# Heritage Assessment

*Submitted as part of the Outline Planning Application for*

*Land to the east of Clitheroe Road (Lawsonsteads Farm), Whalley*

COMMERCIAL ESTATES GROUP

# LAND EAST OF CLITHEROE ROAD, WHALLEY, LANCASHIRE

# HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT REPORT

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# LAND EAST OF CLITHEROE ROAD, WHALLEY, LANCASHIRE

## HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT REPORT


*Summary*

*Northern Archaeological Associates Ltd (NAA) were commissioned by Commercial Estates Group (CEG) to undertake a Desk-Based Assessment of land on the east side of Clitheroe Road, Whalley, Lancashire in support of an outline planning application for a proposed residential development. For this assessment the study area comprised a 1km wide corridor around the proposed application area centred on NGR SD 7360 3660.*

*A total of 57 heritage assets were recorded within the study area. These include four Scheduled Monuments and 30 Listed Buildings, but no Registered Parks and Gardens or Registered Battlefields. The Whalley Conservation Area is within the study area but the site does not lie within it.*

*The proposed development site is located on the north-east edge of Whalley and consists of a pasture fields divided by a stream. This desk-based assessment has demonstrated that the site was probably part of the open field system around the medieval village and there is potential for the below ground remains of medieval agricultural activity, specifically within the northern half, to survive.*

*There will be no impacts on any designated sites or undesignated sites of national or regional importance. However, the development site is situated adjacent to the Whalley Conservation Area and the location and extent of public green space will need to be designed so as to minimise any potential adverse affect on its setting.*

*There is limited potential for unrecorded prehistoric and Roman remains as well as medieval to post-medieval settlement remains to survive within the proposed development. In order to more fully evaluate this potential, a programme of staged archaeological work (geophysical survey, watching brief and / or excavation) is recommended.*

## 1.0 INTRODUCTION

1.1 Northern Archaeological Associates Ltd (NAA) were commissioned by Commercial Estates Group (CEG) to undertake a Desk-Based Assessment of land on the east side of Clitheroe Road, Whalley, Lancashire (Fig. 1) in support of an outline planning application for a proposed 300 dwellings, a nursing home and school (application 3/2011/0111). For that assessment the study area comprised a 1km wide corridor around the proposed application area centred on NGR SD 7360 3660. That application was refused in January 2012 and CEG are resubmitting an application for a smaller residential scheme including a nursing home. The new red-line boundary sits entirely within the western end of the former application.

1.2 Data for this study was obtained from the Lancashire Historic Environment Record (LHER), the Lancashire Record Office (LRO), the National Monuments Record (NMR), Clitheroe Library and the internet.

1.3 The NMR aerial photographic collection was also consulted, together with that held by the various on-line sources. There were no aerial photographs of the study area held at the LHER.

1.4 A walkover survey of the proposed development site was conducted in October 2010 to establish if the remains of any previously unrecorded heritage assets were present and to confirm the condition and extent of recorded remains, and current land use. Designated heritage assets within the vicinity were also visited so that the impact of the proposed development on them could be assessed. Preliminary discussions have been held with the Lancashire County Archaeological Service, advisors to the Local Planning Authority on issues relating to the historic environment.

## 2.0 BACKGROUND INFORMATION

### Proposed development site

2.1 Whalley is situated in the valley of the River Calder, within the Ribble Valley district of Lancashire. Historically the township was at the heart of the large parish of Whalley located in the north-eastern part of the Blackburn Hundred.

2.2 Outline planning approval is sought for a residential development, to include a nursing home, on land on the east side of Clitheroe Road, Whalley (Fig. 2; Plates 1-4). No detailed development plans were available at the time of this report.

2.3 The Haweswater Aqueduct, a major water main supplying over two million people in Greater Manchester runs north-west to south-east across

the southern corner of the site, and a foul water sewer runs north-east to south-west across the western edge (Fig.2).

### Geology and soils

2.4 The solid geology of the proposed development site is mudstone of the Bowland Shale Formation which is overlain by Devensian – Diamicton till (Institute of Geological Sciences 1977). The soils in the study area comprise loam and clay belonging to the Brickfield 3 series (Soil Survey of England and Wales 1983 and Jarvis *et al* 1984).

### Topography and land-use

2.5 The site of the proposed development is situated in the north-east outskirts of Whalley, on the east side of Clitheroe Road and Woodland Park. The site consists of arable land at approximately 50m AOD (Plates 1-2).

2.6 The site comprises one field divided by a stream running north to south-east, and a stream and track divide this field from a smaller field to the south. The former farm buildings of Lawsonsteads are located immediately to the south (Plate 3).

## 3.0 PLANNING CONTEXT

3.1 The legislation and policies relevant to this development are:

- The Ancient Monuments and Archaeological Areas Act 1979;
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework (NPPF) (2012);
- North West of England Plan Regional Spatial Strategy to 2021;
- Ribble Valley Borough Council Local Development Framework;
- Ribble Valley Districtwide Local Plan (adopted 1998; saved policies 2007).

### *Ancient Monuments and Archaeological Areas Act 1979*

3.2 Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

### *Planning (Listed Buildings and Conservation Areas) Act*

3.3 Statutory protection for built heritage is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require authorities to have special regard to the desirability of preserving the setting of any listed building that may be affected by the grant of planning permission.

3.4 Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

### *National Planning Policy Framework (NPPF) (March 2012)*

3.5 NPPF sets out Government's planning policies for England and how these are expected to be applied. It states, in the foreword, that 'our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives, rather than withers.' The historic environment is defined in terms of all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted flora. Any remains of these activities are classified as a "heritage asset," which is a term that embraces all manner of features, including: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets (a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area) and assets identified by the local planning authority (including local listing). One of the Core Planning Principles within NPPF is to, 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.'

3.6 Policy 12 of NPPF sets out the framework for local planning authorities to make informed decisions. The paragraphs of particular relevance to the proposed development at Whalley are set out below.

3.7 **Paragraph 128** sets out the information requirements for applications where development potentially affects heritage assets. It states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should require submission of a desk-based assessment and,

where desk-based research is insufficient to properly address the interest, a field evaluation.

3.8 **Paragraph 129** sets out the policy principle whereby local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal, including any development affects on the setting of assets. This assessment should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

3.9 **Paragraph 132** sets out the policy principle guiding the consideration of applications for consent relating to designated assets. It states that when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and that the more important the asset, the greater the weight should be. It also states that significance can be harmed or lost though alteration or destruction of the heritage asset or development within its setting. Paragraphs 133 and 134 refer to the level of consideration given depending on level of harm to designated assets.

3.10 **Paragraph 135** sets out policy principles guiding the consideration of applications for consent relating to non-designated assets. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.11 **Paragraph 141** sets out policy principles guiding the recording of information related to heritage assets and making it publically accessible. It states that, there should be a requirement 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. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record and deposit archives with the local museum or other public depository.

### *Ribble Valley Borough Council Local Development Framework*

3.12 A new Development Plan for Ribble Valley Borough Council will replace the council's adopted Districtwide Local Plan. This will comprise national planning policy, regional planning policy and local planning policy. The local planning policy will be set out as part of the Local Development Framework (LDF), a collection of documents that form the basis of planning policy for Ribble Valley Borough Council. As yet there is no published timescale for the adoption of the LDF.

3.13 The Core Strategy will form the central component of the LDF for the Ribble Valley. The Draft Core Strategy (March 2012) contains Key Statement EN5 regarding the archaeological and historic heritage;

"*There will be a presumption in favour of the preservation of heritage assets and their setting where they are recognised as being of importance. The Authority recognises that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic or other uses and their impact on the significance of the asset. Conservation Area Appraisals will be kept under review to ensure that any development proposals are in keeping with the historic character and architectural interest of the area. Any development proposals that adversely affect a designated heritage asset or its setting will be given consideration in line with the Development Management Policies.*"

### *North West of England Plan Regional Spatial Strategy to 2021*

3.14 In the North West region the previously existing Regional Planning Guidance for the North West (RPG 13) became the Regional Spatial Strategy for the North West. The North West of England Plan Regional Spatial Strategy (RSS) to 2021 was published by the Government Office for the North West in September 2008 and replaced the Joint Lancashire Structure Plan 2001-2016.

3.15 The Regional Spatial Strategy is committed to using natural and artificial resources actively, prudently and efficiently, as well as protecting and enhancing the north-west of England's historic, built and natural environmental assets and unique culture and heritage. It seeks to promote an integrated approach to delivering a better environment through land and water management.

3.16 Policy EM 1, Integrated Enhancement and Protection of the Region's Environmental Assets states:

"The Region's environmental assets should be identified, protected, enhanced and managed. Plans, strategies, proposals and schemes should deliver an integrated approach to conserving and enhancing the landscape, natural environment, historic environment and woodlands of the region".

### *Ribble Valley Districtwide Local Plan (adopted 1998, saved policies 2007)*

3.17 Several of the Ribble Valley Districtwide Local Plan policies have been saved by Ribble Valley Borough Council until such time as their replacement by the emergent Local Development Framework. Within the Environment chapter the relevant saved policies are ENV14 'Archaeological and Historic Heritage', ENV16 'Conservation

Development Control' and ENV17 'Conservation Additional Information'. The relevant policies are listed below:

ENV14

"In considering development proposals, the Borough Council will apply a presumption in favour of the preservation of ancient monuments and other nationally important archaeological remains and their settings. The case for the preservation of archaeological remains will be assessed having regard to the intrinsic importance of the remains which will be weighed against the need for the proposed development".

ENV16

"Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or view into or out of the area"

ENV17

"Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site".

## 4.0 ASSESSMENT METHODOLOGY

4.1 This assessment has been prepared in accordance with the guidance on the preparation of desk-based assessments published by the Institute for Archaeologists (2008) and takes account of NPPF (2012), its associated guidance (English Heritage 2010), and *Conservation Principles, Policies and Guidance for the Sustainable management of the Historic Environment* (English Heritage 2008).

4.2 The study area is defined as the area within a radius of 1km centred on the proposed development site, and a 100m radius for undesignated post-medieval and modern sites. The assessment consisted of a comprehensive desk-based review of published and readily accessible documentary, cartographic and aerial photographic information relating to heritage assets within the study area.

### Aims of assessment

4.3 The principal aims of the historic environment assessment were to:

- Identify known heritage assets within or immediately adjacent to the proposed development site;
- Identify areas with the potential to contain any unrecorded archaeological remains;
- Assess the effects of the proposed development and ancillary works upon heritage assets and their settings; and
- Propose mitigation measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified

### Information Sources

4.4 This report is based upon a review of existing available information and desk-based studies. The following organisations were researched for the assessment:

- Lancashire County Archaeological Service (LCAS);
- Lancashire Records Office (LRO); and
- English Heritage National Monuments Record (NMR)
- Local studies, Clitheroe Library

4.5 The following data sources were utilised for the assessment:

- Lancashire Historic Environment Record (LHER);
- Lancashire Historic Landscape Characterisation Programme;
- Aerial photographs;
- Published and unpublished historical and archaeological studies;
- Cartographic sources (including Enclosure, Estate, Tithe and historic Ordnance Survey maps);
- English Heritage National Monuments Record: Archaeology;
- English Heritage National Monuments Record: Aerial Photographs;
- English Heritage Listed Buildings database;
- English Heritage Registers of Historic Parks and Gardens;
- English Heritage Register of Historic Battlefields;
- Whalley Conservation Area Appraisal; and
- Whalley Conservation Area Management Guidance.

4.6 A site inspection survey of the proposed development site was carried out on 27 October 2010. Both the site within the red-line boundary and designated assets within the 1km study area were examined with the following specific objectives: to confirm the presence of previously recorded assets; to identify additional sites of potential historic environment interest; to assess current ground conditions and landuse and to assess the likely impact the development might have on the significance and setting of designated assets.

