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Your ref: 3/2024/0327

Our ref: 3/2024/0327/LCCHET

Date: 25th July 2022

FAO Kathryn Hughes

Dear Ms Hopkins,

Application no. 3/2024/0327. Demolition of Pendle Mill and redevelopment of site as care home (Use Class C2) of up to 75 beds. Pendle Mill. Pendle Road, Clitheroe.

We commented on an earlier application for this site (3/22/0632) which was granted permission with a requirement for a programme of archaeological works conditioned. Our comments and advise on the revised application remain the same and I re-iterate them below.

The original buildings at Pendle Mill were built as a brewery in c 1788 and the site was converted to a printworks in 1809 then became a sizing works after 1826 (Rothwell 1992). Some eight years later, in 1834, Benjamin Bulcock and James Smith purchased the site and by 1837 had erected a seven-storey spinning mill and weaving shed, known as Brewery Mill. The 1st edition Ordnance Survey maps of 1844 show a long range of buildings along the front edge of the site with a further block lying obliquely and attached to the main range at the northwestern corner.

The mill is shown on the Ordnance Survey 1:10560 map of 1884 (Yorkshire, sheet CLXXII) with buildings covering most of the existing site, most likely the historically recorded seven-storey spinning block, fronting Pendle Road, with the weaving shed to the rear, and a large mill pond to the south-east. The spinning block was destroyed entirely by fire in March 1896, although the weaving shed, containing 500 looms, was saved. The mill was reconstructed as a weaving mill after the fire and re-equipped with 412 looms. A new 350hp steam engine manufactured by William Roberts & Sons of Nelson was installed in 1902. The 25 inch to 1 mile series map of 1910 (Lancashire sheet XLVII.14) shows the site in much the same configuration as the 1880s map but the site is named "Claremont Mill" Later maps show the site in the same overall configuration but named "Pendle Mill"

Textile manufacture at the site ended in 1966.

The plans of the premises currently occupying the site appear to incorporate some significant elements of the different phases of the mill which are recorded both in historical documents and on the successive editions of the Ordnance Survey maps. There is also the possibility that remains of the early use as a brewery, and the early phases of the site's use as a textile works as the printworks and size works will have required significant water supplies and facilities for handling quantities of chemicals and dyestuffs (a "printworks" was a factory where coloured patterns were printed onto cotton cloth while "sizing" involved dipping spun threads into vats of a thin paste of starch with various other ingredients to strengthen the threads before they were used in weaving looms).

We would advise therefore that prior to their demolition, if the decision is made to allow this application, that the buildings on the site be the subject of detailed archaeological survey and analysis prior to their demolition and that the analysis should provide an assessment of the potential for the survival of below ground remains with proposals for a further phase of archaeological excavation and recording if this is deemed necessary by the assessment. This can be achieved by a condition on the permission and the following wording is suggested:

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 recording and analysis. This must be carried out in accordance with a written scheme of investigation (wsi), 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 buildings.

Note: The programme of archaeological recording should comprise the analysis and recording of the buildings on the site to Level 3 as set out in *Understanding Historic Buildings* (Historic England 2016). An assessment of the potential for below ground remains to survive should be made and a further wsi for work considered necessary to record those areas which might be damaged or destroyed by the proposed development should be drawn up and carried out after approval by the LPA. 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 (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".

Yours sincerely,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team