

Central Lancashire Local Plan

Heritage Impact Assessment



**Your Local
Plan for
Central
Lancashire**



Preston
City Council



**South
Ribble**
Borough Council



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1. Introduction

- 1.1. The purpose of this Heritage Impact Assessment (HIA) is to inform the site selection process of the Local Plan. Through the assessment of the historic environment, the potential impacts of an allocation on a site with designated or non-designated assets is identified and consideration is given as to what mitigation measures can be put in place.
- 1.2. Every site allocation has been screened to evaluate its potential impact on the historic environment. We have worked with Historic England throughout the process to identify which sites need a HIA and they have inputted on the methodology and outcomes.

2. Policy Context

National Planning Policy

- 2.1 National planning policy on conserving and enhancing the historic environment is found within chapter 16 of the National Planning Policy Framework (NPPF). Paragraph 196 states that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment that takes into account:
 - a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.2 In accordance with the NPPF, authorities are required to identify and assess the particular significance of any heritage asset that may be affected by a proposal in order to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 201). When considering the impact of a proposed development, the NPPF outlines that great weight should be given to the impact on heritage assets and, that greater weight should be given to assets of higher importance (paragraph 205). This HIA will ensure that heritage assets potentially impacted by proposed site allocations are accounted for and sufficiently protected.
- 2.3 Although a separate assessment of proposed sites, this HIA forms a part of the site assessment process to ensure that proposed allocations within the CLLP achieve sustainable development as per the policies outlined in the NPPF.

3. Methodology

- 3.1. The methodology for these HIAs follows the recommendations outlined by Historic England's guidance in *The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3 (2015)*. This document sets out advice to ensure that

the historic environment plays a positive role in allocating sites for development. It also sets out the steps to take to make sure that heritage is considered within site selection Methodologies.

- 3.2. Before conducting the steps outlined within Heritage England's guidance, a screening exercise was undertaken. Allocations with heritage assets on site, or within proximity to the site were given a rating of red, amber, or green (RAG rating). The RAG ratings were informed by comments from Historic England and Lancashire County Council. Any site that received an amber or red rating was determined to require an HIA by the Central Lancashire team.
- 3.3. As a second step in the screening process, the sites were filtered by whether they have or are pending planning permission. Sites that receive planning permission through the plan-making process are removed as allocations and therefore do not require an HIA.
- 3.4. The HIA forms a part of the wider site assessment work for the Central Lancashire Local Plan. It has been undertaken in conjunction with other screening assessments such as strategic flood risk, highways and access, transportation etc. As sites were discounted due to barriers found through these other assessments, they were removed from the list of sites which require an HIA. The reason for the removal of these sites is found in Appendix X.
- 3.5. Historic England's Guidance sets out the five steps that impacts on heritage assets should be assessed by. The steps are:
 - a) Identify which heritage assets are affected by the potential site allocation.
 - b) Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s).
 - c) Identify what impact the allocation of the site might have on that significance.
 - d) Consider maximising enhancements and avoiding harm.
 - e) Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.
- 3.6. Each step and how it is conducted within the HIAs for the Central Lancashire Local Plan is explained further below.

Step 1: Identifying the heritage asset

- 3.7. This step involves the identification of heritage assets within the proposed sites, and within proximity to the sites that could be impacted by the potential allocation of the site within the Central Lancashire Local Plan. This becomes a screening stage where sites are assessed, and it is determined which require an HIA.
- 3.8. Historic England and the Lancashire County Council Archaeology team have both provided comments for each of the potential site allocations for the Central Lancashire Local Plan and provided a Red, Amber, or Green (RAG) assessment which identifies potentially impacted heritage assets. Based on these comments and RAG

assessments, the Central Lancashire Authorities determined which sites would be taken forward for HIA through a screening process.

Step 2: Understanding what contribution the site (in its current form) makes to the significance of the heritage asset(s).

- 3.9. This step involves understanding the significance of the heritage assets on or around the site and understanding the relationship of the site to the heritage asset and recognising that further assessment may be necessary.
- 3.10. The NPPF identifies that heritage assets should be conserved in a manner appropriate to their significance. Significance of a heritage asset not only derives from the asset's physical presence, but also from its setting. The contribution of a potential site allocation in the Central Lancashire Local Plan will be graded and defined using the following categories:

Category	Definition
Negligible	The site provides little or no contribution to the significance of the heritage asset and its setting.
Slight	The site provides some, but limited, contribution to the significance of the heritage asset and its setting.
Moderate	The site provides important contribution to the significance of the heritage asset and its setting.
Considerable	The site provides a very important contribution to the significance of the heritage asset and its setting.
High	The site provides an essential contribution to the significance of the heritage asset and its setting.

Step 3: Identify what impact the allocation of the site might have on that significance

- 3.11. The degree of harm that the potential development of the site would have on the heritage asset will be graded and defined as follows:

Category	Definition
Substantial harm	The significance of the asset is completely altered or destroyed. Change to the setting affects the significance and changes the ability to understand and appreciate the resource and its historical context and setting.
Moderate harm	The significance of the asset is affected. Changes to the setting result in noticeable differences which affect significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.
Limited harm	The significance of the asset is slightly affected. Changes to the setting have a slight impact on significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.

No harm	The development does not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or the appreciation of it.
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Step 4: Consider maximising enhancements and avoiding harm.

- 3.12. Consider how, through the potential allocation of the site, the heritage asset and overall historic environment can be enhanced and/or ways to mitigate any harm to the significance of the heritage asset.
- 3.13. There is opportunity within the local plan to ensure that the protection of heritage assets through site-specific policies. This section of the methodology allows for consideration of what should be included in site-specific policies to ensure the protection of heritage assets.

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

- 3.14. Based on the assessment of potential site allocations through the above method, a conclusion will be made about whether the potential allocation would reflect national policy and any recommended methods for heritage enhancement and mitigation of harm.

4. Heritage Impact Assessment of Sites

- 4.1. The assessments for individual sites can be found in the appendix. Chorley sites are in Appendix 1, Preston in Appendix 2, and South Ribble in Appendix 3.
- 4.2. Each site is assessed using the below table which describes the site, the potential impact on any heritage assets if the site is allocated, how these impacts and potential harm can be mitigated, and conclusions about the site's allocation given the heritage impacts.

Table 1: Template for each Assessment

Heritage Asset	
Contribution that this site makes to the significance of the heritage asset	
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	
How might the harm be removed or reduced?	
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	
Conclusions	

5. Glossary

Designated heritage asset (as per NPPF): A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation

Heritage Asset (as per NPPF): building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment (as per NPPF): 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 or managed flora.

Heritage Impact Assessment (HIA): A document that outlines the historic and/or archaeological significance of a heritage asset within its wider setting. Can also be referred to as a Heritage Statement.

Conservation (for heritage policy) (as per NPPF): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: a designated area which exists to manage and protect the special architectural and historic interest of a place.

6. Appendices

Appendix 1: Chorley Heritage Impact Assessments

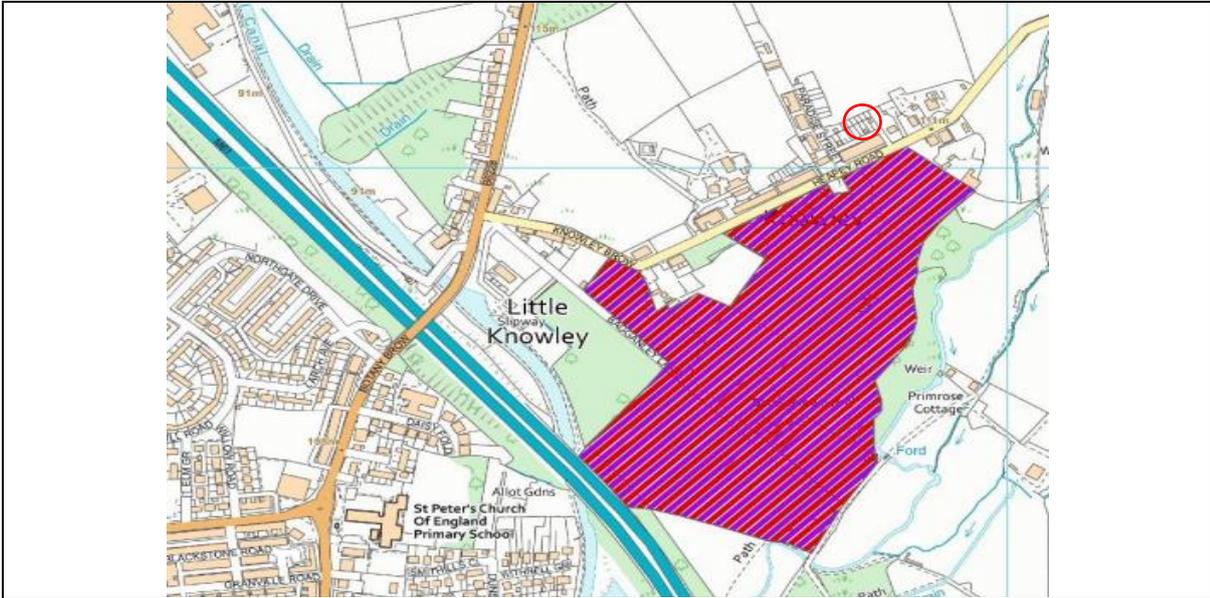
Site Reference: 19C100

Site Name: Land at Bagganley Lane, Chorley

RAG Assessment: **Amber**

Heritage Asset	<p><u>The Rough, Heapey Road</u></p> <p>A Grade II listed building located opposite to the proposed site allocation.</p> <p>First listed in 1984, The Rough was constructed in the early 19th century. It displays examples of late Georgian architecture, and it now used as a day nursery. The significance of the asset lies in its external architecture and internal features. List entry number: 1362043</p> <p>The site is adjacent to the Leeds Liverpool Canal which is of historic significance.</p>
Contribution that this site makes to the significance of the heritage asset	<p>The site is located across Heapey Road from the heritage asset (Map 1). In its current state, the site provides a negligible contribution to The Rough, only slightly maintaining the openness of its setting.</p> <p>The site is shown on the 1842 to 1952 OS map (map 2) as separated from the heritage asset by a road. The openness of the heritage asset is impacted by the construction of surrounding houses and other buildings in the early 20th century as seen in map 3.</p> <p>The Site has been examined by Lancashire County Council for archaeological interest and it was determined that due to its size and location it has an unknown archaeological potential.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The separation that Heapey Road provides between the site and the asset means there would be no potential harm to the building or its property directly. Changes to the site would therefore have a negligible impact on the heritage asset resulting in limited harm.</p> <p>The impact on archaeological deposits is currently unknown.</p>
How might the harm be removed or reduced?	<p>Any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with	<p>The impact of the development of the site on heritage assets is negligible.</p>

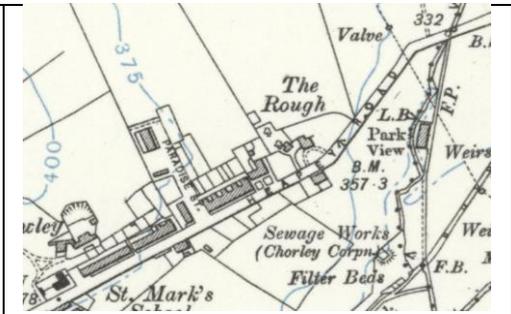
mitigation measures in place	
Conclusions	The site provides little or no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it. Therefore, the impacts of the potential development of the site on the heritage significance of The Rough are seen as negligible.



Map 1: Proposed site allocation and the Rough (circled)



Map 2: OS Six-inch England and Wales, 1842-1952 (published 1849)



Map 3: OS Six-inch England and Wales, 1842-1952 (published 1912)



View of the Rough from the north-east corner of proposed site along Heapey Road



View of proposed site from the Rough looking south-west along Heapey Road

Site Reference: 19C227x

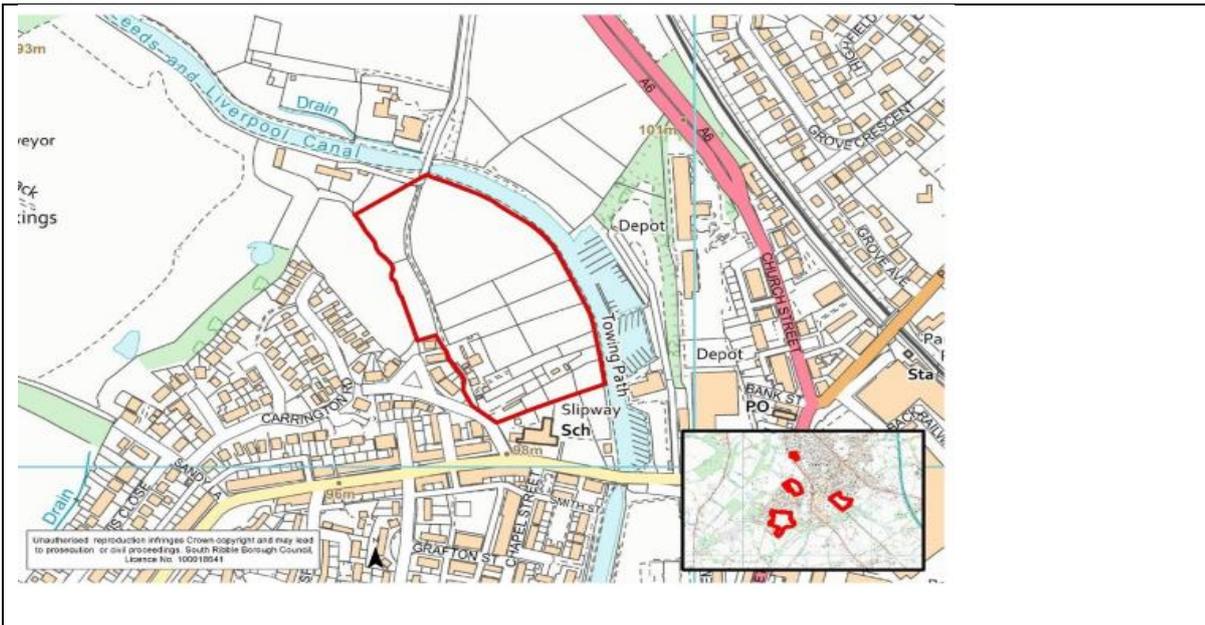
Site Name: North of Bonds Lane, Adlington

RAG Assessment: **Amber**

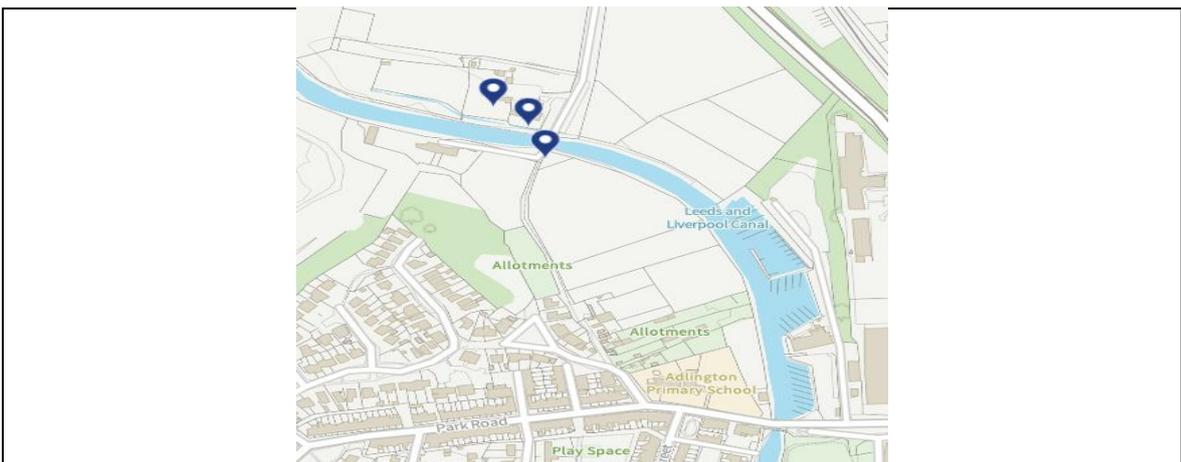
Heritage Asset	<p>2 Grade II Listed Buildings on opposite side of canal and adjacent to Grade II Listed bridge.</p> <p>There is no archaeological interest within the development site.</p> <p><u>8/10 Allanson Hall - GV II</u> Farmhouse, dated 1618, later extended and altered, now 3 dwellings. Stone plinth, brick (rendered in parts), roofs of stone slates and corrugated sheet. Two chimney stacks, one external to rear wall, other at gable of rear extension. Roughly T-shaped plan, extensions having been added to front and rear of original 3-bay house, the latter of these separately roofed with corrugated sheet. Two storeys; original front (facing south) formed of coupled 2-storey projections topped by moulded stone copings with kneelers which have stone ball finials; that on left has been rendered and altered, the other is a porch with stone lintel lettered in relief A X R V G. A 1618 and contains stone benches and moulded inner doorcase. Projecting extension to right, which has stone quoins, is now flat-roofed and altered. Stone band at 1st floor of whole front; all windows altered. Rear wall has large, attached chimney stack, and outshut housing staircase in re-entrant to large rear extension. Right return wall, incorporating gable of original house and sides of both extensions, has various altered windows and doors, bands (on 2 levels in the gable), and is rendered (and scored at ground floor). Interior: good staircase of C17 type, and at 1st floor of rear wing an unusually complete example of early C18 panelling with fluted Doric pilasters. Listing NGR: SD5970813372</p> <p><u>8/11 Barn c.50 metres east of - Allanson Hall GV II</u> Barn, dated 1686. Handmade brick, stone quoins and dressings; roofs now corrugated sheet. T-plan: south range (front) has an interrupted brick band of 4 courses (the middle courses rubbed or moulded to make a rounded profile) with parts of stone slate covering on the top course; ventilation slits in upper half of wall. In the centre, 2 doorways with stone jambs and Tudor-arched moulded lintels, that on the right lettered in relief: G G D 16 86 and at the left hand end 2 similar doorways, one with stepped moulding on the lintel. Right gable wall has a wide doorway with moulded stone jambs and wood lintel, and rear of this bay has a window on each floor, the lower with a brick hoodmould. Listing NGR: SD5973513349</p> <p><u>8/9 Rigshaw Bridge No. 70 - - II</u> Canal bridge on Leeds - Liverpool Canal, c.1800. Stone. Elliptical arch with voussoirs and keystone, band, parapets with rounded tops; pilasters at each end. Listing NGR: SD5974913312</p>
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	The site is adjacent to the Leeds Liverpool Canal which is of historic significance.
Contribution that this site makes to the significance of the heritage asset	The hall c1618 and barn c1686 depict the rural setting that they occupy. Rigshaw Bridge is dated 1800. The site is currently laid to allotments and fields. The development site is on the other side of the canal to the heritage assets and makes a contribution to the buildings and canal.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	The site is selected with a proposed allocation for housing. The site development will have an impact as the rurality of the farm, barn and canal will be lost.
How might the harm be removed or reduced?	Leave a buffer against the housing and canal as AGS and landscape into setting. Reflect the height of the new development to not encroach near the heritage assets.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Harm on the rurality of the heritage asset can be mitigated if designed sympathetically.
Conclusions	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p> <p>Development of the site will have an impact as the rurality of the farm, barn and canal will be lost but the impact on the heritage assets can be mitigated against through good layout design of the development.</p>

Maps and Site Photos:



Map 1: Proposed site allocation edged red (heritage assets to the north of the development site)



Map 2: Map identifying the locations of the Grade II listed Allanson Hall, Barn 50m east from Allanson Hall and also Rigshaw Bridge Number 70 over the canal.



Site Photo: current site.



Site Photo: Archive image c2003.

Site Reference: 19C233x

Site Name: Land south of South Road, Bretherton

<p>Heritage Asset</p>	<p>Adjacent to Conservation Area and Grade II asset</p> <p>A Farmstead is shown on the 1st Edition Ordnance Survey 1:10560, Lancashire Sheet 76, surveyed 1845-6, buildings are also depicted on this side of South Road on Yates' 1786 map of Lancashire, which were demolished sometime between 1892-1913. Recorded as Modern Settlement on in the Lancashire Historic Landscape Characterisation (HLC).</p> <p><u>BREHERTON SOUTH ROAD SD 42 SE 3/25 Iron Barn Farmhouse - - II</u> Farmhouse, now house. Early C17 altered in C18, recently renovated. Colour-washed handmade brick on plinth of red sandstone, roof of stone slate (front) and slate (rear). Three-bay baffle-entry plan with projecting porch, later additions to front and rear of 1st bay. Two storeys; high chamfered plinth; single-storey gabled porch, in line with ridge chimney at junction of 2nd and 3rd bays, with round-headed outer opening, stone side benches, and studded board door with ornamental strap hinges, in pegged oak doorcase with Tudor-arched lintel; segmental-headed 3-light sliding sash window on each side at ground floor, and 3 small 2-light sliding sashes at 1st floor, that in the centre segmental-headed, and all these windows with small panes; gabled single-storey addition to front of 1st bay was formerly a dairy. Rear: all windows altered and enlarged (probably in C19), that in centre now French window breaking plinth. Interior: 1/4-round moulded lateral beams in 2nd and 3rd bays, one with a concave brace dying into the rear wall and another with a blocked mortice in the same position; brick chimney stack with back-to-back fireplaces which have Tudor-arched stone lintels on stone corbels, and on one side a round-arched recess which may have been for a bread oven; at 1st floor blocked mortices in the soffit of a beam close to the chimney stack suggesting a former smoke bay; roof has kingpost truss with wattle holes in soffit. Listing NGR: SD4794720434</p> <p>The site is also adjacent to the Bretherton Conservation Area</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The significance of the heritage asset primarily arises from its historic and architectural interest. The site makes little contribution to the significance of the heritage asset as its setting has already been compromised by development.</p> <p>The site has little contribution to the adjacent Conservation Area.</p> <p>On the basis of the information currently held in the HER the proposed allocation site contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development.</p>
<p>Impact that the loss of this site and its</p>	<p>The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an</p>

<p>subsequent development might have upon the significance of the asset</p>	<p>Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p> <p>The development is already surrounded with modern houses on Bamford Fold and sheltered accommodation bungalows on The Apiary therefore there is little impact on the significance of the asset. There will also be little impact on the significance of the Conservation Area.</p>
<p>How might the harm be removed or reduced?</p>	<p>The EIA for the above planning application indicates that an archaeological investigation is required.</p> <p>The limited harm can be reduced by designing the development using local materials and textures to be in keeping with traditional houses adjacent within the Conservation Area. A buffer should also be retained between the heritage asset and development site with landscaped edges.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>With mitigation measures in place, including buffer planting, ensuring development suitably located away from the Listed Building, it is anticipated that harm to Iron Barn Farmhouse and Conservation Area would be limited.</p>
<p>Conclusions</p>	<p>The site provides a small contribution to the significance of the heritage asset and its setting and the Conservation Area but any impacts can be mitigated. Changes to the setting will not affect the significance of the asset or the appreciation of it providing mitigation measures are put in place.</p> <p>The site requires further archaeological investigation to fully determine any constraints.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation

Plan 2: Historic Map (1894 left and 1911 right) –



Plan 3: Map showing the location of the heritage asset.



Source: Google Streetview.
Greenfield development site.



Source: Google Streetview. Iron Barn
Farmhouse

Site Reference: 19C238x
 Site Name: Eaves Green, off Lower Burgh Way, Chorley
 RAG Assessment: **Amber**

Heritage Asset	<p>The site is set in a meadow bounded by ancient woodland. The land is very undulating and quite steep in places on the valley side.</p> <p>There are no listed buildings adjacent or within the heritage asset.</p> <p>The site is recorded on the Lancashire Historic Environment Record PRN3507 as containing cropmarks, of an unknown origin.</p>
Contribution that this site makes to	<p>The nature and significance of the cropmarks is currently unknown, but they are not considered likely to be a constraint on development.</p>

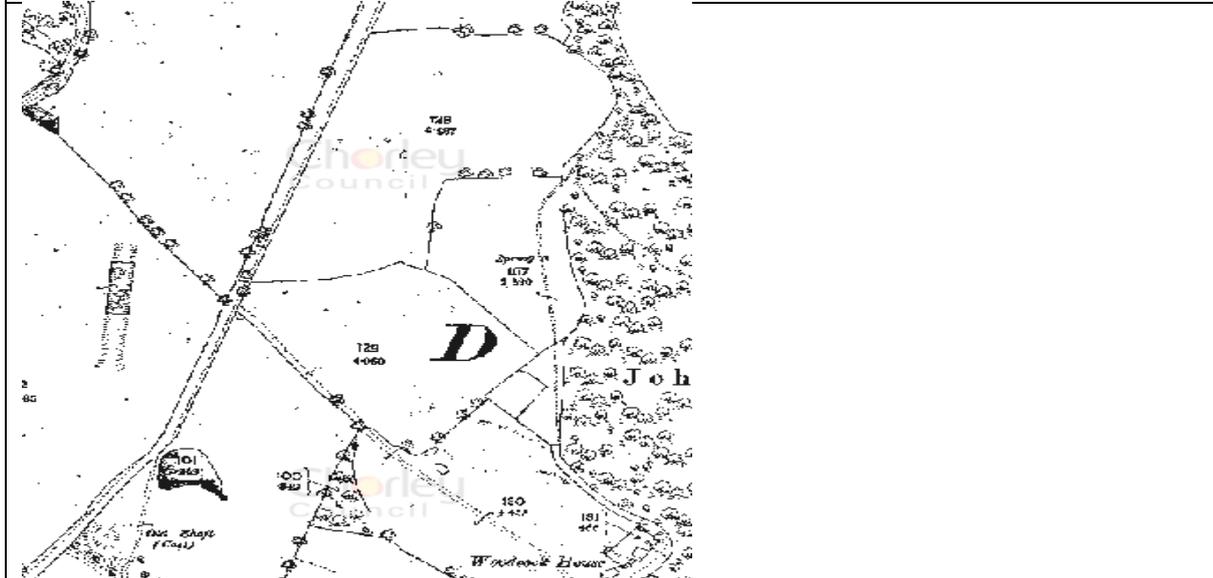
the significance of the heritage asset	
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>Proposed site for housing – potential for 57 units. Site is currently greenfield and a mix of trees and grassland with ancient woodland to the east. It has desire lines through the site used for walking and a link to Yarrow Valley Country Park from the adjacent recent housing development.</p> <p>Loss is unknown until further archaeological investigations are undertaken. Separate ecological assessments will be required to be undertaken and mitigated against.</p>
How might the harm be removed or reduced?	The site can be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	The heritage loss of this site is currently unknown owing to any asset if present being hidden beneath ground. With mitigation measures in place, it is considered that this site can be developed.
Conclusions	<p>Recommended to undertake an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development will likely require a level of archaeological mitigation.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation

Plan 2: Historic Map (1840s) –



Source: Lindsey Blackstock



Source: Lindsey Blackstock

Site Reference: 19C239x

Site Name: Cowling Farm, Chorley

RAG Assessment: **Amber**

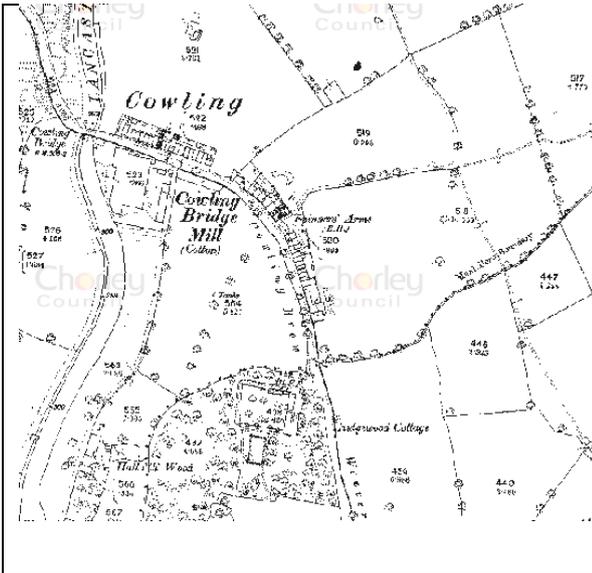
Heritage Asset	<p>Buildings can be seen on the 1st Edition 1:10560 Ordnance Survey Lancashire Sheet 77 (surveyed 1844-7) in the area of the Spinners' Arms car park.</p> <p>Adjacent to a Grade II Listed Building.</p> <p><u>Cowling Farm, Cowling Road</u> Listed Feb 1984. Farmhouse, C18, now house. Water shot coursed rubble with quoins, slate roof with gable chimneys in brick. Double pile 2-bay plan. Two storeys; front door offset to left with jamb stones and straight lintel, boarded door; on each side at ground floor a stone-framed 2-light sliding sash window with glazing bars; at 1st floor two 3-light casements with straight stone sills and heads. Right return wall has one very small window at ground floor, another at attic level; left return wall has a ground floor casement and a 2-light attic window (one light blocked). Listing NGR: SD5986916650</p>
Contribution that this site makes to the significance of the heritage asset	<p>The farmhouse is located on a semi-rural road surrounded by stone cottages and fields front and back which have not changed in over 100 years. See maps dating C1894 and 1937. The openness of the land makes a positive contribution to the farmhouse. Immediately adjacent to the farm to the north, there is a row of housing. The farmhouse has also been converted into a house.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The site can largely not be seen from the front of the heritage asset owing to the size of the developable area and the undulating topography. The heritage asset will have views of the development site from the back and the development site will look onto the heritage asset.</p> <p>The farmhouse lies outside the application site but immediately adjacent, with development proposed to its north and east. The rural setting of the house is an important aspect of its significance, and the proposed development will result in loss of historical landscape context and setting.</p> <p>The land that is part of the farmhouse maintains its openness through the retention of the land to the south and to the east of the property. The development of this site, would therefore have significant harm as the significance of the asset is maintained through its openness.</p>
How might the harm be removed or reduced?	<p>The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development will likely require a level of archaeological mitigation.</p>

	The effect could be mitigated by tree/hedgerow planting. Hedgerow/tree planting would ideally take place before the construction phase to provide a buffer but will take time to mature and create a barrier to noise and pollution. The open space that exists as a garden around the asset is not part of the development site and will be retained.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	With mitigation measures in place, it is anticipated that harm to the farmhouse would be limited.
Conclusions	The site provides some historical landscape context and setting to the designated heritage asset. With mitigation in place, developing the site is considered achievable and is likely to result in limited harm.