### Importance and sensitivity

4.7 The importance and sensitivity of heritage asset receptors is based on Table 1 below. Assessment of importance is based on a combination of designated status and professional judgement. It is recognised that occasionally sites of local importance can have an increased sensitivity in a local context.

| Importance Scale | Examples of receptor |
|---|---|
| National (High sensitivity) | Scheduled Monuments; Grade I or II* Listed Buildings, Grade I or II* Registered Parks and Gardens;<br>Undesignated features or landscapes of national archaeological, historical, architectural or artistic interest and value |
| Regional (High sensitivity) | Grade II Listed Buildings; Grade II Registered Park and Garden; Registered Battlefields; Conservation Areas |
| County (Medium sensitivity) | Undesignated features or landscapes of county archaeological, historical, architectural or artistic interest and value |
| Local (Low sensitivity) | Undesignated features or landscapes of local archaeological, historical, architectural or artistic interest and value<br>Severely damaged sites where resource survival is too low to justify inclusion into a higher grade<br>The receptor is tolerant of change without detriment to its character |

Table 1 Resource Sensitivity

## 5.0 BASELINE HISTORIC ENVIRONMENT

| | | |
|---|---|---|
| Prehistory | Palaeolithic | 450,000 to 12,000 BC |
| | Mesolithic | 12,000 to 4000 BC |
| | Neolithic and Early Bronze Age | 4,000 to 1,500 BC |
| | Later Bronze Age and Iron Age | 1,500 BC to AD 78 |
| Romano-British | | AD 78 to 410 |
| Early Medieval | | AD 410 to 1066 |
| Later Medieval | | AD 1066 to 1509 |
| Post-Medieval | | AD 1509 to 1900 |
| Modern | | AD 1900 to current |

Table 2 Time periods used

5.1 Heritage assets recorded within the study area are listed in Appendix 1 and their location is shown on Figure 2. Within this report heritage assets are identified by a unique reference number (HA) specific to this text. Appendix 1 also provides HER Primary Record Numbers and NMR Unique Identifiers as appropriate. Where possible, assets have been assigned to time periods, as defined in Table 2.

### Previous archaeological interventions

5.2 Within the 1km study area there have been a number of archaeological investigations, and these are listed in Appendix 2. The majority of these fall within the precinct of Whalley Abbey and as such do not offer information on the deposit model for the site. The remainder are within the core of the medieval settlement and therefore also do not offer a comparable deposit model. There have also been several archaeological investigations at the promontory fort in Portfield, the most recent being in 1998 (Crosby 1998). Any interventions referred to in the text of this document will be pre-fixed with **INT** followed by the number given to that intervention within Appendix 2.

### Heritage assets

5.3 A total of 57 heritage assets are recorded within the study area; these include four Scheduled Monuments and 30 Listed Buildings. The undesignated sites are considered to be of local importance (Grade 3), except for earthworks associated with the medieval village which are considered to be of county importance (Grade 2/3). The proposed development site is not within the Whalley Conservation Area but this is situated to the south-west within the study area. There are no Registered Parks and Gardens or Registered Battlefields.

### Scheduled Monuments

5.4 There are four Scheduled Monuments within the study area. The Iron Age hillfort at Portfield (**HA 1**; SM 27676) is approximately 1km to the south-east of the site. The remaining three are all from the medieval period and are located within Whalley: the abbey complex (**HA 9**; SM 23691); the three early-medieval crosses within the churchyard of St Mary and All Saints Church (**HA 5**; SM 23741); and Whalley Bridge (**HA 7**; SM Lancashire 81).

### Listed Buildings

5.5 There are 30 Listed Buildings within the study area. These are listed in Appendix 1 and shown on Figure 2.

### Conservation Area

5.6 The Whalley Conservation Area incorporates the area of the 19th century expansion of the town, comprising part of Clitheroe Road and Brooke's Lane up to the former farmstead of Lawsonsteads on the edge of the proposed development (Plate 6).

### Prehistoric

5.7 The earliest recorded archaeological remains within the study area consists of Neolithic occupation deposits at Portfield (HA 1), approximately 900m south-east of the site. Neolithic pottery, chert implements and knapping waste, as well as Bronze Age pottery and metalwork, have been recovered by a series of archaeological investigations at the site (Crosby 1998).

5.8 The site at Portfield is a Scheduled Monument (SM 27676). A promontory fort or hillfort was established here between 700-500BC when substantial earthworks were erected along the north and east sides of a promontory in order to enclose an area roughly 1.4ha. The site was strategically located where the Calder Valley is at its narrowest, an area known as the Whalley Gap, with extensive views over the floodplains of the Ribble and Calder Rivers (Barrowclough 2008). Excavations of the interior have revealed features such as postholes and hearths associated with settlement activity. Defended forts such as these were often located within a hinterland of other settlement and fieldscapes, although none have been discovered nearby. The proposed development site is not within view of the monument.

5.9 The location of Whalley within a river valley at the base of two prominent ridges (the proposed site is at the base of the northern of these ridges and Whalley Nab is the southern) is not only the natural place for early transport routes but also a potential place for settlement and field systems. In addition the site is surrounded by natural water courses, with the 'ancient woodland' of Spring Wood, located immediately to the east, suggesting further sources of water. Therefore it is considered that there is some potential for prehistoric remains at the site, although this is considered to be slight. Such remains are likely to be of local or county importance, and are likely to comprise elements of field system, enclosures or stray finds.

### Romano-British

5.10 There are no known Roman-British sites within the study area. The proposed development site itself is 2.3km south-east of the nearest Roman road, that from Ribchester to Ilkley. The fort at Ribchester is approximately 8.5km to the west.

5.11 Roman period finds have been found within the study area. An inscribed stone (HA 2) has been re-used within the arch of the north doorway of the church of St Mary and All Saints, Whalley. It is likely that this had been brought from Ribchester, although finds of Roman coins (HA 3) have also been found within the churchyard. It is unclear if these finds provide evidence for a Roman site at Whalley, especially as the coins date from two distinct periods two centuries apart (AD 69-79 and AD 268-70).

However further Roman finds were recovered during a watching brief at Whalley Abbey Conference House (**INT 13**).

5.12 A further coin (**HA 4**), dating from the period of the Roman Republic (54 BC), has been found by a metal detectorist in the vicinity of the development site. It is likely that this was lost during the Romano-British period or later (perhaps as a curated object) rather than during the Iron Age, but again it is evidence for some Roman background activity in the area.

5.13 On the basis of the existing evidence the potential for unrecorded Roman remains to be present within the site is considered to be low, although they cannot be discounted.

### Early Medieval

5.14 Whalley is first mentioned in The Anglo-Saxon Chronicle (AD 798) where it appears as *Hwaelleage* (Ingram 1823) referring to the Old English *hwaell* or hill (Ekwall 1922, 76) and *lea* meaning clearing or forest (Gelling 1984, 294). However there is also an earlier reference in the Chronicle to a Wayleigh in AD 664 as being the burial place of Bishop Tuda. The later reference refers to a battle at Whalley in AD 798 (Ingham 1823, 83) and Simeon of Durham writing in the 12th century provides more detail and stated that the battle was between Duke Wada and King Eardwlf and that the place was at *Billingahoth* (now Billington) near *Walalege* (Whalley). However there is some doubt as to Whalley being the actual location of this battle (Kenyon 1991, 99).

5.15 The only evidence for the Anglo-Saxon settlement are three stone cross-shafts (**HA 5**) within the churchyard of St Mary and All Saints Church (**HA 6**). Together these are designated as a Scheduled Monument (SM 23741).

5.16 On the basis of the existing evidence the potential for unrecorded early medieval remains to be present within the site is considered to be low.

### Medieval

*Settlement*

5.17 Whalley was located on a key pilgrim route at a crossing on the River Calder and the Anglo-Saxon church was an important minster and ecclesiastical centre of an enormous parish. Domesday Book records that the church at Whalley held two plough-lands of land as endowment, although the present church of St Mary and All Saints (**HA 6**) is predominately 13th century it does have some earlier fabric, especially around the south doorway (Farrer and Brownbill 1966, 350). The modern bridge (**HA 7**) has a medieval core and is a Scheduled Monument (SM Lancashire 81). It was first documented in 1317 when Adam de

Huddleston granted to the monks a quarry 'beyond the bridge at Whalley' (Fell 1979, 4). The road network appears to have been long established. As the road from Blackburn to Clitheroe comes into Whalley over the bridge it is called King Street. This area, King Street as far as Church Lane, was the focus of the medieval village. Beyond Church Lane the main Blackburn to Clitheroe road became known as Clitheroe Road and just beyond the proposed development site, a branch from this road leads to Wiswell. Whalley was also on the route of a medieval saltway from Cheshire to Penrith (**HA 8**) although the recorded route of this is portrayed by the NMR entry as going straight over Whalley Nab, the edge of the steep ridge overlooking Whalley, along King Street, and then bearing north-west from where Station Road joins King Street.

5.18 Medieval Whalley and its development was dominated by the abbey (**HA 9**). Founded in 1296 the Cistercian abbey was located on the north bank of the River Calder, to the south-west of the existing church. It took many years to build only being completed sometime around 1425. However, later additions include the north-west gateway, the Lady Chapel and the abbot's lodgings added in the 16th century (Farrer and Brownbill 1911). Not much of the abbey survived the dissolution or further demolition in the 17th century. The grade I listed north-west gateway is listed separately from the remainder of the standing buildings, such as the east and west range of the cloister, and the north-east gateway, which are also all grade I. In addition the site of the abbey as a whole is a Scheduled Monument (SM 23691). A corn mill (**HA 10**) was located at the eastern edge of the abbey complex and although extant in 1800 (Whitaker 1801, Pl. 9) it had been demolished by 1848. A corn mill was listed in the abbey inventory taken at the time of the Dissolution.

5.19 Whalley became a relatively prosperous settlement on the back of the abbey, becoming a popular destination for pilgrims. The extent of medieval Whalley is unknown due to limited archaeological intervention within the town, but its north-east extent (toward the study area) is believed to be King Street as far as Church Lane. A watching brief at 64-6 King Street (**INT 10**), opposite the King Street and Church Lane junction, revealed evidence for post-medieval structures only. A silver groat of Henry VI has been found by a metal detectorist somewhere in the vicinity of the development site (**HA 11**), but this cannot be taken as evidence that settlement extended as far as the site. An earthwork embankment (**HA 12**) was thrown up around the village on the north side of the abbey, and this was surmounted with a timber palisade which was later replaced with a stone wall (Farrer and Brownbill 1908, 551-552). This earthwork was documented on the historic mapping of the area and was still partially visible into the 20th century when it was examined by excavation in 1986 and 1997 (**INT 8**).

5.20 It is possible that fresh water was supplied to the abbey from various sources north of the village. One such source was High Wall Well (**HA 13**)

which is marked on the Ordnance Survey map of 1848, approximately 400m north of the proposed development. Medieval lead water pipes (**HA 14**) were also discovered in the 19th century at Sheep Hey, only 200m south-west of High Wall Well, and it is likely that these were part of the water system for the abbey. It is also possible that a stream down the east edge of the field east of the site, against the boundary with Spring Wood, was also part of the abbey's water supply. On the highest part of this large field, at its eastern edge, the earthworks of a filled ditch are still visible (**HA 15**) and this ditch once flowed into the current stream. However this ditch was also associated with a former field boundary shown on the 1848 Ordnance Survey map (Fig. 4) but had disappeared by the time of the 1894 map (Fig. 5).

5.21 A number of villages in the wider area also have medieval origins. Wiswell is located within the northern end of the study area and was first mentioned in the 13th century (Ekwall 1922, 77). The hall (**HA 16**) was demolished in 1895, but this was reported to have been a 15th century building with 17th century alterations. A medieval cross base (**HA 17**) is located at the southern edge of the village, on the road to Whalley, and this is listed grade II, despite the fact that a modern cross has been placed on the base.

5.22 Billington had medieval or earlier origins as suggested by Simeon of Durham's 12th century description of the 8th century battle at Whalley being fought near Billington (see 5.11).

*Landscape*

5.23 There is little surviving evidence of the medieval landscape that would have once surrounded Whalley. The topography dictated that the open and then enclosed strip field systems of the medieval period would have been located on the north and west sides of the settlement. Therefore it is possible that the field system was located, in part, either side of the road to Clitheroe, potentially falling within all or part of the development site. Certainly medieval ridge and furrow has been identified on an aerial photograph from 1965 (RAF/58/6669/0054/1965) within the north-eastern part of the development site (**HA 18**). In addition medieval ridge and furrow (**HA 19**) was identified on aerial photographs of the 1940s (for example RAF/3G/TUD/UK/188) in a field immediately to the north of the proposed development. It is also possible that the large field, that the eastern part of the site forms a component of, was once part of an open field.

5.24 The Landscape Historic Characterisation (HLC) project has recorded both fields within the proposed development boundary as belonging to the category of 'Ancient Enclosure'. This HLC type refers to land that was enclosed before c. AD 1600 and is typically characterised by irregular enclosures with sinuous or wavy boundaries. Ancient enclosure accounts

for 24% of the land in Lancashire. In order to preserve this HLC type the project document states that the retention of smaller ancient enclosures and their boundaries should be encouraged. It goes on to state that,

*"The importance of this HLC type as the remnant of a much more extensive and commonplace landscape in the Lancashire area should be borne in mind when planning for new development and in determining planning applications".*

5.25 The HLC records that Spring Wood to the east is classified as 'Ancient and Post-medieval Woodland'. This HLC type includes those ancient woodlands identified by Natural England and the woodlands shown on the first edition of six inch Ordnance Survey maps.

