

Nicola Hopkins
Director of Economic Development and
Planning
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE

Phone: 01772 533361
Email: Douglas.Moir@lancashire.gov.uk
Your ref: 3/2023/0305
Our ref: 3_2023_0305-LCC.2
Date: 13th October 2023

F.A.O Stephen Kilmartin

Dear Ms Hopkins,

Planning 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, Broadfield Street) Pendle Road, Clitheroe

I have recently received a copy of Salford Archaeology's 2023 Evaluation Report (SA/2023/67). The works were intended to investigate two areas thought to have the potential to contain archaeological remains dating to the prehistoric period.

Unfortunately, once on site it became apparent to the archaeological contractor that mapping supplied to them and included in the WSI was inaccurate, the proposed development site had been incorrectly plotted and the two possible areas of archaeological interest actually lay outside the development. Furthermore, both of those areas had been destroyed, either by the adjacent school development to the west or the spine road running to the south, without any archaeological investigation. I attended site at the request of Salford Archaeology at the end of June in order to see first-hand the situation on the ground, and I agreed with their assessment of the situation. An area that had been stripped of topsoil was cleaned and recorded, no archaeological features or finds were encountered.

As far as this application is concerned I have no hesitation in advising the Council that no further archaeological investigation is considered necessary.

Yours sincerely

Doug Moir

Planning Officer
Historic Environment Team

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD

