

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

Phone: (01772) 531343

Email: [REDACTED]

Your ref: 3/2025/1006

Our ref: 3_2025_1006

Date:

6th February 2026

FAO K Hughes

Dear Ms Hopkins,

Application 3/2025/1006: Outline application for the erection of up to 200 dwellings and associated landscaping, childrens play area, sustainable urban drainage and other infrastructure with all matters reserved except access. Land off Pendle Road, Clitheroe BB7 1JH.

The above application is accompanied by a Heritage Statement (RPS, 2025) and a Geophysical Survey (Magnitude Surveys, 2025). Both reports note the presence of a Bronze Age burial site a short distance to the southwest of the proposed development area, and the projected line of a Roman road to its northwest.

The geophysical survey, which confirms that its results are a measurement of subsurface properties and are not a map of below-ground features (section 7.1.1), identifies a number of anomalies within the proposed development area. A number of these are interpreted as agricultural or drainage features, but a series of anomalies of undetermined origin are also noted (section 7.3.2 and Figure 5) which cannot be characterised without further investigation. We would suggest that some of these features, particularly those in Area 2, are worthy of further investigation, but would generally agree that no definitive anomalies indicating highly-significant buried remains have been detected.

The heritage statement notes these findings and also states that similar surveys on land south of Pendle Road identified the Bronze Age site but that further anomalies identified there were not proven to be early archaeological remains (e.g. section 3.9, 4.11-13). It does state that LiDAR and aerial photography show a number of topographic features across the site, but that these were not represented by geophysical anomalies (3.7-8). It then contradicts this statement somewhat by saying that the geophysical survey "*... responded well to the local geology and was successful in identifying anomalies within the Site*" (4.10). Having re-examined the LiDAR coverage, we would suggest that there appear to be more features, particularly alongside the brook, than appear adjacent to other streams in the area, and that some of them are rather larger and more regular than may be expected from '*natural drainage channels*' (3.7) and would merit further investigation.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



Whilst some of the features noted above have been suggested as potentially of archaeological origin, we would accept that no evidence has been produced that buried remains of national importance are likely to exist within the proposed development site. We would thus also agree that no further archaeological investigation is necessary prior to the determination of the application (section 6.9).

We must recommend, however, that a planning condition is applied to any consent granted to this or other applications for development here, to allow for a phased scheme of archaeological field investigation and, if shown to be necessary, further recording and impact mitigation. We would recommend that the first phase of such works – the excavation of evaluation trenches – is undertaken at the earliest opportunity so that the results can be used as part of the detailed design process, with a formal report and proposals for any necessary mitigation works submitted with any reserved matters application(s). The following wording for a planning condition is suggested:

Condition: A programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the local planning authority, shall be undertaken and submitted to the local planning authority as part of any reserved matters application. This programme of works shall include an initial phase of trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent, and significance. If archaeological remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and implemented. A written scheme of investigation for that mitigation phase along with a timetable for its implementation shall be submitted for approval to the local planning authority. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA) and include the appropriate deposition of archives. The development shall be carried out in accordance with the agreed details.

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 CIfA 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>.

The council may also wish to consider including a condition requiring a time limit, such as prior to first occupation, for the provision of initial reports on the works, up to and including the provision of a post-excavation assessment report (the first phase of any mitigation excavation reporting). We would, however, note that the specialist



analysis required for a final excavation report and any publication can take significant time and it may not be practicable for such a time limit to apply to these items. It would be appropriate, however, for such a 'reporting condition' to require an appropriate timetable to produce and publish/deposit any final reports, archive, and any publication to be agreed in writing with the council.

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

