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Your ref: 3/2023/0797 & 0798
Our ref: 3_2023_0797-0798-LCC2
Date: 22nd November 2023

FAO S Kilmartin

Dear Ms Hopkins,

Applications 3/2023/0797: Approval of details reserved by condition 5 (archaeological investigation and mitigation) of planning permission 3/2019/0951.

AND

3/2023/0798: Approval of details reserved by condition 6 (archaeological investigation and mitigation) of planning permission 3/2019/0953.

Land at Pendle Road, Clitheroe (Higher Standen Hey)

Thank you for your email attaching the report from ARS Ltd (Report No. 2023/128, September 2023) relating to the trial excavations held on the 'Phase 4' area of the Higher Standen site.

With reference to our letter dated 16th November 2023 we would again draw your attention to the changes in the proposed trenching pattern required due to the premature development works undertaken on the Phase 4 site, including the construction of the estate roads, installation of sewerage, construction of drainage swales and bunding of soil/spoil. These construction works caused significant disturbance to the site and could easily have obscured or destroyed archaeological deposits. They certainly forced changes to the scheme of archaeological investigation that had been approved under consent 3/2020/0323 (10 Aug 2020), despite the reminder concerning the archaeology included in that consent. The changes to the approved scheme are briefly mentioned in paragraphs 1.1.5 and 1.2.3 of the body of the present report, as well as in paragraphs 1.4 and 4.1.3 of the amended Written Scheme of Investigation (WSI) forming Appendix III. Particular note should be made of the wide extent of the 'premature works' – effectively the northern two-thirds of the site – shown in the coloured plan provided as Figure 4 of Appendix III.

We have looked through the submitted report and consider that an appropriate record has been made of the archaeological features identified in the trenches. Some of these features could be of medieval date (Report 5.2.1) but are not considered to be

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of particularly high significance and as such do not merit any further archaeological investigation or recording. No features which could be dated to the prehistoric or Romano-British periods were identified in this phase of archaeological works, but as is noted in the background section of the report (1.4) significant features (including a burial monument) of these dates were present on the wider site and can be difficult to pick up in geophysical survey (Report sections 1.4.3 and 5.2.2). It is possible, therefore, that they had existed here, but have been destroyed by the 'premature works' or simply missed by the limited (and amended) trenching undertaken.

Despite this, we have discussed the results of the evaluation works with the archaeological contractor and have concluded (as noted in Report 5.3.1) that no further archaeological work can be justified on this part of the Higher Standen site. We can recommend that the submitted archaeological report be approved by the Council but must leave consideration of the advisability or legality of the actual discharge of the planning conditions to yourselves.

We are happy to discuss any of the matters mentioned above further with you if that would be helpful.

Yours sincerely

Peter Iles

Planning Officer (Archaeology),
Historic Environment Team