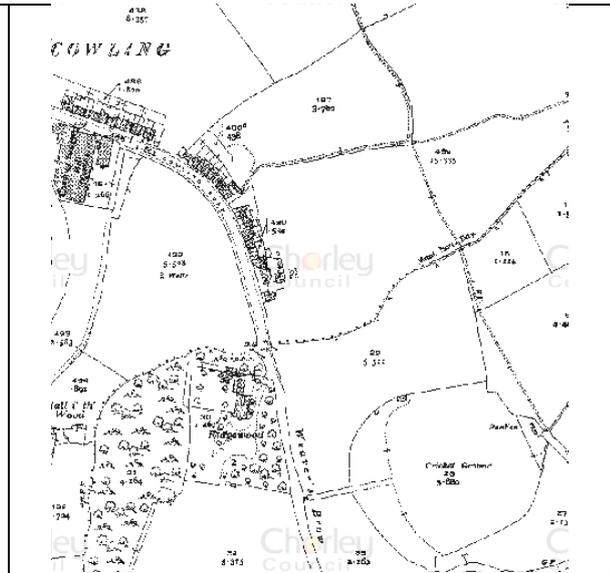
Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified with blue star)



Map 2: 1894



Map 3: 1937



Site Photo: Cowling Farm



Site Photo: Cowling Farm

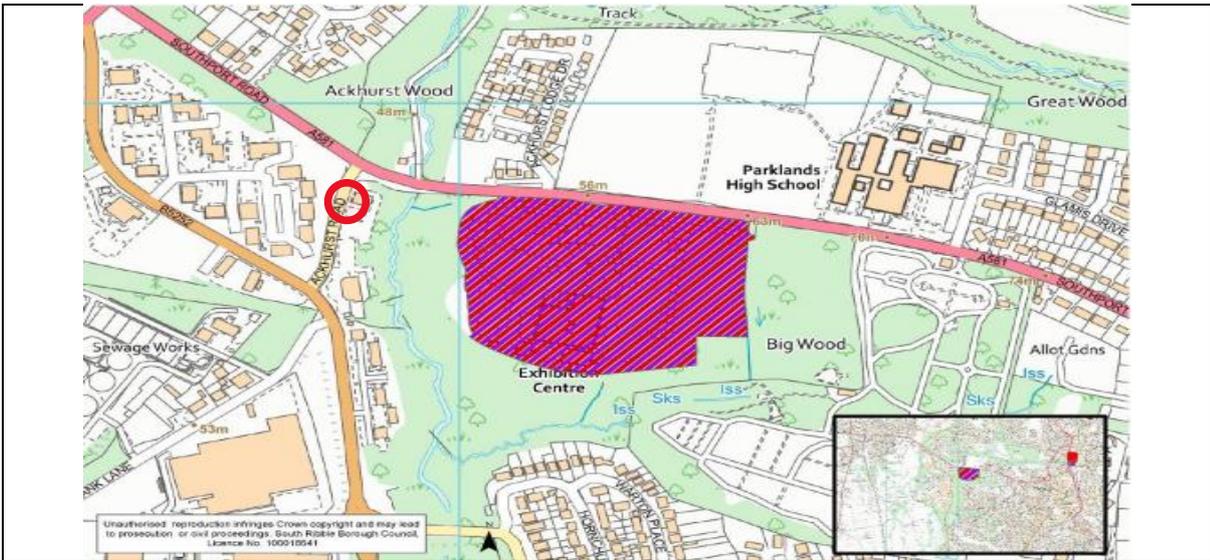
Site Reference: 19C242x

Site Name: Woodlands, Southport Road, Chorley

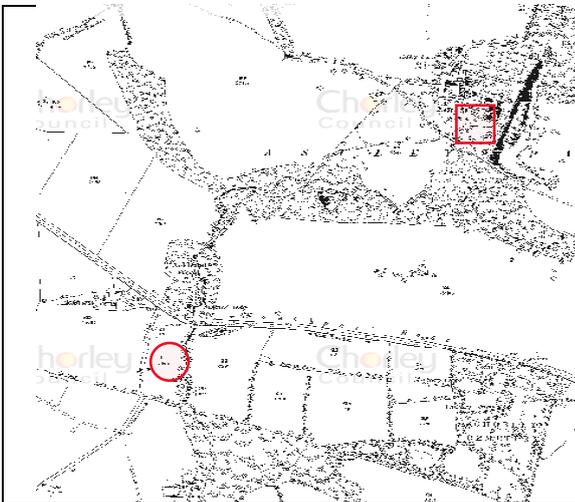
RAG Assessment: **Amber**

Heritage Asset	<p>Close proximity to 4 Grade II Listed Buildings.</p> <p><u>Astley Hall - Manor house</u> C16 and C17 with early C19 addition; repaired and restored from 1949. Part timber-framed on stone plinth, part brick with stone dressings. Listing NGR: SD5745918304.</p> <p><u>Stable block to Astley Hall</u> Probably later C18. Brick with stone plinth and stone dressings, hipped stone slate roof. L shaped plan. Façade nine bays and 2 storeys. Listing NGR: SD5738018342</p> <p><u>Drinking Fountain circa 50m south of Stable Block to Astley Hall</u> Probably late C19. Cast iron. Decorated pedestal carrying shallow dish with smaller bowl on stem rising from its centre is protected by a domes canopy of intricate open work supported by 4 fluted columns, rising from these columns on each side is a multi-foil semicircular arch, above which is a round cartouche enclosing a leaf with a heron at the centre, stylised leopards' heads on 2 corners of the coping. Listing NGR: SD5735718302</p> <p><u>Lodge to Astley Hall (Ackhurst Lodge)</u> (q.v.) 1842. Box frame construction on plinth of large stone blocks, with infill wattle-and-daub; but part at least of rear range is rendered brick with applied timber; stone slate roof with brick chimney at left gable and behind rear ridge. Roughly square plan, 3 bays, with separately roofed parallel rear range. Two storeys. Black timber and white panels, with bands of closely spaced rails and short posts at 1st floor and eaves levels; otherwise, angle bracing, arch bracing and decorative panelling. In the centre, a 2-storey gabled porch with Tudor- arched lintel to the entrance; ground floor has 2 large wooden cross windows with diamond-lattice glazing, a smaller 2-light window at right end of 1st floor, and various other windows all in similar style. Large external chimney stack at left gable, with 2 flues disguised as 4 separated by zigzag brickwork similar to chimney on west side of Astley Hall, crenelated at the top. Listing NGR: SD5694717929</p> <p>The site is also next to Chorley Cemetery which includes chapel buildings dating back to the 1800s but these are not listed.</p>
Contribution that this site makes to the significance of the heritage asset	<p>The site is located across Southport Road from the heritage asset Ackhurst Lodge (Map 2). The site provides no contribution to Ackhurst Lodge owing to the lodge being in a valley set much lower than the development site and existing landscaping of mature trees to the west and hawthorn hedgerow to the roadside boundary of the development</p>

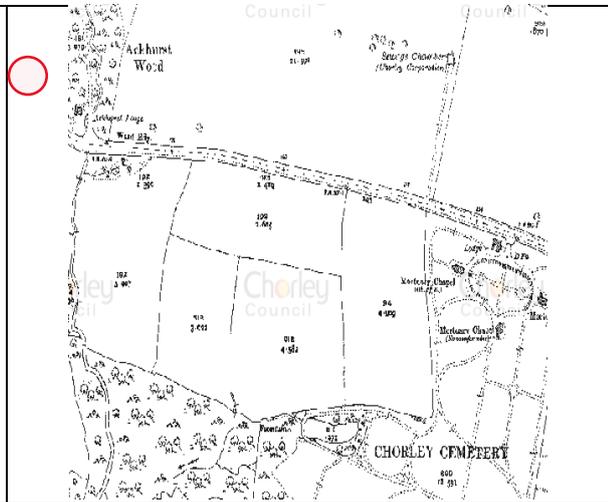
	<p>site. Astley Hall is behind a High School development and therefore is not impacted by this development site.</p> <p>The openness of the heritage asset Ackhurst Lodge has recently been impacted by the construction of adjacent houses in 2020 – Ackhurst Lodge Drive.</p> <p>The Site has been examined by Lancashire County Council for archaeological interest and it was determined that it contains no archaeological potential.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>It is not considered that the development will have any significant impact on the asset. The open setting of Ackhurst Lodge will not alter owing to it being across the road and within Astley Park, there would be no potential harm to the building directly.</p> <p>Changes to the site would therefore have no impact on the heritage asset.</p> <p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>
How might the harm be removed or reduced?	N/A
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	N/A
Conclusions	<p>The site provides no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it.</p> <p>Therefore, the impacts of the potential development of the site on the heritage significance of Ackhurst Lodge or Astley Hall are seen as negligible.</p> <p>The site does not require any further archaeological investigation</p>



Map 1: Proposed site allocation and the heritage site (circled)



Map 2: OS Six-inch England and Wales, 1842-1952 (published 1894)



Map 3: OS Six-inch England and Wales, 1842-1952 (published 1928)



Ackhurst Lodge, 2019 prior to flooding damage

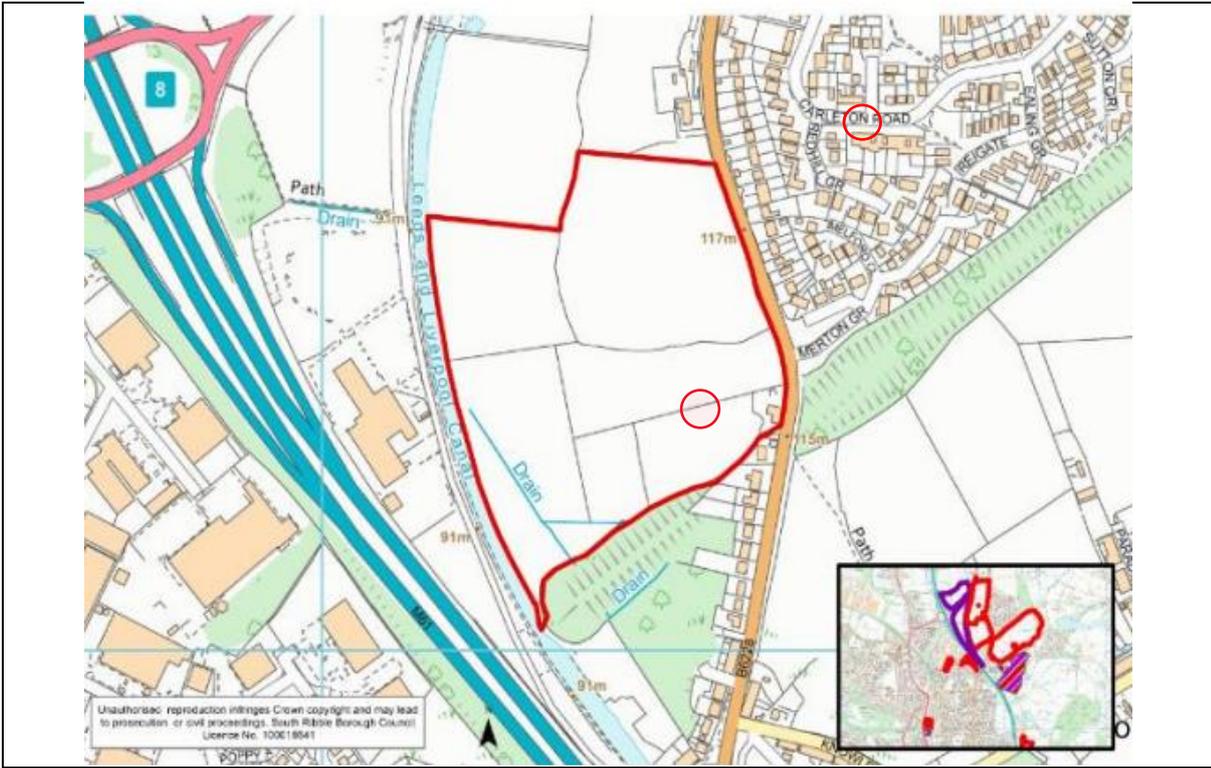
Site Reference: 19C243x

Site Name: Great Knowley, Chorley

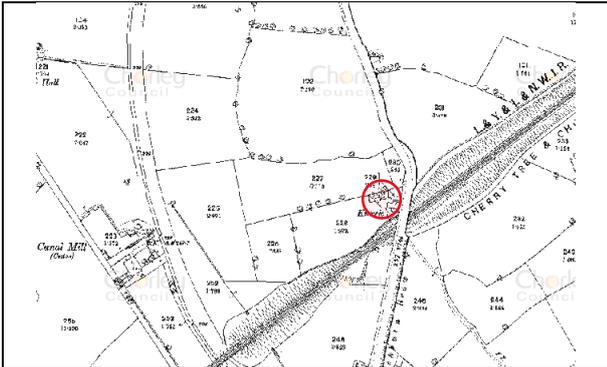
RAG Assessment: **Amber**

Heritage Asset	<p>Designated heritage asset:</p> <p><u>Canal Mill (Botany Bay) Grade II (See map 2)</u> A cotton spinning mill of 1855 with alterations, by millwrights Knight and Wood for Richard Smethurst and Co in red brick with buff sandstone details.</p> <p>Non-designated heritage assets:</p> <p><u>Knowle Farm</u> Is recorded on the Lancashire Historic Environment Record PRN8013 – it can be seen on the 1st Edition Ordnance Survey 1:10560, Lancashire Sheet 77 (surveyed 1844-7) - building recording is not given. See map 2. As a relatively early example of a large cotton spinning mill in Lancashire; it displays an unusual degree of external embellishment for its date, with brick pilasters with stepped channels, and stone plinth, sill band, sills, lintels and decorative dressings; the original form survives relatively well externally and internally and its interior retains good decorative features and evidence for the power transmission system including a rare in-situ line-shaft bearing.</p> <p>The site has a disused railway line to the southeast. This was once the Chorley to Blackburn Cherry Tree line, and is recorded on the Lancashire Historic Environment Record, PRN2919.</p> <p>The site is adjacent to the Leeds Liverpool Canal, is also recorded on the Lancashire Historic Environment Record, PRN10369, and which is of historic significance.</p>
Contribution that this site makes to the significance of the heritage asset	<p>This site makes a limited contribution to the setting of the designated and non-designated heritage asset. The non-designated asset is within the site and the site is on a hill overlooking the designated heritage asset.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>On the basis of the information currently held in the HER the proposed allocation site is considered to have a potential to contain previously unknown archaeological deposits by virtue of its size (c.10ha.). The site can be put forward for allocation, but it is advised that any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.</p> <p>Conversion or demolition of Great Knowle Farm could be mitigated through a programme of archaeological building recording. There will be no direct impacts on the disused railway line or Canal.</p>

	<p>Development of the site would have a significant impact on the setting of the heritage asset and the non-designated heritage asset.</p> <p>Loss of agricultural land which may have formerly been part of the farm holding would have a slight impact on the significance of the non-designated asset.</p> <p>Loss of rural canal side setting with open views to Canal Mill will have a slight impact on the significance of the designated asset.</p>
How might the harm be removed or reduced?	<p>Protect and retain TPO trees on the site boundary and hedgerows.</p> <p>Provide buffer planting to the site edges, railway line and canal. Retain a buffer to the canal side for biodiversity and amenity and set the new development back from the assets.</p> <p>It is advised that any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation. Carry out any required archaeological mitigation that is recommended.</p> <p>Harm may be removed or reduced by ensuring that the development is sympathetically designed for a semi-rural location and the site boundaries are well landscaped.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>If the mitigation measures above are implemented, then the impact of the development of the site is negligible.</p>
Conclusions	<p>The site provides a significant contribution to the designated heritage assets and their setting. Changes to the setting will affect the significance of the asset or the appreciation of it. The impacts of the potential development of the site on the heritage significance of are seen as considerable with potential harm, but the mitigation measures proposed will result in a negligible impact.</p>



Map 1: Proposed site allocation and Knowle Farm (circled)



Map 2: OS Six-inch England and Wales, 1842-1952 (published 1894)



Map 3: present day



Knowle Farm, Knowley Brow, Chorley



Canal Mill

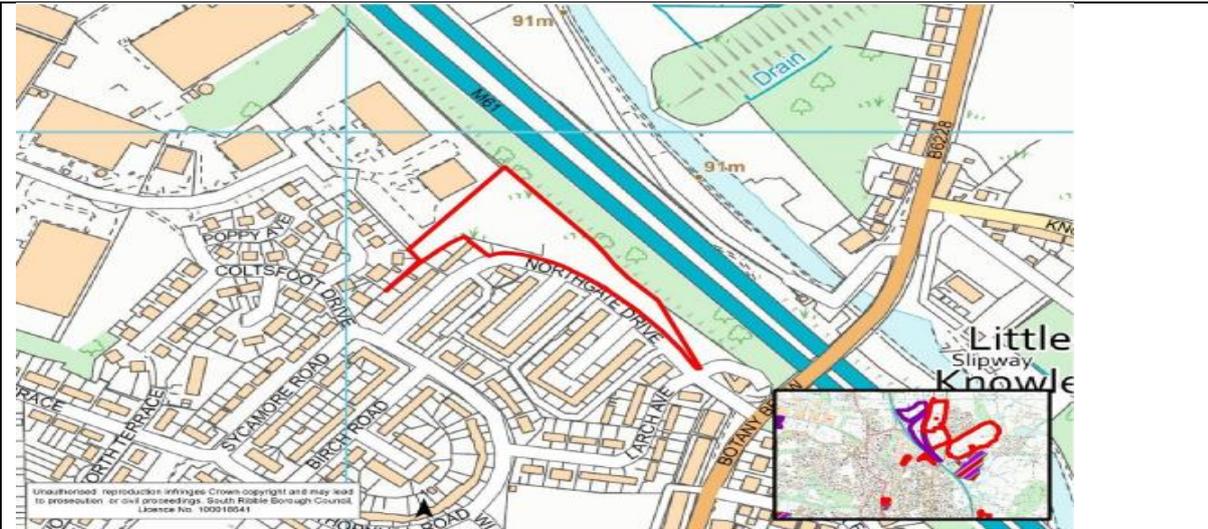
Site Reference: 19C248x

Site Name: Land adjacent to Northgate Drive, Chorley

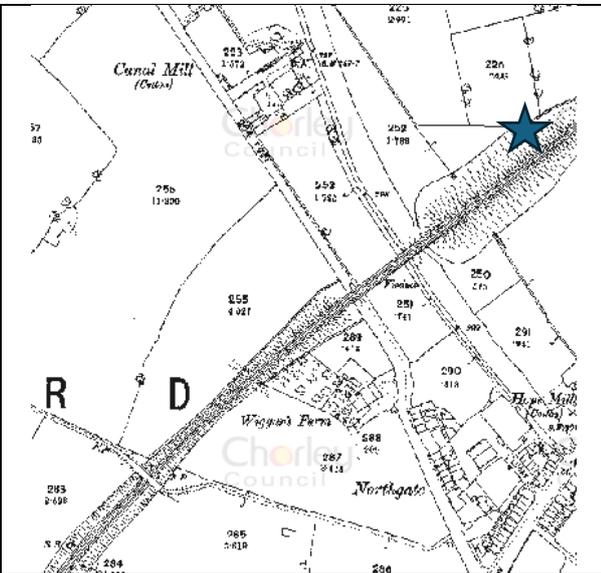
RAG Assessment: **Amber**

Heritage Asset	Crossed by the line of the former Cherry Tree Railway, recorded on the Lancashire Historic Environment Record, PRN2919 & the former site of Wiggan's Farm, PRN8077, on 1st Edition Ordnance Survey 1:10560 Lancashire Sheet 77 (surveyed 1844-7), destroyed by M61.
Contribution that this site makes to the significance of the heritage asset	The site is within a greenfield setting planted with self-seeded trees to create woodland. It is allocated for 20 houses. Significant development has taken place around the development site since from 1940s through to the 1990s including building of social housing stock, M61 motorway and adjacent industrial units.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	On the basis of the information currently held in the HER the proposed allocation site contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development. The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.
How might the harm be removed or reduced?	Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered. The development would not impact on the significance of any surrounding heritage features.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets. Subject to an appropriate design approach, no harm would arise to the significance of identified heritage assets.
Conclusions	With mitigation measures in place, developing the site would result in limited/ no harm to archaeological assets. Subject to an appropriate design approach, no harm would arise to the significance of identified heritage assets.

Maps and Site Photos:



Map 1: Proposed site allocation



Map 2: 1894



Map 3: 1937



Site Photo: 2022

Site Reference: 19C251x

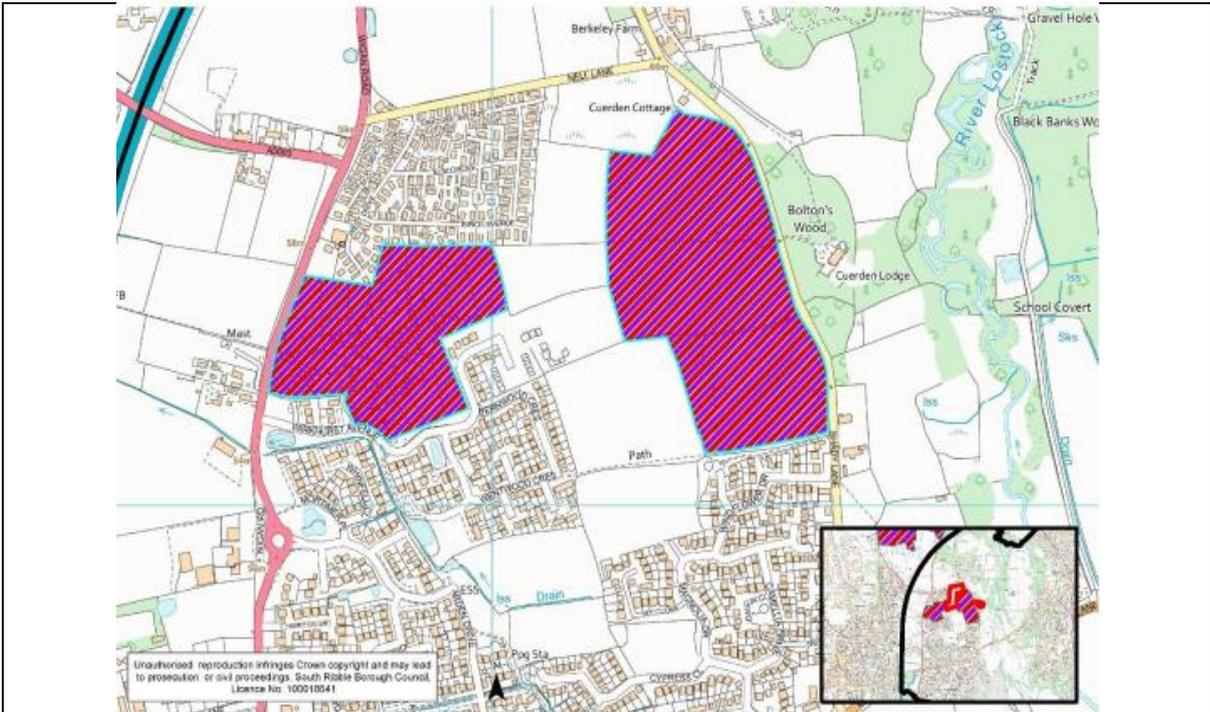
Site Name: Land to the east of Wigan Road (remaining allocation), Clayton-le-Woods

RAG Assessment: **Amber**

Heritage Asset	<p>Lancashire County Councils comments - Farmsteads are recorded on the 1st Edition Ordnance Survey OS 1:10560, Lancashire Sheet 69, surveyed 1844-6, Lancashire Historic Environment Record PRNs 19275 & 12976 in the western parcel of the proposed allocation.</p> <p>Southworth Farm sits outside of the development site off Wigan Road.</p> <p>The heritage asset of the site is the landscape heritage of field boundaries, hedgerows, ponds, flushes, copse and large veteran trees which indicate the past use of the land in a rural setting.</p>
Contribution that this site makes to the significance of the heritage asset	<p>The surrounding landscape has been dramatically altered over the past 50 years and has developed from farmland and pasture to a caravan park and new housing allocations. The farmsteads have been altered or demolished and replaced with more modern buildings or a derelict for example adjacent to the site Greenbank has been demolished and recently replaced with a new build.</p> <p>A few cottages and farmsteads remain, for example Southworth Farm, Lydiate Head Cottage and Cuerden Cottage which have been restored to a high quality.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>This is a significant development split into two parcels. No significant heritage assets are identified on or near to the development site. The landscape heritage of an agricultural greenfield asset is under threat of being lost if not designed around sympathetically to retain the hedgerows, mature veteran trees, ponds etc with the new site design.</p> <p>Archaeological investigation of adjacent sites has revealed the area not to be archaeologically significant and no further below-ground investigations are required.</p>
How might the harm be removed or reduced?	<p>Submission of any planning application should be accompanied by a Heritage Statement dealing with the surviving 19th century buildings on the west of the site. Some level of building recording may be required in advance of conversion or demolition.</p> <p>The site design should reflect the existing landscape heritage and retain and protect existing ponds, hedgerows, trees and important historical aspects of the landscape character within the new design.</p>

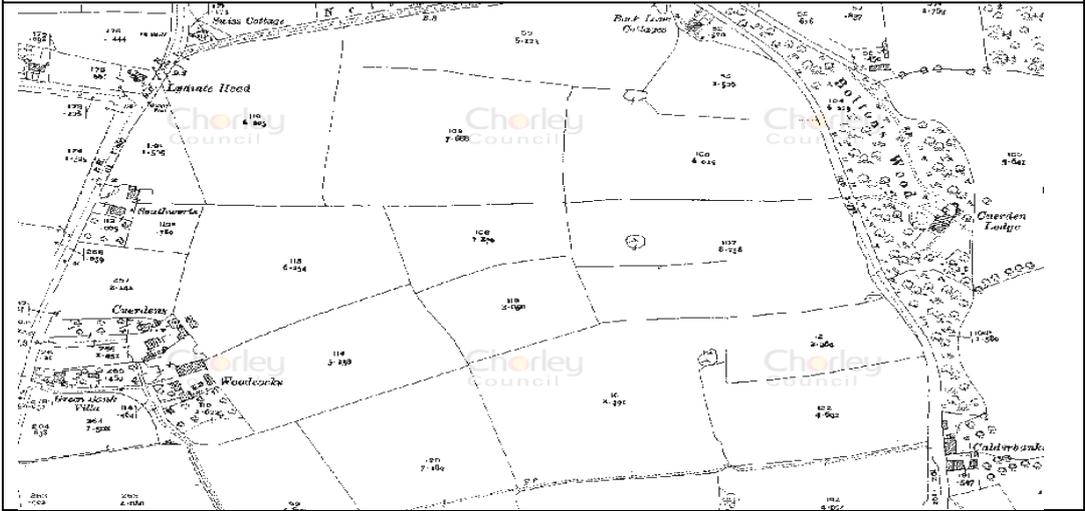
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>The landscape character/heritage needs to be surveyed and the retained and enhanced where possible in line with BNG regulations.</p> <p>With mitigation measures in place, it is considered that this site can be developed.</p>
<p>Conclusions</p>	<p>Recommended to undertake a Heritage Statement.</p> <p>Recommended to undertake a landscape assessment and BNG surveys. The development will likely require a level of archaeological and ecological mitigation.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation

Plan 2: Historic Map (1928) –



Plan 3: Present Day Map (2024) –



Southworth Farm on edge of development site. Wigan Road
 Source: Google Maps



Access into development site from Wigan Road
 Source: Google Maps



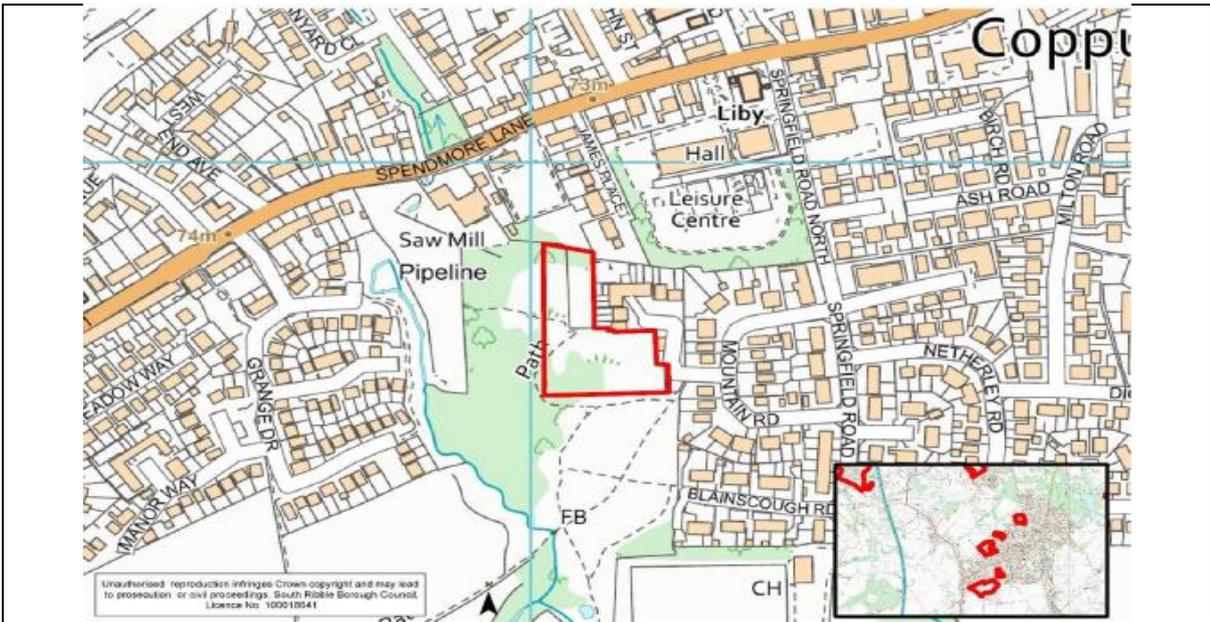
Cuerden Cottage off Shady Lane

Site Reference: 19C255x

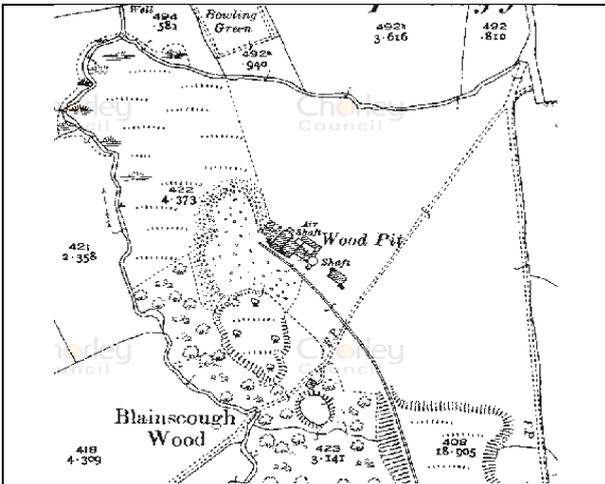
Site Name: Mountain Road, Coppull

RAG Assessment: **Amber**

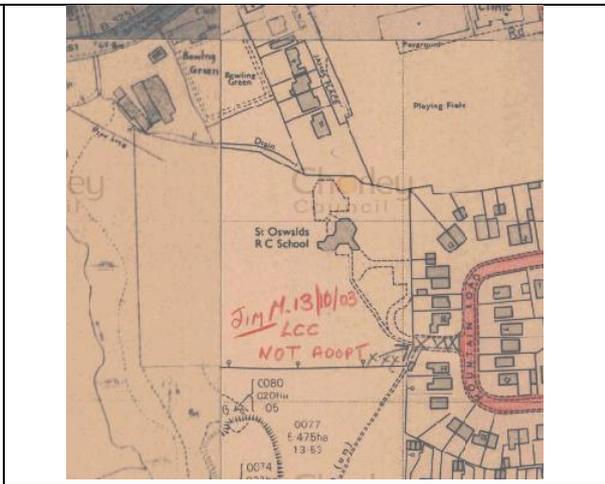
Heritage Asset	Wood Pit Colliery can be seen on 1st Edition Ordnance Survey 1:2500 Lancashire Sheet 85.03, surveyed 1892. It is not currently recorded on the Lancashire Historic Environment Record, but any surviving below-ground remains of the buildings depicted on the 1 st Edition Ordnance Survey 1:2500 would be considered to be of sufficient local interest to merit consideration as non-designated heritage assets. – see Map 2. The location of the mineshafts are marked on Blainscough Wood Nature Reserve by 2 concrete pyramids.
Contribution that this site makes to the significance of the heritage asset	The site is allocated for housing with 17 units to be placed on the playing fields of the former St Oswald's School. See map 3 Houses were built on the old school footprint in the 2000s.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>It is not considered that the development will have any significant impact on the heritage asset. The site is greenfield located adjacent to Blainscough Local Nature Reserve.</p> <p>On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development.</p>
How might the harm be removed or reduced?	The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	If the mitigation measures above are implemented, then the impact of the development of the site is negligible. It is considered that there is limited harm to the heritage asset due to the potential development of the land.
Conclusions	<p>The site provides little or no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it.</p> <p>The site requires further archaeological investigation to fully determine any constraints.</p>



Map 1: Proposed site allocation



Map 2: OS Six-inch England and Wales, (published 1928)



Map 3: HighwayAdoptions mapping 2003



St Oswalds Court (housing built on the old school footprint)

Site Reference: 19C272x

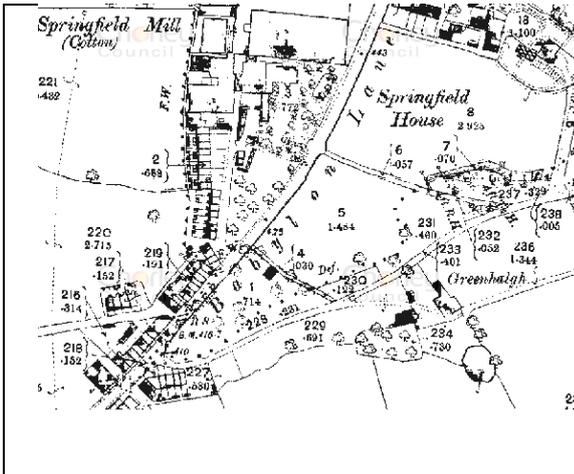
Site Name: Babylon Lane, Adlington

<p>Heritage Asset</p>	<p>The development site is on the opposite side of a Grade II farmhouse.</p> <p><u>ANDERTON GREENHALGH LANE SD 61 SW 14/2 Greenhalgh Farmhouse</u> 17.4.67 (Formerly listed as "Greenhalgh, Babylon Lane"). Farmhouse, probably C17, altered and enlarged at an early period. Coursed sandstone rubble and squared stone, with quoins, slate roof with stone gable copings and gable chimneys. Altered L-shaped 2-bay plan formerly by early addition of outshut to rear of 2nd bay in angle of earlier and shallower outshut to 1st bay. Two storeys; front wall facing garden is of different masonry above ground floor level: lower part of small rubble has 2 double-chamfered mullion windows now of 3 square lights each but with the stool of at least one missing mullion suggesting that they were formerly 6-light windows; upper part of squared rubble has 2 smaller 3-light windows with chamfered flush mullions. Left gable wall has a large external chimney stack with chamfered base and offsets, a lean-to shed in front of this, a continuous dripcourse to the rear of it, with a doorway near the rear corner and a window above. Right gable wall has a doorway near the front corner with chamfered surround and pointed Tudor-arched head, now covered by an added lean-to. Rear of 1st bay has at ground floor a 5-light double-chamfered mullion window with 3 lights blocked and 2 altered as a sliding sash (mullion removed); rear of 2nd bay (the added outshut) has a doorway flanked by square windows. Interior: probably altered and raised in C18: 2nd bay has high ceiling supported by 2 chamfered beams with run-out stops, housed at the front end well above window-head level, and with blocked post mortices in the soffits of the rear ends; a similar beam is incorporated in the partition between the bays, which has a slightly Tudor-arched doorway at the front end; the partition wall to the rear outshut appears to be timber-framed. History: not known, but adjoining barn has lintel of former doorway with raised lettering G possibly I P : 1703 date of alteration of house. Listing NGR: SD6099613892</p> <p>The site has been assessed as being of no archaeological interest.</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The significance of this heritage asset primarily arises from its historic and architectural interest. It is originally developed as a farmhouse and is opposite the development site, separated by a road, see Map 3. No significant contribution owing to being opposite the development site. The site is undeveloped and makes some contribution to the farmhouse and open fields but there has already been housing development to the north and south east of the development site and the asset.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the</p>	<p>The development of this site will have minimal impact on the significance of the heritage asset as it is seen as continuation of development that has already taken place adjacent to the building. The heritage asset and its land means that it can still be read as a farmhouse should this site be lost.</p>

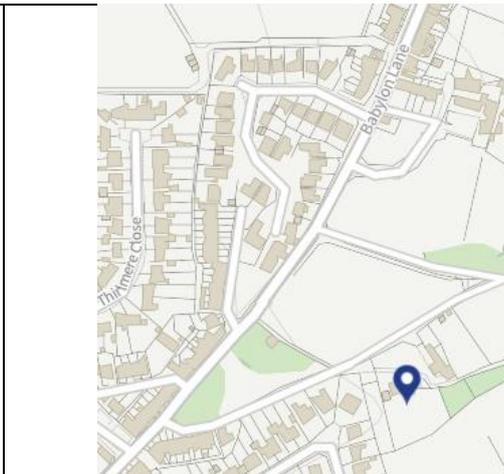
significance of the asset	
How might the harm be removed or reduced?	Maintain the tree belt.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	If the mitigation measures above are implemented, then the impact of the development of the site is negligible. It is considered that there is limited harm to the heritage asset due to the potential development of the land.
Conclusions	The site provides little or no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it. The site requires no archaeological investigation.



Map 1: Proposed site allocation



Map 2: OS Six-inch England and Wales, (published 1894)



Map 3: Location of heritage asset in relation to development site



Greenhalgh Farmhouse Grade II

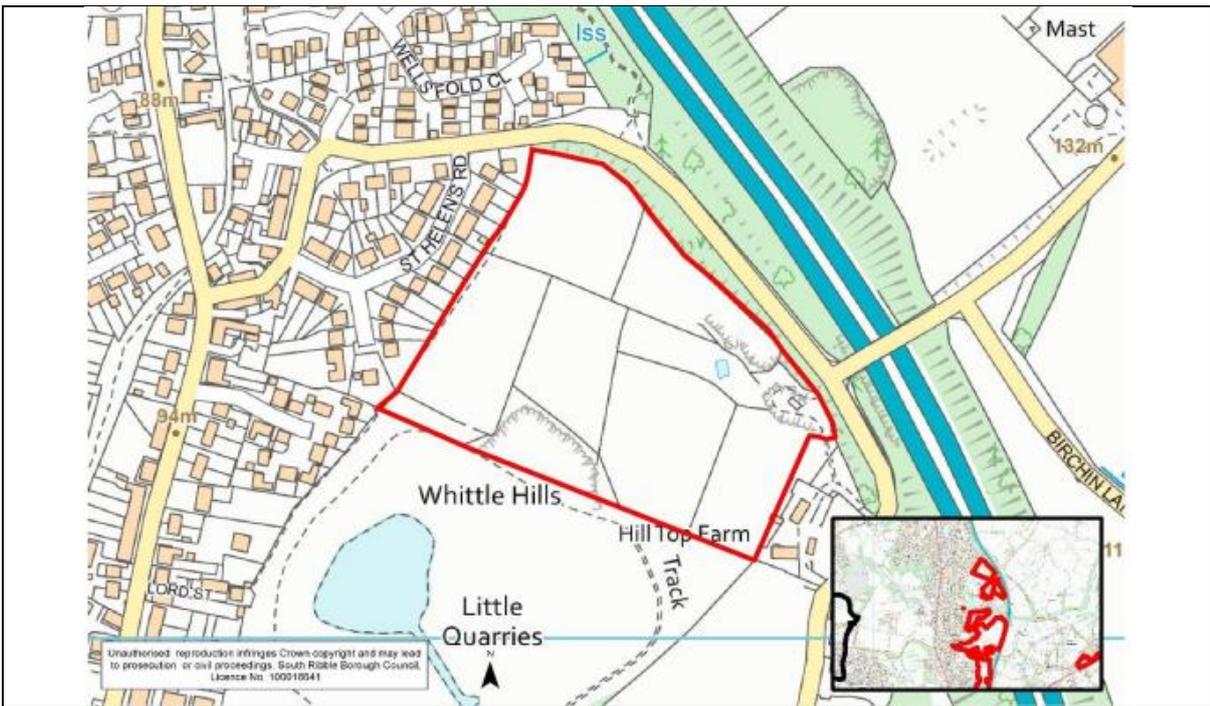
Site Reference: 19C277x

Site Name: West of M61 - Land North of Hill Top Farm, Whittle-le-Woods

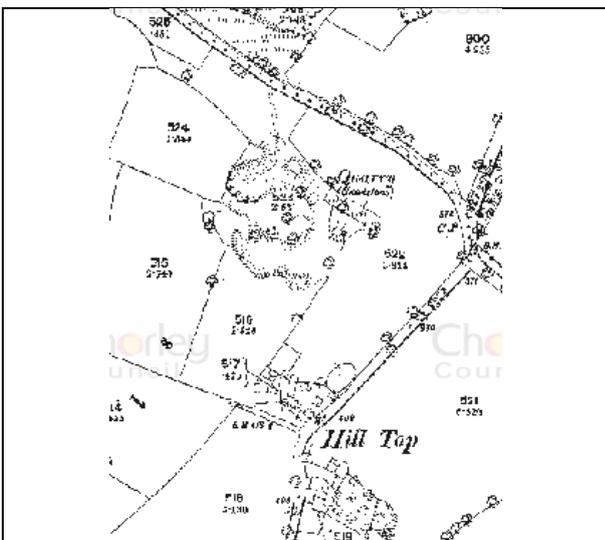
RAG Assessment: **Amber**

Heritage Asset	<p>Recorded on the Lancashire Historic Environment Record as an area of Ancient Enclosure (Lancashire Historic Land Characterisation), some 19th century field boundaries are still extant.</p> <p>Adjacent/opposite Grade II Listed Building:</p> <p><u>Hill Top Farm South 3/158 - - II</u> Farmhouse with barn under same roof to the left, probably C18, altered, now house. Coursed rubble with quoins, slate roof with stone gable copings, one brick chimney at right gable another at rear of 1st bay. Two-bay plan, 2 storeys (now 2½) with short 2-storey outshut to rear of 2nd bay. At junction of bays is a gabled porch with studded outer door, above this and slightly left some evidence of a vertical joint-line; to the left are 2 square ground floor windows, one with a flush stone mullion, and above a large modern casement; to the right on each floor is a similar casement, both with jambs of originally lower windows. Two-bay barn breaks forward, the high recessed double doorway in the 2nd bay having a cheek which makes an angle with the front of the house. Rear has, inter alia, 2 small square sashed windows with glazing bars (in 1st bay) and a 3-light casement at 1st floor of outshut, the ground floor of which is covered by a large conservatory with an old wall and doorway. Interior: in 1st bay a large stone fireplace with shouldered jambs and very large rectangular lintel. Listing NGR: SD5870021987</p>
Contribution that this site makes to the significance of the heritage asset	<p>This site makes no contribution to the significance of the asset as there is a farm, a road and a quarry between the asset and the site. On the basis of the information currently held in the HER the proposed allocation site contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	N/A
How might the harm be removed or reduced?	N/A
Impact that the loss of this site and its subsequent development might	The development of the site will have no impact on the heritage asset.

