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Your ref: 3/2025/0196  
Our ref: 3\_2025\_0196-LCC  
Date: 23<sup>rd</sup> April 2025

**FAO K Hughes**

Dear Ms Hopkins,

**Application 3/2025/0196: Outline planning application for up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access). Land off Longsight Road Langho bounded by the railway, Northcote Park and Wildmans Farm.**

The above application is for a substantial residential development on the north side of Langho. The application is accompanied by a short Heritage Assessment (Prospect Archaeology, nd) which summarises the evidence from the Lancashire Historic Environment Record and a small number of other sources. It correctly notes that we have some concerns about the accuracy of the reported prehistoric findspots from the east side of the site and concludes that evidence for early occupation is ambiguous. We would agree with their conclusion that "... *rather than a real absence of archaeology, the paucity of evidence may be due to a lack of fieldwork in the area ...*" (p.6). We note that the discovery of the Bronze Age cremation cemetery on the housing site at Higher Standen Farm (c. 7.5km to the northeast) was the result of evaluation of a large housing site crossed by a Roman road, rather than investigation of a previously known site. Despite extensive further trenching however, no evidence of any settlement associated with the cemetery has been encountered.

In this case we do not even have the proximity to the Roman road as a support, and any request for field investigation would be on a purely precautionary basis. Whilst we would encourage the prospective developers to 'de-risk' their site by commissioning a field evaluation (and would be happy to discuss this with them or their consultants further), it would be difficult to justify a formal requirement for such work by the imposition of a planning condition.

Yours sincerely

*Peter Iles*

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