5.26 A deer park (**HA 20**) was located south of Wiswell, and east of the proposed development site, beyond the ridge at the top of the hill. This was the Abbot's park and it had been enclosed before AD 1507 (Whitaker 1801, 183). When investigated in 1961 there was no trace of the park pale, although the name survives as Deer Park Wood.

**Post-medieval (Figs 3-5)**

*Settlement*

5.27 Post-medieval buildings outside of the site boundary have not been given HA numbers or been included on Figure 2 unless they are within 100m of the site boundary and still standing.

5.28 Whalley expanded only slightly during the early post-medieval period. Settlement in the 16th and 17th century was still focused around the church and the former abbey, King Street and Church Lane as clearly shown on Yates' 1786 map (Fig. 3). By this time Whalley became little more than an established stopping point for coaches on the road between Clitheroe and Blackburn (which became a turnpike in 1776), with branches to Accrington and Ribchester; King Street has, therefore, always been a popular location for inns (Lancashire County Council 2006, 14). There are many surviving post-medieval buildings within the town, and 28 of these are listed. Of these one is listed grade II*, the oldest Sands Cottage (**HA 21**), and the remainder are listed grade II. Sands Cottage is probably 15th century with 16th and 17th century alterations. Listed post-medieval buildings in Whalley (**HA 21 – 39**) are shown in Figure 2 and Appendix 1, but in summary there are eight listed 17th century buildings, eight listed 18th century buildings (including two inns on King Street), 12 listed 19th century houses and a pair of listed gate piers at 1 King Street.

5.29 During most of the 19th century the population of Whalley decreased slightly although there was still residential growth to the north and west of the town (Lancashire County Council 2006). This included development

along Clitheroe Road, along the western side of the proposed development. Brooke's Lane had already been developed leading to the late 17th to early 18th century farm at Lawsonsteads (**HA 40**), now Manor House, at the west edge of the proposed development. Station Road was also added to the town. The road from Blackburn to Clitheroe became a turnpike road following an Act of Parliament in 1776 (Albert 1972, 215) and the turnpike gatehouse is shown on the 1846 Ordnance survey map (Fig. 4) as Lobley Gate (**HA 41**), although it is also represented on Yates' 1786 map (Fig 3). This building survives on the east side of the road, adjacent to the proposed development, as does the original flagged and cobbled lay-by opposite, where carts and wagons would have been inspected and weighed by the collector living in the house.

5.30 Whalley became a commuter town in the 19th century, thanks largely to the introduction of the Blackburn, Clitheroe and West Yorkshire Railway in 1851 (**HA 42**) which entered the town over the impressive grade II listed Whalley Viaduct (**HA 43**). Although there was very little industry in and around Whalley, it had become, by the latter half of the 19th century, a relatively cosmopolitan town, with large Victorian villas, sports clubs, a savings bank, a reading room, two surgeons and many different shop keepers. In addition the town was supplied with gas for lighting in 1868 (Lancashire County Council 2006, 13).

5.31 The population of Billington however did expand in the 19th century, and terraces were introduced into the village. Part of two of these, 10 to 18 Terrace Row (**HA 44**) and The Marjorie and Calder Cottages (**HA 45**), are listed grade II and built c. 1830.

5.32 Wiswell also expanded in the post-medieval period. Of the surviving buildings of this period the 17th century Vicarage House (**HA 46**) is listed grade I and its associated early 18th century barn and byre (**HA 47**) are listed grade II.

5.33 Elsewhere in the study area a grade II listed 18th century farmhouse is located at Clerk Hill (**HA 48**), c. 900m east of the proposed development, over the crest of the hill.

5.34 A minor battle took place in 1643, during the Civil War, somewhere east of Whalley on the road to Read, with the Parliamentarians forcing the Royalists back to Whalley, before driving them out of the town on the Blackburn road (Farrer and Brownbill 1911). This site is not the site of a Registered Battlefield.

*Landscape*

5.35 The historic mapping shows little change to the field boundaries within or bordering the proposed development site. The only alterations have been the removal of a boundary that ran north to south across the east edge of

the large field (between 1848 and 1894), leaving an extant earthwork (**HA 15**) (Plates 5-6), and the removal of two boundaries at the western side of the large field (**HA 49 and 50**). Although these boundaries have been removed they have left earthworks, and one is still partially tree-lined (**HA 49**) with an associated ditch that still contains a stream at its northern end before the stream diverges from the line of the previous boundary and heads across the field to the south-east. The other earthwork (**HA 50**) survives as a low bank and ditch that runs from **HA 49** (Plate 5) to the south out of the development site to the rear of houses on Clitheroe Road. A modern post and wire fence has been erected on the north side of the converted barns that once belonged to the Lawsonsteads farm complex.

5.36 The footpath to the south of the site, which is a continuation of Brooke's Lane to the west, was present on the 1846 map.

5.37 The historic mapping depicts a reservoir (**HA 51**) to the south-east of the site. Illustrated on the first detailed site plan, dating to 1846 (Fig. 4), this reservoir was present until sometime between 1966 to 1974 when it disappears from the mapping; currently the site of the reservoir is a boggy depression, overgrown with trees and shrubs. The 1848 and 1894 maps (Figs 4 and 5) clearly depict the reservoir on the north side of the footpath mentioned above, with the stream that is currently south of the footpath also shown. However, an inlet channel is shown branching from this stream to feed the reservoir from the east side and an outlet leaves the reservoir on its western side. A sluice is depicted on the historic mapping from 1912 to 1938 at the point where the inlet channel branches from the main stream. After it had left the reservoir the outlet channel is portrayed as flowing under the footpath and on the other side it was canalised as it flowed to a pond on the south side of Brook Side Close, marked as a mill pond on the 1894 map. The building adjacent to this mill pond is recorded on the 1932 map as a saw mill (Fig. 7). By 1912 the canalised section of stream linking the reservoir to the mill pond had mostly gone, and the mill pond was then a reservoir (Fig. 6). The origin of the reservoir within the site (**HA 51**) is unknown, but it was likely to have always been related to the mill pond on Brook Side Close. However, it is also possible that the reservoir and the mill pond had medieval origins, perhaps part of the water supply system associated with the abbey or abbey buildings outside of the precinct.

5.38 Narrow ridge and furrow earthworks are visible on 1940s to 1970s aerial photographs in the fields to the west of Clitheroe Road (**HA 52**). These presumably represent post-medieval steam ploughing.

### Modern (Figs 6-12)

5.39 Whalley, Wiswell and Billington have all undergone expansion during the 20th century and into the early 21st century. Whalley has received a number of housing estates, most of which have been built on previously

undeveloped land, pushing the extent of the settlement to approximately twice its size. Wiswell has expanded only slightly to the north whilst Billington has seen large expansion to the south and north-east.

5.40 The only designated site dated to this period is the Whalley war memorial (**HA 53**), constructed in 1921, and which is listed grade II.

5.41 The Haweswater Aqueduct water main feeding Manchester runs north-west to south-east across the southern corner of the site end. This was constructed sometime between 1946 and 1955 and placed in a stripped easement that was c. 13m wide. This process would have removed any surviving archaeological remains within this easement and as such this area holds no archaeological potential. A foul water sewer is located north-east to south-west across the western edge of the site. The line of the water main easement and the sewer are shown on Figure 13.

5.42 Temporary agricultural buildings were erected in the late 20th century east of the converted barn associated with the former Lawsonsteads farmstead. These were constructed on concrete rafts, that survive, and this area is immediately south of the proposed development boundary.

5.43 The A671 was constructed to the east of the proposed development, through Spring Wood, in the early 1970s.

### Undated

5.44 There are a number of heritage assets that cannot be attributed to any period without further investigation. The Historic Environment Record has a reference to a sulphur well (**HA 54**) being located along the northern edge of the study area. Nothing else is known about this well although Whalley did also contain a number of post-medieval wells.

5.45 An earthwork of a hollow-way (**HA 55**), a sunken track, is located approximately 500m south-east of the proposed development. It is likely that it was associated with a medieval or later track, possibly a predecessor of the current Accrington Road to the south. However, it is also possible that the hollow way was a previous water course as suggested by an aerial photograph dating to 1955 (RAF/540/1552/1955). An earth mound south of Whitacre Lane, Wiswell (**HA 56**) is a feature recorded by the HER with no additional information. The mound does not appear on any of the detailed historic mapping from 1848 or aerial photographs from the 1940s to the present.

5.46 The two undated field boundaries that are no longer extant on the site (**HA 49 and 50**) (see 5.35) are also undated, although they are likely to be post-medieval.

5.47 Aerial and satellite photographs show a series of linear features (HA 57) within the eastern side of the site (Google Earth accessed November 2010). These appear to form a squared pattern (Fig. 13) but it is unlikely that they formed Iron Age or Romano-British field systems or enclosures as there is no trace of the medieval ridge and furrow that presumably would have covered this part of the site (see HA 18), although this cannot be discounted. Therefore, it is likely that the linear features post-date the medieval period and represent a system of field-drains.

## 6.0 ASSESSMENT OF IMPACT

6.1 The proposed development includes provision for new dwellings and a nursing home together with associated areas of open space. The following processes involved with the construction phase of the proposed development have the potential to impact on known or potential archaeological remains:

- Soil stripping;
- Excavation including terracing;
- Movement of heavy plant and machinery;
- Storage of equipment, materials and spoil; and
- Cultivation of subsoil to alleviate compaction, prior to final re-instatement

6.2 The area of the Haweswater Aqueduct and its associated construction easement would have heavily disturbed and / or removed any surviving archaeological remains. In addition, the route of a foul water sewer located on the western edge of the site, as shown on Figure 13, is also considered to be heavily disturbed and to have no archaeological potential.

### Designated heritage assets

6.3 There will be no direct construction or operational impacts on any designated heritage assets and there is no evidence to suggest that there is high potential for any undesignated assets of national and regional importance to be present within the proposed red-line boundary. There are no Registered Parks and Gardens or Registered Battlefields within the study area.

6.4 Development could potentially impact on the north-eastern edge of the Whalley Conservation Area, where the boundary of the conservation area on Brooke's Lane lies adjacent to the edge of the site. This part of the Conservation Area incorporates the 19th century expansion of the settlement and includes a number of 17th to 19th century buildings of merit and associated green spaces, including the late 17th to early 18th century Manor House, formally Lawsonsteads farm, which overlooks the

site of the proposed development. Whilst the character of the core of the Whalley Conservation Area is one of inward looking tightly-packed streets of period properties and shops, the character of the Brooke's Lane area is slightly different in that it contains larger detached properties on the edge of the town. This distinct character may be adversely affected by the proposed development. The surrounding fields are not mentioned within the appraisal document and the view from or into Brooke's Lane is not listed as an 'important view'. However, the Whalley Historic Town Assessment does state that the settlement is closely linked to its rural surroundings and that it is surrounded on all sides by farmland. A photograph of a view across the proposed development site is included to illustrate this point. However, the report does also state that there has been no conscious plan to provide vistas of distinct points from the settlement (Lancashire County Council 2006, 27).

### Undesignated heritage assets

6.5 There are 25 other heritage assets and find spots recorded within the defined study area. Four of these, could potentially be adversely affected by the proposed construction works.

### Heritage assets of archaeological significance

*Unrecorded Prehistoric to early medieval*

6.6 There are no prehistoric or Romano-British sites known from within the proposed development boundary, and given that the archaeological potential of these periods within the wider study area is relatively low, there is no good evidence to suggest there is high potential for unrecorded remains of this date to be present within the proposed development area. However, the archaeological research framework for the North West of England states that there is an urgent need for work to locate rural sites and to investigate potential Iron Age/Romano-British sites across the whole region (Philpot and Brennand 2007). Although Whalley appears to be an early medieval foundation, the form and limits of the early medieval settlement are unknown, but likely to be centred on the church. The possible linear features observed on a satellite photograph within the northern field are likely to be post-medieval or modern in date, although the possibility that they are earlier cannot be discounted.

*Medieval/early post-medieval buildings*

6.7 The medieval town appears to have been centred on King Street, up to and including Church Lane, The Sands and the abbey. The proposed development site lies to the north-east of this medieval core and was apparently peripheral to the settlement; this is reflected by the earliest post-medieval maps of the town. It is likely that the fields of the proposed development were part of the medieval open field system and contained

ridge and furrow (HA 18), as did the field immediately to the north (HA 19).