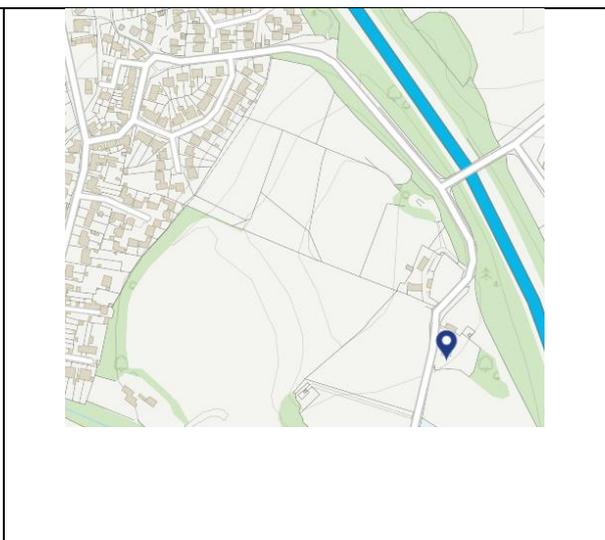
<p>have upon the significance of the asset with mitigation measures in place</p>	
<p>Conclusions</p>	<p>The site provides no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it.</p> <p>The site requires further archaeological investigation to fully determine any constraints.</p>



Map 1: Proposed site allocation



Map 2: OS Six-inch England and Wales, (published 1894)



Map 3: Location of heritage asset in relation to the development site



Hill Top Farm , South

Site Reference: 19C285

Site Name: Hill Top Farm, Whittle-le-Woods

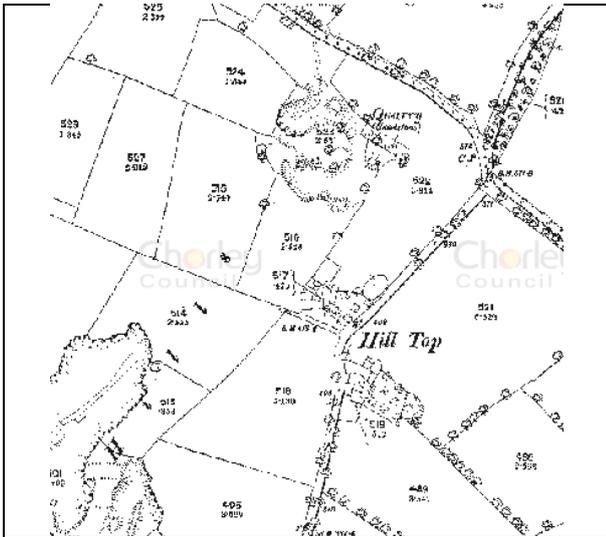
RAG Assessment: **Amber**

Heritage Asset	<p>Hill Top Farm is a designated heritage asset, a Grade II Listed Building, recorded on the Lancashire Historic Environment Record, PRN8949. The East Portal (which lies outside the proposed allocation) is also recorded on the HER, PRN 10368.</p> <p>Grade II asset and farmhouse within the site:</p> <p><u>Hill Top Farm South 3/158</u> Farmhouse with barn under same roof to the left, probably C18, altered, now house. Coursed rubble with quoins, slate roof with stone gable copings, one brick chimney at right gable another at rear of 1st bay. Two-bay plan, 2 storeys (now 2½) with short 2-storey outshut to rear of 2nd bay. At junction of bays is a gabled porch with studded outer door, above this and slightly left some evidence of a vertical joint-line; to the left are 2 square ground floor windows, one with a flush stone mullion, and above a large modern casement; to the right on each floor is a similar casement, both with jambs of originally lower windows. Two-bay barn breaks forward, the high recessed double doorway in the 2nd bay having a cheek which makes an angle with the front of the house. Rear has, inter alia, 2 small square sashed windows with glazing bars (in 1st bay) and a 3-light casement at 1st floor of outshut, the ground floor of which is covered by a large conservatory with an old wall and doorway. Interior: in 1st bay a large stone fireplace with shouldered jambs and very large rectangular lintel. Listing NGR: SD5870021987</p> <p>Also near to:</p> <p><u>SD 52 SE EAST PORTAL OF WHITTLE HILLS TUNNEL OF FORMER LANCASTER 3/180 CANAL II</u> East portal of Whittle Hills tunnel of former Lancaster canal. 1801-1803; Engineer, John Rennie. Rock-faced sandstone. Semicircular arch with rusticated voussoirs and triple keystone; battered piers to left and right (other details concealed by heavy overgrowth of ivy). History: Formed part of canal link between Leeds - Liverpool Canal at Johnsons Hillock (q.v.) and Walton Summit. Note: both portals redundant, the canal drained. Centre of tunnel collapsed and was opened out, with new portals to central section c.1838 (of less interest). Listing NGR: SD5852121786</p>
Contribution that this site makes to the significance of the heritage asset	<p>The site is currently open and undeveloped. The farmhouse is located on a semi-rural road surrounded by fields which have not changed in over 100 years. The openness of the land makes a positive contribution to the farmhouse. The farmhouse has also been converted into a house.</p>

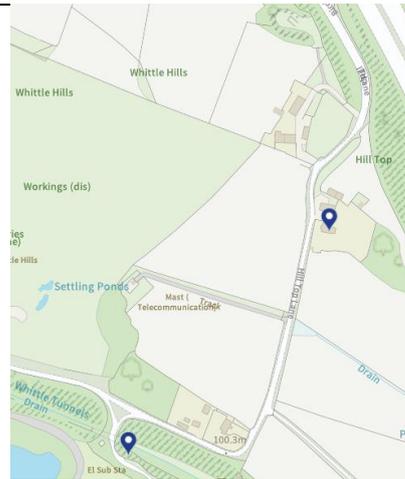
	The site is separated from Whittle Hill tunnel by a road and woodland so it does not contribute to its significance.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The development will have a significant impact on the setting of the heritage asset. The heritage asset will have views of the development site from the development site.</p> <p>The farmhouse lies within the site. The rural setting of the house is an important aspect of its significance, and the proposed development will result in loss of historical landscape context and setting. The land that is part of the farmhouse maintains its openness through the retention of the land around the property. The development of this site would therefore have moderate harm as the significance of the asset is maintained through its openness.</p>
How might the harm be removed or reduced?	Harm could be mitigated by providing a buffer and screening around the asset.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	If the mitigation measures above are implemented, then the impact of the development of the site is negligible.
Conclusions	The site provides a moderate contribution to the significance of the heritage asset and its setting. If the mitigation measures are implemented the impact on the heritage asset will be negligible.



Map 1: Proposed site allocation



Map 2: OS Six-inch England and Wales, (published 1894)



Map 3: Location of heritage assets in relation to the development site



Hill Top Farm , South



Former tunnels of Lancaster canal

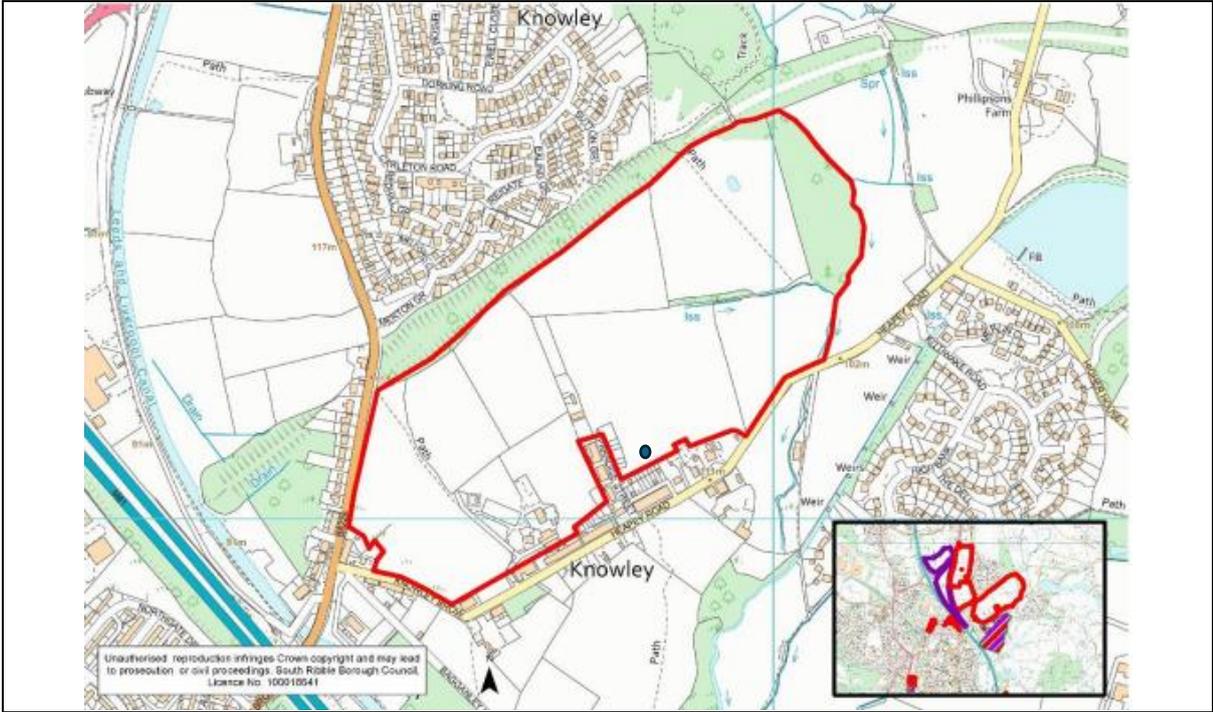
Site Reference: 19C393a

Site Name: Little Knowley Farm, Chorley

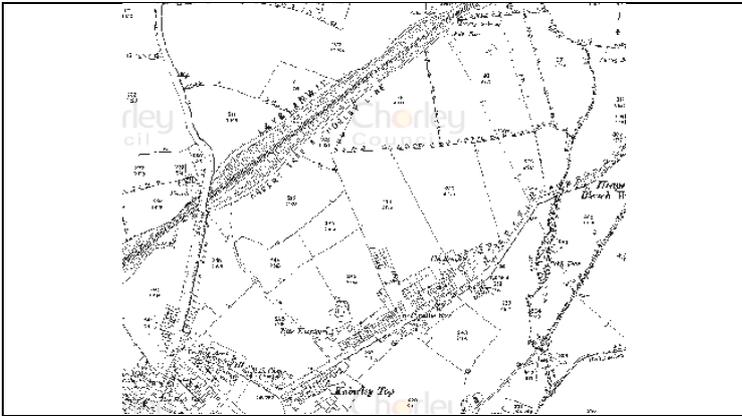
RAG Assessment: **Amber**

Heritage Asset	<p>The site does not contain any known archaeological interest, and no archaeological investigation of the site is considered necessary.</p> <p>Near to the Grade II building “The Rough” See map 4</p> <p><u>5/48 The Rough</u> House, early C19. Rendered stone, hipped slate roof with projecting eaves; 2 chimneys on the axis. Double pile 3-bay plan with rear service wing to left half. Two storeys (and cellar), in late Georgian style. Symmetrical; round-headed doorway with fluted architrave including moulded impostes and scrolled keystone, recessed doorcase composed of slim wooden columns and entablature, fanlight of elegantly curved glazing bars. 5 windows to front and 6 in right return walls are sashed and have moulded surrounds, those at ground floor (3 in the right wall) are very tall. Rear wall has stairlight with glazing bars; other openings are of less interest. Interior: flagged entrance hall with another fanlight; contemporary staircase with curtain; drawing room with anthemion and palmette plaster frieze, and vine-leaf decorated recess. Listing NGR: SD5991219090</p>
Contribution that this site makes to the significance of the heritage asset	<p>The site boundary has been amended so it is no longer adjacent to the heritage asset. The site makes no contribution to the significance of the heritage asset as it is not visible from it.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p> <p>Development of the site will have no impact on the significance of the heritage asset.</p>
How might the harm be removed or reduced?	N/A
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	N/A

Conclusions	The site provides no contribution to the significance of the heritage asset and it's setting therefore development of the site will have no impact on the heritage asset.
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Map 1: Proposed site allocation. Heritage asset marked with blue dot.



Map 2: OS Six-inch England and Wales, (published 1894)
The land and field boundaries remain largely unchanged in 130 years.



Map 3: Aerial photo 2020



Map 4: Location of heritage asset



Picture of The Rough. Grade II

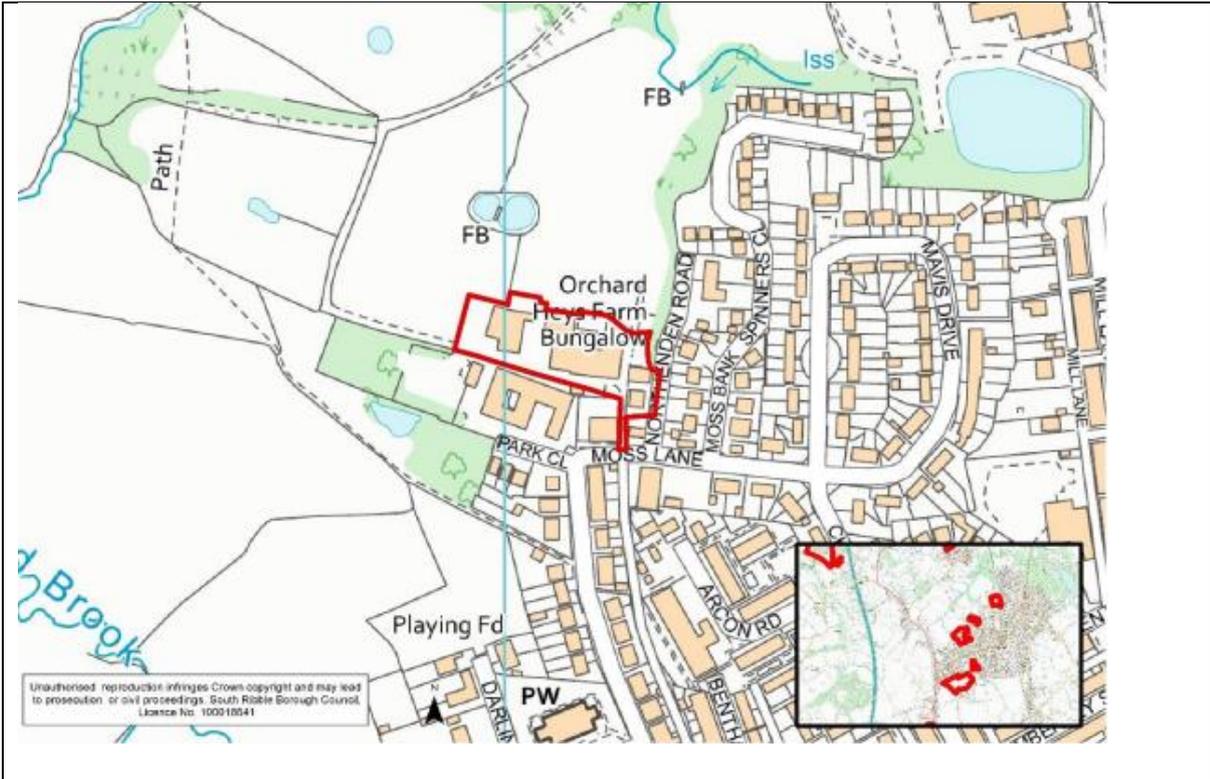
Site Reference: 19C399a

Site Name: Orchards Heys Farm, Coppull

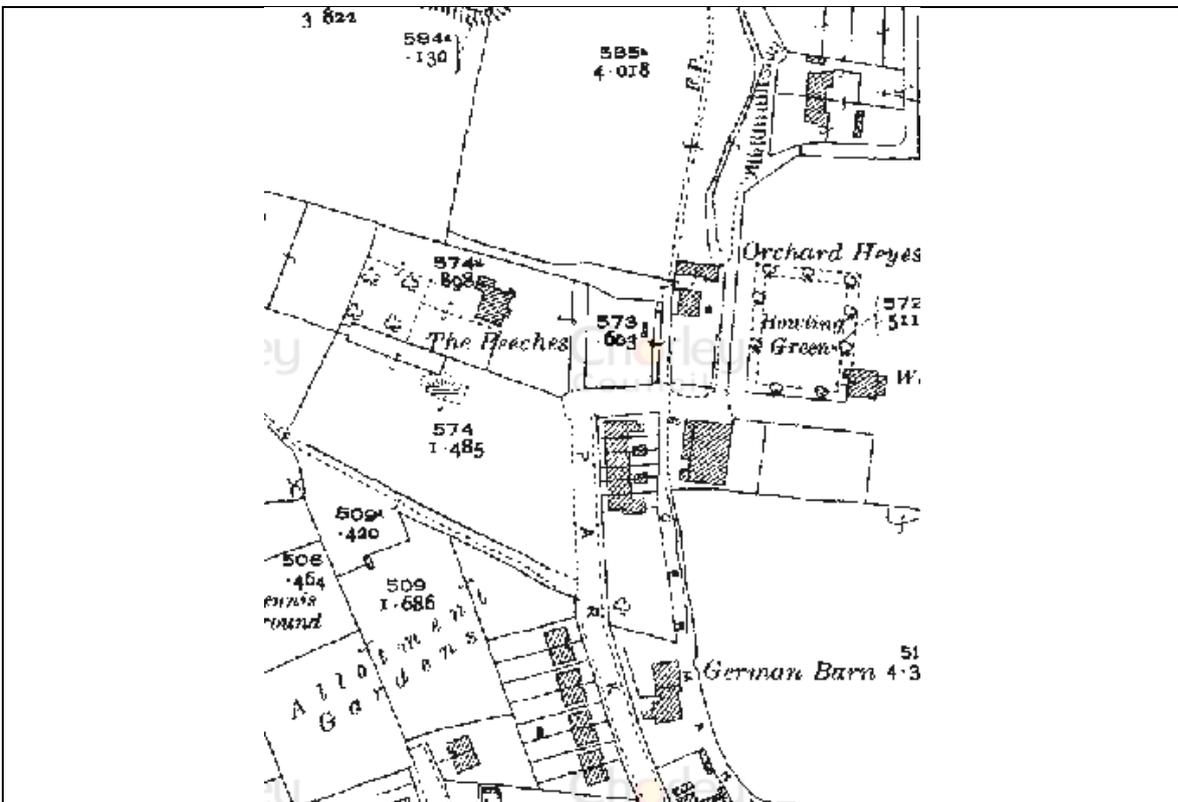
RAG Assessment: **Amber**

Heritage Asset	Site crossed by Roman Road, PRN26143
Contribution that this site makes to the significance of the heritage asset	The site is possibly crossed by the Roman road from Wigan to Preston, recorded on the Lancashire Historic Environment Record, PRN26143 (also known as Margary 70c).
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	The site is selected with a proposed allocation for 17 houses. On the basis of the information currently held in the HER the proposed allocation site contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development.
How might the harm be removed or reduced?	The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	This development will not cause harm if designed sympathetically into the landscape bringing forward the local built identity to tie in materials and style in line with the design guide.
Conclusions	With mitigation measures in place, developing the site would result in limited/no harm to archaeological assets.

Maps and Site Photos:



Map 1: Proposed site allocation edged red (heritage assets to the north of the development site)



Map 2: 1928 OS mapping



Site Photo: current site.



Site Photo: Google Earth

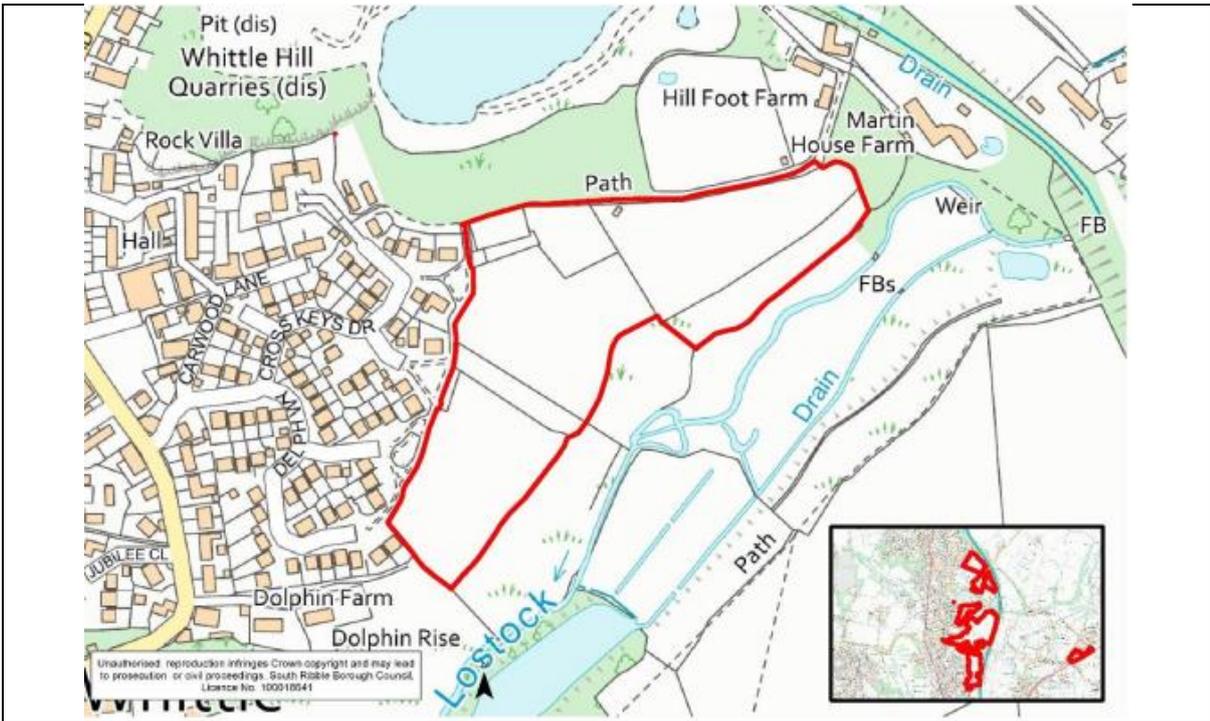
Site Reference: 19C401a

Site Name: West of M61 - Land adj. to Delph Way, Whittle-le-Woods

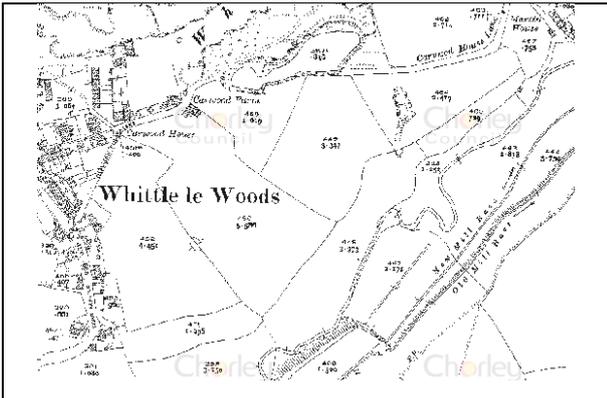
RAG Assessment: **Amber**

Heritage Asset	<p>There are numerous Grade II Listed Buildings in the area/setting:</p> <p><u>SD 52 SE EAST PORTAL OF WHITTLE HILLS TUNNEL OF FORMER LANCASTER 3/180 CANAL</u> East portal of Whittle Hills tunnel of former Lancaster canal. 1801 - 1803; Engineer, John Rennie. Rock-faced sandstone. Semicircular arch with rusticated voussoirs and triple keystone; battered piers to left and right (other details concealed by heavy overgrowth of ivy). History: Formed part of canal link between Leeds - Liverpool Canal at Johnsons Hillock (q.v.) and Walton Summit. Note: both portals redundant, the canal drained. Centre of tunnel collapsed and was opened out, with new portals to central section c.1838 (of less interest). Listing NGR: SD5852121786</p> <p><u>3/150 Carwood House Farmhouse</u> Farmhouse, probably C18, now 2 dwellings. Squared gritstone in diminishing courses, slate roof with one chimney on the ridge at junction of 1st and 2nd bays and another at right gable. Rectangular 3-bay plan, with lean-to extension at right end. Two storeys; gabled single-storey porch at junction of 2nd and 3rd bays with studded board door and small side windows, flanked by 2-light casements at ground floor and smaller 2-light casements at 1st floor; windows in 1st bay are lower, including sliding sashes and remains of former stone mullioned window. Listing NGR: SD5823521580</p> <p><u>3/149 Carwood House</u> House, dated 1798. Ashlar, with roughcast side and rear walls (probably rubble); slate roof with a skylight, and chimney at right gable (attached to adjoining house). Double-pile 2-bay plan. Two storeys; symmetrical, with moulded gutter cornice, simple rectangular doorway, 2 rectangular windows each floor (all now top-hung casements with glazing bars), and in centre of 1st floor a datestone in moulded rectangular frame with incised lettering: Lawrence & Ellen Telson 1798 Carwood House. Listing NGR: SD5817621562</p> <p><u>3/157 Dolphin Farmhouse</u> Farmhouse, probably later C18, with later addition. Coursed rubble with quoins, slate roof with chimneys at left gable and on ridge at junction. Double pile plan originally 2 bays, with a stable added at right end, and a rear extension which is later. Door with rectangular lintel offset left of centre of original 2 bays; these have 2 windows each floor, all 3-left casements with stone sills, jambs and heads; stable in 3rd bay has small modern window at ground floor and a loft door above. Left gable has square attic window (blocked), right</p>
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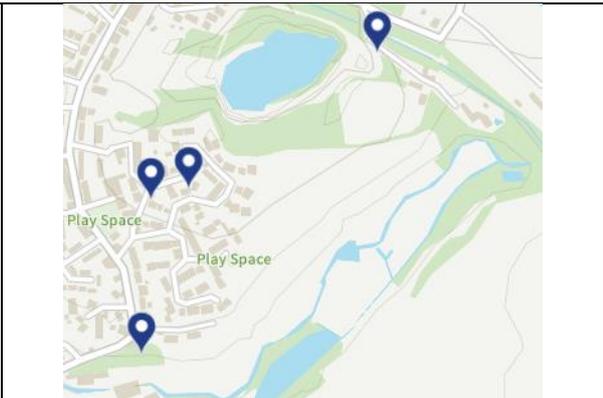
	<p>return wall has a divided stable door and 3 windows. Listing NGR: SD5816221325</p> <p>This site has been assessed as being of no archaeological interest.</p>
Contribution that this site makes to the significance of the heritage asset	The site makes no contribution to the significance of Carwood House and Carwood House Farmhouse as there is already housing development around them. There may be some contribution to the significance of Dolphin Farmhouse due to its rural nature but again there is already some housing development adjacent to it. The site makes some contribution to the significance of Whittle Hill Tunnels but it is not considered significant.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The development will have some impact on the significance of the Whittle Hill Tunnels heritage asset however the rurality will be maintained therefore the impact will be minimal. There will be no impact on the other heritage assets.</p> <p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential.</p>
How might the harm be removed or reduced?	Screening on the northern boundary will minimise any impact on Whittle Hill Tunnels.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	It is considered that there is limited harm to all the heritage asset due to the potential development of the land. With the mitigation measures in place for Whittle Hill Tunnels this impact will be negligible.
Conclusions	The site provides some contribution to the significance of the Whittle Hill Tunnels heritage asset and its setting. Mitigation measures will result in a negligible impact.



Map 1: Proposed site allocation



Map 2: OS Six-inch England and Wales, (published 1928)



Map 3: Location of heritage asset in relation to the development site



Carwood House Farm



LANCASTER CANAL, EAST PORTAL OF WHITTLE HILLS TUNNEL OF FORMER LANCASTER CANAL



Carwood House



Dolphin House



View from

Delph Way housing estate looking over the development site.

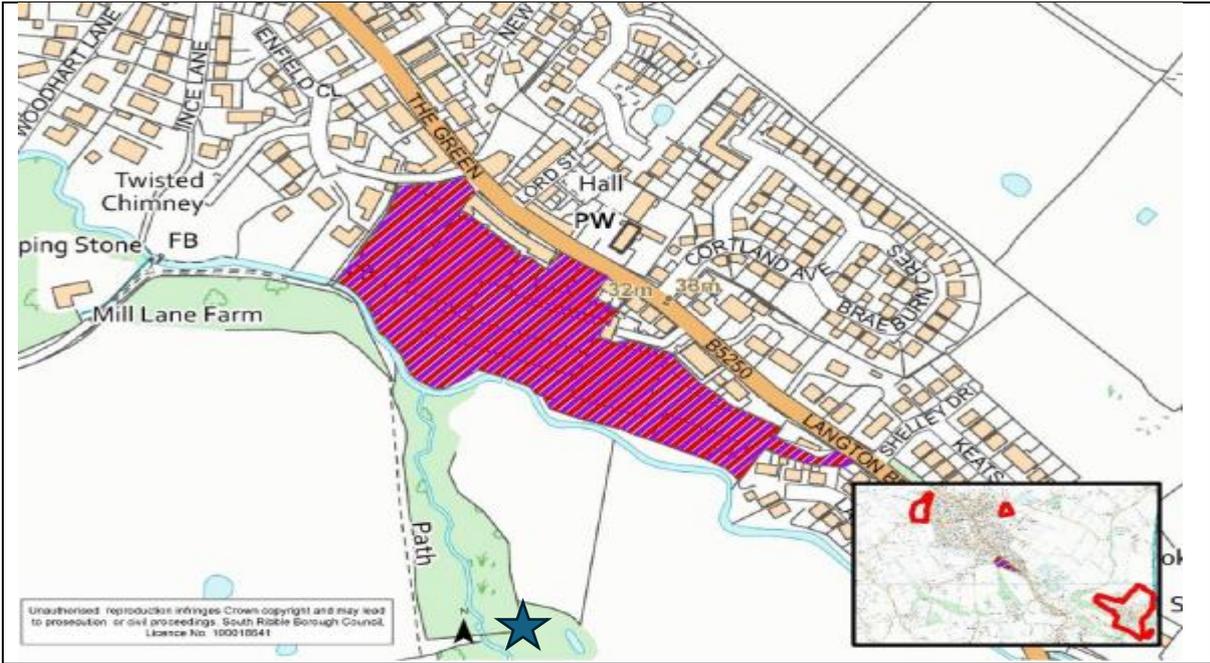
Site Reference: 19C411

Site Name: Land to the south west of The Green and Langton Brow, Ecclestone

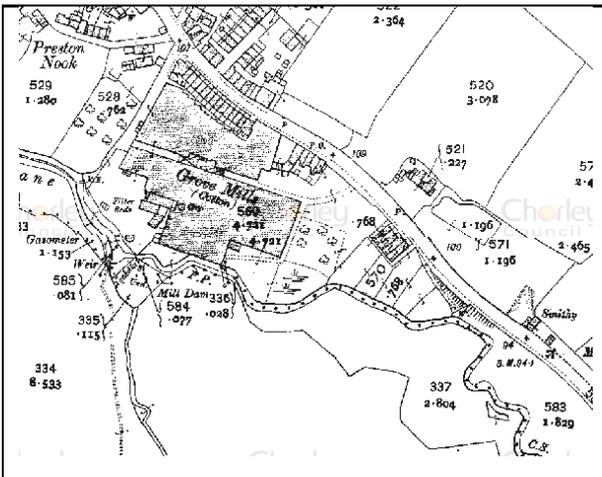
RAG Assessment: **Amber**

Heritage Asset	LCC comments: Syd Brook Grove Printworks (PRN7827) est. 1832 & Grove Mill (PRN34961) built 1852 are recorded on the Lancashire Historic Environment Record, PRNs 7827 & 34961 respectively.
Contribution that this site makes to the significance of the heritage asset	On the basis of the information currently held in the HER the proposed allocation site contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of above and below ground archaeological mitigation.
How might the harm be removed or reduced?	Heritage assets retained and landscaped into the development.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	No impact if mitigation measures implemented.
Conclusions	An Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation need to be carried out. The development will likely require a level of above and below ground archaeological mitigation.

