

Nicola Hopkins
Director of Economic Development and
Planning
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 01772 533361
Email: Douglas.Moir@lancashire.gov.uk
Your ref: 3/2025/0768
Our ref: 3_2025_0768-LCC.DM
Date: 9th December 2025

F.A.O. Emily Pickup

Dear Ms Hopkins,

Planning Application: 3/2025/0768
Planning Permission for proposed two-storey side extension.
4 Abbeycroft, The Sands, Whalley

4 Abbeycroft is a grade II listed building, thought to date to the second half of the 17th century, recorded on the Lancashire Historic Environment Record, DLA5636 & PRN18213 respectively.

It is not known if Abbeycroft is sited within the bounds of the abbey precinct itself, although the presence of the Gateway would suggest that it is. Possibly a new construction by the Asshetons, the buildings can be seen on an Estate map of the lands of Nicholas Assheton of 1762, there is a possibility, albeit small, that it was built on the site of a former monastic structure. In any event there are likely to be buried remains around the building which will relate to its construction and later use and alteration.

We would therefore advise that should the Council be minded to grant planning permission to this, or any similar scheme, the applicants be required to undertake a programme of archaeological works, in this case an archaeological watching brief, secured by means of the following planning condition:

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: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org>.

This is in accordance with National Planning Policy (MoHCLG 2024) paragraph 218: *"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]"*.

Yours sincerely

Doug Moir

Planning Officer
Historic Environment Team