6.8 Nevertheless, the possibility that there was late medieval/early post-medieval settlement to the east of the Clitheroe Road cannot be fully discounted and there is very slight potential that associated sub-surface archaeological remains could survive within the western area of the site. The likely preservation level of any such remains is unknown, but they would have been adversely affected by post-medieval ploughing. Any such remains would be of local importance and if present would be adversely affected by the proposed development.

6.9 The proposed development will not have any direct impact on any known medieval or post-medieval buildings. There could be a slight adverse impact on the setting of the locally important, but undesignated, Manor House (HA 40) that directly overlooks the proposed development. This building until recently was a farmhouse called Lawsonsteads, and it had a detached barn to the north (now converted and a separate property). The 1848 Ordnance Survey map shows this as an isolated farm complex at the end of a track on the edge of the town. Its setting at this stage was entirely rural. By 1893, the north side of Brooke's Lane had been developed and the whole lane had been filled with houses by 1976. The field south of Lawsonsteads, immediately west of the southern field of the proposed development, was developed as a housing estate between 1990 and 2000. Therefore, the rural setting of the former Lawsonsteads complex has been eroded over the last century leaving only land to the east and north as undeveloped, and it is this area to the north that forms the proposed development site.

6.10 The proposed development would also have a slight adverse impact on the setting of the undesignated 18th century Lobley Gate turnpike gatehouse building (HA 41) on Clitheroe Road. The setting of this building does contribute to its significance as these buildings were generally positioned on the turnpike roads on the outskirts of settlement or at set distances and therefore the semi-rural setting of this building would be reduced as a result of the proposed development.

*Former field boundaries (HA 49-50)*

6.11 The proposed development could potentially have an adverse affect on the former field boundaries that survive as earthworks within the site. Each of these boundaries has a low bank and a ditch, with the ditch associated with HA 50 still containing a stream at its northern end. These boundaries were probably post-medieval in date and are of local importance.

## 7.0 RECOMMENDATIONS

### Mitigation strategy

*Unrecorded remains*

7.1 Given the small potential for the site to contain previously unrecorded archaeological remains of prehistoric, Roman and medieval periods it is likely that the Lancashire County Archaeology Service would recommend that a programme of staged archaeological work (geophysical survey, watching brief and / or excavation of potential archaeological features) be secured. In accordance with NPPF Paragraph 141, such work would need to be proportionate to the significance to any heritage assets to be lost (wholly or in part).

*Undesignated buildings and the Whalley Conservation Area*

7.2 In order to minimise the impact of the proposed development on the settings of the undesignated heritage assets adjacent to the development site and on the setting of the Whalley Conservation Area, it is recommended that the final design of the proposed development should be as sympathetic as possible to the surrounding historic environment. New buildings should be carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials. New tree planting and open spaces could also play a major role in minimising visual impacts and therefore the significance of the setting of the Conservation Area around Brooke's Lane. It is recommended that the development architects work closely with the local planning authority to ensure that these aims are achieved in line with saved policy ENV 16 and ENV 17 of the Ribble Valley Districtwide Local Plan.

*Principles guiding recording and provision of information*

7.3 All fieldwork and reporting work undertaken during the course of this scheme should be agreed in writing with the Local Planning Authority in consultation with the Lancashire County Archaeology Service. All work should be undertaken in accordance with appropriate professional standards as endorsed by English Heritage and the Institute for Archaeologists.

7.4 In accordance with NPPF Paragraph 141, where appropriate, the results of work (including the archive generated) should be made publically available and therefore published at a level suitable to its degree of significance. Copies of all reports associated with the scheme should be deposited with the Lancashire Historic Environment Record, and, subject to agreement of all concerned parties, the resulting archive should be deposited with Lancaster City Museum, subject to acceptance.

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## Appendix 1: Known Heritage Assets within the Study Area

Heritage assets (HA) recorded within the study area are listed below and shown on Figure 2 (unless marked "NI"). Sites are identified by a unique reference number and by their Lancashire Historic Environment Record number (HER…) and/or their National Monuments Record (NMR) Unique Identifier (UI…). A central grid reference (or start to finish for the linear earthworks to be crossed by the pipeline), is provided for most sites and a description and date are provided for all sites. The location of the all sites is shown on Figure 2.

The significance of all heritage assets has been assessed and grades have been applied to denote whether they are considered to be of national (grade 1), regional (grade 2), county (grade 2/3) or local (grade 3) importance. Where buildings are listed the grading is indicated (e.g. LB II). Scheduled Monuments are identified as SM and Conservation areas are identified as CA.

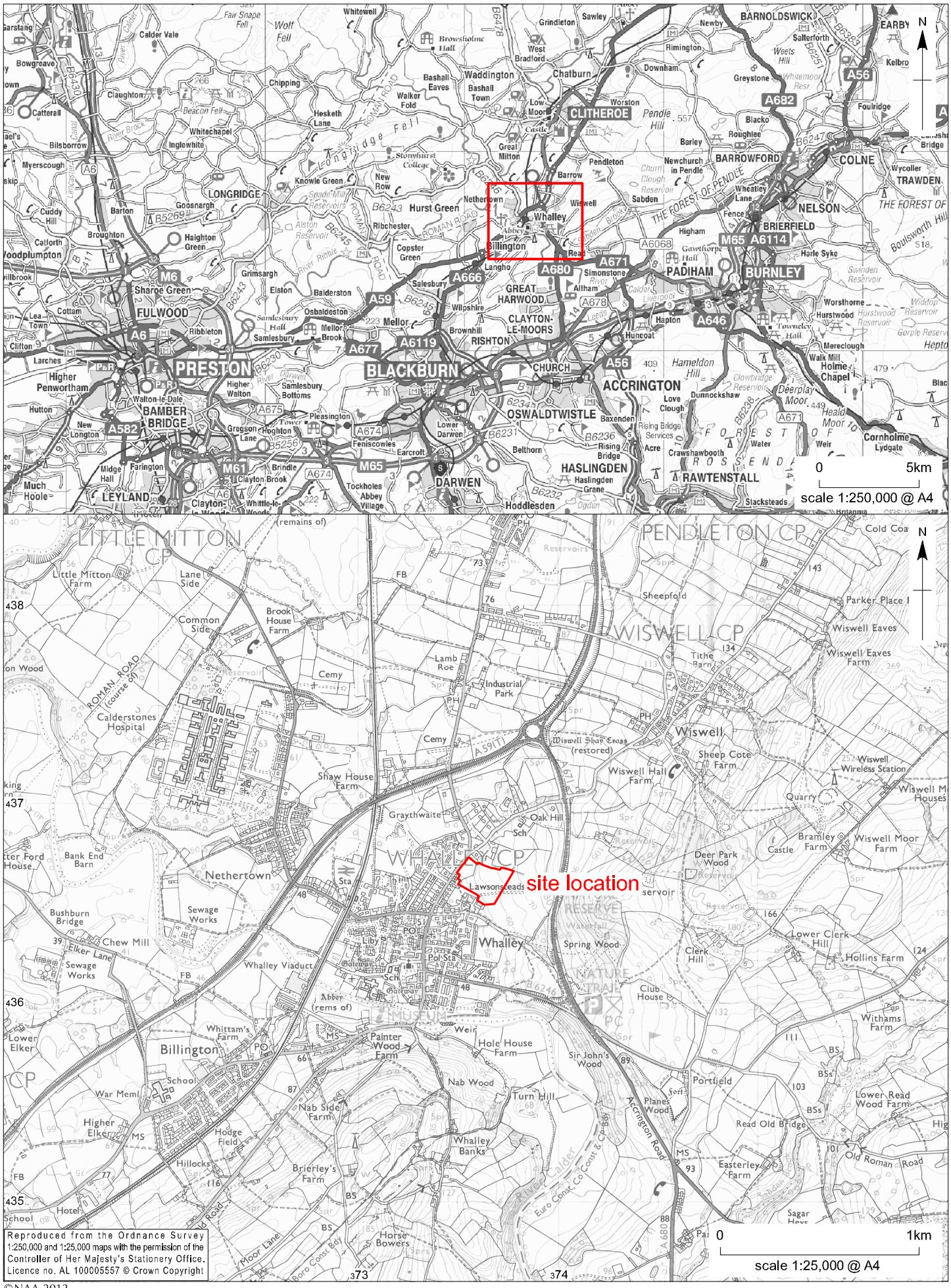
| HA no. | HER no. | NMR no. | NGR grid ref. | Description | Period | Grade |
|---|---|---|---|---|---|---|
| 1 | 3195 | U44511 | SD 7458 3550 | Iron Age promontory fort or hillfort at Portfield. In addition, excavation has revealed evidence of Neolithic and Bronze Age activity | Neolithic, Bronze Age, Iron Age | SM |
| 2 | 2631 | | SD 7325 3617 | Inscribed Roman stone re-used in the arch of the north doorway of St Mary and All Saints church | Roman | 3 |
| 3 | 184 | U44502 | SD 7322 3614 | Findspot: Coins of Vespasian (AD 69-79) and Claudius Gothicus (AD 268-70) recovered from Whalley churchyard | Roman | 3 |
| 4 | 32317 | | SD 73 36 (point) | Findspot: Copy of Roman Republican denarius (coin), found by metal detector | Late Iron Age - Roman | 3 |
| 5 | 185 | U44514 | SD 7324 3615 SD 7326 3616 | Three pre-Norman high cross shafts in Whalley Churchyard | Early Medieval | SM |
| 6 | 724 | U44507 | SD 7325 3617 | Church of St Mary and All Saints | Medieval | LBI |
| 7 | 726 | U44517 | SD 7329 3590 | Whalley bridge | Medieval | SM |
| 8 | | U43941 | SD 742 170 (linear) | Saltway route from Cheshire via Manchester to Penrith | Medieval | 3 |

| HA no. | HER no. | NMR no. | NGR grid ref. | Description | Period | Grade |
|---|---|---|---|---|---|---|
| 9 | 725<br>15138<br>18195 | U44508 | SD 7301 3610 | Whalley abbey<br>Whalley abbey, buildings<br>Northwest gateway | Medieval | SM<br>LB1<br>LB1 |
| 10 | 15135 | | SD 7316 3602 | Site of corn mill demolished pre-1848 | Medieval / Post-medieval | 3 |
| 11 | 33768 | | SD 73 36 | Find spot: Silver coin of Henry VI | Medieval | 3 |
| 12 | 186 | U44498 | SD 7300 3638 | Village enclosures and fishponds | Medieval | 2/3 |
| 13 | 3548 | U44487 | SD 7366 3701 | High Wall Well | ?Medieval | 3 |
| 14 | 11198 | | SD 7340 3681 | Lead pipes at Sheep Hey | ?Medieval | 3 |
| 15 | | | SD 7394 3649 (point) | Earthwork of former field boundary ditch (seen on site walkover) | Undated | 3 |
| 16 | 718 | U44488 | SD 7452 3716 | Wiswell Hall | Medieval | 3 |
| 17 | 719 | U44489 | SD 7434 3726 | Wiswell Shay Cross base | Medieval | LBII |
| 18 | | | SD 7368 3665 | Ridge and Furrow observed on aerial photographs | ?Medieval | 3 |
| 19 | 11147 | | SD 7375 3673 | Field of ridge and furrow | Medieval | 3 |
| 20 | 2653 | U44518 | SD 747 365 | Deer park | Medieval | 3 |
| 21 | 18214 | U514376 | SD 7297 3621 | Sands Cottage, 34 The Sands, Whalley | Post-medieval | LBII* |
| 22 | 18213 | U514371 | SD7292 3613 (centre) | Abbey Croft, 1 to 3 The Sands, Whalley. A row of three cottages | Post-medieval | LBII |
| 23 | 18206 | U514374<br>U514375 | SD 7334 3601<br>SD 7334 3602 | 20 King Street, Whalley<br>22 Kings Street, Whalley | Post-medieval | LBII |
| 24 | 18209 | U514373 | SD 7319 3621 | 1 to 3 Poole End, The Square, Whalley | Post-medieval | LBII |
| 25 | 18204 | | SD 7334 3618 | Swan Hotel, King Street, Whalley | Post-medieval | LBII |
| 26 | 18205 | | SD 7335 3615 | Whalley Arms, King Street, Whalley | Post-medieval | LBII |
| 27 | 18207 | | SD 7332 3608 | 33 and 35 Kings Street, Whalley | Post-medieval | LBII |
| 28 | 18208 | | SD 7330 3595 | 1A King Street, Whalley | Post-medieval | LBII |
| 29 | 6118 | | SD 7333 3643 | Old Grammar School, Station Road, Whalley | Post-medieval | LBII |
| 30 | 18199 | | SD 7328 3617 | Sundial and base, Church Lane, Whalley | Post-medieval | LBII |
| 31 | 18200 | | SD 7321 3622 | 16 Church Lane, Whalley | Post-medieval | LBII |
| 32 | 18201 | | SD 7322 3622 | 14 and 15 Church Lane, Whalley | Post-medieval | LBII |
| 33 | 18202 | | SD 7322 3622 | 10 to 13 Church Lane, Whalley | Post-medieval | LBII |
| 34 | 18203 | | SD 7336 3634 | 82 King Street, Whalley | Post-medieval | LBII |