Maps and Site Photos:



Map 1: Proposed site allocation



Map 2: 1910



Map 3: 2020 Aerial photo



Site Photo:

Site Reference: 19C427

Site Name: Land at Millbrook Close/Victoria Street, Wheelton

RAG Assessment: **Amber**

Heritage Asset	<p>This site has been assessed as being of no archaeological interest.</p> <p>Opposite various Grade II assets as outlined below and on Map 3.</p> <p><u>WHEELTON VICTORIA STREET SD 62 SW 6/211 Wallcroft Farmhouse</u></p> <p>Farmhouse, now house. Later C17, altered and enlarged in late C18 or early C19. Coursed sandstone rubble with quoins, stone slate roof. Three-bay baffle-entry plan with addition to front of 1st bay, lean-to additions to rear. Two and a half storeys; 2-storey addition to 1st bay has dressed long-and short quoins, one vertical rectangular window on each floor (each with plain surround); all openings in facade to right are alterations; doorway with plain surround next to addition, a 4-light casement to the middle bay, a square window to the 3rd and 2 similar windows above, all these in remains of former mullioned windows; patched masonry above the door; small dormer in the eaves. Left return wall has inter alia altered mullioned window on each floor; right gable has a 3-light attic window with chamfered flush mullions; rear mostly covered by additions but on each floor of 3rd bay is a 3-light window with cavetto mullions (lower covered by glazed porch). Interior the principal feature of interest is the framed newel staircase in the rear of the 3rd bay, which has a moulded string, panelled newels with ball finials and a pendant, open twisted balusters alternating with turned, and moulded handrail; elsewhere, housepart in 2nd bay has large inglenook with stone heck and chamfered bressumer, one lateral beam with stopped ovolo moulding; infilled collar roof truss with 2 pairs of purlins apparently raised on dorsals (suggesting formerly more steeply pitched roof); cellar beneath staircase now filled up, said to have connected with tunnel. Listing NGR: SD6031721041</p> <p><u>WHEELTON ALBERT STREET SD 62 SW 6/203 Nos, 12, 13, and 14 (consecutive)</u></p> <p>Row of 3 cottages. Late C18 or early C19 in 2 builds, probably for handloom weaving. Sandstone, No.13 to left of random rubble, others watershot coursed squared sandstone facades but otherwise similar; slate roofs on 2 levels. Double depth (perhaps formerly back-to-back), each one bay, except No.14 at right end which is 2 bays. No.13 two low storeys, others 2 storeys raised on a high basement; No.13 has a plain doorway next to the junction, a 2-light sliding sash to the left and a top-hung casement above; gable wall of this part has a blocked doorway</p>
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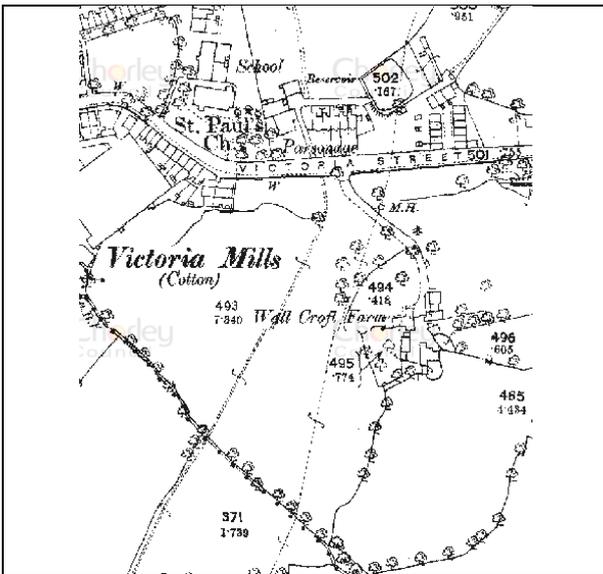
	<p>towards the rear, at 1st floor remains of a large 4-light flat mullioned window (2 lights blocked with rubble, one with brick, one patent), and a brick double chimney stack; rear has a board door and 2-light sliding sash at ground floor, top-hung casement above. Nos. 12 and 14 have raised front doors approached by right-angle flights of 10 and 9 steps; No. 12 has a basement door and coupled squared windows at ground floor (the wall at this level of random rubble, like No. 13), and one 4-pane sash on each floor above; No. 14 has 2 basement doors and a small window at ground floor, 2 vertical rectangular windows on each floor above altered as top-hung casements. Coupled chimneys on ridge at junction. Rear of this part has 2 back doors approached by shorter flights of steps, a blocked doorway to 1st bay of No. 14 altered as a window; blocked multiple-light windows at basement level; various other windows. Tusking of the west end of the walls at 1st floor above the roof of No. 13, and the rubble wall at basement level of No. 12, suggest interrupted rebuilding of earlier cottages, probably to accommodate loomshops in basements. Listed as now rare survival of form of housing widespread in local towns in early C19, but long since demolished. Listing NGR: SD6033821188</p> <p><u>WHEELTON VICTORIA STREET SD 62 SW 6/210 Hill House</u> Farmhouse and house, now all one dwelling. C17 and C19, altered and recently renovated. C19 house added to front of 1st two bays of 3-bay C17 house. All sandstone, the older part coursed thin sandstone rubble with large quoins, the addition watershot coursed with raised quoins, both with slate roofs (steeply pitched over the older part) and ridge chimneys. C17 house, 2 low storeys, has inter alia remains of recessed mullioned windows, some with hoodmoulds but lacking all mullions: one at ground floor of exposed front of 3rd bay, one at 1st floor of gable and 3 at ground floor of rear. C19 addition, 2 higher storeys, has 2 windows on each floor all formerly sashed with plain surrounds, but altered as casements with glazing bars and that at ground floor to left further altered; 2 similarly altered windows on each floor of right gable, and a plain doorway near the junction. Interior not inspected but believed to contain some features of interest (and absence of any original window openings at 1st floor of rear wall suggests possible cruck-framed origin). Listing NGR: SD6023921166</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The site is opposite Wallcroft Farmhouse and is set away from the other two heritage assets. The heritage assets all face into the development site but apart from the farmhouse, have development in between the site and the asset. Wallcroft farmhouse is separated from the site by a main road, this intervention has reduced the relationship of the setting of the site and the building, and therefore it makes little contribution to the heritage assets. There are limited views across the current</p>

	<p>greenfield which retains a rural setting. The site makes no contribution to Hill House and Albert Street, and little contribution to Wallbrook Farmhouse due to its position, highways and boundary planting.</p> <p>The proposed allocation site does not contain any known sites of archaeological interest and is not considered to have an archaeological potential.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	N/A
How might the harm be removed or reduced?	Maintenance of existing green planting at Wallbrook Farmhouse
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	N/A
Conclusions	<p>The site makes little or no contribution to the heritage assets and therefore development of the site will have no impact on their significance.</p> <p>On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest and is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p>

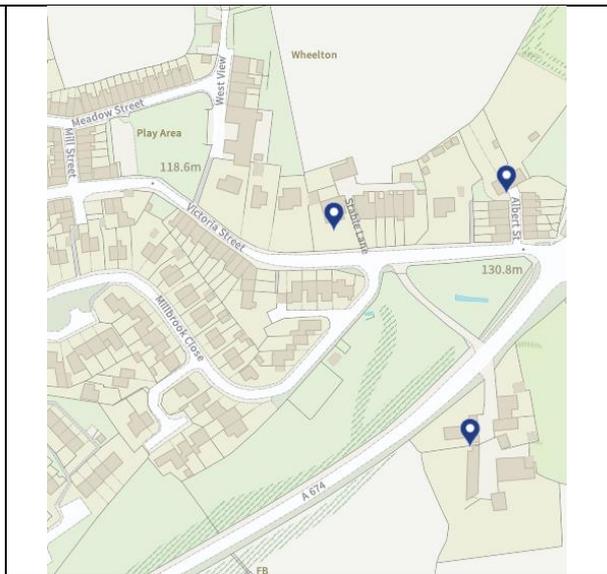
Maps and Site Photos:



Map 1: Proposed site allocation



Map 2: 1894



Map 3: Showing location of Listed Buildings in relation to the development site



Site Photo: Wallcroft Farm



Site Photo: Hill House



Site Photo: 12-14 Albert St

Appendix 2: Preston Heritage Impact Assessments

Site 19P012: Alstoms, Strand Road.

RAG Assessment: **Amber**

Heritage Asset	<p>The Council's archaeological advisors indicate that the Alstom site was originally built in 1900 by Dick Kerr & Co, a locomotive and tramcar manufacturer, later producing seaplanes during WWI. Identified as a key site on p.174 of the Council for British Archaeology's <i>Industrial Archaeology: A Handbook</i> (Palmer, Nevell & Sissons, 2012).</p> <p>Recorded on the Lancashire HER, PRN44474, the site is considered to merit consideration as a non-designated heritage asset.</p> <p>There are two listed buildings approximately 0.6 miles from the proposed allocation.</p> <p>WELLINGTON TERRACE</p> <p>A grade II listed building nearby to the site, it was first listed in 1991.</p> <p>Full description:</p> <p>Terrace of 14 town houses. c.1850; altered. Red brick in Flemish bond (No.73 now painted), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted. Three storeys over basements, a 26-window range, Nos 85 and 87 breaking forwards slightly, with a corner pilaster to the left, a 1st-floor sill-band (stepped down slightly between Nos 87 and 89), plain frieze and moulded cornice with blocking course. Each house has a basement area protected by spear-headed railings with a gate and crossed by a bridge of 4 steps to the right, a basement door beneath the steps and front door above, the latter with a moulded surround and cornice on consoles, and a panelled door with overlight; one window at ground floor with raised sill and wedge lintel, 2 similar windows at 1st floor, most of these windows sashed but altered glazing at Nos 67, 69, 71, 73, 85 and 87, and one low window at 2nd floor with raised sill (mostly 6-pane sashes but some altered). To the right of No.91 is a continuation with 2</p>
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windows at ground floor and coupled windows on each floor above (belonging to No.93, which has the entrance in a later addition to the right). Chimneys on front slope of roof. Rear: basements at ground level. INTERIOR: former kitchens and service rooms in basements. Good example of early Victorian terraced town houses, facing street which still has original boulder-cobbled surface and flagged pavements, and forming group with former Church of St Mark opposite (q.v.).

List entry number: [1279777](#)

FORMER CHURCH OF ST MARK

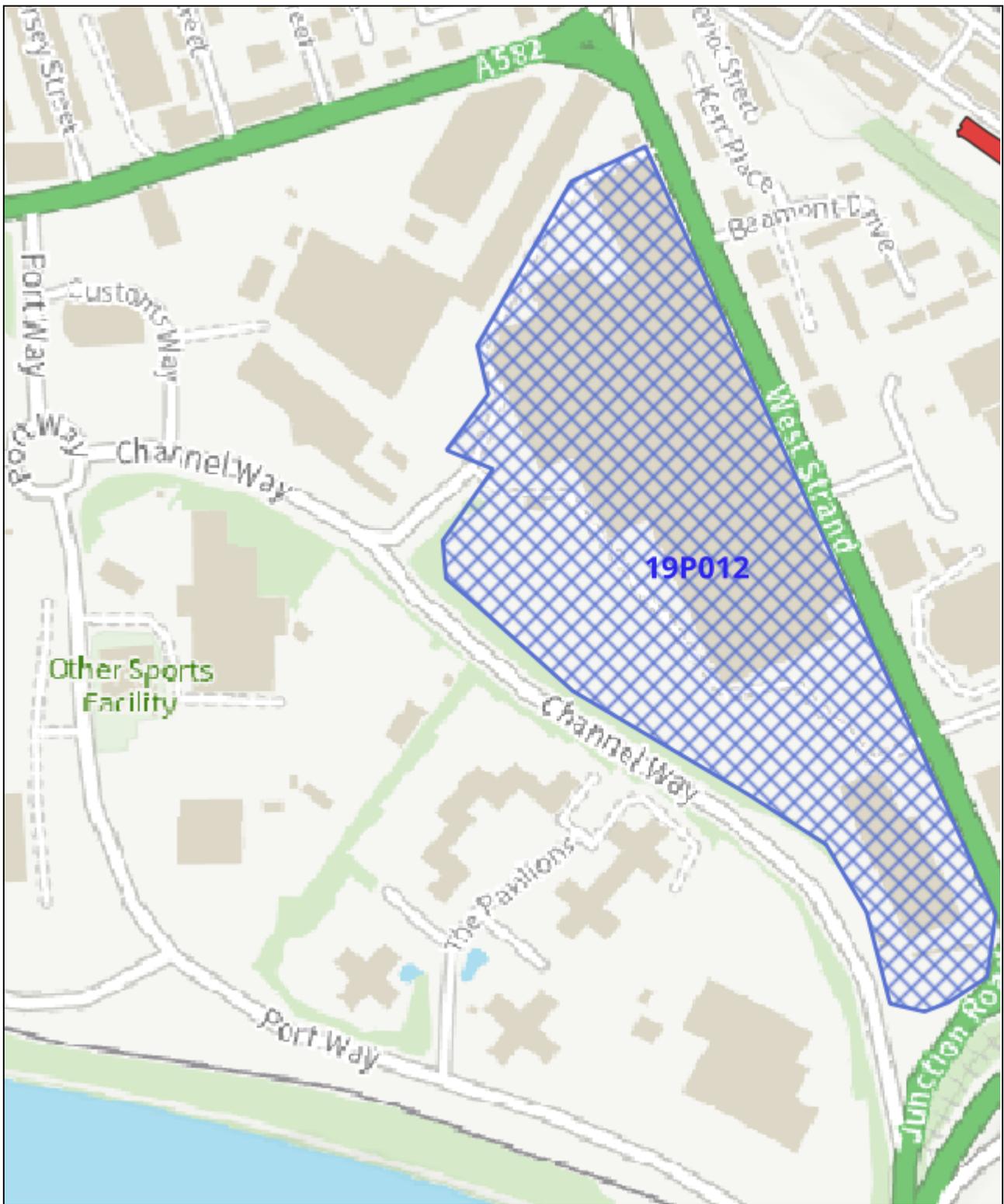
A grade II* listed building, nearby the proposed allocation which was first listed in 1979.

Full description:

Church, closed in 1983 and disused at time of survey. 1862-3, by E.G.Paley; tower added 1870. Sandstone ashlar, slate roof. Nave with north Decorated transepts, apsidal chancel, and tower in north-east angle. Decorated style. The 4-bay buttressed nave has a moulded sill-band carried round and hoodmoulds with block stops (some damaged and those on the north side partly boarded), and a plain parapet. The west front has massive buttresses with offsets embracing a 3-bay open porch which has plain stone columns with plain square caps carrying a gabled 2-centred arch and stilted side arches, and above this a large 2-centred arched 5-light window with a multifoil in the head and hoodmould with block stops. The transepts, almost full-height, each have 2 small 2-light windows and a large circular window above, that on the north side with wheel tracery and that on the south side with a plate-traceried multifoil surrounded by quatrefoils. The 3-sided apse has tall 2-light windows rising into gables. The tower, of 4 unequal stages with clasping buttresses to the first two and a narrow octagonal stair-turret at the south-east corner, has a tall 3rd stage with 2 very tall narrow 2-light traceried windows in each side (leaded glazing now damaged), and a

	<p>shorter top stage with clasping corner pinnacles and two louvred 2-light belfry windows each under a steeply-pitched gablet rising through the pierced parapet. INTERIOR not inspected. Forms a group with 67 to 91 Wellington Street on south side (q.v.).</p> <p>List entry number: 1291672</p>
Contribution that this site makes to the significance of the heritage asset	<p>The Lancashire Historic Environment Record indicates that the proposed allocation contains the English Electric Works, originally the works of Dick Kerr & Co. A rare survivor of a building of this date and scale, considered one of the key sites in the early development of the British aircraft factory.</p> <p>The site makes a negligible (no harm) contribution to the significance of Wellington Terrace and Former Church of St Mark. The assets are set within an existing built-up area. The built form, highway and vegetation provides comprehensive screening between the Listed Building and the development site.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>Retention and re-use of those buildings of historical interest is the preferred option for this site.</p> <p>The site is currently an employment allocation, it is proposed that the existing use will remain, and it will be protected as an existing employment allocation.</p>
How might the harm be removed or reduced?	Maintaining current buildings or certain frontages
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>N/A</p> <p>Loss of the site could be mitigated through a programme of archaeological building recording</p>
Conclusions	<p>Look to retain any buildings on site of historical significance, to remain in employment use.</p> <p>To prevent the loss of significance of the surviving historic buildings, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk-Based Assessment.</p>

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)

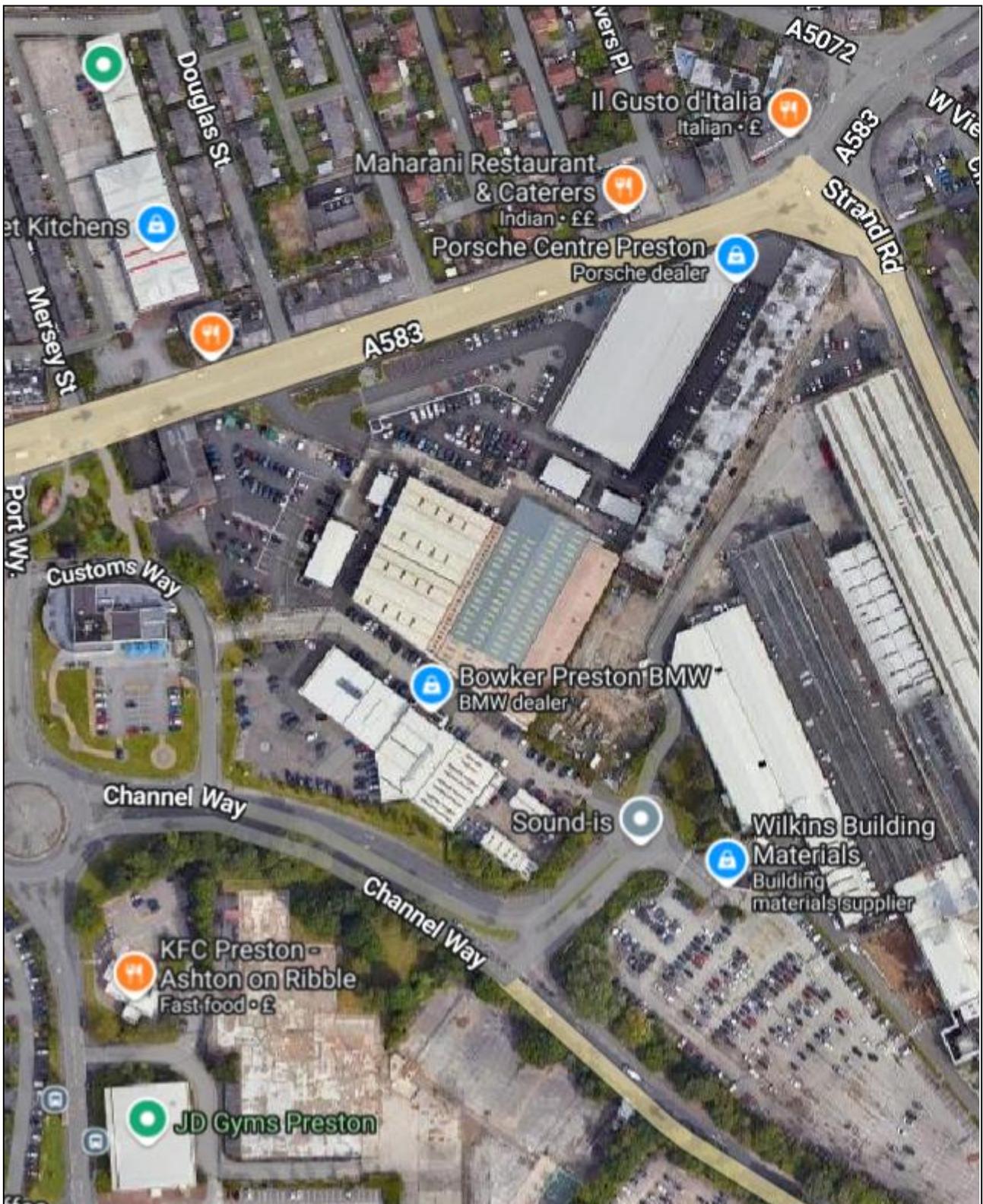


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Listed Buildings

- Listed Building (Grade II)
- Listed Building (Grade II*)

Map 2: 1940s



Site Photo: Existing employment site, proposed to be retained as an employment allocation



Site Photo: Site of archaeological interest

Site 19P031: Land West of Cottam and East of Preston Western Distributor.

RAG Assessment: **Amber**

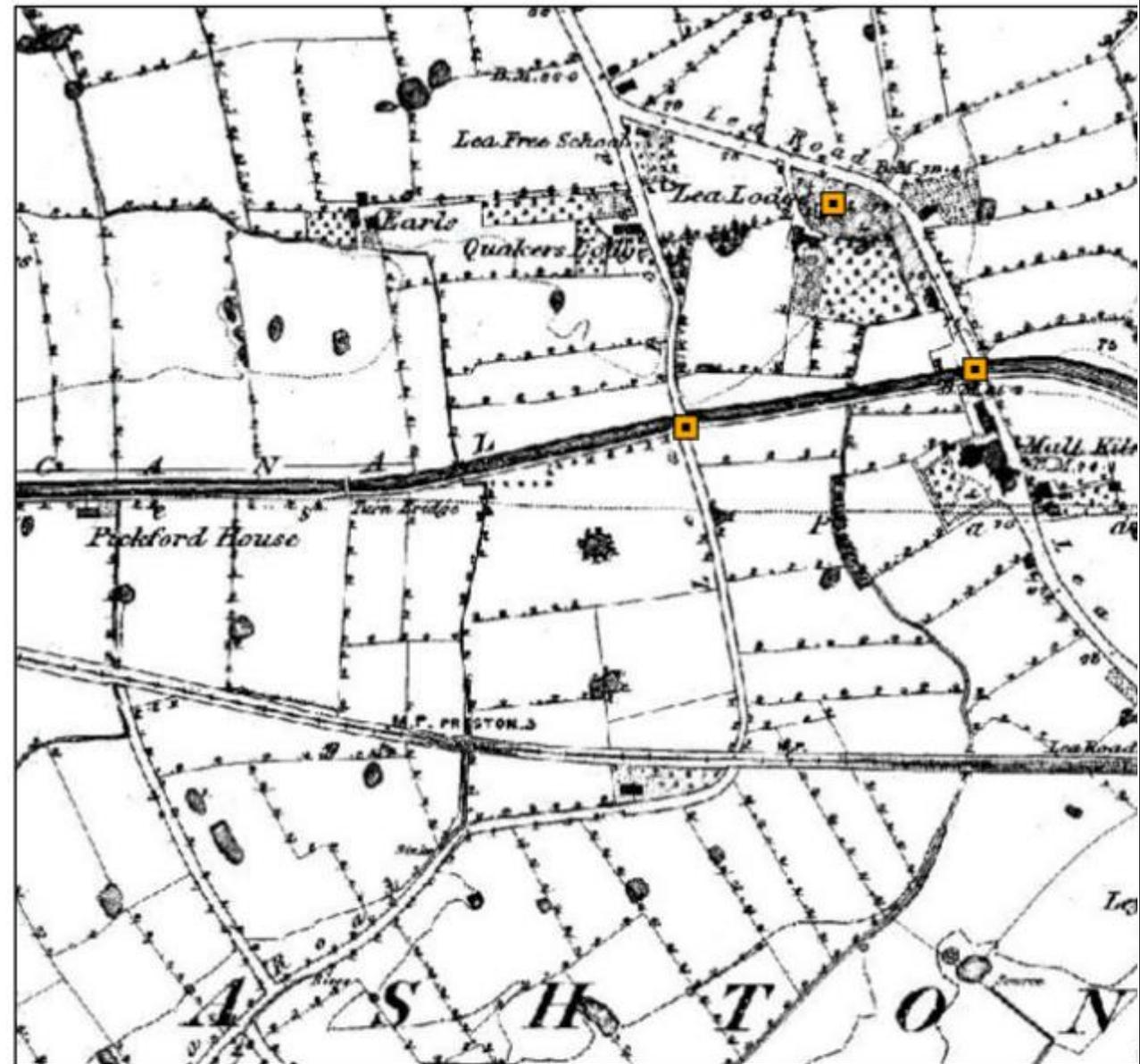
<p>Heritage Asset</p>	<p>The Council’s archaeological advisors indicate that this site is of potential archaeological interest due to its size.</p> <p>Leyland Bridge Farmhouse A Grade II listed building located within the proposed allocation. First listed in 1986, the farmhouse was constructed in 1651, it is now used as a house.</p> <p>Full description: Farmhouse, now house, dated 1651 on porch, altered. Daubed render probably on brick, steeply pitched corrugated sheet roof with boxed eaves covering thatch, brick chimney. Gable to road. Three-bay baffle-entry plan (altered entry). One-and-a-half storeys; 1st floor band (covered by render); windows mostly C19 alterations in Jacobean style with hoodmoulds, diamond-pattern leaded glazing in casements, former front door on south side in line with ridge chimney at junction of 2nd and 3rd bays, present entrance front on north side which has a</p>
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	<p>gabled porch to the middle bay (modern datestone on porch lettered “1651”) and a plain doorway to the 3rd bay. Roof has small dormer on north side, large one on south side. Interior: middle bay has inglenook with cambered bressummer, 2 cambered beams, all these with stopped chamfer and all apparently re-used cruck blades; similar re-used cruck blades in service end and as purlins.</p> <p>List entry number: 1073513</p> <p>Canal Bridge Number 18</p> <p>A Grade II public road bridge, first listed 1986.</p> <p>Full description:</p> <p>Public road bridge over Lancaster Canal, 1790 s. Engineer John Rennie, Squared sandstone. Elliptical arch with triple keystones, bands, parapets, pilastered ends.</p> <p>List entry number: 1073512</p> <p>Canal Bridge Number 19 Quaker’s Bridge</p> <p>A Grade II public road bridge, first listed in 1986.</p> <p>Full description:</p> <p>Public road bridge over Lancaster Canal, 1790 s. Engineer John Rennie. Squared sandstone. Elliptical arch with triple keystones, bands, parapets, pilastered ends.</p> <p>List entry number: 1165066</p> <p>Clock House</p> <p>A Grade II listed building, formerly known as Lea Lodge, was first listed 1986.</p> <p>Full description:</p> <p>House, early C19. Colour-washed brick with rusticated quoins, slate roof. Double-depth 3-bay plan. Two storeys, symmetrical; central panelled door, semi-circular fanlight with radiating glazing bars, stone doorcase of engaged Tuscan columns with an open pediment; two 16-pane sashed windows on each floor and a 9-pane sash above the door, all with stone sills and splayed stone heads. Small modern brick chimney at the gables. (Formerly known as Lea Lodge).</p> <p>List entry number: 1165091</p>
<p>Contribution that this site makes to the significance of the heritage assets</p>	<p>The former farmstead east of the site holds illustrative history interest through the</p>

	<p>manner in which portrays vernacular farming traditions (specifically embodied in the house) of the C17th. Owing to the substantial repair, alteration and conversion of the buildings, the historic interest of the site has been eroded and the primary source of authentic interest lies in the juxtaposition of the house and converted barn and within the interior of the house. Herein the buildings allow some appreciation of historic farming lifestyles, albeit in a much altered and sanitised context. The former farmland surrounding the farmstead makes a major positive considerable contribution to the historic interest of the site, as a contextual setting with an agricultural history.</p> <p>The canal bridges hold illustrative and associative historic interest, through the manner in which they portray the importance of the canal system in the later C18th and through connections to John Rennie. The towpath, roads that cross the bridges and the canal itself are all of great importance in contributing to the historic interest and relevance of the bridges, and herein the significant setting of the bridges is defined. Otherwise, the land beyond the canal and towpath is incidental and holds no special relationship with the bridges and is therefore not a significant contributor to their historic interest.</p> <p>The Clock House located northeast of the site currently in residential use, is surrounded by extensive screening by trees and grounds associated with the asset. As these are contained within the boundary of the proposed allocation, the site makes a considerable contribution to the setting of the listed building.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the assets</p>	<p>Leyland Bridge Farmhouse – Yes Canal Bridge Number 18 – No Canal Bridge Number 19 Quaker’s Bridge – No Clock House – Yes</p> <p>The setting of the two heritage assets is of open land and the setting of Leyland Bridge Farmhouse is also its uses as a farm. The</p>

	loss of this land would have a moderate harm on the setting of these assets
How might the harm be removed or reduced?	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied in the first instance by an Archaeological Desk Based Assessment.</p> <p>Mitigation measures need to deal with the loss of the two buildings settings, these should include amongst other things:</p> <ul style="list-style-type: none"> • Open space around the assets with development set back to help maintain its setting. • A Landscape buffer between the open space around the asset and new development. • Development to be of an appropriate scale and massing and layout suitable for the assets; • Density closest to the assets should reflect their significance – open and farmland • Use of appropriate materials • Views of the assets should be maintained in the development; • Landscaping to reflect the rural nature of the sites. • Opportunity to enhance the assets through removal of inappropriate buildings. <p>All planning applications should be accompanied by a full heritage statement for the listed buildings.</p> <p>Development will be accompanied by, in the first instance, an Archaeological Desk Based Assessment. Subsequent stages of pre-and/or post-determination archaeological investigation may also be required.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Moderate harm that can be reduced providing the mitigation is implemented
Conclusions	It is considered that potential heritage impacts can be successfully mitigated through design and material treatment. The site can be developed.

Map 1: Proposed site allocation (with heritage asset identified in Red)



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Listed Buildings

- Listed Building (Grade II)

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Map 2: 1840s



Site Photo: View from Lea Road at Leyland Bridge Farmhouse in the distance



Site Photo: View from Sidgreaves Lane at Quaker's Bridge



Site photo: View from Lea Road on Canal Bridge number 18



Site Photo: View from Lea Road at Leyland Bridge Farmhouse in the distance



Site Photo: View of Clock House from lea Road

Site 19P075: The Larches, Larches Lane.
RAG Assessment: **Amber**

Heritage Asset	<p>Larches House</p> <p>A Grade II listed building adjacent to proposed allocation. The building is currently under construction for a change of use from a dwelling to offices. The building was first listed in 1991 whilst it was in use as a school.</p> <p>Full description:</p> <p>GV II Large house, became a school from 1954 until 2017. 1838, for John Lawe (banker). Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular main range with smaller rectangular service wing attached to rear. Two storeys and 3 bays, symmetrical, centre breaking forwards slightly, with plinth, string course, plain frieze and moulded cornice with blocking course (shallow triangular upstand in centre). The centre has a wide rectangular porch with Ionic columns distyle in antis and dentilled cornice with blocking course, protecting a round-headed doorway with shouldered architrave, door with geometrical-patterned glazed panel and fanlight with radiating glazing bars, and tall side-windows with glazing bars. Two windows at ground floor, sashed without glazing bars; three 12-pane sashes at 1st floor, all with panelled stone aprons and flat-arched heads. The side walls have wider centres breaking forwards, each with a large rectangular stone bay window at ground floor (the west with Corinthian pilasters, dentilled cornice and panelled parapet), and two 12-pane sashes above (the west now with wedge lintels). The attached service block, a 3-window range breaking forwards, has 12-pane sashes, hipped roof and various additions.</p> <p>INTERIOR: open-well staircase with cast-iron balusters and mahogany handrail with wreathed curtail; fine decoration, including open-work moulded plaster cornices, fireplace with Ionic surround.</p>
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	List entry number: 1253985
Contribution that this site makes to the significance of the heritage asset	<p>The listed building when originally constructed stood alone within extensive grounds. When the building was converted to a school, the building and grounds were adapted accordingly. The setting of the building has been altered by the construction of a housing estates to the North, East and West.</p> <p>The listed building's setting varies in its nature, but its principal, south-facing elevation still faces its generous, informal garden, which slopes down towards the river, with a notable step down towards the southern boundary. This area is laid to lawn and contains a variety of trees, clustered towards the boundaries so as to provide an open aspect. Attached to the west side of the house is a range of single-storey outbuildings with more functional form, and the east side faces another informal area of garden. Modern housing, designed without reference to the historic building, imposes on the north side, and to the west and east of the grounds.</p> <p>The site contributes positively to the asset.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>Larches House – Yes</p> <p>The loss of the open land will have a moderate impact on the significance of the asset</p>
How might the harm be removed or reduced?	<p>Negative impact on significance could be reduced by limiting the amount of open space lost, and ensuring it remains of a size sufficient to preserve a great deal of its contribution to setting, whilst trying to maintain the current form.</p> <p>Appropriate mitigation measures would include:</p> <ul style="list-style-type: none"> • A Landscape buffer and open space around asset Development; • Use of appropriate Materials; • Appropriate scheme layout and density; and • Enhancement through removal of inappropriate buildings.

Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	There is no harm providing the mitigation measures as outlined above are put in place would deal with identified harm.
Conclusions	It is considered that potential heritage impacts can be successfully mitigated through design and material treatment. The site can be developed.

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



30/08/2024, 13:20:23

Listed Buildings

- Listed Building (Grade II)

© C

Map 2: 1840s



30/08/2024, 13:23:09

Image



Red: Red



Green: Green



Blue: Blue

Listed Buildings



Listed Building (Grade II)

©

Map 3: 1960s



Site Photo: Site not publicly accessible, currently used as a short stay secondary school

Site 19P078: 115 Church Street.

RAG Assessment: **Amber**

Heritage Asset	<p>There are numerous heritage assets nearby, the following assets are closest to the site.</p> <p><u>18 Grimshaw Street</u></p> <p>A Grade II listed building opposite to the proposed site allocation. It was first listed 1991 and is currently used as residential flats</p> <p>Full description: Town house. Probably c.1820-30, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension. Three storeys over cellar; 3-window range, with 1st-floor sill-band and moulded gutter cornice; round-headed doorway to the right, with doorcase of engaged Tuscan columns, plain frieze and moulded cornice, panelled door and semicircular fanlight; windows with raised sills and wedge lintels, all with altered glazing. Gable chimney to left. Rear and INTERIOR not inspected. Forms group with No.16 to the right. List entry number: 1292181</p> <p><u>16 Grimshaw Street</u></p> <p>A Grade II listed building located opposite to the proposed site. It was first listed in 1991 and is currently used as residential flats.</p> <p>Full description: Town house. C.1820-40, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Three storeys over cellar; 2-window range, with 1st-floor sill-band and moulded gutter cornice; elliptical-headed doorway, to the right of all the windows, with moulded surround, panelled door and fanlight; windows at ground-floor replaced; 12-pane sashes at 1st floor, and short 9-pane sashes at 2nd floor. Rear and INTERIOR not inspected. Forms group with No.18 to left (q.v.). List entry number: 1207291</p>
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	<p><u>Olde Blue Bell Public House</u></p> <p>A grade II listed building adjacent to the proposed allocation. It was first listed in 1979 and is still in use as a pub.</p> <p>Full description:</p> <p>Public house, with former brewhouse linked to rear. Probably earlier C18, altered and enlarged in C19; altered. Brick in English garden wall bond, painted white, on plinth painted black; slate roof. Double-depth formed by single-depth front range with parallel addition to rear. Three low storeys and 3 bays (but with only 2 windows at 1st floor), symmetrical; the ground floor has a central round-headed doorway with pilastered surround and plain fanlight, protected by a large semi-circular hood on brackets, and wide rectangular 3-light casement windows with some early C20 stained glass; the 1st floor has 2 vertical-rectangular 2-light casement windows, and the 2nd floor has 3 square 2-light casements (all these windows with raised sills). Gable chimneys. INTERIOR altered. Linked to the rear is a small C19 brewhouse of red brick in English garden wall bond, rectangular in plan, 2 low storeys, with a circular pitching hole and a 4-pane sash at 1st floor (ground floor altered), and a gable chimney.</p> <p>List entry number: 1279818</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The site is currently a car park so the site itself makes no contribution to the setting of 16-18 Grimshaw Street due to its proximity to these two assets. Its location next to the pub provides no positive contribution to the setting of this asset</p> <p>Loss of the current car park use would have the potential to improve the setting of the listed building if redeveloped sympathetically in its design.</p> <p>The Site has been examined by Lancashire County Council for archaeological interest and it was determined that it is in an area of possible medieval/Post medieval occupation.</p>

Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>18 Grimshaw Street – No 16 Grimshaw Street – No Olde Blue Bell Public House – No</p> <p>The allocation has a negative impact on significance and provides an opportunity to enhance the setting of the assets.</p>
How might the harm be removed or reduced?	<p>Ensuring the size, scale and height of development to the Church Street frontage is in keeping with the historic scale of the street so as not to impact upon significant views which take in the listed buildings. Materials of any proposed development shall be sympathetic and appropriate to the locality and setting of the identified listed heritage assets.</p> <p>Archaeological interest of the site should be considered and dealt with at planning application stage either through conditions or submission of an appropriate Archaeological survey at submission.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	No harm. The site could provide an opportunity for securing an element of enhancement, replacing the current negative contribution made by the existing use.
Conclusions	The site can be considered for allocation.

