

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

Phone: [REDACTED]
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Your ref: 3/2025/0997
Our ref: 3_2025_0997-LCC
Date: 15th January 2026

FAO K Hughes

Dear Ms Hopkins,

Application 3/2025/0997: Outline application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access.

Land off Henthorn Road, Clitheroe BB7 3BY

The above application is for the development of houses on open land to the southwest of Clitheroe, where a previous application (3/2019/0999) for 160 houses had been submitted and refused. The present application is accompanied by a Heritage Desk-Based Assessment (DBA, Pegasus Group, December 2025) which provides historic and archaeological background on the proposed development site. The DBA makes reference to known heritage assets (including designated heritage assets) within the site and a 500m buffer zone and shows that the scheme does not directly affect any designated or undesignated heritage assets. Impacts on the setting of a small number of designated heritage assets outside the proposed development area are assessed, concluding that there would not be any impact on their heritage significance. It also assesses the potential for the presence of as-yet unknown archaeological remains of prehistoric, Romano-British, post-medieval and modern dates to be low, as well as stating (section 7.3) that any remains of medieval agricultural practices within the site are *"unlikely to be of heritage significance and would not amount to a constraint to development"*.

Whilst we are generally in agreement with these conclusions, we would qualify it with reference to our previous comments (DBA 3.6), to repeat that we conclude that the potential for remains of **high significance** to be present is low (note our emphasis) – this relates to remains which may merit preservation in situ at the expense of development, not that there is low potential for any early remains to be present.

You should note that a Bronze Age cremation cemetery was discovered on a development site at Higher Standen Farm, some 1.9km to the east of the present site, in 2018, demonstrating that there was a settled population in this general area from at least that period.

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Two archaeological evaluations to the north of Henthorn Road undertaken in 2013 (ELA2415) and 2020 (ELA3361) and a third to the south of Henthorn Road in 2016 (ELA2692) are noted in the DBA Gazetteer but are not otherwise discussed. These field investigations showed that the area had been cultivated in the medieval to modern periods (plough furrows and field drains), and two prehistoric stone tools (the axe mentioned in section 5.11 and a further flint scraper), some small fragments of Roman pottery and a larger quantity of medieval and later pottery were recovered. A number of undatable cut features were found, but these could not be definitively assigned to early settlement. It should be noted however that much of the soil had been stripped from the site to the south of Henthorn Road prior to the archaeological work and likely removed any archaeological remains in that portion of the land (CFA Archaeology 2016, Archaeological Evaluation Report). Despite the lack of definitive settlement remains, these works show that there is potential for early buried remains to survive hereabouts.

We do not consider that this potential indicates that the site needs to be investigated prior to a planning decision being made but would instead recommend that a formal condition requiring a phased scheme of post-consent investigations be added to any planning consent granted to this application. The following wording is suggested, based on that applied in the appeal decision APP/T2350/W/19/3221189 of 19 June 2019 to an adjacent site (application 3/2018/0688):

Condition: No development shall take place until a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- a) A programme and methodology of site investigation and recording which shall include an initial phase of both geophysical survey and trial trenching to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance.
- b) The programme and methodology for the post investigation analysis and assessment of the site investigation results including the further excavation or investigation of any remains identified in item (a) or other measures to record and retain their significance in-situ.
- c) The provisions to be made for the production of an appropriate final report and its deposition and dissemination.
- d) The provisions to be made for the deposition of the full site archive.

A full report on the implementation of item (a) shall be submitted as part of a reserved matters application. Items (b) (c) and (d) should be completed prior to the first occupation of the development unless otherwise agreed in writing with the local planning authority. All archaeological works shall be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the approved Written Scheme of Archaeological Investigation.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.



Note: Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

Note that if the development is to be formally phased you may wish to alter the deadline for the completion of items (b) - (d) above.

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

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles

Peter Iles
Planning Officer (Archaeology),
Historic Environment Team