| HA no. | HER no. | NMR no. | NGR grid ref. | Description | Period | Grade |
|---|---|---|---|---|---|---|
| 35 | 2086 | U44520 | SD 7328 3600 | Abbey Corn Mill, King Street, Whalley | Post-medieval | LBII |
| 36 | 18210 | U514373 | SD 7317 3621 | Poole House, 4 Poole End, The Square, Whalley | Post-medieval | LBII |
| 37 | 18212 | | SD 7302 3612 | Abbey Presbytery, The Sands, Whalley | Post-medieval | LBII |
| 38 | 18215 | | SD 7317 3621 | 1 to 3 The Square, Whalley | Post-medieval | LBII |
| 39 | 32999 | | SD 7330 3595 | Pair of gate piers, 1 King Street, Whalley | Post-medieval | LBII |
| 40 | 33437 | U514372 | SD 7353 3649 | Manor House (formally Lawsonsteads), Brookes Lane, Whalley | Post-medieval | 3 |
| 41 | | | SD7343 3664 | Lobley Gate turnpike gatehouse, No. 43 Clitheroe Road | Post-medieval | 3 |
| 42 | | U1371817 | SD 76 43 (linear) | Blackburn, Clitheroe and West Yorkshire Railway | Post-medieval | 3 |
| 43 | 2085 | U44519 | SD 7285 3626 | Whalley Viaduct | Post-medieval | LBII |
| 44 | 17646 | | SD 7323 3587 | 10 to 18 Terrace Row, Billington | Post-medieval | LBII |
| 45 | 17643 | | SD 7334 3582 | The Marjorie and Calder Cottage, Billington | Post-medieval | LBII |
| 46 | 18217 | U514378 | SD 7450 3735 | Vicarage House, Wiswell | Post-medieval | LBI |
| 47 | 18219 | | SD 7449 3738 | Barn NW of Vicarage House, Wiswell | Post-medieval | LBII |
| 48 | 18194 | | SD 7480 3629 | Clerk Hill Farmhouse | Post-medieval | LBII |
| 49 | | | SD 7356 3663 (point) | Earthwork of former field boundary (seen on site walkover) | Undated | 3 |
| 50 | | | SD 7353 3663 | Earthwork of former field boundary (seen on site walkover) | Undated | 3 |
| 51 | | | SD 7373 3638 | Former reservoir, inlet, outlet and canalised (from map regression) | Undated | 3 |
| 52 | 28043 | | SD 7318 3660 SD 7336 3728 | Ridge and furrow (seen on aerial photographs from 1945 to 1971 | ?Post-medieval | 3 |
| 53 | 33000 | | SD 7334 3642 | Whalley War Memorial | Modern | LBII |
| 54 | 3550 | | SD 736 376 | Sulphur well (probable spa well | Undated | 3 |
| 55 | 10848 | | SD 7393 3612 | Earthwork of hollow way | Undated | 3 |
| 56 | 1889 | | SD 739 376 | ?Large mound earthwork | Undated | 3 |
| 57 | | | SD 7370 3660 | Cropmarks, possible field-drains or field system (seen on Google Earth 2010 view) | Undated | 3 |

## Appendix 2: Archaeological Interventions within the Study Area

| INT no. | HER no. | NMR no. | NGR grid ref. | Description |
|---|---|---|---|---|
| 1 | 1858 | | SD 7312 3620 | Watching Brief at Methwold Bungalow, Whalley. Found medieval pottery. |
| 2 | 15131 | | SD 7317 3602 | Watching Brief and geophysical survey at Whalley Abbey staff garages (1987). Found post-medieval finds, road and barn foundations. |
| 3 | 15132 | U654197<br>U654198 | SD 7324 3602 | Evaluation at Whalley Abbey corn mill (1989-90). Found post-medieval barn and 19th century mill race. |
| 4 | 15133<br>15134 | U923336 | SD 7304 301 (point) | Evaluation during sewer replacement at Whalley Abbey (1988-1990). Found alluvial deposits, medieval floor tile, architectural fragments, midden, foundations for the precinct wall, hospitium and a watercourse. |
| 5 | 15136 | | SD 7305 3610 | Excavation of the Whalley Abbey church (1798). |
| 6 | 15137 | | SD 7305 3610 | Excavation of the Whalley Abbey church, abbot's lodgings, chapter house and east range of cloister (1930s). |
| 7 | 15139 | U923327<br>U1333290 | SD 7316 3609 (point) | Building recording of Whalley Abbey gatehouse, precinct wall and post-medieval buildings (1989-92). |
| 8 | 15145 | U1349133 | SD 7280 3630 | Earthwork survey and excavation (1985-86). Linear earthwork east of railway viaduct, Whalley. Found medieval pottery.<br>Further investigation of the earthwork (1997) |
| 9 | 15146 | | SD 7306 3610 | Geophysical survey of the Whalley Abbey choir pits (1990-91). |
| 10 | 15147 | U1048321 | SD 7335 3621 | Watching brief at Nos 64-66 King Street, Whalley (1994). Foundations of post-medieval building revealed. |
| 11 | 27102 | U1336878<br>U1440710<br>U1483796 | SD 7318 3617 | Watching Brief at Whalley Church of England Primary School (1998, 2002 and 2004). Found two stone-lined culverts and a substantial wall of unknown date. |
| 12 | | U1347070 | SD 7300 3640 | Building recording of Whalley Abbey mill (1999). |
| 13 | | U1350256<br>U1353765 | SD 7310 3606 | Assessment and watching brief at Whalley Abbey Conference House (1999-2000). Found Roman finds and later structures. |
| 14 | | U1455405 | SD 7297 3621 | Building Recording at Sands Cottage, Whalley (2007). |
| 15 | | U 1483781 | SD 7309 3642 | Watching Brief at 36 Abbey Fields, Whalley (2004). No archaeological finds or feature were present. |
| 16 | | | | Excavations at Portfield promontory fort. |

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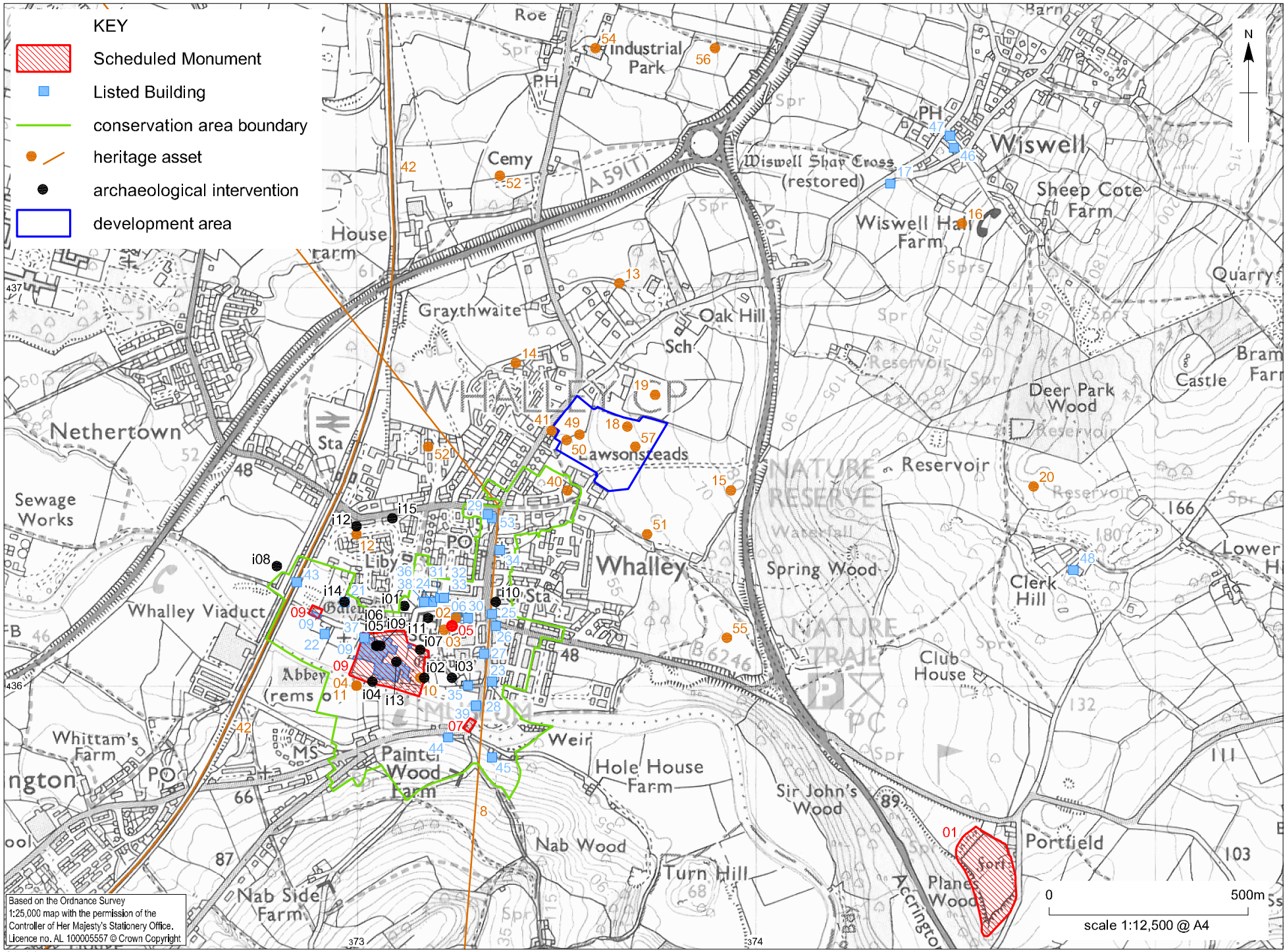
*Clitheroe Road, Whalley: site location*

*Figure 1*

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*Clitheroe Road, Whalley: heritage assets*

*Figure 2*

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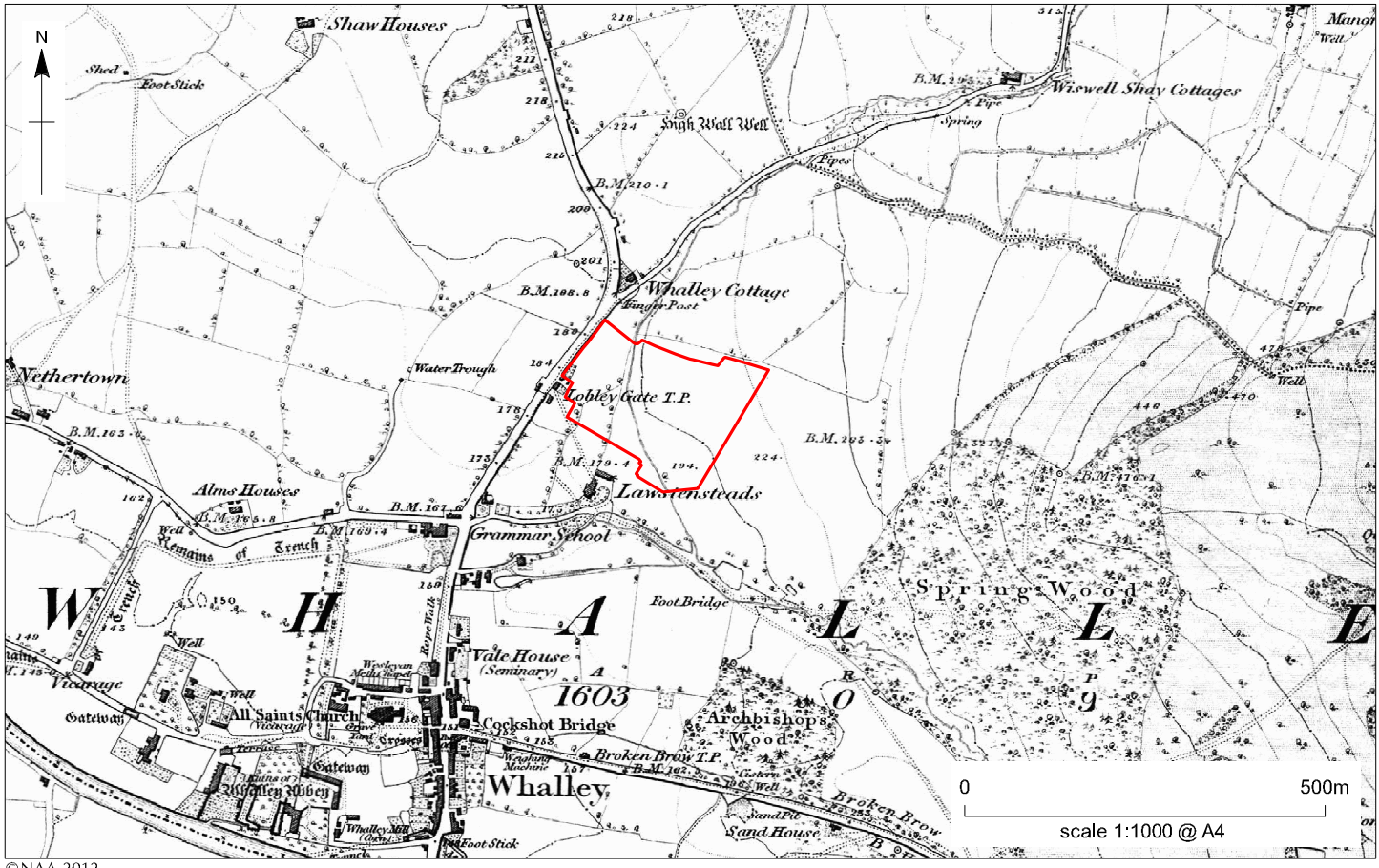
*Clitheroe Road, Whalley: Yeates map, 1786, showing approximate site location* *Figure 3*