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



30/08/2024, 14:57:57

Image

- Blue: Blue
- Red: Red
- Green: Green
- Listed Building (Grade I)
- Listed Building (Grade II)

Map 2: 1960s



Site Photo: 16 Grimshaw Street and 18 Grimshaw Street, both currently in use as residential flats.



Site photo: The proposed site allocation, currently in use as a car park and Olde Blue Bell Public House adjacent.

Site 19P080: 37-41 Church St.
RAG Assessment: **Amber**

Heritage Asset	<p>The Bears Paw Public House A grade II listed building, first listed in 1991. The asset is still in use as a public house and is adjacent to the site.</p> <p>Full description <i>“Public house. Probably early C18, remodelled in early C19; altered. Brick in Flemish bond, painted white, with sandstone dressings painted black, slate roof. Double-depth double-fronted plan with back extensions. Two low storeys, 4 windows; ground floor has central elliptical-headed doorway with doorcase of 2 engaged columns which have capitals with swags, square abaci, entablatures with ovals and flowers, fluted frieze, and cavetto moulded head; an altered window to left, an enlarged window to the right, and a round-headed doorway at each end (that to the left blocked). Windows have raised sills and wedge lintels, the first at ground floor and the 3rd and 4th at 1st floor sashed, the others altered. INTERIOR: contains early C18 chamfered beams with run-out stops.”</i></p> <p>List entry number: 1207257</p> <p>Preston Central Bus Station and Car Park A grade II listed building, first listed in 2013. This sits to the rear of the allocation site.</p> <p>Full description <i>A bus station with multi-storey car park above, also incorporating a taxi rank (but excluding the pedestrian links). Designed by Keith Ingham and Charles Wilson of Building Design Partnership, with E H Staziker, the Borough Engineer and Surveyor, and Ove Arup and Partners, consulting structural engineers. Opened in 1969. MATERIALS: reinforced and pre-cast concrete with partial white tile-cladding and glazing. Original signage and other fittings in Glaskon Glasfilme GRP, also used for telephone kiosks and timetable</i></p>
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holders, steel and iroko hardwood timber.

PLAN: The building is rectangular, measures about 170m long by 40m wide, and sits within a broad rectangular apron that extends on both sides to allow bus movements. There are curving car park ramps at the north and south ends of the building and an island taxi rank at the south end of the bus station. The perimeter of the site, and access, is defined by raised areas of hard landscaping re-using granite setts.

EXTERIOR: The tall, double-height, ground floor (responding to the height of a double-decker bus) contains 40 bus stands on both the east and west sides above which is a multi-storey car park on a split-level design of four decks on the west and five decks on the east. Vehicular access to and from the car park is via curved concrete ramps at the north and south ends of the building while pedestrian access to the building is segregated via three subways and an elevated walkway (all four accesses are not included in the listing). A former island taxi rank with round-ended waiting platform with concrete roof of similar design above, and an 80 foot high lighting gantry, is situated at the south end of the bus station. The bus station has a glazed ground floor while the car park decks above have curved concrete fronts of T beam form. The north and south ends of the building are clad in vertically laid white tiles with wide joints and breaks in the grid pattern at each floor level. Supporting columns have a beach pebble aggregate that is exposed by grit blasting. Four rectangular lift shafts, each clad in white tiles, protrude above the upper deck of the car park.

INTERIOR: The bus station has a two-storey central spine of buildings that contain passenger facilities such as kiosks, cafeteria, information and booking offices on the ground floor of varying I design, and staff offices and rest facilities on the upper

	<p><i>floor. To either side there are waiting areas adjacent to the bus stands, each divided by metal and wood barriers. The passenger concourse is fully glazed and the lower half of the main facades is enclosed by a sliding door system, with two doors for each bus stand. Above the door heads a wooden and GRP perimeter destination board runs the entire length of the main elevations and contains original bus stand numbers and destinations. There are the access ramps to two pedestrian subways, with white tiled walls and black rubber-tiled floors. There are three public lifts and stairwells to the car park above. The floor of the bus station is of black rubber tiles while the central spine is clad in vertically laid white tiles to the ground floor with glazing to the offices above. A rich, brown, oiled iroko wood is used for seats, doors and barrier rails. The ceiling to the passenger concourse has its soffits of the pre-cast concrete floor units exposed. Other carefully designed and original features survive including purposely-designed signage and clocks in GRP and custom-made oiled timber handrails.</i></p> <p><i>The north end of the car park has an entrance ramp to Level 1 and an exit ramp from Level 2, and there is a two-carriageway entrance and exit ramp from Level 1 at its south east corner. Ramps connect the parking levels towards the north and south ends of the building retaining their directional signage in the form of free-standing GRP arrows.</i></p> <p><i>The pedestrian links, that is the three subways and the elevated walkway, are excluded from the listing, as less successful elements of the structure.</i></p> <p>List entry number: 1416042</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>Site is a now vacant former retail unit of modern red-brick construction and has potential to improve the setting of the listed building if redeveloped sympathetically. The site contributes to the significance of the adjacent heritage asset, The Bear Paw</p>

	Public House. The site is also within the setting of the car ramp of the Preston Bus station but makes no contribution to its significance.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	The Bears Paw Public House – Yes Preston Central Bus Station and Car Park – No The site makes a limited contribution to the heritage and presents an opportunity for enhance if mitigation measures are carefully considered.
How might the harm be removed or reduced?	Ensuring the size, scale and height of development is in keeping with the historic scale of the street so as not to impact upon significant views which take in the listed buildings. Materials of any proposed development shall be sympathetic and appropriate to the locality and setting of the identified listed heritage assets.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	No harm. The site could provide an opportunity for securing an element of enhancement, replacing the current negative contribution made by the existing use.
Conclusions	The site can be considered for allocation.

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



30/08/2024, 14:57:57

Image

- Blue: Blue
- Red: Red
- Green: Green
- Listed Building (Grade I)
- Listed Building (Grade II)

Map 2: 1960s



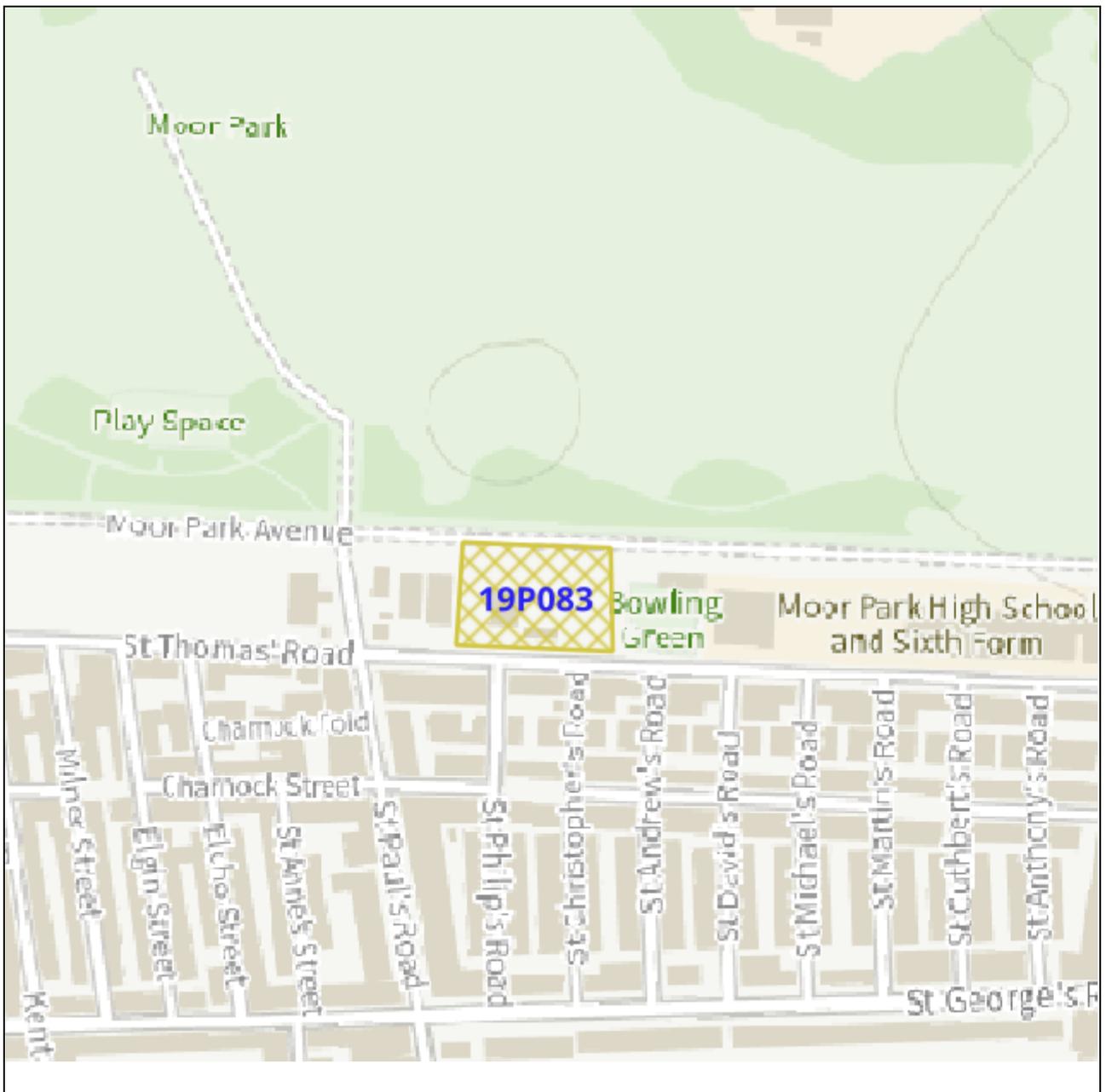
Site Photo: proposed site allocation formerly Bargains Galore, now vacant. Listed building located adjacent.

Site 19P083: Moor Park Depot.
RAG Assessment: **Amber**

Heritage Asset	<p>Moor Park, Preston</p> <p>A grade II* listed park and garden, first listed in 1994.</p> <p>Full description:</p> <p><i>“In 1253 Henry III granted by charter to the burgesses of Preston, 324 acres of moorland. At the end of the C17 the land was used for horse racing, the course pegged out across the moor being in regular use until 1791. On 24 August 1795, a group of freemen of the borough met to discuss a complaint of encroachment on the moor which was increasingly being lost to industrial development. It was from this meeting that the proposal for the setting aside of the land as a public park evolved. In September 1833 legal steps were taken by the borough council towards enclosing a defined area of what remained of the moor, partly for housing development, but primarily to form a public park. This involved abrogating the bye-law whereby a small number of freemen still had rights of pasturage, and declaring that ‘the land may hereafter be enclosed and managed in such a manner as the common-council or other persons lawfully entitled to administer the affairs of the borough may from time to time lawfully direct’. This initiative made Preston the first industrial town to create a municipal park.</i></p> <p><i>The ‘Plan of improvements on Preston Moor’, published in the Preston Chronicle (1833), shows the boundaries and basic design of the site remain unchanged. The moor was drained at great expense to provide an open central area labelled ‘Green Pasture’ (let as grazing until 1865), lightly planted with trees and surrounded by a perimeter walk, serpentine along the northern boundary. A lake was formed towards the north-west corner of the site and Ladies’ Walk (Moor Park Avenue) was laid out along the southern boundary.”</i></p> <p>Entry list number: 1001309</p>
Contribution that this site makes to the significance of the heritage asset	The <u>proposed site</u> provides no positive contribution to the setting of this asset

	Loss of the existing developed building would have the potential to improve the setting of the listed asset if redeveloped sympathetically
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	Moor Park, Preston – No The loss of this site provides an opportunity to improve the RPG.
How might the harm be removed or reduced?	<ul style="list-style-type: none"> • max height of 3no. storeys in keeping with adjacent properties. • Design and materiality of other buildings in the street e.g. red brick, domestic in scale, set back from road • Maintain boundary hedge • Site entrance only from St Thomas Road • No vehicle access to the RPG • RPG – reinstatement of boundary walls to match the existing
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	No harm. The site could provide an opportunity for securing an element of enhancement, replacing the current negative contribution made by the existing use.
Conclusions	The site can be developed.

Maps and Site Photos:



Map 1: Proposed site allocation



13/09/2024, 10:38:55

Image

 Green: Green  Blue: Blue
 Red: Red

Map 2: 1960s



Plate 1: Site entrance off Moor Park Avenue



Plate 10: From the southern-most footpath of Moor Park looking south to the Site's entrance.



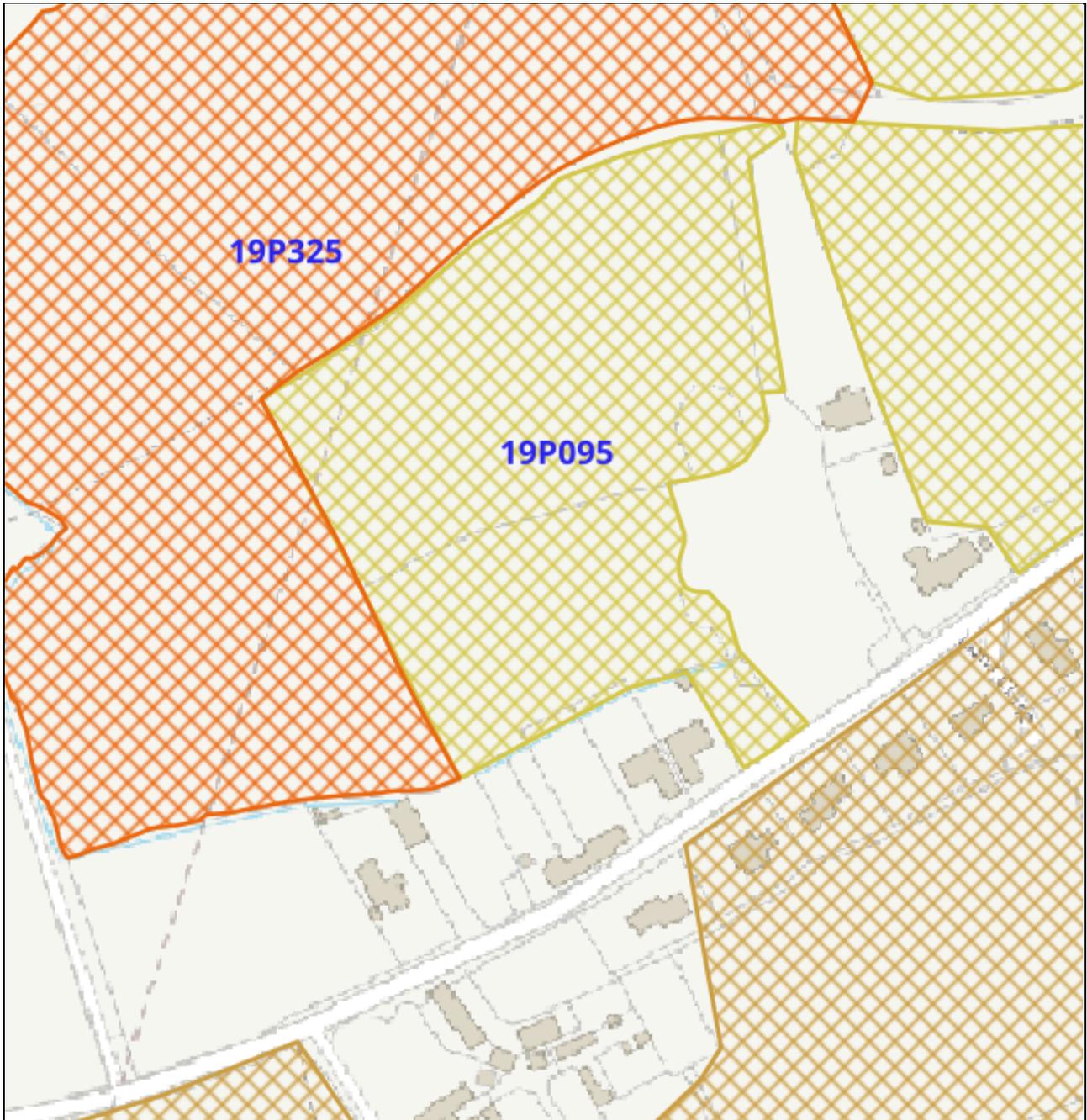
Plate 9: West of the junction of St David's Road and St Thomas's Road looking west towards the Site.

Site 19P095: Land to r/o Laburnum House Farm & NW of Bartle Lane, Lower Bartle.
 RAG Assessment: **Amber**

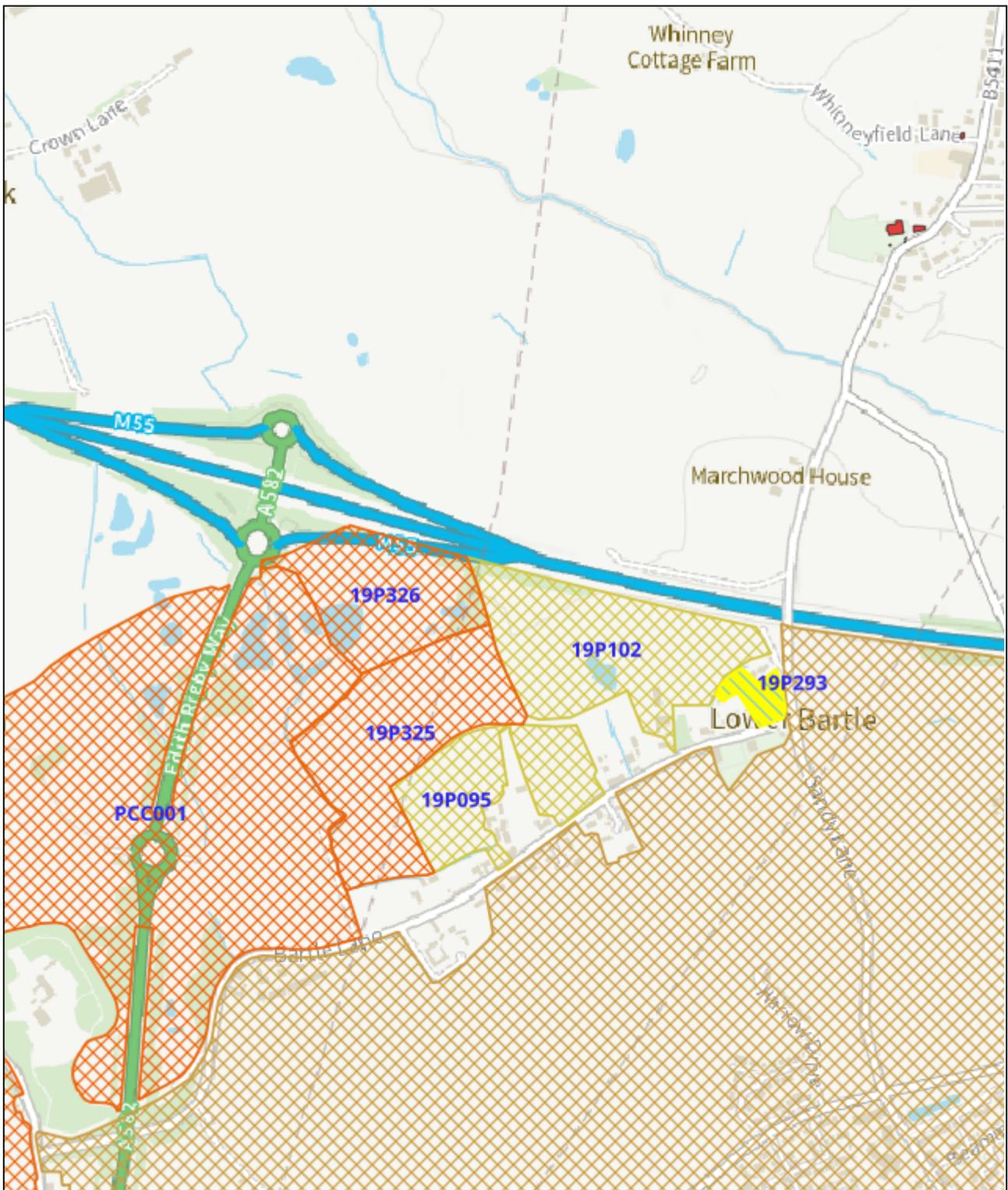
<p>Heritage Asset</p>	<p>The site lies with the limits of Lower Bartle, Lancashire HER PRN39326, comprising of a network of roads & tracks on mid-19th century mapping and thought to possibly be medieval in origin.</p> <p>This area has not been subject to any detailed assessment but recent archaeological work at Laburnum House to the south of the proposed allocation site recovered pottery from a number of ditches dating from the 13th to 16th centuries.</p> <p>The Council's archaeological advisors indicate that this site also has the potential to contain below-ground archaeological remains of buildings depicted on Yates' 1786 map of Lancashire.</p> <p>There are no listed buildings on site. Nearby there are a cluster of listed assets at St. Annes Church in Woodplumpton (0.8 miles away). Also, 0.7 miles away there is Anderton House, a grade II listed building.</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the proposed</p>

	<p>allocation contains has the potential to contain below-ground archaeological remains of pre-1786 buildings.</p> <p>The site makes a negligible contribution (no harm) to the significance of the listed assets. The built form, highway and mature vegetation provides comprehensive screening between the Listed Building and the development site.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The site may require a level archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would have no impact on the significance of the heritage assets, given the separation distance between it and proposed development site and the intervening built form and vegetation.</p>
How might the harm be removed or reduced?	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.
Conclusions	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment. Subsequent stages of pre- and/or post-determination archaeological investigation may also be required.

Maps and Site Photos:



Map 1: Proposed site allocation



Map 2: Proposed allocation (heritage assets identified in red)



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©

Map 3: 1940s Aerial Map



Site Photo: View of proposed allocation from Bartle Lane

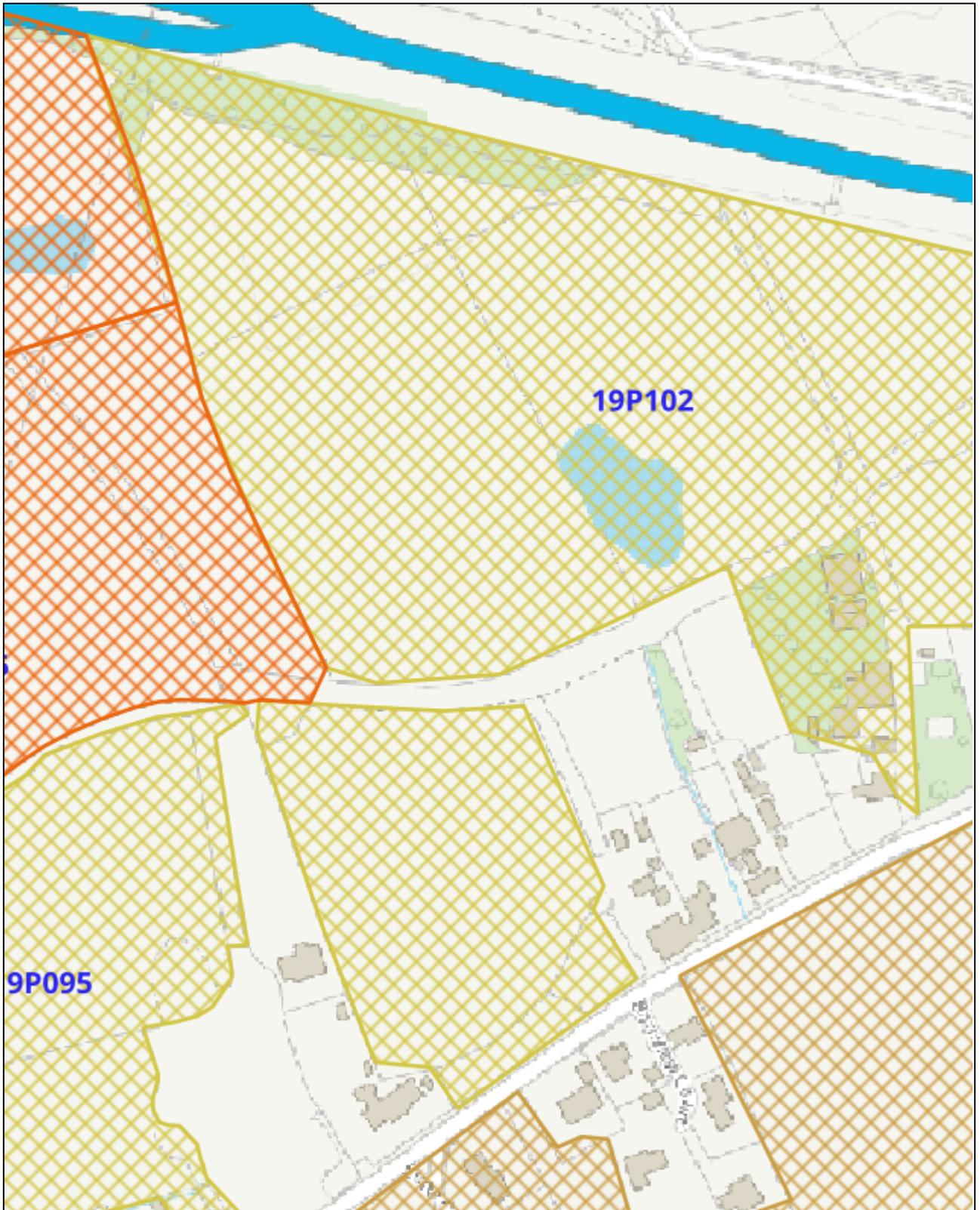
Site 19P102: Land Adjoining Mayors Farm, Bartle Lane, Lower Bartle.

RAG Assessment: **Amber**

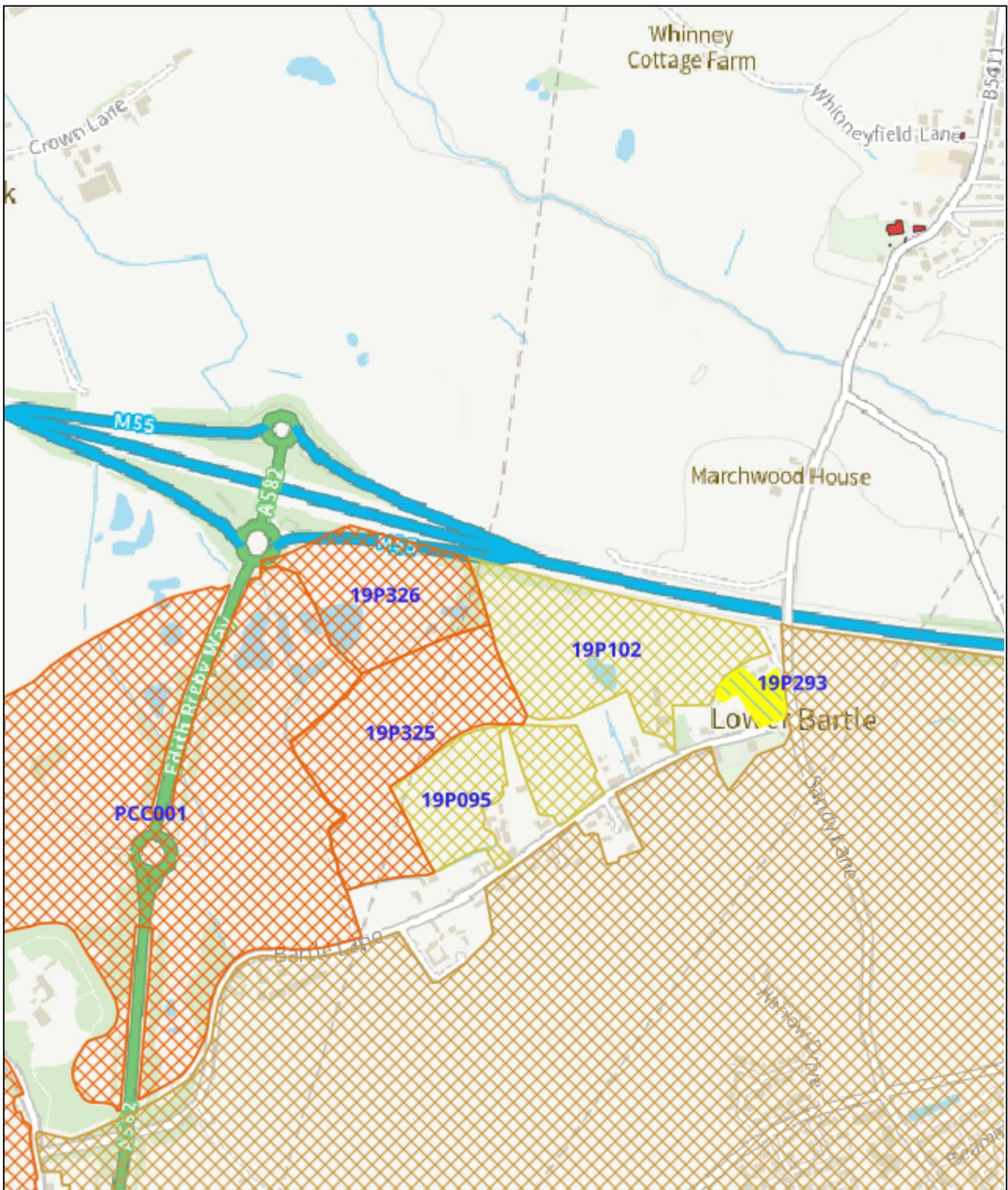
<p>Heritage Asset</p>	<p>The site lies with the limits of Lower Bartle, Lancashire HER PRN39326, comprising of a network of roads & tracks on mid-19th century mapping and thought to possibly be medieval in origin.</p> <p>This area has not been subject to any detailed assessment but recent archaeological work at Laburnum House to the south of the proposed allocation site recovered pottery from a number of ditches dating from the 13th to 16th centuries.</p> <p>There are no listed buildings on site. Nearby there are a cluster of listed assets at St. Annes Church in Woodplumpton (800 metres away). Also, 0.85 miles away there is Anderton House, a grade II listed building.</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Council's archaeological advisors indicate that as the site is located within Lower Bartle, it is thought to be possibly medieval in origin.</p> <p>The site makes a negligible contribution (no harm) to the significance of the listed assets. The built form, highway and mature vegetation provides comprehensive screening between the Listed Building and the development site.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>The site may require a level archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would have no impact on the significance of the heritage assets, given the separation distance between it and proposed development site and the intervening built form and vegetation.</p>
<p>How might the harm be removed or reduced?</p>	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment.</p>
<p>Impact that the loss of this site and its subsequent development might have upon</p>	<p>Ensuring appropriate archaeological investigation and recording or preservation</p>

the significance of the asset with mitigation measures in place	of artefacts will mitigate the impact of development on the significance of heritage assets.
Conclusions	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment. Subsequent stages of pre- and/or post-determination archaeological investigation may also be required.

