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Your ref: 3/2026/0230
Our ref: 3_2026_0230-LCC.DM
Date: 7th May 2026

F.A.O. Kathryn Hughes

Dear Ms Hopkins,

Planning Application: 3/2026/0230

**The erection of 60 dwellings comprising houses, bungalows, flats, related infrastructure (including public open space) and landscaping.
Land to the south of Ribblesdale Primary School west and north of Higher Standen Drive, Clitheroe**

Previous archaeological investigation of the line of the Roman road from Ribchester to Ilkley (Margary 72a) recorded as a non-designated heritage asset on the Lancashire Historic Environment Record (PRN26145), in relation to development off Peel Park Avenue (Archaeological Research Services Ltd 2018), the spine road for phases 2, 3 & 4 of the Higher Standen Farm development (Archaeological Research Services Ltd 2020), and the proposed school (Oxford Archaeology 2022), failed to encounter any well-preserved in-situ evidence for the road in the trial trenches that were excavated, suggesting that it had been completely destroyed by subsequent ploughing of the area.

The HET is therefore of the opinion that the above archaeological works have more than adequately demonstrated that previous agricultural use of the proposed development site has resulted in the destruction of the road, and that no further archaeological investigation of it is therefore necessary.

Yours sincerely

Doug Moir

Planning Officer
Historic Environment Team