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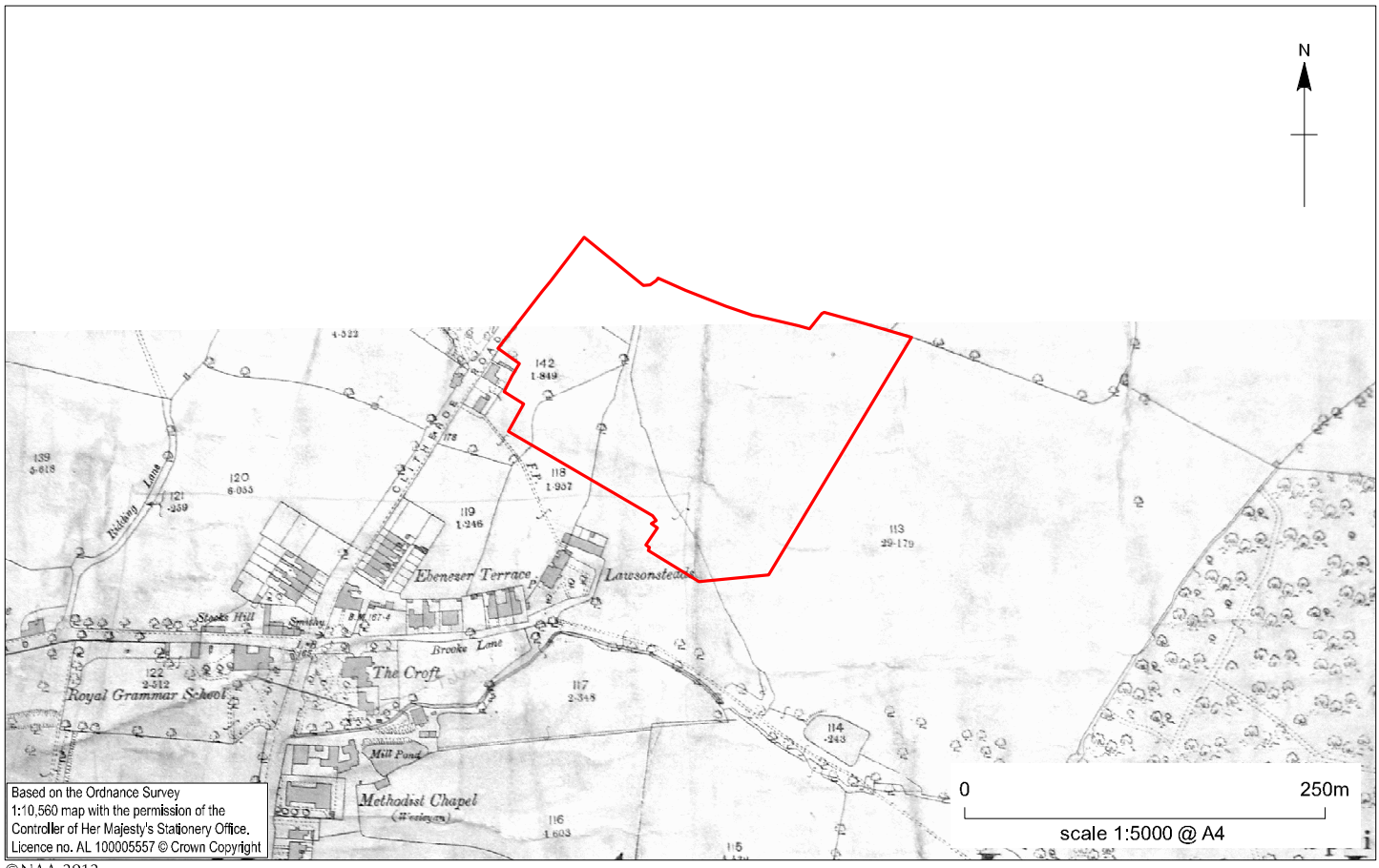
*Clitheroe Road, Whalley: Ordnance Survey map, 1846* *Figure 4*

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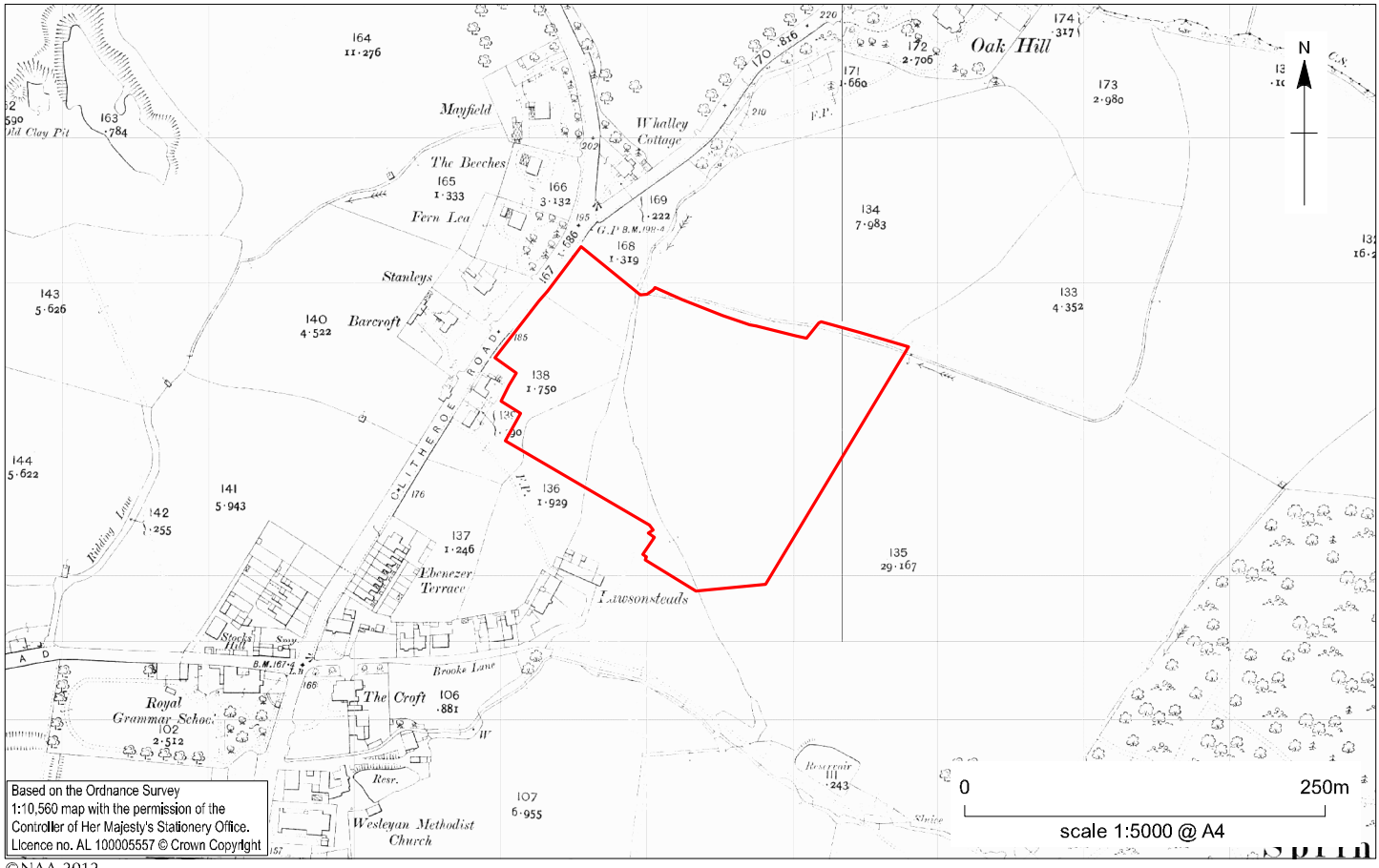
*Clitheroe Road, Whalley: Ordnance Survey map, 1894* *Figure 5*

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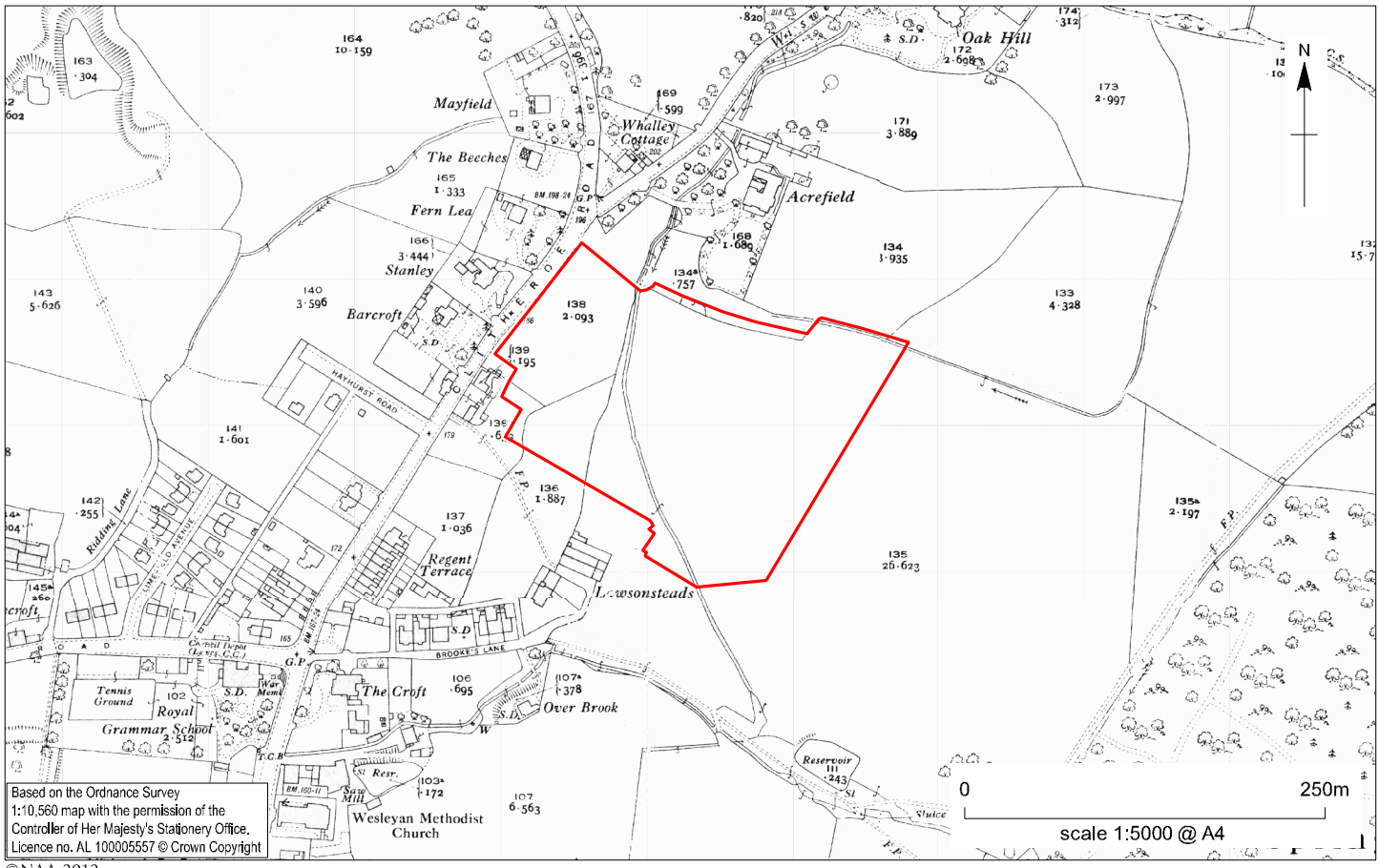
*Clitheroe Road, Whalley: Ordnance Survey map, 1912* *Figure 6*