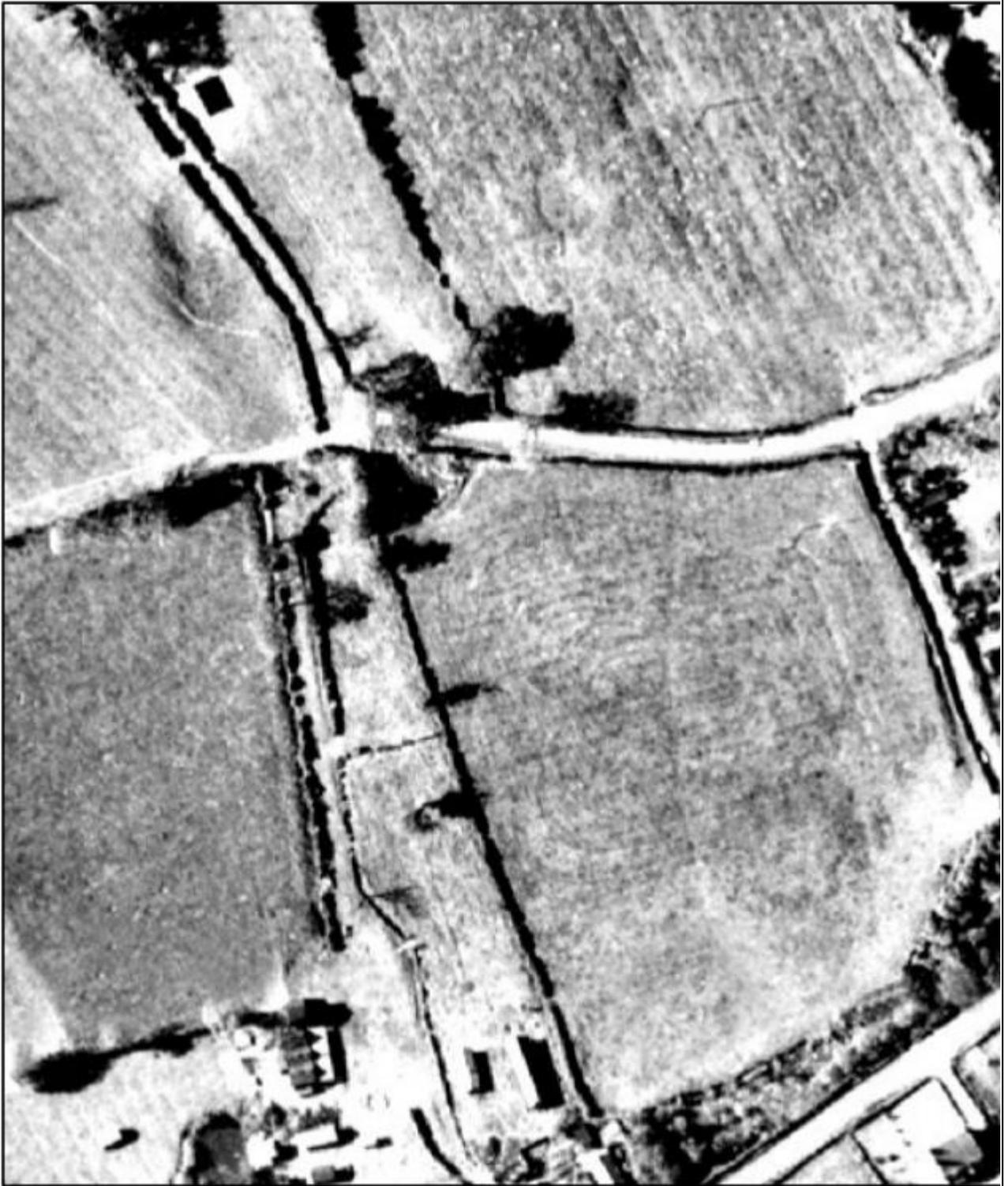
Maps and Site Photos:



Map 1: Proposed site allocation



Map 2: Proposed allocation (heritage assets identified in red)



25/09/2024, 10:16:21

Image



Red: Red



Green: Green



Blue: Blue

Map 3: 1960s



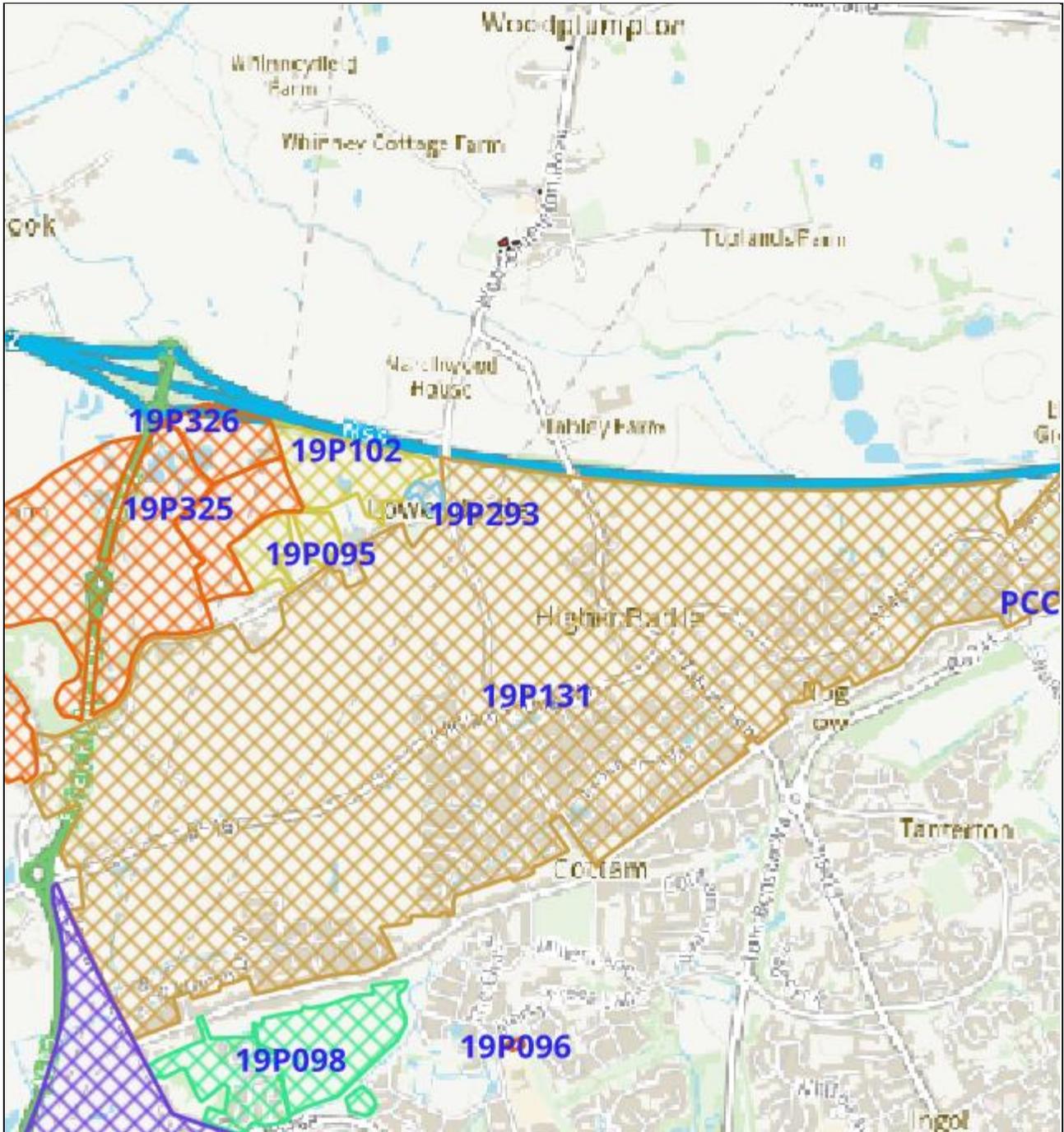
Site Photo: View of proposed allocation from Bartle Lane

Site 19P131: North West Preston.
 RAG Assessment: **Amber**

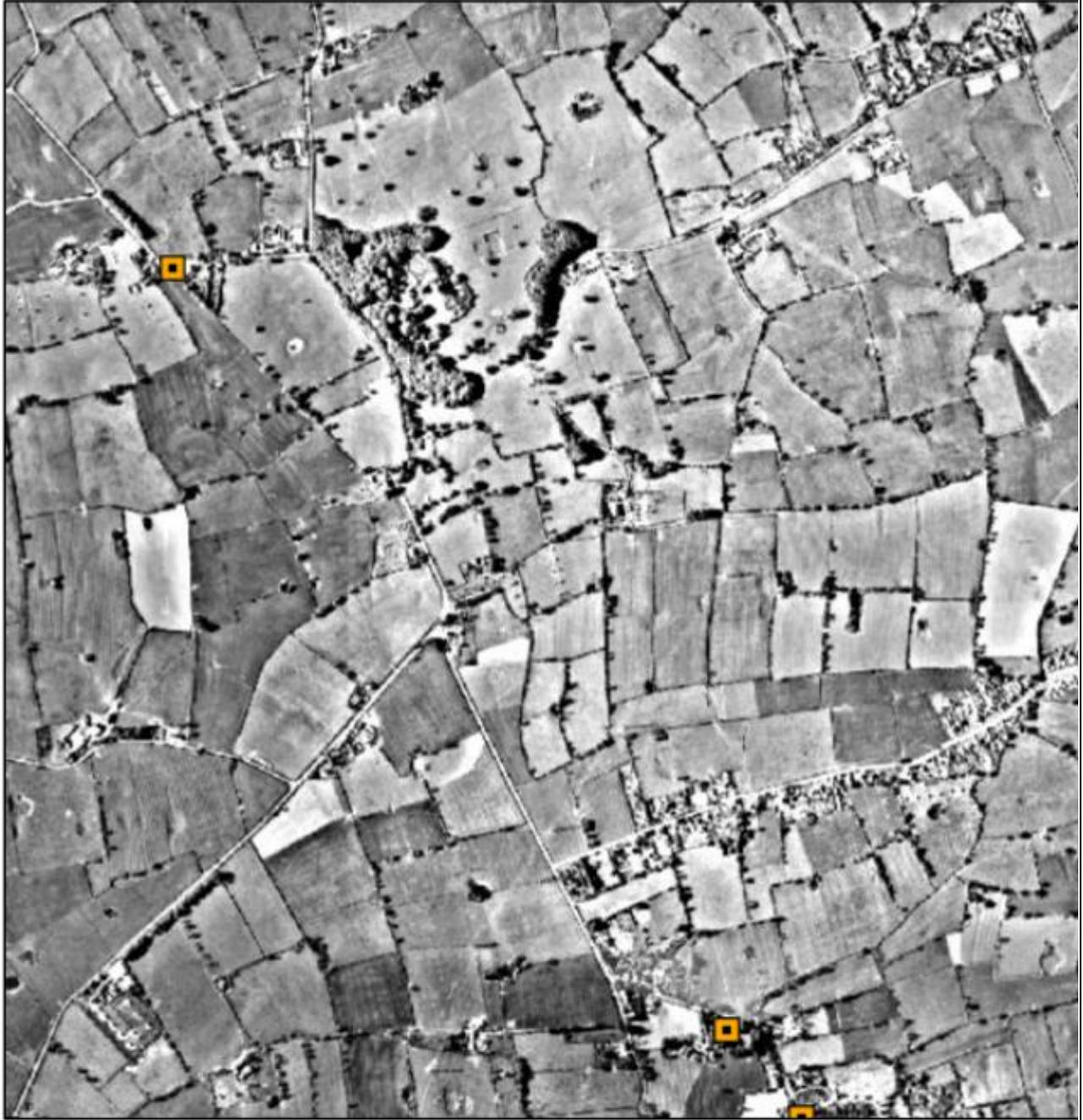
Heritage Asset	<p>The Council's archaeological advisors indicate that this site contains a number of non-designated heritage assets of a known archaeological interest, such as the former site of Lawton House (PRN6249) and Crow Lady Farm (PRN39320), demolished in the 19th century.</p> <p>There are no listed buildings on site. Nearby there are a cluster of listed assets at St. Annes Church in Woodplumpton (0.8 miles away). Also, 0.75 miles away there is Anderton House, a grade II listed building.</p>
Contribution that this site makes to the significance of the heritage asset	<p>The Council's archaeological advisors indicate that as the site has a number of known non-designated sites of archaeological interest. (See above)</p> <p>The site makes a negligible contribution (no harm) to the significance of the listed assets. The built form, highway and mature vegetation provides comprehensive screening between the Listed Building and the development site.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The site may require a currently unknown level of archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would have no impact on the significance of the heritage assets, given the separation distance between it and proposed development site and the intervening built form and vegetation.</p>
How might the harm be removed or reduced?	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p>

<p>Conclusions</p>	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment. Subsequent stages of pre- and/or post-determination archaeological investigation may also be required.</p>
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Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



25/09/2024, 13:26:50

Image



Red: Red



Green: Green Listed Buildings



Blue: Blue



Listed Building (Grade II)

© Crow

Map 2: 1960s Aerial Photograph



Site Photo: Existing developments in North West Preston along William Young Way

Site 19P141: Preston East Jct 31A M6.

RAG Assessment: **Amber**

Heritage Asset	<p>The Council's archaeological advisors indicate that this site is greater than 10ha and the area has not been the subject of any previous archaeological assessment and it therefore remains of an unknown potential – no specific heritage assets have been identified.</p> <p>There are no listed buildings on site however there are numerous listed buildings nearby the site, the following listed buildings are closest.</p> <p>HAIGHTON HOUSE</p> <p>A grade II listed building, 86 metres away from the proposed allocation, which was first listed in 1986.</p> <p>Full description</p> <p>II Large house, now partitioned to make 3 dwellings, 1820, built by Captain Evan Richard Gerard, enlarged after 1832 by new owner James Francis Anderton. Brick in Flemish bond with sandstone dressings, shallow-pitched hipped slate roofs. Square plan formed by 5-bay front range with 5-bay rear extensions under 3-span roof. Two storeys, symmetrical, in late Georgian style, with 1st floor sillband, moulded cornice, low parapet, and sashed windows with stone sills and splayed stone heads; various multiple-flue chimney stacks. Centre bay, breaking forward slightly (the parapet slightly pedimented), has stone porch of coupled Tuscan pillars with an entablature, panelled and glazed door with side lights and segmental fanlight with radiating glazing bars; ground floor has 4 tall 6-pane sashed windows, 1st floor has five 12-pane sashes. Right return wall has canted full-height bay in the centre, 7 tall 6-pane sashes on each floor; left return wall has single-storey canted stone bay in the centre, windows of varied widths but mostly 12-paned except in bay which has full-height windows; rear has 2 doors and</p>
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varied sashed windows; extension or service wing continued to left from rear corner, now used as farmhouse (the 3rd dwelling), is of less interest. Interior: principal feature of interest is entrance hall and staircase, separated by a screen of modified Corinthian coupled pilasters and responds, with a basket arch in the centre, and leading to an open-well staircase with scrolled brackets and 2 stick-balusters per tread, illuminated by a large domed skylight. Other parts undergoing restoration at time of survey (1985). History: Anderton family, resident here until C20, active in social life of Preston, identified with this site by colloquial name for the wooded valley to the west, "Squire Anderton's Wood", otherwise Fulwood Park Wood.

List entry number: [1164965](#)

OUTBUILDING CIRCA 30 METRES NORTH OF CLARKSON'S FOLD FARM

A grade II listed building, 270 metres from the proposed allocation, first listed in 1986.

Full description

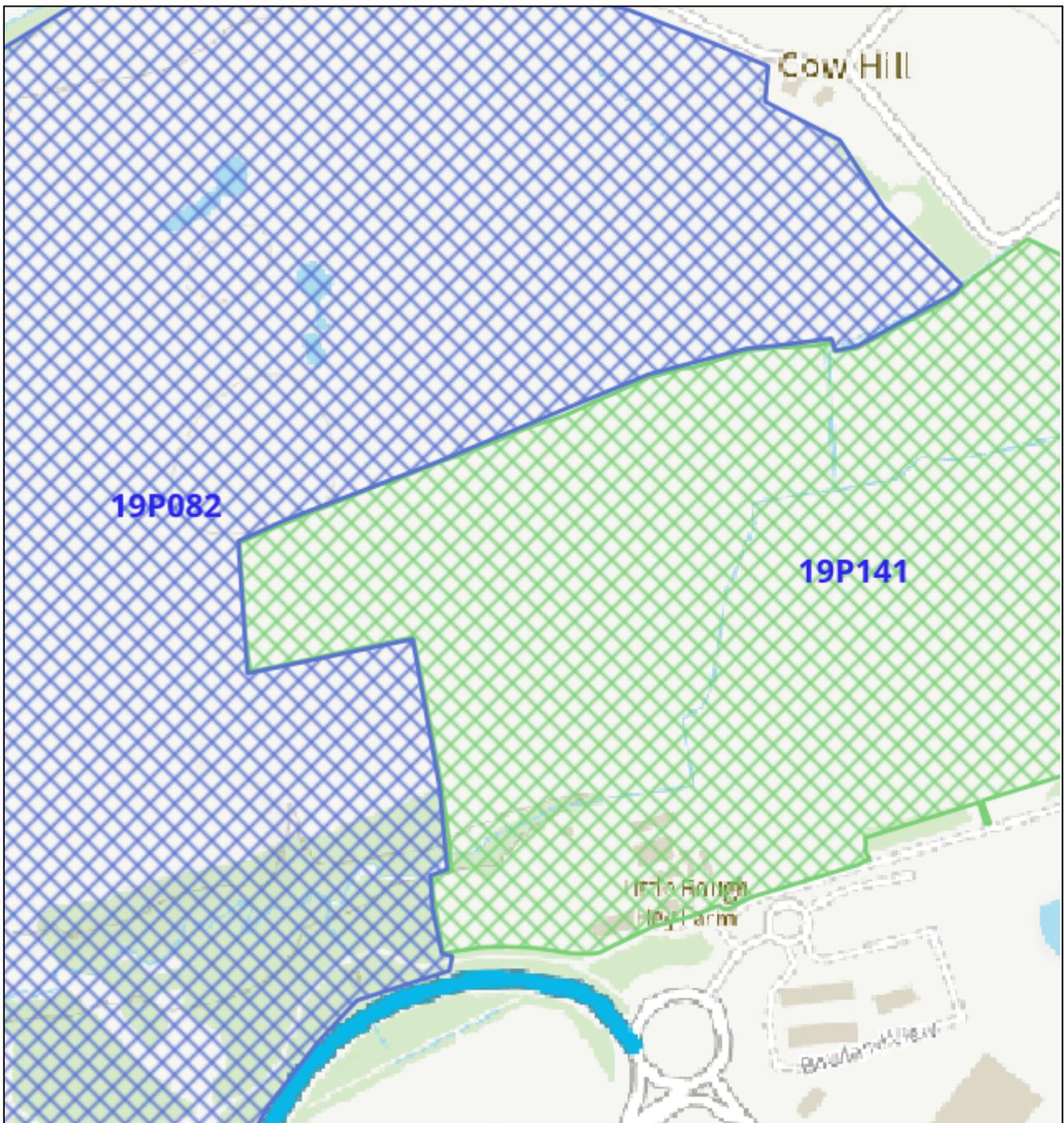
Former farmhouse with integral barn and shippon, probably C17, altered, now used as store and shippon. Cruck frame with cladding of hand-made brick on stone plinth (part rendered), steeply-pitched roof of corrugated sheet covering remains of thatch. Rectangular 4-bay plan (not corresponding to cruck trusses), with 2-bay end-baffle-entry house at south end and 2-bay barn and shippon continued to the north. One-and-a-half storey house, facing west, has board door at right-hand end, a square fixed window with glazing bars to this bay, a larger 16-pane sashed window to the next (both these damaged) and a 2-light sliding sash further left; barn has a door to the shippon at the left end, double doors to the 2nd bay. South gable has a 2-light attic window; rear has a 16-pane sashed window to the south bay, a small sliding sash to the next, and beyond this a door with a boarded window to the left of it and a fixed square window to the right.

Interior: 3 full cruck trusses; the 1st making

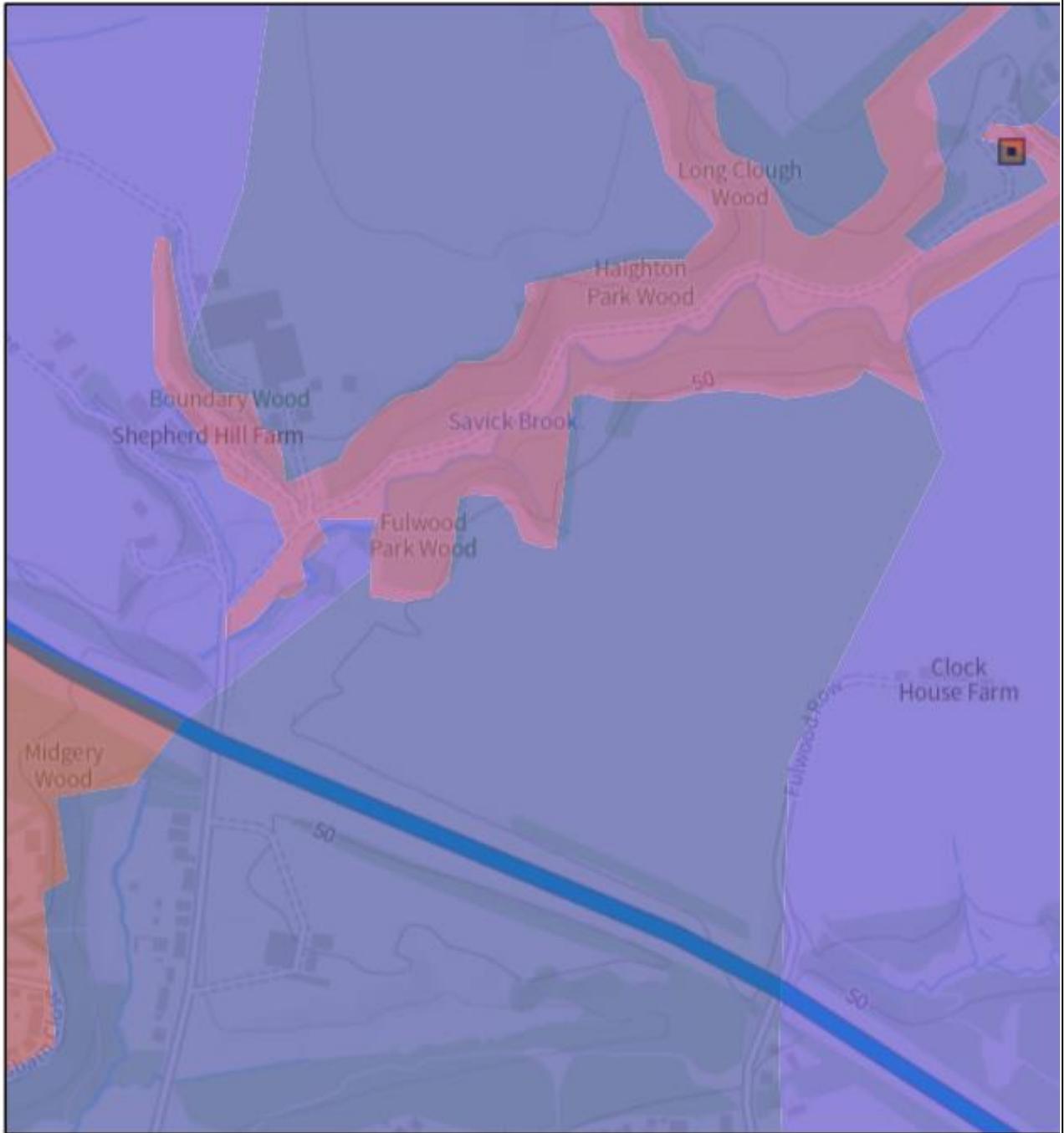
	<p>the partition between the barn and the shippon, with tie beams, yoke, and dorsals carrying trenched purlins with curved windbraces to the inner side; the 2nd, about the middle of the 2nd bay of the house, with front blade of inferior scantling (perhaps altered); and the 3rd, close to the right gable and enclosing a brick stack, with tie beam and yoke, collar missing, carrying purlins trenched into the blades, with curved windbraces on the inner side. House has intermediate partition of timber framing and wattle and daub, ¼-turn staircase in the angle between this and the front wall giving access to lofts over both rooms; barn divided from house by full-height brick wall; lofted shippon with one single and 2 double stalls, the partitions apparently original (and still used for 5 cattle).</p> <p>List entry number: 1073508</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Council’s archaeological advisors note that no heritage assets have been identified, but that the area has not been the subject of any previous archaeological assessment it therefore remains of an unknown potential.</p> <p>The site makes a negligible contribution to the significance of Haighton House and the outbuilding north of Clarkson’s Fold Farm. The built form and mature vegetation provide comprehensive screening between the Listed Building and the development site.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>The site may require a level archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would result in a negligible impact (no harm) on the significance of the assets, given the separation distance between it and proposed development site and the intervening built form and vegetation.</p>
<p>How might the harm be removed or reduced?</p>	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first</p>

	instance, an Archaeological Desk Based Assessment.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.
Conclusions	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment. Subsequent stages of pre- and/or post-determination archaeological investigation may also be required.

Maps and Site Photos:



Map 1: Proposed site allocation



24/09/2024, 15:03:45

Historic Landscape Character Map

- | | |
|--|--|
|  Ancient Enclosure |  Post Medieval Enclosure |
|  Ancient and Post Medieval Woodland |  Listed Building (Grade II) |
|  Modern Enclosure | |

©

Map 2: Historic Landscape Character Map



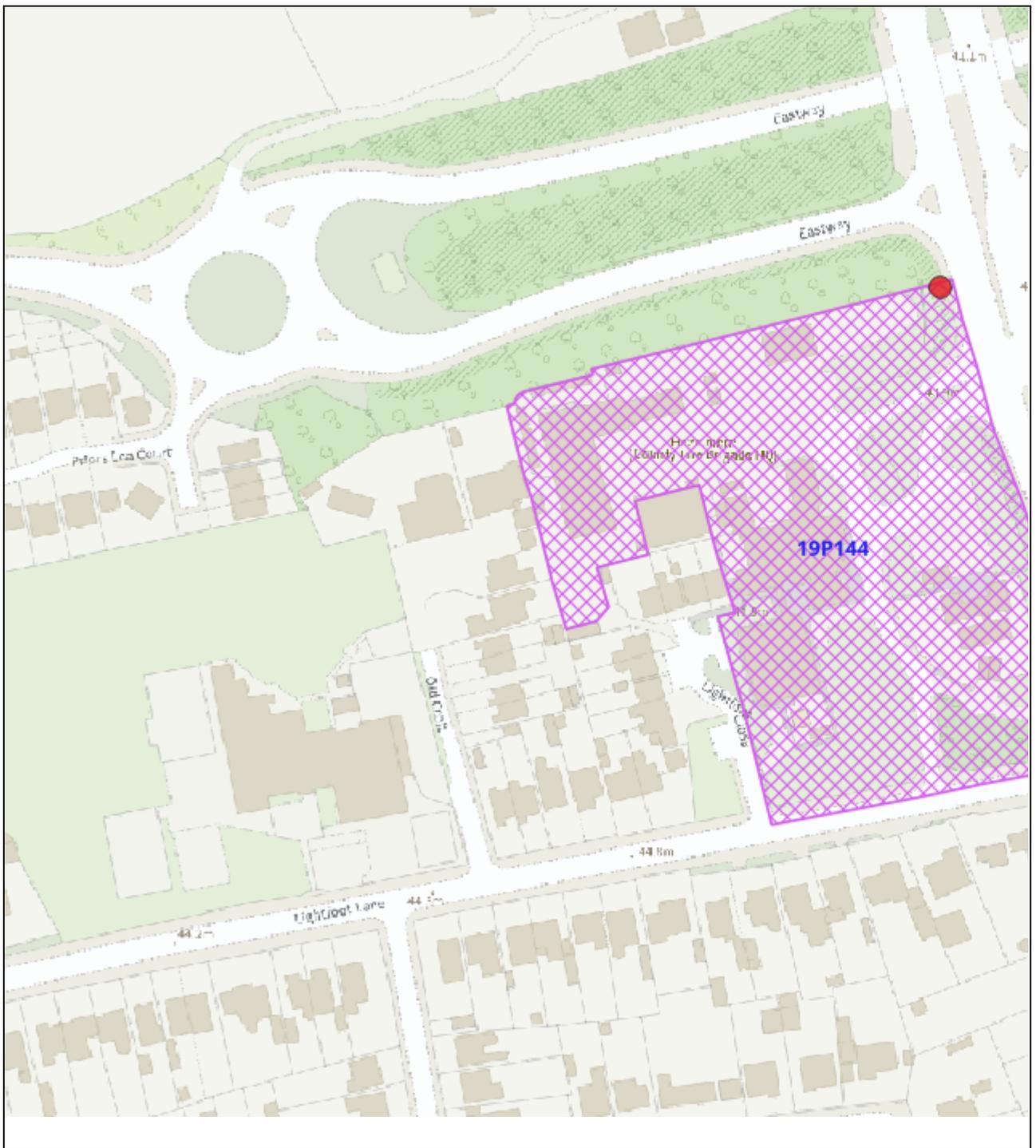
Site Photo: Proposed allocation from James Hall & Co Ltd (SPAR), Bowland View

Site 19P144: Lancashire Fire and Rescue HQ, Garstang Road.

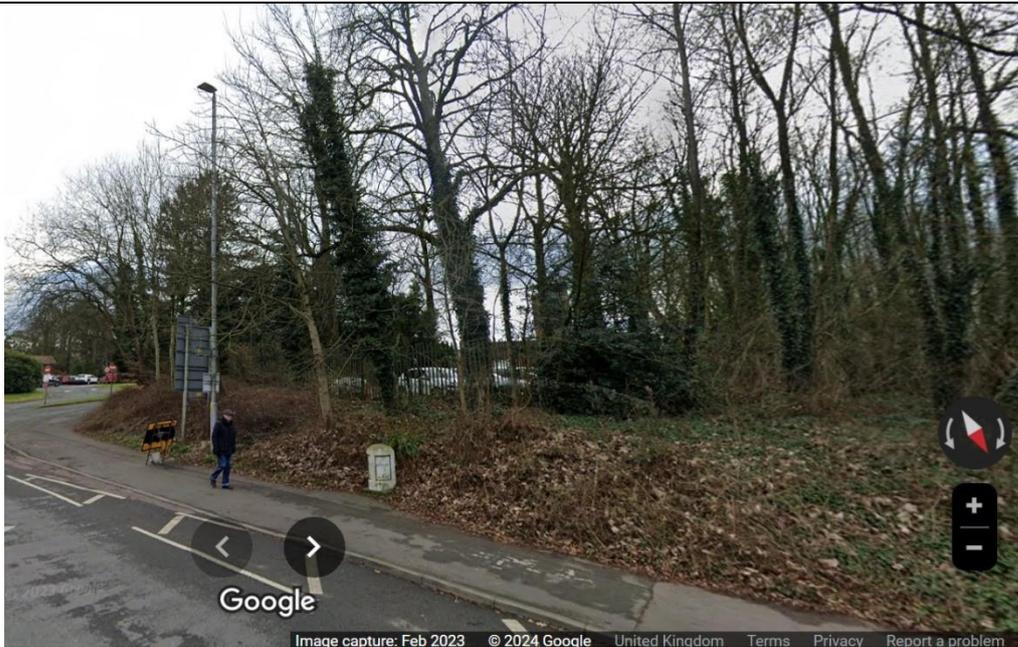
RAG Assessment: **Amber**

Heritage Asset	Milestone on west side of road, at north side of entrance to County Fire Brigade HQ Grade II listed building first listed 1986, one of ten such milestones in unbroken sequences. Full description: <i>“II Milestone, mid to later C18. Convex triangular stone circa 1 metre high, with rounded top and a recessed panel on each of the two sides to the road, lettered in cursive script:- “To Garstang 7¾ Miles” “To Preston 3 Miles” with “BROUGHTON” on the base beneath the panel“. Erected by Preston”a“d Garstang Turnpike Trust, established 1751; one of ten such milestones in unbroken sequence.”</i> List entry number: 1073566
Contribution that this site makes to the significance of the heritage asset	The heritage asset is located adjacent to the highway (Garstang Road – A6) as such the suggested site is considered to contribute limited significance to the setting of the heritage asset.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	Milestone on west side of road, at north side of entrance to County Fire Brigade HQ – No impact
How might the harm be removed or reduced?	N/A
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	N/A
Conclusions	The site can be considered for allocation.

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



Site Photo: Milestone at the side of Garstang Road and entrance to HQ

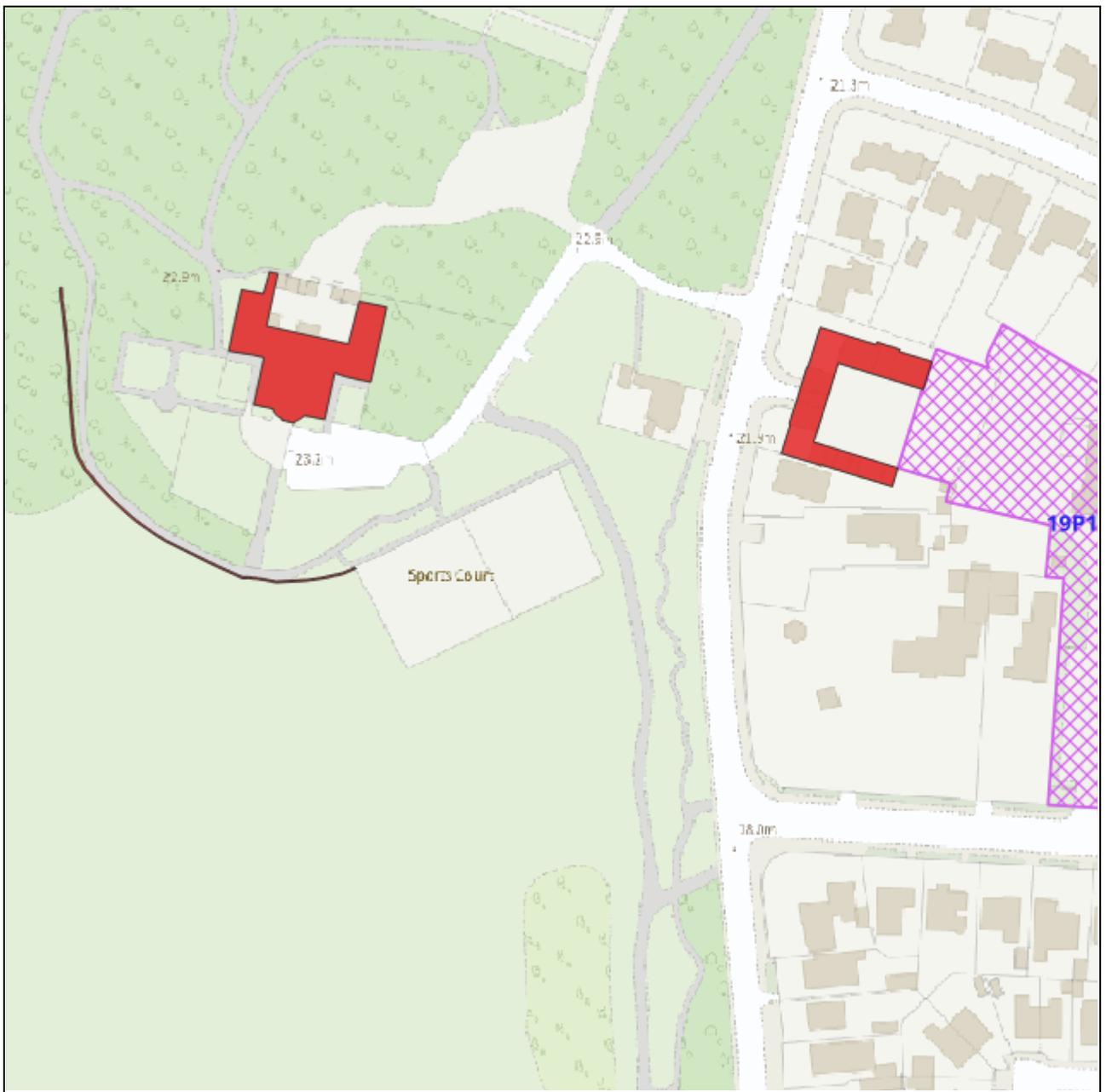
Site 19P155: Brethrens Meeting Room, Egerton Road.
 RAG Assessment: **Amber**

<p>Heritage Asset</p>	<p>Former coach-house and stable block to Ashton lodge A Grade II listed building adjacent to the proposed allocation. The building was first listed in 1991, now in use as residential apartments “<i>Archway Building</i>”. Full description: “<i>GV II Coach-house and stable block to Ashton Lodge (q.v.), now workshops. Dated</i></p>
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	<p>1851 over rear of entrance archway. Coursed sandstone rubble with ashlar dressings, slate roofs. Three rectangular blocks with linking screen walls, arranged on the north, south and west sides of a yard. All 2 storeys. The 3-bay symmetrical entrance block, on the west side, has an open-pedimented centre breaking forwards slightly, with very broad pilasters, a square-headed archway, 2 small round-headed windows at 1st floor, a shield in the pediment, a corniced chimney on each side and an elaborate wrought-iron weather vane on a stepped pedestal; the outer bays, also pilastered, each have 3 similar windows at 1st floor, a cornice and parapet, and hipped roof with corniced side chimneys. The rear elevation is similar but with an elliptical-headed archway in the centre, a panel in the pediment lettered "E.P. 1851" [=Edward Pedder] and large inserted rectangular openings in the outer bays. The north range, also symmetrical, has a pedimented centre with a giant wagon archway, and on either side 4 round-headed windows at ground floor and 3 circular pitching holes above (the windows to the right altered). The south range, formerly symmetrical, with a wagon archway in the centre and one doorway each side, now has various inserted doorways. History: built by Edward Pedder of Ashton Lodge (q.v.)."</p> <p>List entry number: 1218819</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The proposed site provides no positive contribution to the setting of this asset Loss of the existing developed building would have the potential to improve the setting of the listed asset if redeveloped sympathetically</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>Former coach-house and stable block to Ashton lodge – Yes</p> <p>Limited impact on significance. The redevelopment of this site has the potential to have a positive impact on the significance of the listing building.</p>

<p>How might the harm be removed or reduced?</p>	<p>Ensuring the size, scale and high-quality design and materials of any proposed development shall be sympathetic and appropriate to the locality and setting of the identified listed heritage assets.</p> <p>The retention of identified TPO Trees (Ref. No. TPO/2002/0002) on-site form a buffer between the site and asset shall be retained for screening purposes of the listed heritage assets.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>No harm. The site could provide an opportunity for securing an element of enhancement, replacing the current negative contribution made by the existing use.</p>
<p>Conclusions</p>	<p>The site can be considered for allocation.</p>

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



30/08/2024, 14:08:57

Listed Buildings

-  Listed Building (Grade II)
-  Listed Building (Grade II*)

© Crown Copyright. A

Map 2: 1840s



30/08/2024, 14:10:58

Image

- Blue: Blue
- Red: Red
- Green: Green
- Listed Building (Grade II)
- Listed Building (Grade I)

Map 3: 1960s



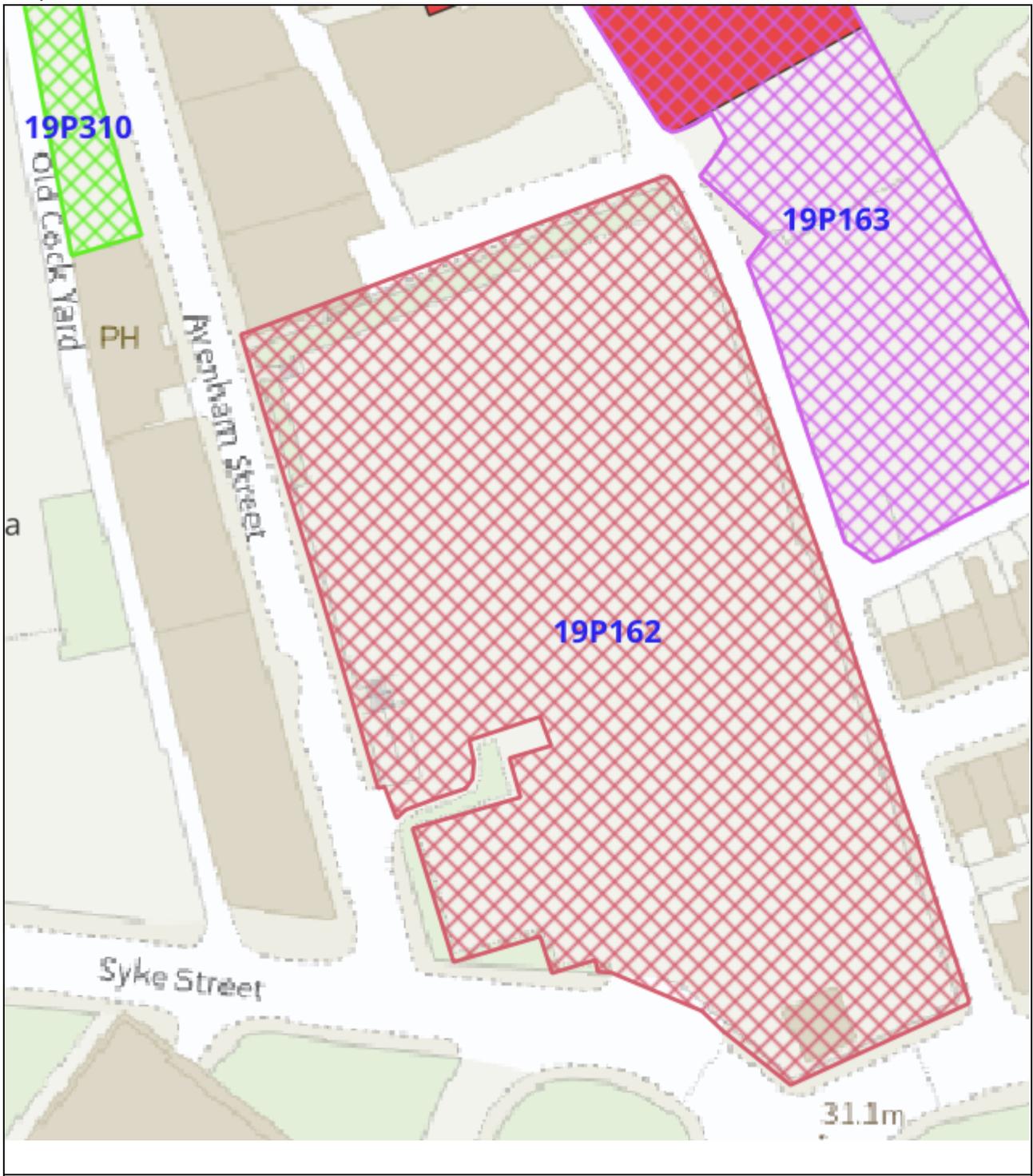
Site Photo: Listed building fronting onto Pedders Lane

Site 19P162: Avenham Street Car Park.

