of any mitigation excavation reporting). We would, however, note that the specialist analysis required for a final excavation report and any publication can take significant time and it may not be practicable for such a time limit to apply to these items. It could be considered appropriate, however, for the condition to require an appropriate timetable to produce a final report, archive and any publication to be agreed with the council.

This is in accordance with National Planning Policy Framework (MoHCLG 2021) paragraph 205: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

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

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team