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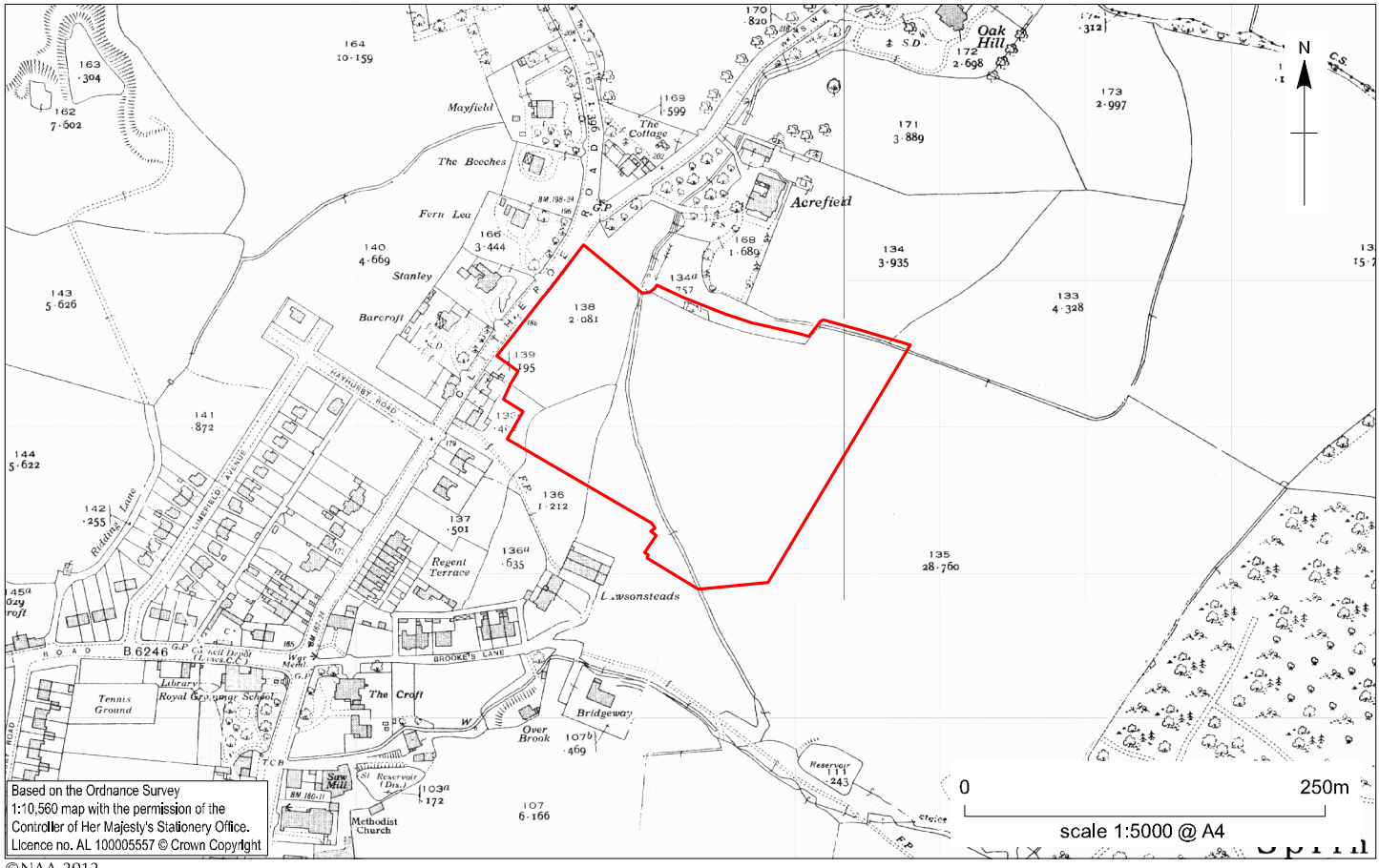
*Clitheroe Road, Whalley: Ordnance Survey map, 1932* *Figure 7*

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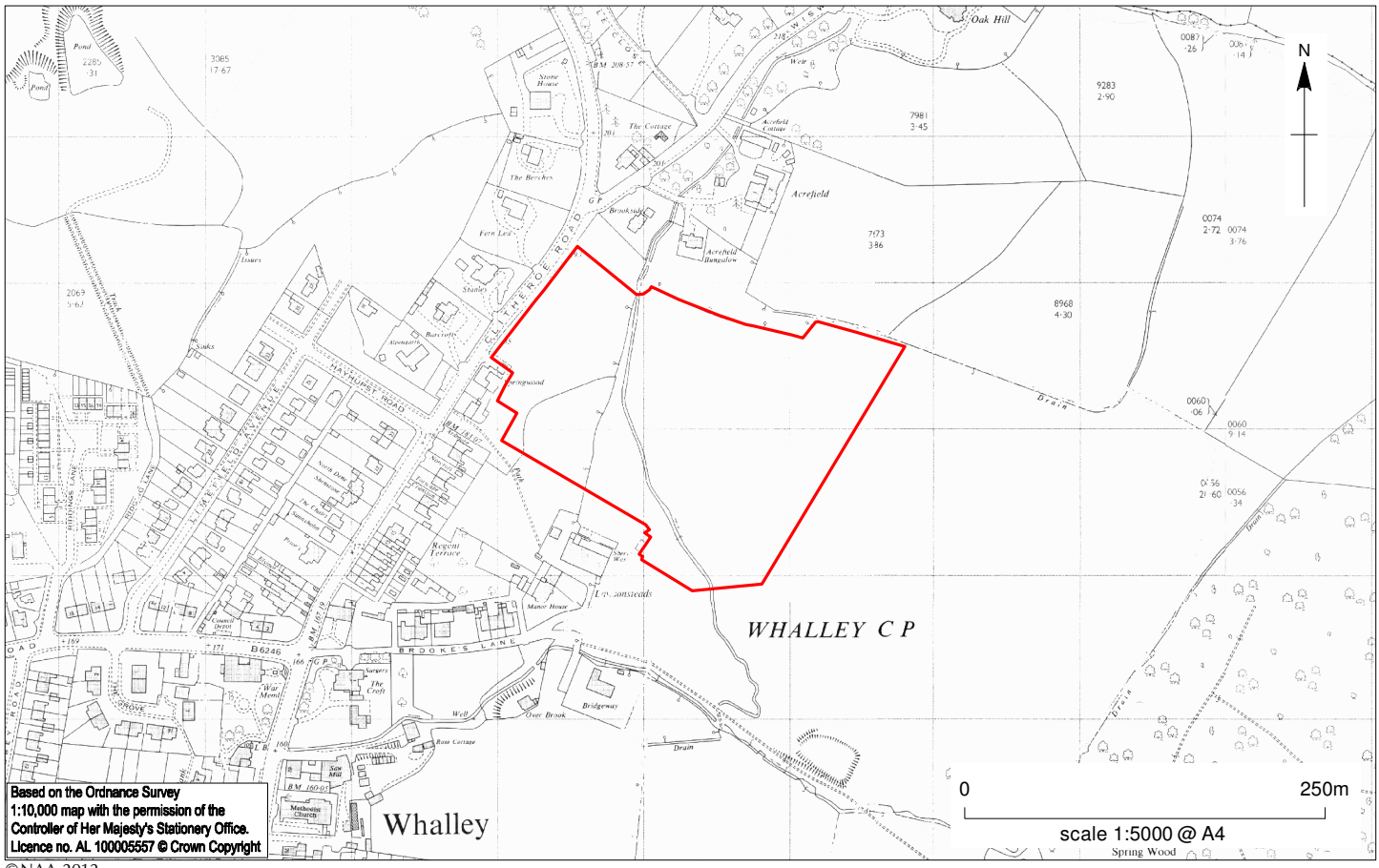
*Clitheroe Road, Whalley: Ordnance Survey map, 1938* *Figure 8*

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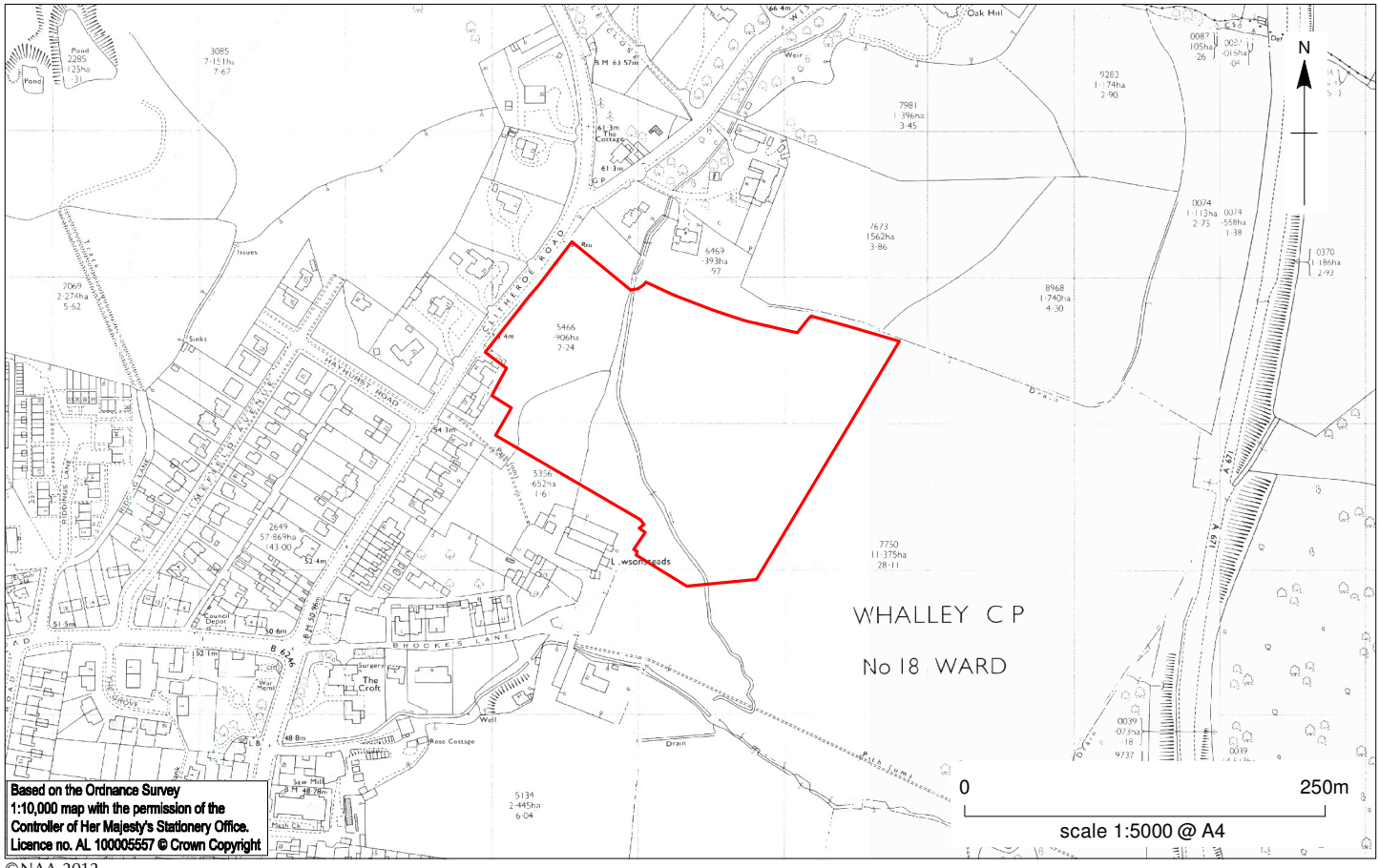
*Clitheroe Road, Whalley: Ordnance Survey map, 1966* *Figure 9*