RAG Assessment: **Amber**

Heritage Asset	The Council's archaeological advisors indicate that this site has the potential to contain the buried archaeological remains of Avenham Street Mill (Lancashire HER, PRN10420) & Syke Street Brewery (Lancashire HER, PRN38450) on-site. There are no listed buildings onsite, although there are numerous assets surrounding the site which are shown on the map below.
Contribution that this site makes to the significance of the heritage asset	The Lancashire Historic Environment Record indicates that the proposed allocation has the potential to contain the buried archaeological contains remains of Avenham Street Mill & Syke Street Brewery.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	N/A
How might the harm be removed or reduced?	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied, in the first instance, by an Archaeological Desk Based Assessment.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.
Conclusions	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied, in the first instance, by an Archaeological Desk Based Assessment. Subsequent stages of pre-and/or post-determination archaeological investigation may also be required.

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



Map 2: 1840s Ordnance Survey

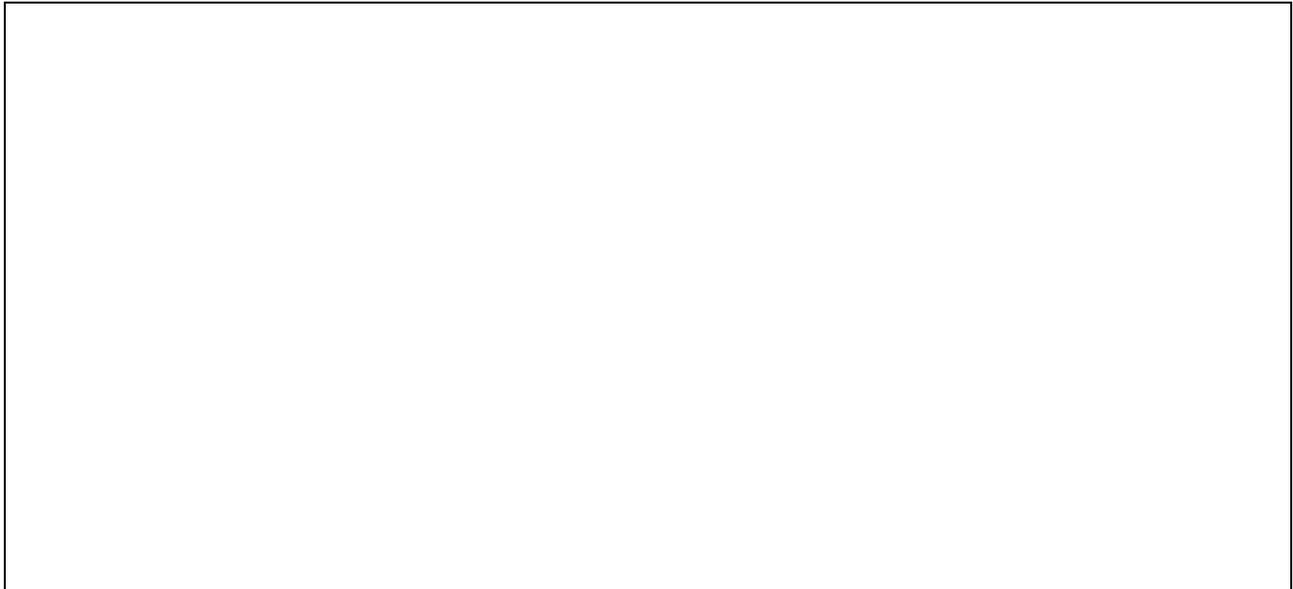


Map 3: 1890s Ordnance Survey

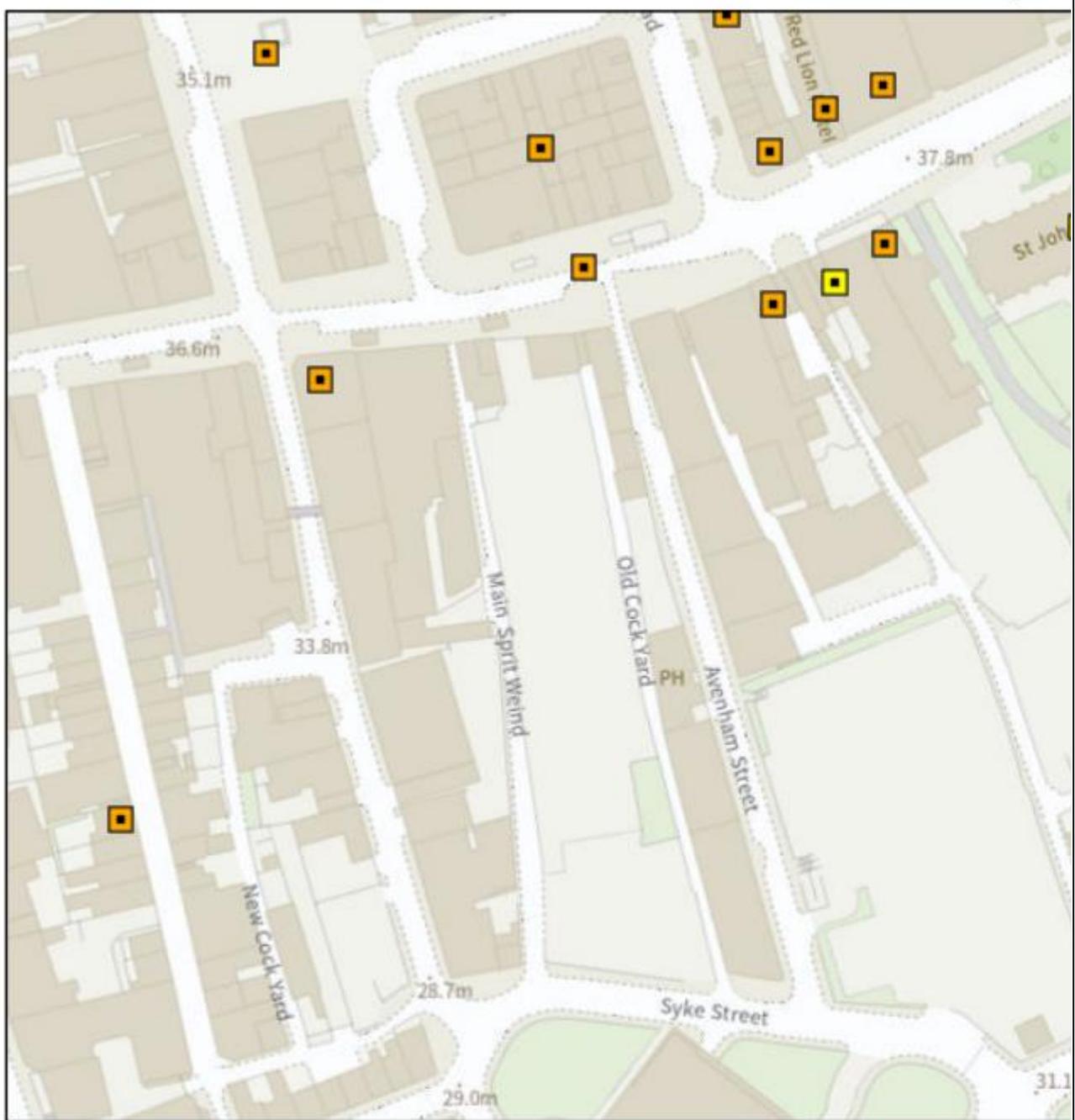


Map 4: 1910s Ordnance Survey





Site Photo: View of site from Syke Street



25/09/2024, 15:43:33

Listed Buildings

-  Listed Building (Grade II)
-  Listed Building (Grade II*)

© Crow

Site Map: Listed buildings around the proposed site allocation

Site 19P165: Grimshaw Street/Queen Street/Manchester Road, PR1 3DB.

RAG Assessment: **Amber**

Heritage Asset	<p>Grimshaw Street School</p> <p>A Grade II listed building opposite to the proposed allocation. The building was first listed in 1991. An online search indicated that the school is permanently closed.</p> <p>Full description:</p> <p><i>“School. Dated 1836 and 1845 at 1st floor of centre; with addition of 1882. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular plan on north-south axis, with short addition to north end, plus 1882 projecting crosswing at south end. The main range is 2-storeys, 4:1:3 windows (originally 3:1:3, symmetrical, but extended by one window to the left in 1845), the centre breaking forwards slightly; with a stone plinth, 1st-floor sill-band, plain frieze and moulded cornice. Tall windows on both floors, all with raised sills and wedge lintels, including coupled windows in the centre, and all with altered glazing; and at the right-hand end a round-headed doorway with double roll-moulded surround, impost and fanlight (matching working class domestic doorways of the earlier C19), under a stone plaque inscribed “BOYS”. The centre has a stone plaque at 1st floor inscribed “ERECTED / 1836 / ENLARGED / 1845”, and a long upstand on the cornice with raised lettering “GRIMSHAW ST SCHOOL”. Roof with chimney at right-hand gable, hip over extension at left end. The north gable wall has a short set-back link to the church, forming an angle which has elliptical-headed doorways linked at right-angles, with Tuscan pilastered doorcases (matching middle-class domestic doorways of the period), a stone plaque inscribed “GIRLS” over that in the gable wall. The added south wing is single-storey, 5 bays, with buttresses and coupled cusped arched windows. INTERIOR:</i></p>
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ground-floor has 3 lateral beams, all with iron rod beneath, trapping a small wheel at each end (function not known); longitudinal corridor to rear; added wing is hall with arch-braced roof. Forms group with associated United Reformed Church (q.v.).”

List entry number: [1279792](#)

Seventh Day Adventist Church

A Grade II listed building opposite? The proposed allocation. The building was first listed in 1991 and is still in use as a church.

Full description:

“GV II Former Congregational chapel, now United Reformed church. 1857-59, by Bellamy and Hardy, on site of original chapel of 1810. Coursed rock-faced sandstone, slate roof. Rectangular plan with slightly broader front range, shallow rectangular extension at east end. Gothic style. Two storeys, with a tripartite west front formed by a gabled centre flanked by square 2-stage towers, that on the left with a spire (the other uncompleted). The centre has 5 wide steps to a 3-bay entrance arcade of large 2-centred arches moulded in 2 orders with clustered shafts which have stiff-leaf caps, and doors with ornamental strap hinges; a large 2-centred arched 4-light window with quatrefoil tracery and hoodmould, and above this a small arched trefoil window with sill lettered:

“A.D.MDCCCLIX”. Both towers have angle-buttresses to the first stage, a 144pheral-triangle between these, a tall cusped lancet in each side of the 2nd stage, and the north tower has an octagonal spire on a low octagonal drum with a broach base. The 2-storey 6-bay side walls have full-height buttresses and square-headed windows all with 2 cusped lights, and those at ground floor with relieving arches over.”

List entry number: [1292183](#)

18 Grimshaw Street

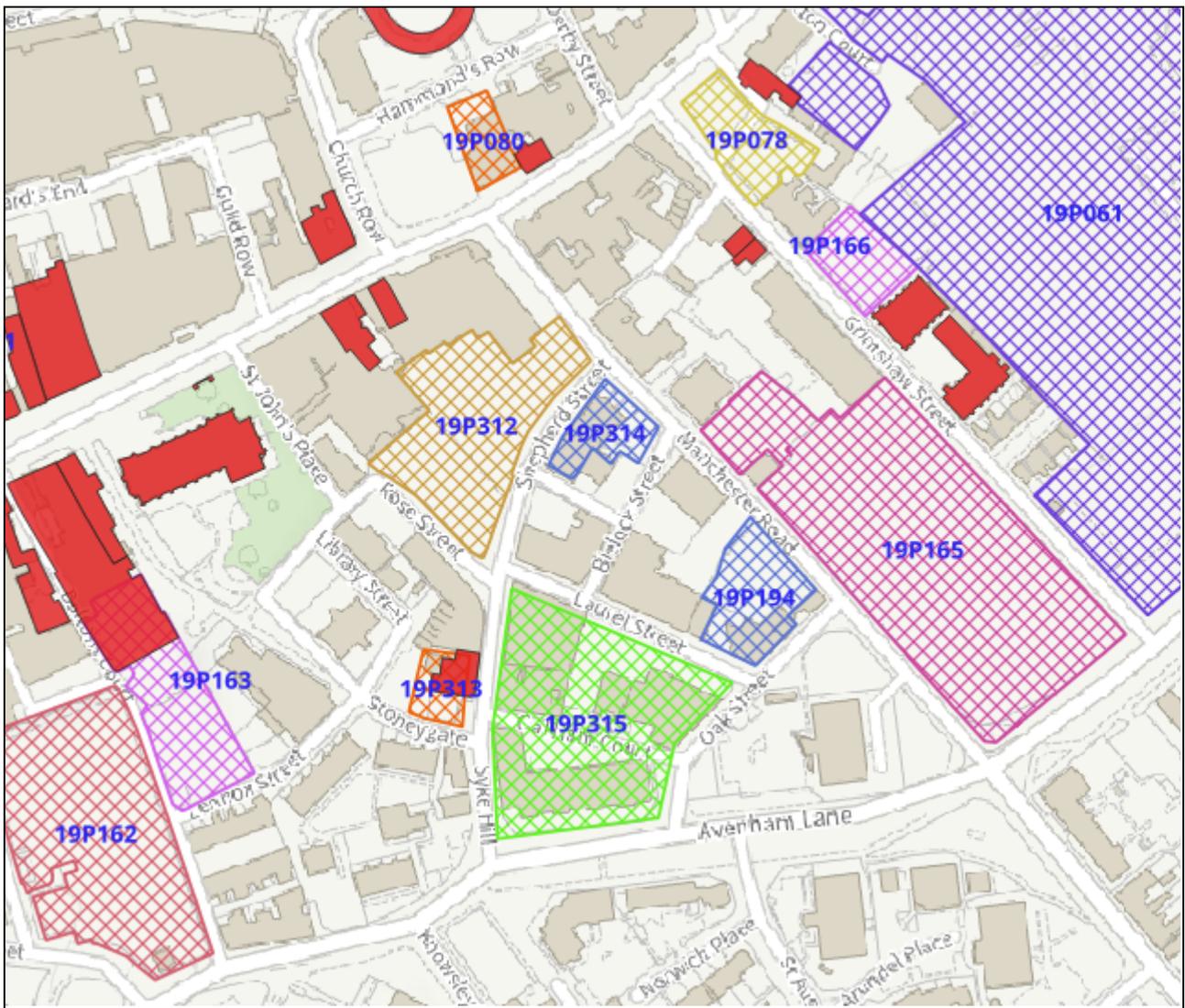
A Grade II listed building near? To the proposed site allocation. It was first listed 1991 and is currently used as residential flats

Full description:

	<p><i>“Town house. Probably c. 1820-30, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension. Three storeys over cellar; 3-window range, with 1st-floor sill-band and moulded gutter cornice; round-headed doorway to the right, with doorcase of engaged Tuscan columns, plain frieze and moulded cornice, panelled door and semicircular fanlight; windows with raised sills and wedge lintels, all with altered glazing. Gable chimney to left. Rear and INTERIOR not inspected. Forms group with No. 16 to the right.”</i></p> <p>List entry number: 1292181 16 Grimshaw Street</p> <p>A Grade II listed building located near to the proposed site. It was first listed in 1991 and is currently used as residential flats.</p> <p>Full description: <i>“Town house. C. 1820-40, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Three storeys over cellar; 2-window range, with 1st-floor sill-band and moulded gutter cornice; elliptical-headed doorway, to the right of all the windows, with moulded surround, panelled door and fanlight; windows at ground-floor replaced; 12-pane sashes at 1st floor, and short 9-pane sashes at 2nd floor. Rear and INTERIOR not inspected. Forms group with No. 18 to left (q.v.).”</i></p> <p>List entry number: 1207291</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The site was recently home to the now demolished Dryden Works, and is now in use as a car park. The site has a generally negative visual impact on the local area, including upon neighbouring listed buildings.</p> <p>Listed buildings along Grimshaw Street are tightly packed in with adjacent development and therefore not visible from distance.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>Grimshaw Street School – Yes Seven Day Adventist Church – Yes 18 Grimshaw Street – No 16 Grimshaw Street – No</p>

	<p>The setting of the church and school have been altered due to the substantial amount of demolition and redevelopment nearby such as the recently constructed residential apartments opposite. It is considered that the loss of this site and the redevelopment makes a slight contribution to its significance.</p>
<p>How might the harm be removed or reduced?</p>	<p>The proposed allocation benefits from outline planning permission (06/2022/1084) which covers the majority of the proposed allocation. The current proposals indicates that apartment blocks will be lower in the vicinity of the church and school. This re-establishes a residential community around the assets back to it's original surroundings. Ensuring the size, scale and height of development is in keeping with the historic scale of the street so as not to impact upon significant views which take in the listed buildings.</p> <p>Materials of any proposed development shall be sympathetic and appropriate to the locality and setting of the identified listed heritage assets.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>No harm. The site could provide an opportunity for securing an element of enhancement, replacing the current negative contribution made by the existing use.</p>
<p>Conclusions</p>	<p>The site can be developed. The approval of 06/2022/1084 indicates that development would be appropriate on the site as the design considerations (mitigations proposed) are sympathetic to the nearby listed buildings.</p>

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage assets identified in Red)



30/08/2024, 14:57:57

Image

- Blue: Blue
- Red: Red
- Green: Green
- Listed Building (Grade I)
- Listed Building (Grade II)

Map 2: 1960s



Site Photo: Current site used as car park. View from Avenham Lane/Queen Street



Site Photo: Seventh Day Adventist Church along Grimshaw Street, with the Grimshaw Street School neighbouring and the residential development across the road.



Site Photo: 16 Grimshaw Street and 18 Grimshaw Street, both currently in use as residential flats.



Site photo: Grimshaw Street School

Site 19P166: Former Byron Hotel, Grimshaw Street.

<p>Heritage Asset</p>	<p>The Council’s archaeological advisors indicate that the site is in an area of possible medieval/Post-medieval occupation identified in the Preston Extensive Urban Survey Grimshaw Street School A Grade II listed building adjacent to the proposed allocation. The building was first listed in 1991. An online search indicated that the school is permanently closed. Full description: <i>“School. Dated 1836 and 1845 at 1st floor of centre; with addition of 1882. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular plan on north-south axis, with short addition to north end, plus 1882 projecting crosswing at south end. The main range is 2-storeys, 4:1:3 windows (originally 3:1:3, symmetrical, but extended by one window to the left in 1845), the centre breaking forwards slightly; with a stone plinth, 1st-floor sill-band, plain frieze and moulded cornice. Tall windows on both floors, all with raised sills and wedge lintels, including coupled windows in the centre, and all with altered glazing; and at the right-hand end a round-headed doorway with double roll-moulded surround, impost and fanlight (matching working class domestic doorways of the earlier C19), under a stone plaque inscribed “BOYS”. The centre has a stone plaque at 1st floor inscribed “ERECTED / 1836 / ENLARGED / 1845”, and a long upstand on the cornice with raised lettering “GRIMSHAW ST SCHOOL”. Roof with chimney at right-hand gable, hip over extension at left end. The north gable wall has a short set-back link to the church, forming an angle which has elliptical-headed doorways linked at right-angles, with Tuscan pilastered doorcases (matching middle-class domestic doorways of the period), a stone plaque inscribed “GIRLS” over that in the gable wall. The added south wing is single-storey, 5 bays, with buttresses and coupled</i></p>
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cusped arched windows. INTERIOR: ground-floor has 3 lateral beams, all with iron rod beneath, trapping a small wheel at each end (function not known); longitudinal corridor to rear; added wing is hall with arch-braced roof. Forms group with associated United Reformed Church (q.v.).”

List entry number: [1279792](#)

Seventh Day Adventist Church

A Grade II listed building adjacent to the proposed allocation. The building was first listed in 1991 and is still in use as a church.

Full description:

“GV II Former Congregational chapel, now United Reformed church. 1857-59, by Bellamy and Hardy, on site of original chapel of 1810. Coursed rock-faced sandstone, slate roof. Rectangular plan with slightly broader front range, shallow rectangular extension at east end. Gothic style. Two storeys, with a tripartite west front formed by a gabled centre flanked by square 2-stage towers, that on the left with a spire (the other uncompleted). The centre has 5 wide steps to a 3-bay entrance arcade of large 2-centred arches moulded in 2 orders with clustered shafts which have stiff-leaf caps, and doors with ornamental strap hinges; a large 2-centred arched 4-light window with quatrefoil tracery and hoodmould, and above this a small arched trefoil window with sill lettered: “A.D.MDCCCLIX”. Both towers have angle-buttresses to the first stage, a spherical-triangle between these, a tall cusped lancet in each side of the 2nd stage, and the north tower has an octagonal spire on a low octagonal drum with a broach base. The 2-storey 6-bay side walls have full-height buttresses and square-headed windows all with 2 cusped lights, and those at ground floor with relieving arches over.”

List entry number: [1292183](#)

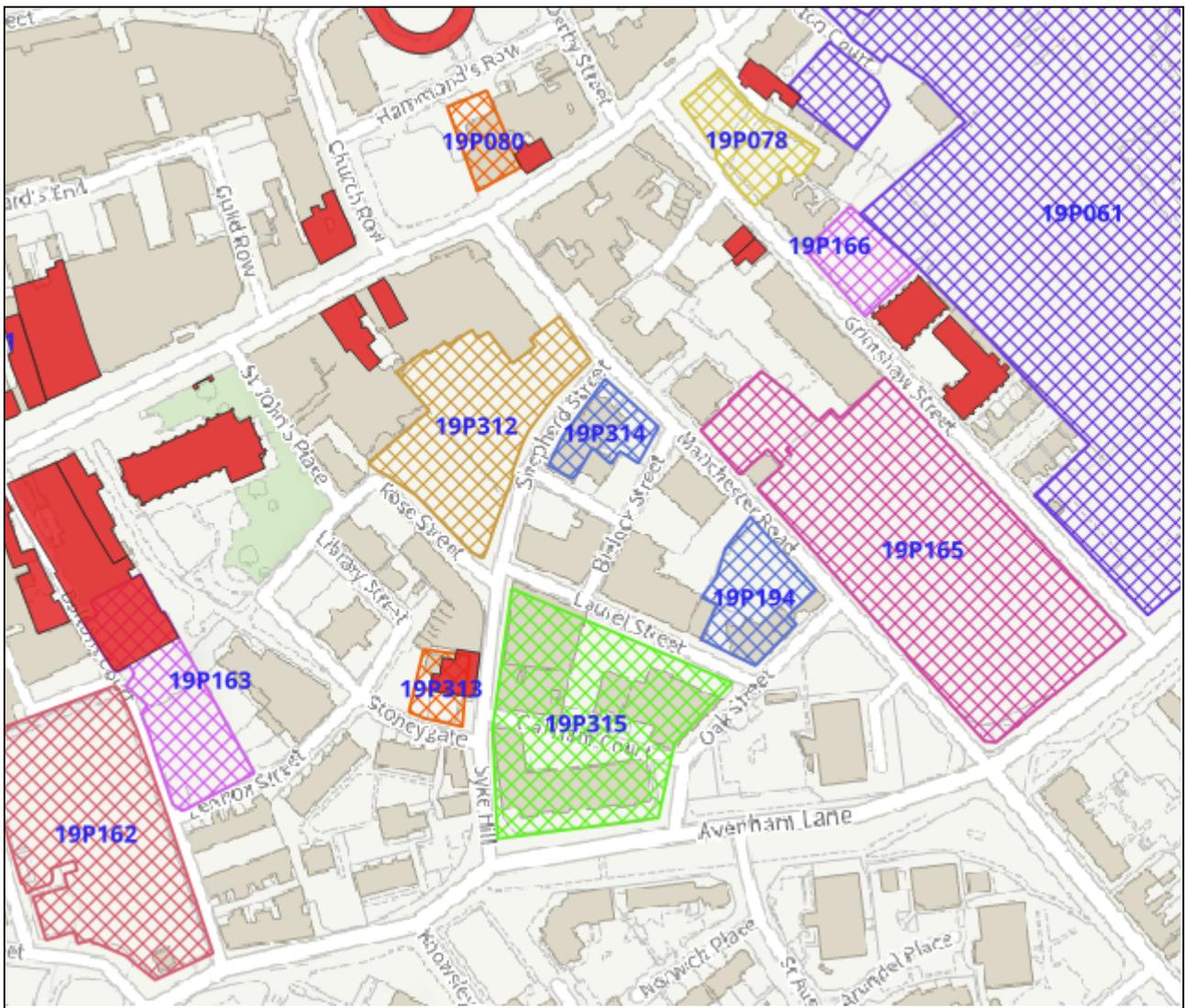
18 Grimshaw Street

A Grade II listed building adjacent to the proposed site allocation. It was first listed

	<p>1991 and is currently used as residential flats</p> <p>Full description: <i>“Town house. Probably c.1820-30, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension. Three storeys over cellar; 3-window range, with 1st-floor sill-band and moulded gutter cornice; round-headed doorway to the right, with doorcase of engaged Tuscan columns, plain frieze and moulded cornice, panelled door and semicircular fanlight; windows with raised sills and wedge lintels, all with altered glazing. Gable chimney to left. Rear and INTERIOR not inspected. Forms group with No.16 to the right.”</i> List entry number: 1292181</p> <p>16 Grimshaw Street</p> <p>A Grade II listed building located adjacent to the proposed site. It was first listed in 1991 and is currently used as residential flats.</p> <p>Full description: <i>“Town house. C.1820-40, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Three storeys over cellar; 2-window range, with 1st-floor sill-band and moulded gutter cornice; elliptical-headed doorway, to the right of all the windows, with moulded surround, panelled door and fanlight; windows at ground-floor replaced; 12-pane sashes at 1st floor, and short 9-pane sashes at 2nd floor. Rear and INTERIOR not inspected. Forms group with No.18 to left (q.v.).”</i> List entry number: 1207291</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the allocation is an area of possible medieval/Post-medieval occupation.</p> <p>The site is currently in use as a car park, therefore possessing minimum heritage significance. The site has a generally negative visual impact on the local area, including upon neighbouring listed buildings.</p>

Impact that the loss of this site and its subsequent development might have upon the significance of the asset	The site is previously developed land is currently used as a car park. The site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered. The setting of the church and school have been altered due to the substantial amount of demolition and redevelopment nearby such as the recently constructed residential apartments opposite along Grimshaw Street.
How might the harm be removed or reduced?	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied, in the first instance, by an Archaeological Desk Based Assessment.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets. Opportunities will arise during the assessment of planning applications for development on the site to ensure that the proposed scheme does not result in harm to the setting of the listed assets.
Conclusions	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied, in the first instance, by an Archaeological Desk Based Assessment. Subsequent stages of pre- and/or post-determination archaeological investigation may also be required. With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of the heritage assets. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage assets identified in Red)



30/08/2024, 14:57:57

Image

- Blue: Blue
- Red: Red
- Green: Green
- Listed Building (Grade I)
- Listed Building (Grade II)

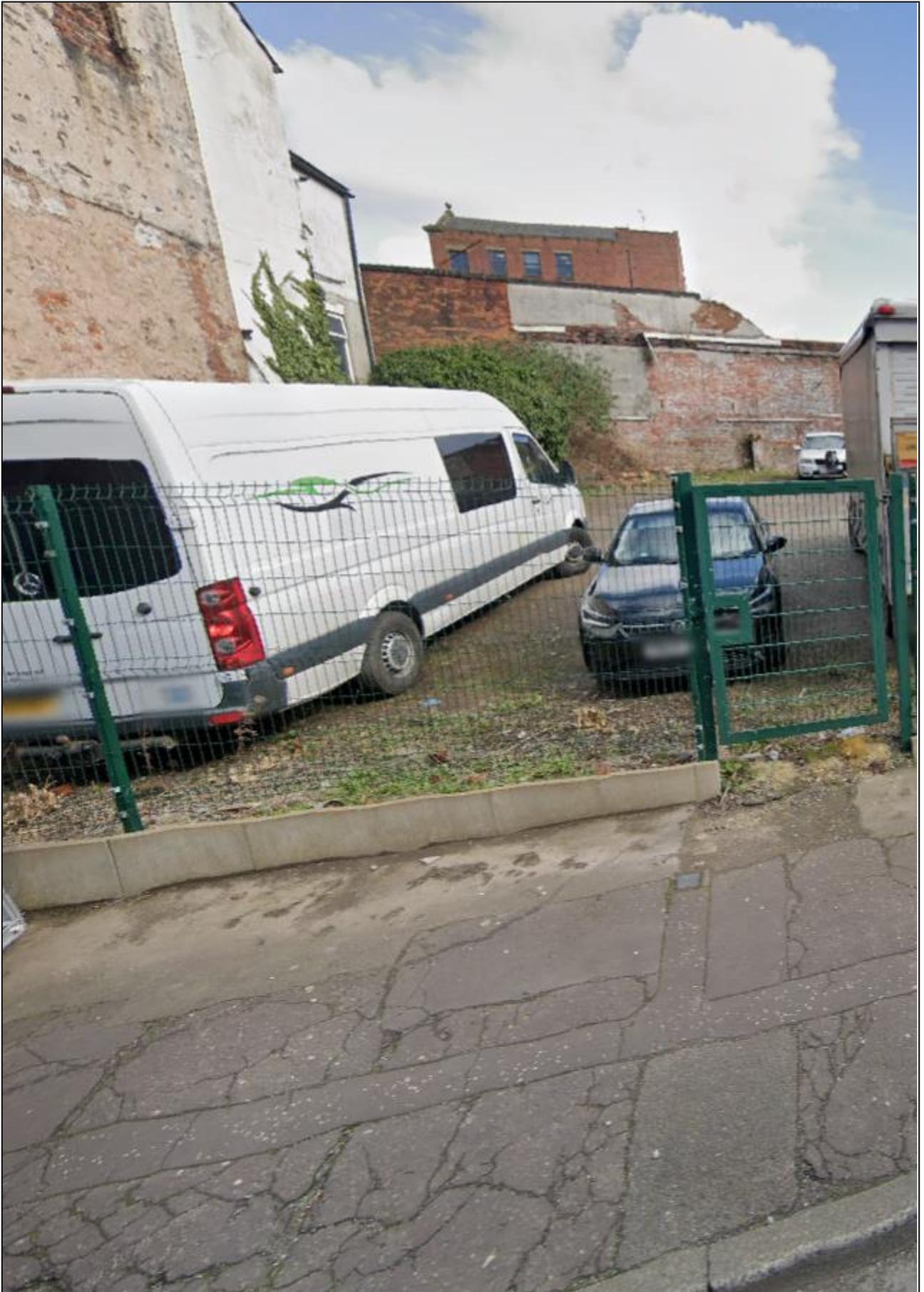
Map 2: 1960s



Site Photo: Seventh Day Adventist Church along Grimshaw Street, with the Grimshaw Street School neighbouring and the residential development across the road.



Site Photo: 16 Grimshaw Street and 18 Grimshaw Street, both currently in use as residential flats.



Site Photo: Proposed site allocation, currently used as a car park.

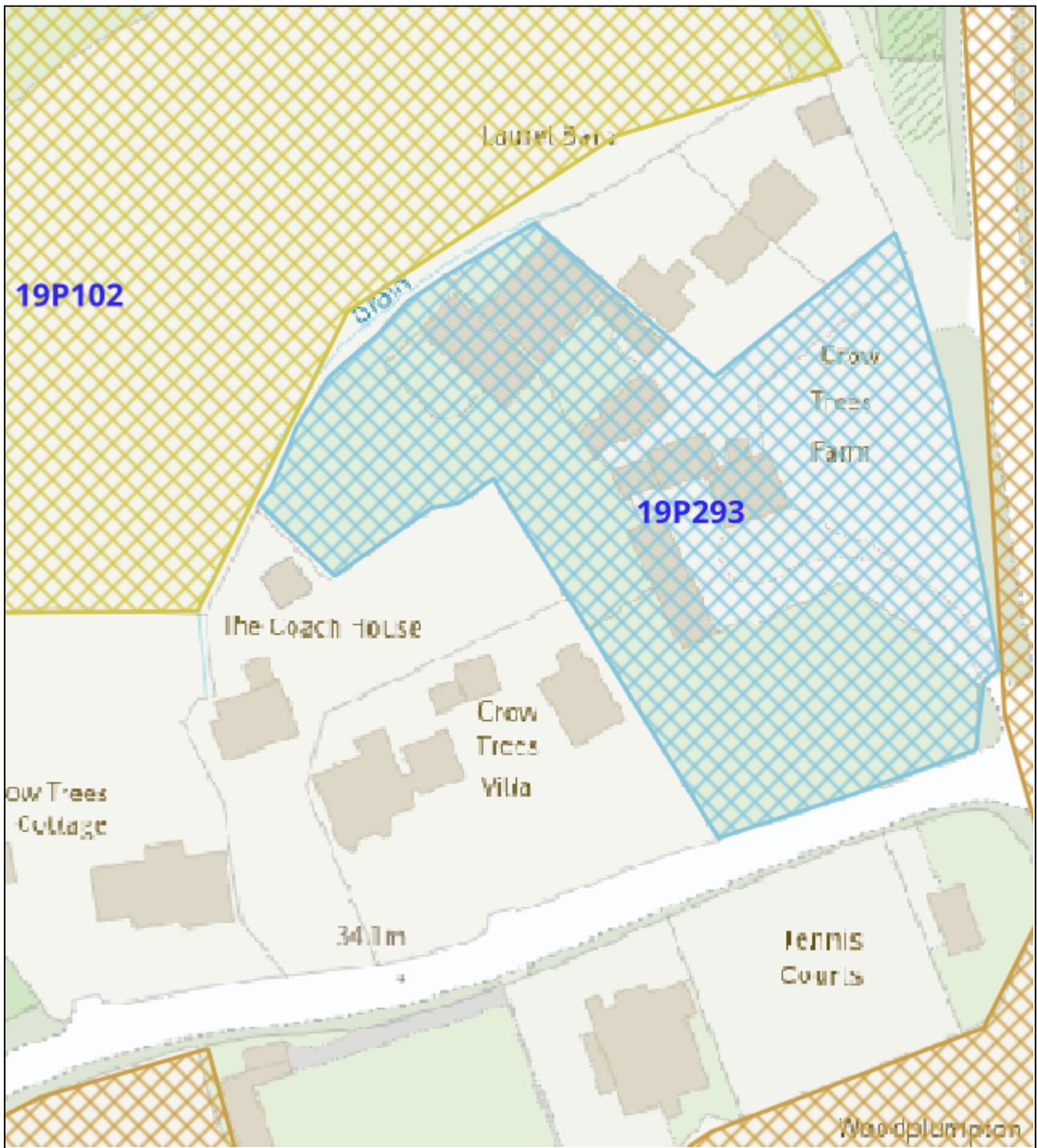
Site 19P293: PR4 0RX.

