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Your ref: 3/23/0321

Our ref: 3/2023/0321/LCCHET

Date:

Fao Will Hopcroft

Dear Ms Hopkins

Application no. 3/2023/0321. Erection of one self-build dwelling, Land at 110 Ribchester Road, Clayton-le-Dale.

The area of the proposed new dwelling was occupied in the past by buildings (as is acknowledged in the Planning Statement supporting the application). The 1st edition Ordnance survey 1:10560 map surveyed in 1844-6 shows a structure which was probably a pair of cottages, being shown as a rectangle with two separate outshots on the northern side, and two small square buildings, perhaps one associated with each of the two cottages. This was part of a settlement named as "Clayton Hey Fold" with Clayton Hey being recorded as a "tenement" or land held as part of the manor which retained ownership but allowed the holder to use the land. It is not known if this tenement included buildings, or its precise location but it is likely that the Clayton Hey Fold shown on the 19th century maps covers at least part of this tenement. The small buildings associated with the possible pair of cottages are also of unknown function but some of the "Folds" in the area are known to have been small colonies of part time farmers with hand loom workshops on their properties, producing cotton cloth before the development of the industrial scale factory system.

The buildings on the 1st edition map had disappeared by the time of a resurvey in the 1890s and just to the west of the site of the early buildings was a structure at the side of the road, apparently consisting of three parts. A later map shows this as a square structure with, on its eastern end, a rectangular building with a small outshot at the back, this building in turn having a small enclosure at its eastern end

The site is therefore of historical and archaeological interest, potentially with occupation from at least the late Medieval period. The condition of any features or deposits relating to the early buildings and their uses is unknown but it is likely that farming of the site after the buildings' demolition will have reduced any such remains to their lowest parts.

We would advise therefore that should the proposed new dwelling be granted planning permission that any works relating to the construction of the new dwelling should be conditional on the implementation of a programme of archaeological works so than any

remains associated with the early buildings can be identified, excavated, and recorded. The following condition should be attached to any planning permission granted:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

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

Note: The programme of archaeological works should comprise an archaeological watching brief during initial phases of soil stripping of the site, followed by a programme of excavation and recording of any surviving archaeological features or deposits, the scope of this to be informed by the results of the watching brief. This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

Lists of suitable contractors are available on the following websites:

Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>
British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

This is in accordance with National Planning Policy Framework 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*".

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team