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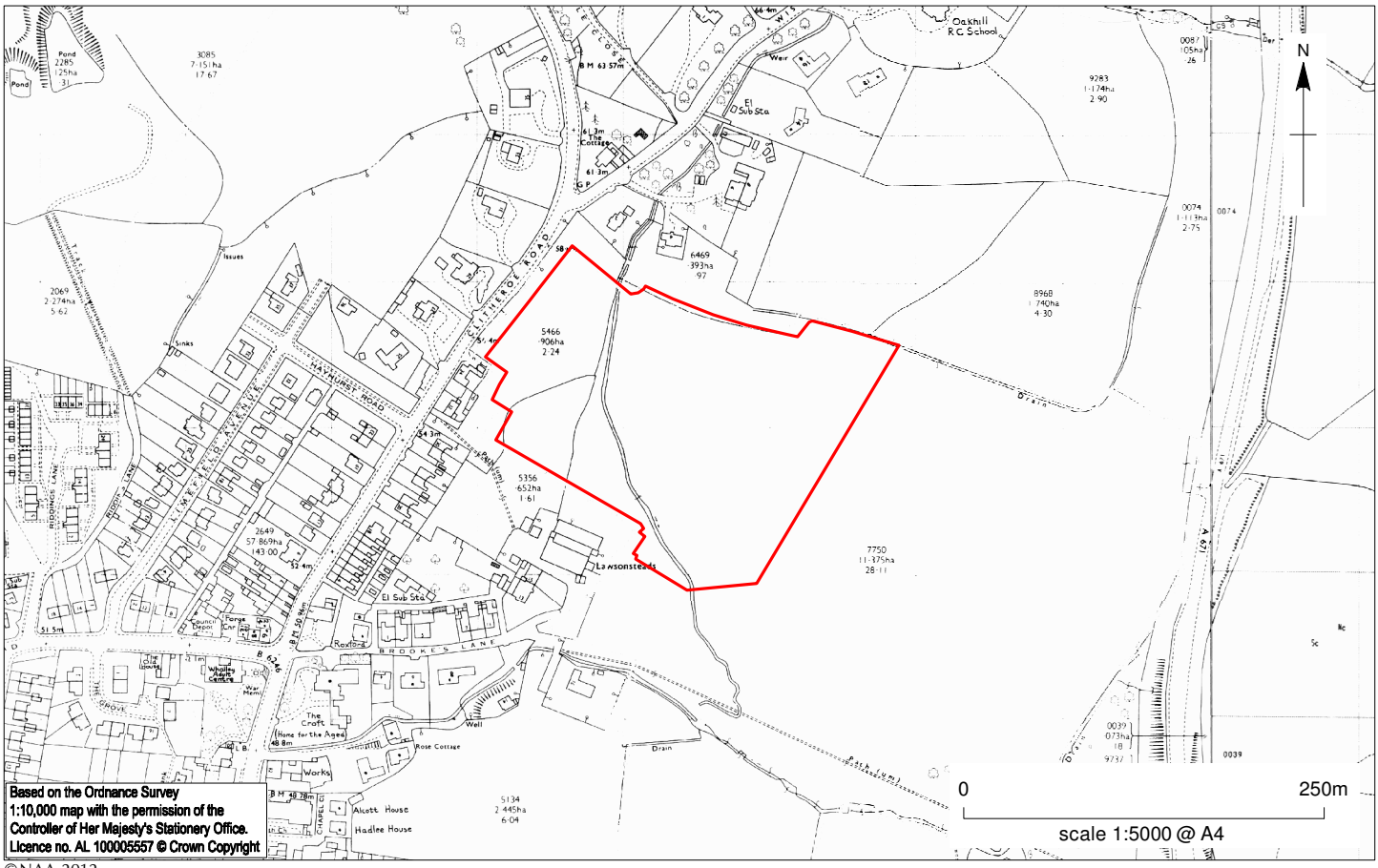
*Clitheroe Road, Whalley: Ordnance Survey map, 1974-7* *Figure 10*

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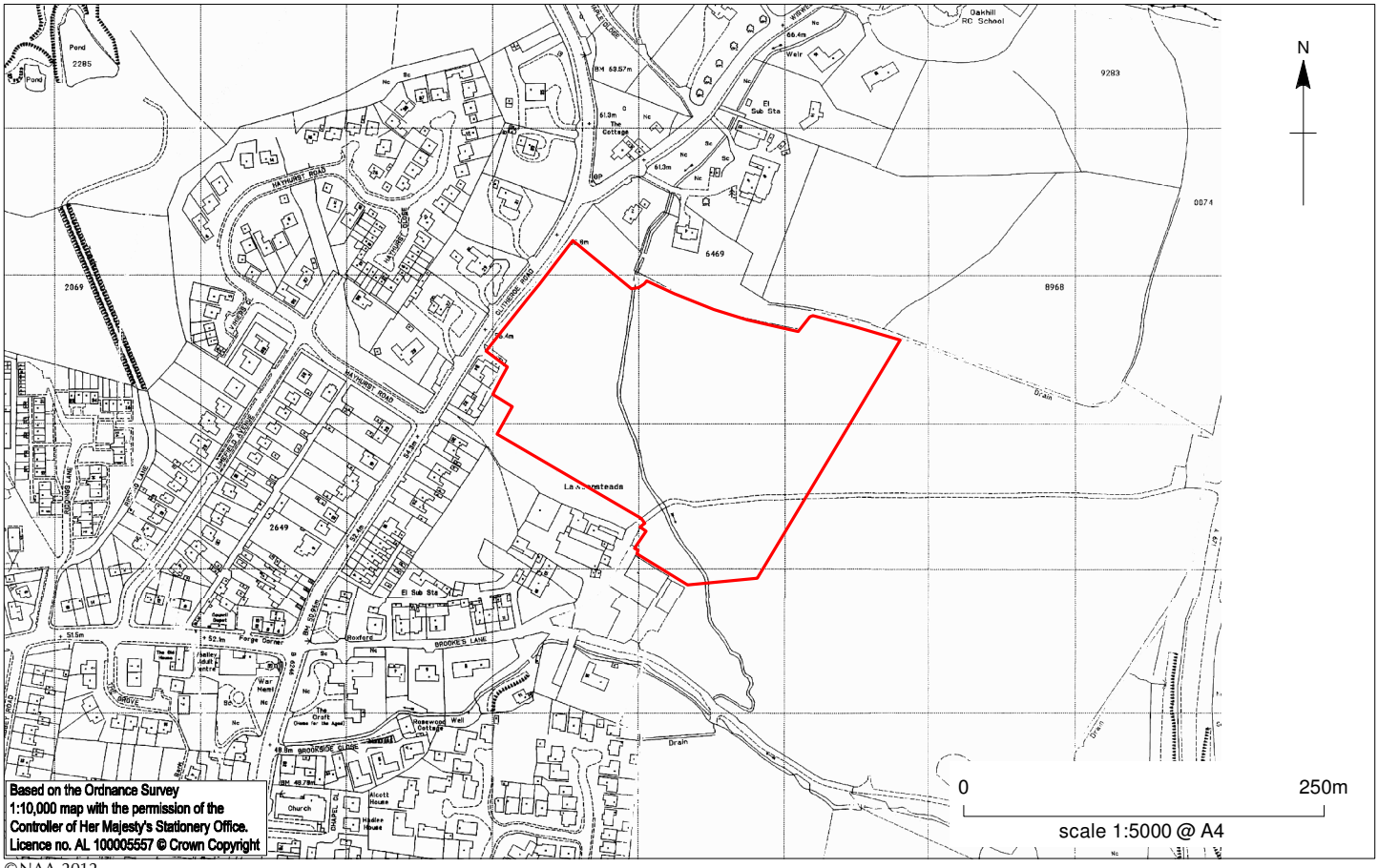
*Clitheroe Road, Whalley: Ordnance Survey map, 1989* *Figure 11*

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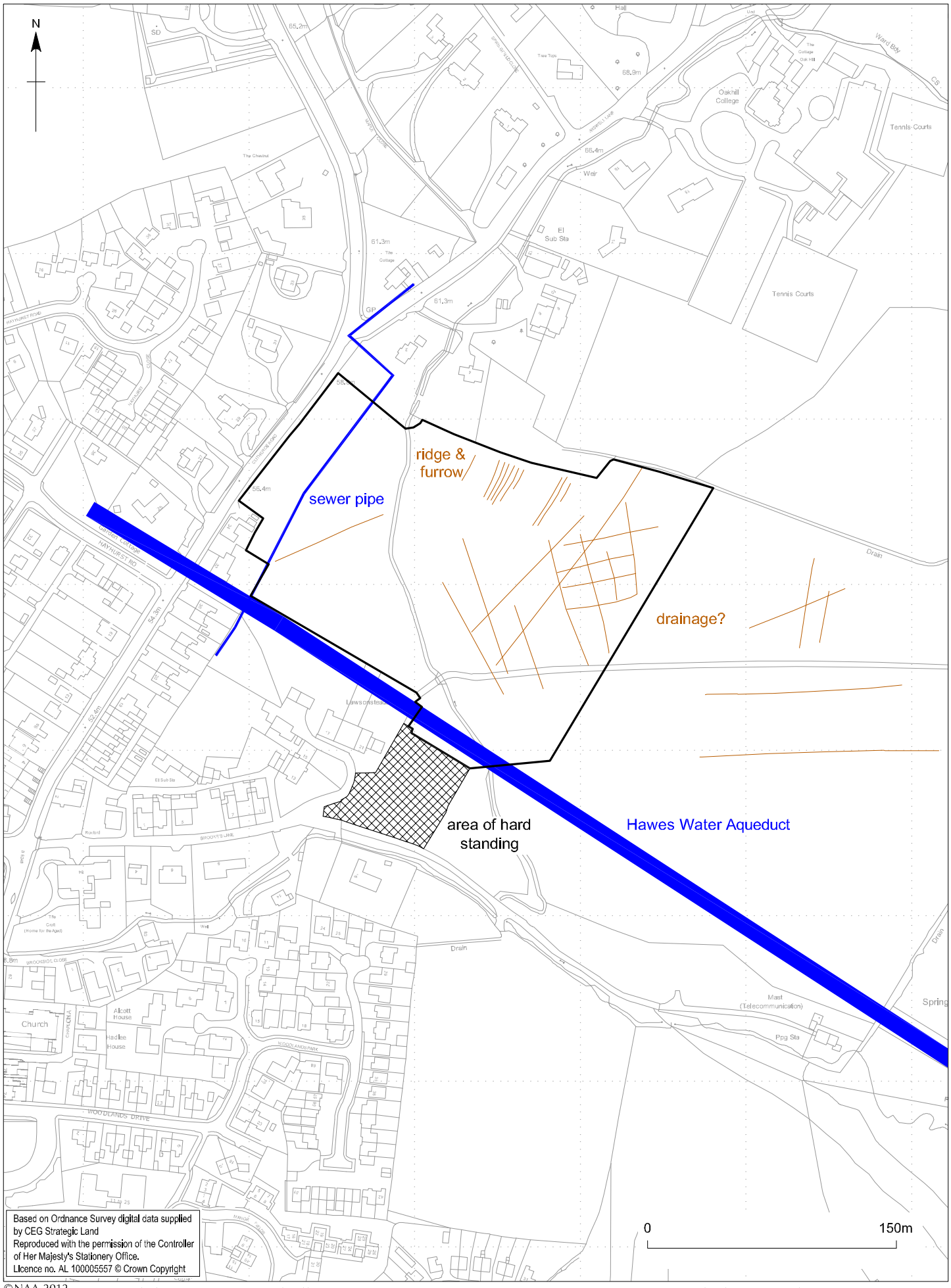
*Clitheroe Road, Whalley: Ordnance Survey map, 1994* *Figure 12*

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*Clitheroe Road, Whalley: services and features transcribed from aerial photographs* *Figure 13*

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*Clitheroe Road, Whalley: view across the site, looking east*

*Plate 1*

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*Clitheroe Road, Whalley: view of site from the high ground to the east. Looking west*

*Plate 2*

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*Clitheroe Road, Whalley: view of former farmyard, east of Lawsonsteads with the site beyond. Looking north*

*Plate 3*

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*Clitheroe Road, Whalley: view of site, looking north*

*Plate 4*

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Plate 5

*Clitheroe Road, Whalley: former boundaries HA 50 and the tree-lined HA 49. Looking north-west*

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Plate 6

*Clitheroe Road, Whalley: east end of Brooke's Lane with the Manor House (HA 40) on the left with the proposed site on the right. Looking north-east*