

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

Phone: 01772 531378
Email: Peter.McCrone@lancashire.gov.uk
Your ref: 3/2026/0603
Our ref: 3/2026/0603/LCCHET
Date: 7th September 2026

Fao Lucy Walker

Dear Ms Hopkins,

Planning Application: 3/2026/0603 Construction of two houses. Land adjacent to Fernhill, Ribchester Road, Clayton Le Dale

The 1st edition Ordnance Survey 1:10560 map, surveyed in the 1840s, shows the north western corner of the site of the proposed houses occupied by the western end of a building that sits across the eastern boundary of the site, extending into the curtilage of the house named Rose Garth. There is a well beyond this end of the building.

The section of the building within the site has a rectangular enclosure attached on its western end, extending across the width of the site and into the front garden of Fernhill to the west.

The building and its accessories had disappeared by the 1890s resurvey by the Ordnance Survey.

Yates' earlier map of 1785 shows the stretch of road that is now Ribchester Road as running between narrow strips of rough land (the cartographic symbol is the same as used for areas of moorland and heath). The road itself appears to be unfenced with the enclosure boundaries on the outer edges of the rough ground. This feature may have been related to the movement of livestock to and from Billington Moor to the south and east. It is possible that the building shown on the 1840s map is an irregular construction sometimes referred to as a "squatter's cottage" which were constructed on small intakes from common land and, as in this case, along the margins of wide highways. The long and narrow rectangular enclosure attached to the western end of the building may support this interpretation as it would appear to be approximately the right width to be an intake from the verges of the early road.

The site may be considered of potential archaeological interest because of this, although the probability of substantial remains surviving is considered to be low. We would however advise that any groundworks across the front half of the site should be

Lancashire County Council

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



carried out under an archaeological watching brief to record any features or deposits that might remain and which might provide evidence for the function of the part of the building and the enclosure on the site of the proposed dwellings. This can be secured by placing a condition on any planning permission that might be granted. The following wording would be appropriate:

Condition: No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. 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. The programme of works should comprise a watching brief during any groundworks on the front half of the site

This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report shall be placed in the Lancashire Historic Environment Record.

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/whoseWho/>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2026) page 98 policy **HE10**.

If this raises any queries please get in touch with us again.

Yours sincerely

Peter McCrone

Planning Officer
Historic Environment Team

