

(01772) 531734
(01772) 533423
Douglas.moir@lancashire.gov.uk

John Macholic
Building and Development Control Manager
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Your ref
Our Ref 3/A1 ASP/DM/LS
Date: 16 September 2010

For the attention of Sarah Westwood

Dear Mr Bailey

PROPOSED: Proposed residential development of up to 270 dwellings, landscape, open space, highways and associated works. Henthorn Road, Clitheroe (3/2010/0719)

The Archaeological Assessment which accompanies the current planning application has identified that the site lies within an area considered to have a high potential to contain archaeological deposits associated with settlement of the prehistoric period, and a medium potential for deposits of the Romano-British and medieval periods [as identified in *ASLF Aggregate Extraction in the Lower Ribble Valley (2007)*].

Previous work in the Ribble Valley is extremely limited, with the only recent archaeological excavation being that at Lower Brockholes Quarry in 2008/9 which encountered evidence for Late Neolithic/Bronze Age activity in the form of a number of cut features containing flints and pottery. Such remains although of regional significance, by virtue of their rarity, were limited in number and poorly preserved.

Given the high potential for archaeological deposits of a prehistoric date to be encountered (as well as a lesser potential for those of a Romano-British or medieval date) LCAS would recommend that further archaeological investigation of the site should be undertaken, which could take the form of geophysical survey, augur survey and the excavation of trial trenches. The need for any further detailed excavation would be determined by the nature of the results of the aforementioned work. It is LCAS opinion that although any archaeological deposits of a prehistoric or Romano-British date might be considered to be of regional importance, they are unlikely to merit preservation in situ but could rather be preserved by record.

Consequently LCAS would recommend that the site be subject to detailed archaeological investigation, and that work should be secured by means of the

following condition, which should be attached to any planning permission which may be granted;

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure and safeguard the recording of any archaeological deposits

This is in accordance with PPS5, Policy HE12.3 ((Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate).

Specifications and a list of professionally qualified archaeological organisations that could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service

Lancashire County Council
Highways & Environmental Management
Guild House
PO Box 9
Cross Street
Preston
PR1 8RD

tel. 01772 531734
fax 01772 533423

If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Doug Moir
Planning Officer (Archaeology)