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John Macholc
Building and Development Control Manager
Ribble Valley Borough Council
Council Offices
Church Walk
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Your ref
Our Ref 3/A1 SP/DM/LS
Date: 23 September 2010

F.A.O Graeme Thorpe

Dear Mr Macholc

PROPOSED: Construction of 3 affordable 2 storey houses. Land on Main Street, Grindleton (3/2010/0738P)

The 1st Edition OS 1:10560 map (Yorkshire Sheet 182, surveyed 1847) shows the proposal site to be the location for *Lee House* and its associated gardens. The name of this part of the village as '*Top of Town*' suggests that this area may also have once formed the boundary of the medieval settlement, recorded in Domesday in 1086 as *Gretlinton*, the property of Roger le Poitevin. The site of the former house, whose original date of construction or demolition is unknown, lies in an area where groundworks will be required for the creation of both car parking and site access. Such works therefore have the potential to encounter buried archaeological remains associated with the former house, and possible earlier settlement that might have once occupied the site.

LCAS would therefore recommend that the applicants be required to undertake a programme of archaeological work, and that such work 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
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If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Doug Moir
Planning Officer (Archaeology)