RAG Assessment: **Amber**

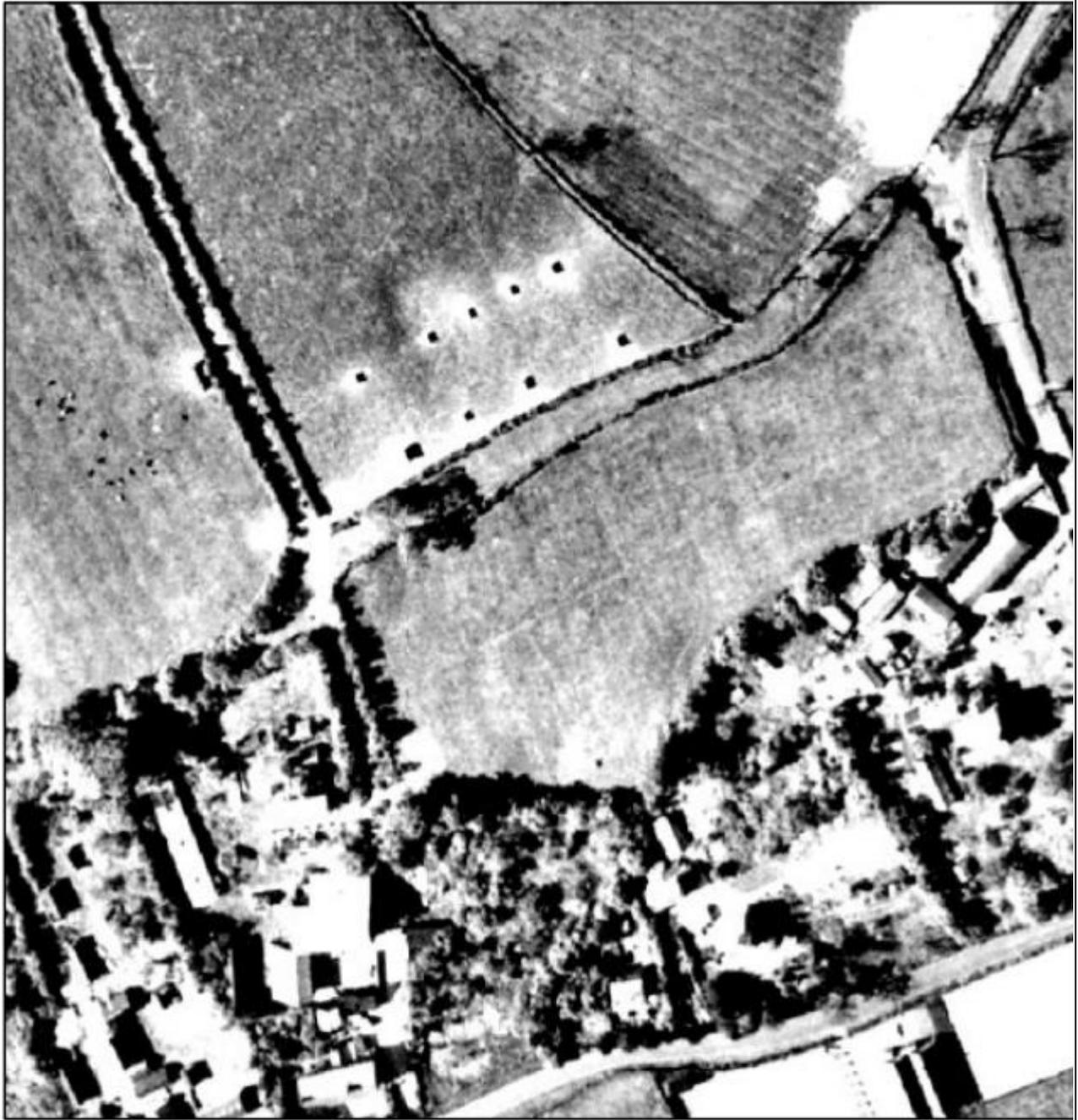
Heritage Asset	<p>The Council's archaeological advisors indicate that this site is located within Lower Bartle, thought to be a possible medieval settlement.</p> <p>There are no listed buildings onsite. The closest listed assets nearby is 700 metres away at St. Anne's Church in Woodplumpton.</p>
Contribution that this site makes to the significance of the heritage asset	<p>The Lancashire Historic Environment Record indicates that the site is located within Lower Bartle, thought to be a possible medieval settlement.</p> <p>The site makes a negligible contribution (no harm) to the significance of the listed assets at St Anne's Church. The built form, highway and mature vegetation provides comprehensive screening between the Listed Building and the development site.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would result in no harm on the significance of the listed assets at St Anne's Church, given the separation distance between it and proposed</p>

	development site and the intervening built form, highway and vegetation.
How might the harm be removed or reduced?	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.
Conclusions	<p>With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of the assets at the site. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.</p> <p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment. Subsequent stages of pre- and/or post-determination archaeological investigation may also be required.</p>

Maps and Site Photos:



Map 1: Proposed site allocation



26/09/2024, 10:00:17

Image



Green: Green



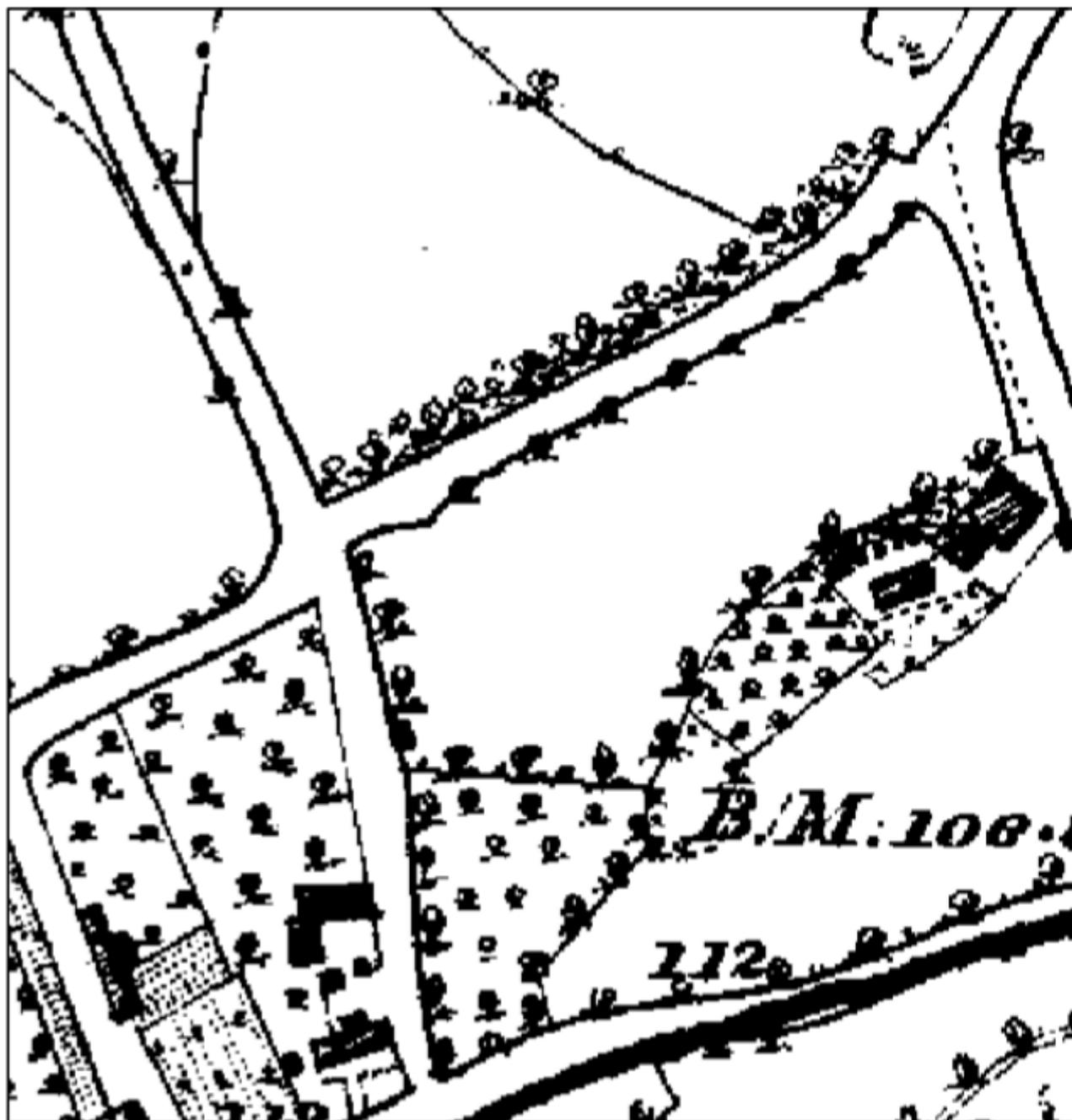
Blue: Blue



Red: Red

© Crow

Map 2: 1960s Aerial Photograph



26/09/2024, 10:01:52

© Crow

Map 3: 1840s



Site Photo: Proposed site allocation on the corner of Bartle Lane and Sandy Lane

Site 19P312: Corner of Manchester Road & Church Street.

RAG Assessment: **Red**

Heritage Asset	<p><u>131a Church Street</u></p> <p>A Grade II listed building located adjacent to the proposed allocation.</p> <p>First listed in 1979, 131a was constructed in the early 19th century as a warehouse which has since been altered and is now used as a shop.</p> <p>Full description:</p> <p>Warehouse, now shop. Probably early C19; altered. Brick in Flemish bond with sandstone dressings (front painted white), roof probably slate. Rectangular plan at right-angles to street. Basement and 4 storeys; the gabled 3-window symmetrical facade has a central loading slot with 3 stages above ground floor, fixed windows to the first 2 stages and a loading door at the top stage with a small hoist above, and a doorway at ground level with glazed double doors; the ground floor has C19 shop windows with pilasterd architraves and large foliated consoles at the ends of the fascia boards; the upper floors have square windows flanking the loading slot, with raised sills, rectangular lintels and altered glazing. The west side wall has four 4-pane windows on each floor, raised sills and wedge lintels (but all blocked internally). INTERIOR: each floor, including the cellar, has a series of 8 large beams at approx. 2 metre intervals, mostly chamfered but some boxed or replaced; the top floor has 3 kingpost roof trusses with fishbone struts, and 2 pairs of purlins.</p> <p>List entry number 1207259</p> <p><u>The Old Dog Inn 133 Church Street</u></p> <p>A Grade II listed building located adjacent to the proposed allocation.</p> <p>First listed in 1979, The Old Dog Inn was constructed in the early 19th century as a Public House and altered in 1898.</p>
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Full description:

Public house. Probably earlier C19; altered 1898. Brick, the front faced with rusticated ashlar at ground floor and stucco above, and all painted; slate roof. Double-depth plan, with through wagon entry at left end. Three storeys (probably over cellars), 4 bays, the ground floor treated as a rustic and the upper floors (except the 1st bay) as a symmetrical 3-bay classical composition with giant pilasters, moulded cornice, and a central pediment containing a medallion. The ground floor has a round-headed doorway in the 3rd bay under an elaborate segmental-pedimented canopy, the pediment containing monogrammed lettering "18 MB & Co Ltd 98" (probably Massey Burnley brewery), 2 sashed windows to the right, a wide elliptical-arched window to the left with a keyed moulded architrave, and at the left end an elliptical-arched wagon entry with a similar keyed moulded head and impost (that to the right run out as a cornice over a doorway at the canted corner of the entry), and decorated wrought-iron gates. The upper floors have sashed windows with moulded architraves, those in the 3rd bay coupled and with a frieze over the 1st floor lettered "THE OLD DOG INN", and those at 1st floor of the flanking bays with cornices. Rear: scored render, narrow sashed windows with raised sills and wedge lintels, sashed stair-window with margin panes. INTERIOR altered.

List entry number: [1209745](#)

[Church of St John The Divine](#)

A grade II* Listed Building in close proximity to the proposed allocation. First listed in 1979, The Church of St John The Divine was constructed between 1853-55

Full description:

Parish church. 1853-55, by E.H.Shellard; altered. Sandstone ashlar (now emphatically pointed), slate roofs. Nave with north and south aisles, west steeple with porch on north side, chancel with north organ-house and south chapel, and

vestry attached to chapel. Decorated style, with reticulated tracery in 2-centred arched windows which have hoodmoulds with figured stops, and numerous crocketed pinnacles. The tall 3-stage tower has a moulded plinth and string course, set-back buttresses, a small 2-light west window, a cusped lancet to the 2nd stage and large diamond clock-faces on the north and south sides, a belfry stage with 2 windows in each side, all with stone louvres and crocketed gablets, a cornice with prominent gargoyles, and a parapet with corner pinnacles linked by short flying buttresses to smaller pinnacles clasping the spire; the tall octagonal spire has 2-light gabled lucarnes at the base and small lucarnes on 2 levels above. On the north side of the tower, an elaborate 2-storey gabled porch which has a doorway moulded in 2 orders under a hoodmould with large angel stops and a crocketed gablet containing mouchettes, flanked by crocketed niches, and at 1st floor a 2-light window flanked by cusped blind windows. The nave, of 5 bays plus a half-bay at the east end, has buttresses finished as pinnacles on the parapet, a pair of 2-light clerestory windows in each full bay and one in the half-bay, and octagonal pinnacles at the east end; the aisles have buttresses finished as gablets, and large 3-light windows with tracery in alternating patterns, and the western bay of the south aisle has a cusped doorway. The 3-bay chancel has diagonal buttresses at the east end finished with pinnacles, a large 5-light east window, a 3-light window on the north side, and a parapet with zig-zag open-work; attached in parallel on the north side of the chancel, a tall 2-bay organ house which has 3-light windows in the north side, a large 4-light east window, a similar parapet and corner pinnacles, and a steeply-pitched roof; and the 3-bay south chapel, coupled with the south side of the chancel, has buttresses, a 4-light east window, and 3-light windows in the south side mostly obscured by the parallel vestry

(which has a doorway at the west end, a traceried 3-light window at the east end, and coupled lancets in the side). INTERIOR: five-and-a-half bay aisle arcades of quatrefoil piers with nobbly leaf capitals carrying 2-centred arches moulded in 2 orders, with hoodmoulds linked by figured stops, the arches of the half-bay dying into the chancel wall; chancel arch and 3-bay arcades in similar style, but with moulded annular caps to the columns and 3 orders of moulding to the arches, and a clerestory of 4+4 cusped lights to the organ house; hammer-beam roofs to both nave and chancel; gallery at west end of nave, carried on large timber girders with mouchette tracery, with cusped blind arcaded panelling to the front (formerly similar galleries in aisles removed in 1960s, leaving only the corbels on the piers). Monuments include a wall tablet to Dame Mary Hoghton (d.1719/20) in the chancel and 3 monumental slabs to other members of Hoghton family at the east end of nave (1719/20, 1768, 1772); in the chapel there is a large wall monument to the Rev. Roger Carus Wilson (d.1839) elaborately carved in Gothic style including reliefs of 5 Preston churches built during his incumbency; in the tower there is a Gothic tomb-recess to Thomas Starkie Shuttleworth (d.1819) and others to various civic dignitaries.

List entry number: [1292457](#)

Arkwright House

A grade II* listed building, first listed in 1950.

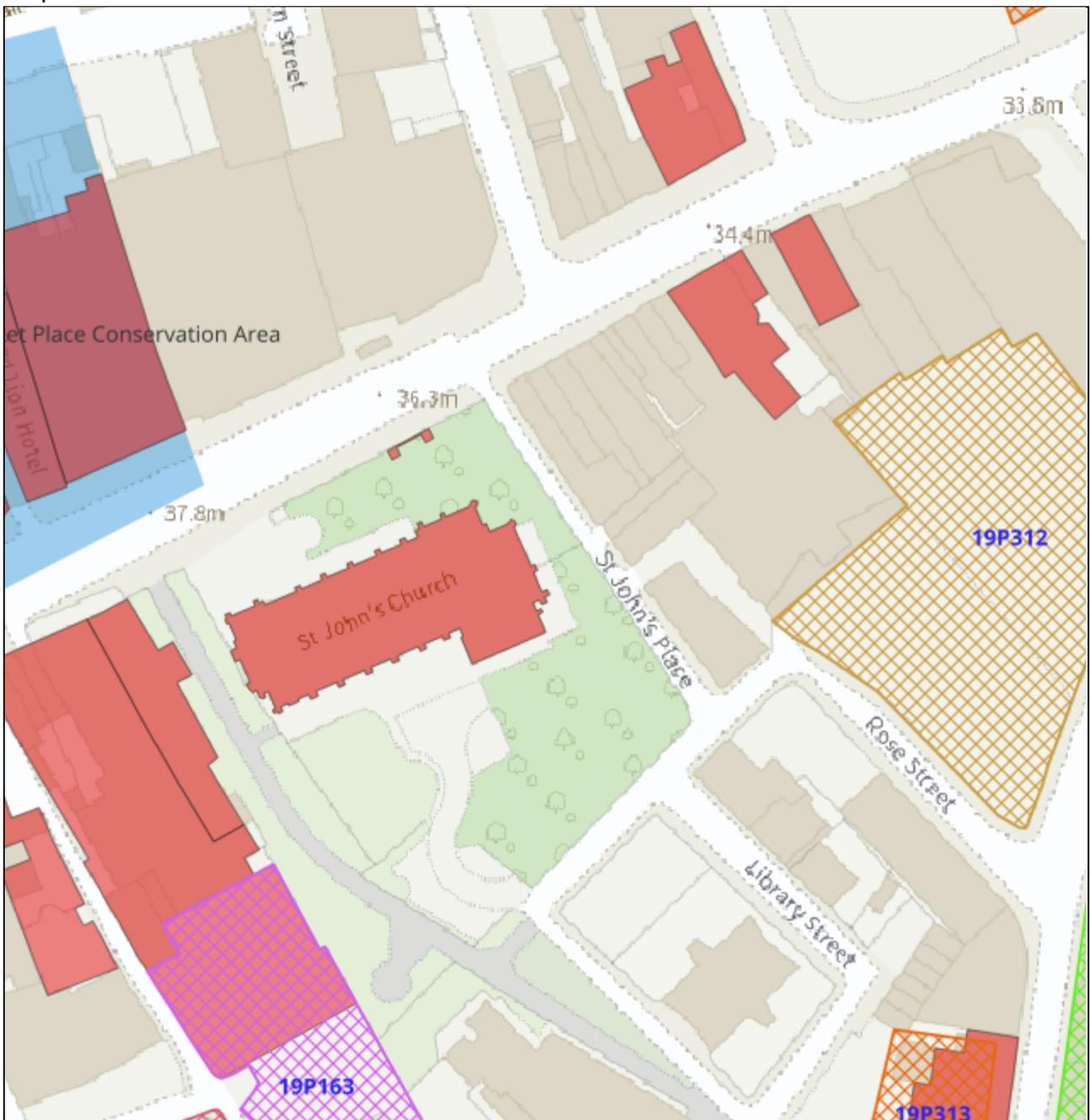
Full description:

Formerly known as: Arkwright Arms STONEYGATE. Town house, now partly occupied as office. 1728 with C19 addition; altered and renovated c.1979. Brick, with stucco facade, slate roof. L-plan: single-depth front range with rear wing, and addition to east side. Early Georgian. Three storeys and attic over cellar, a 5-window symmetrical range, plus 2-window addition to right. The facade has a central doorway with a C20 pedimented wooden architrave and panelled door with overlight; and 12-

	<p>pane sashed windows on all floors, with raised sills and exposed boxes. Gable chimneys, C20 skylights in roof. The left gable wall has a large 12-pane sashed stair-window, a small 12-pane sash above this, and a very small 12-pane sash to the attic. The addition to the right, which is not stuccoed, has a C19 corner-shop front at ground floor, sashed windows without glazing bars at 1st floor, altered windows at 2nd floor. INTERIOR altered. History: House was originally occupied by headmaster of Grammar School; in 1768 Richard Arkwright and John Kay occupied a back room for development of the spinning machine known as the water-frame. List entry number: 1279775</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The site is currently a car park so the site itself makes no contribution to the setting of 131a and 133 Church Street and Arkwright House listed buildings and does not facilitate important views onto these buildings as they face onto Church Street. Views of the Minster tower can be seen from Manchester Road and Shepherd Street.</p> <p>The Site has been examined by Lancashire County Council for archaeological interest and it was determined that it is in an area of possible medieval/Post medieval occupation.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>131a Church Street – No 133 Church Street – No Church of St John the Divine – Yes Arkwright House – No</p> <p>There will be a moderate impact on the significant views of the minister as a key part of its significance.</p>
<p>How might the harm be removed or reduced?</p>	<p>Ensuring the size, scale and height of development is in keeping with the existing historic scale of the street so as not to impact upon significant views of the Minister</p> <p>Materials of any proposed development shall be sympathetic and appropriate to</p>

	the locality and setting of the identified listed heritage assets.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	No harm. The site could provide an opportunity for securing an element of enhancement, replacing the current negative contribution made by the existing use.
Conclusions	The site can be considered for allocation.

Maps and Site Photos:



Map 1: Proposed site allocation (with heritage asset identified in Red)



30/08/2024, 11:52:02

Image



Green: Green



Blue: Blue



Red: Red

© c

Map 2: 1960s Aerial Photograph

Heritage statement for the planning app has OS maps from 1849, 1893 and 1946 showing whole area built up to Manchester road frontage



Site Photo: View from corner of Rose Street and Shepherd Street.



Site Photo: View from corner of Manchester Road and Shepherd Street



Site photo: Listed buildings on Church Street. 131a Church Street currently used as a takeaway and residential and The Old Dog Inn is permanently closed. [Church of St John The Divine](#) can be seen in the background.

Site 19P325: Balderstone Farm, Bartle Lane, Lower Bartle, Preston, PR4 0RU (Parcel 1)
 RAG Assessment: **Amber**

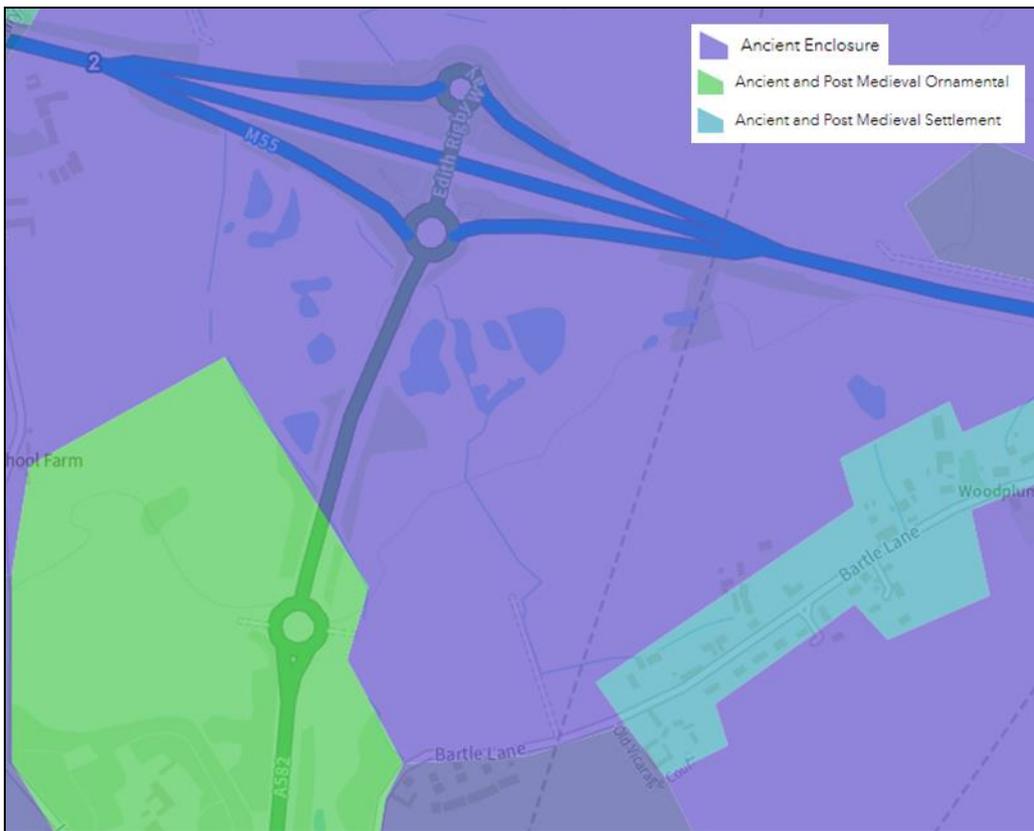
Heritage Asset	The Council’s archaeological advisors indicate that this site has med(?) earthworks, possible medieval settlement. The site lies with the limits of Lower Bartle, Lancashire HER PRN39326, comprising of a network of roads & tracks on mid-19 th century mapping and thought to possibly be medieval in origin. This area has not been subject to any detailed assessment but recent archaeological work at Laburnum House to the south of the proposed allocation site recovered pottery from a number of ditches dating from the 13 th to 16 th centuries.
Contribution that this site makes to the significance of the heritage asset	The Council’s archaeological advisors indicate that this site has med(?) earthworks and is a possible area of medieval settlement.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	
How might the harm be removed or reduced?	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of

	development on the significance of heritage assets.
Conclusions	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by, in the first instance, an Archaeological Desk Based Assessment. Subsequent stages of pre- and/or post-determination archaeological investigation may also be required.

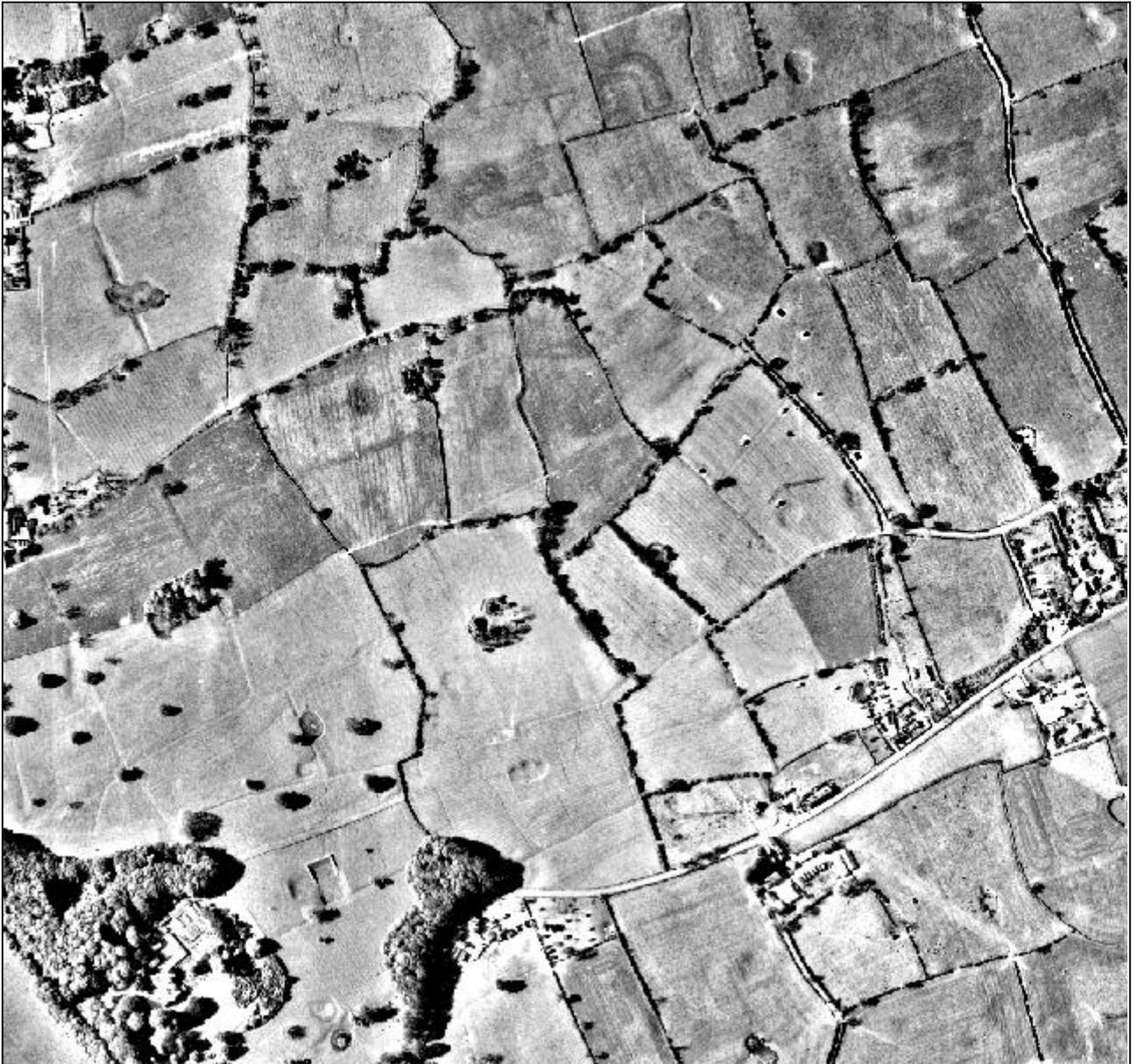
Maps and Site Photos

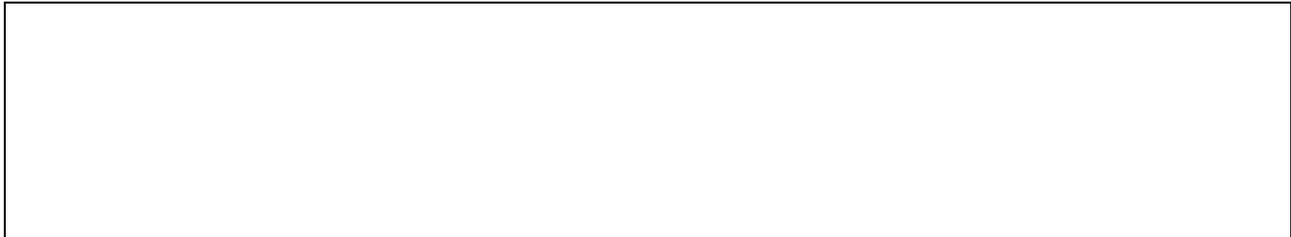


Map 1: Proposed site allocation



Map 2: Historic Landscape Character Map





Map 3: 1960s Aerial Map



Site Photo: Proposed site allocation from Junction 2 M55

Appendix 3: South Ribble Heritage Impact Assessments

Site reference 19S052. Cuerden

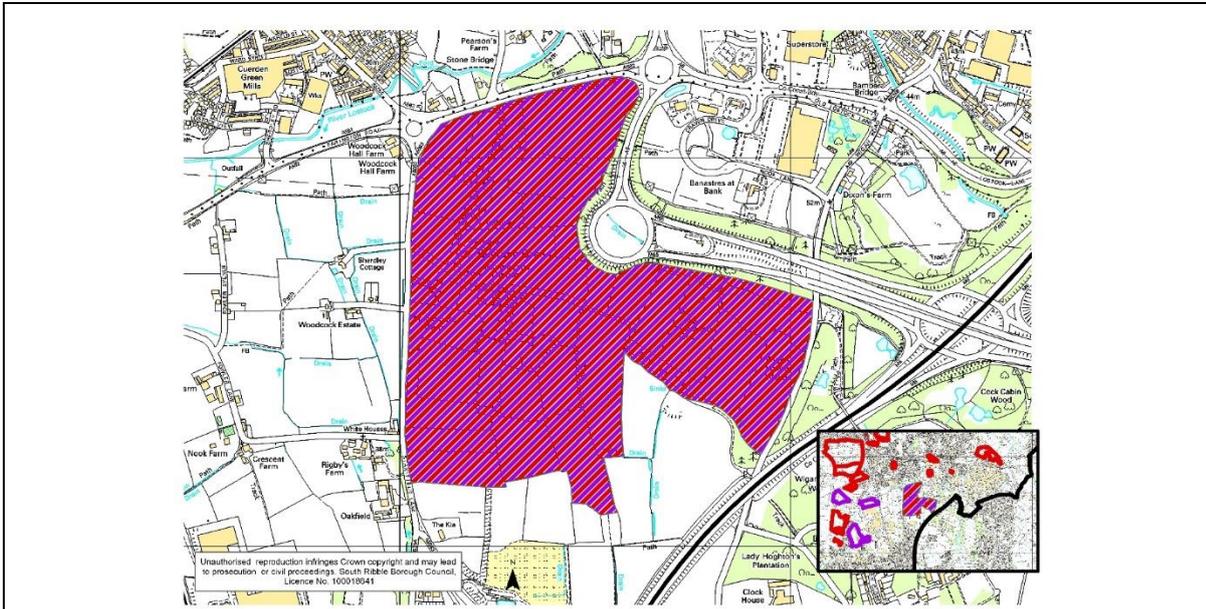
RAG Assessment: **Amber**

<p>Heritage Asset</p>	<p><u>The Old School House</u> A Grade II Listed Building located within the proposed Cuerden allocation. First listed in 1984, the property dates back to the 17th Century. It is currently in use as a private dwelling and although retaining its date stone, its character has been somewhat obscured by modern extensions. An attached building of similar style is appended to the north and not included within the listing. <u>Full List description</u> School house, dated 1690, but said to have been built 1673; now house. Pebble dashed brick, stone slate roof with gable chimneys. Two bays (later extensions at rear), 2 storeys; modern flat roofed extension to front of ground floor; two 3-light casements above; at left end of 1st floor a large datestone lettered in relief: ANDREW . DANDY MARGARET . DANDY WILLIAM . DANDY ANDREW . DANDY DANIEL . DANDY ANNODOMINI . 1690 Right return wall has partly external chimney and beside it a blocked former doorway with a canopy. Rear altered. Adjoining at left end another house (not included in item). Interior: 1st floor has exposed cambered tie beam with stopped chamfer. List entry number 1204124 National Grid Reference SD55216 24922</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The significance of this heritage asset primarily arises from its historic and architectural interest. Historic interest arises because it is understood that Andrew Dandy who was a burgess of Preston at the 1682 Guild founded Cuerden Green School in 1673. The eastern edge of Cuerden Green is bounded by Old School Lane, so named because of the very old school there. The Old School House is set on Old School Lane, south of Lostock Lane. To the east, the property boundary is delineated by high trees and hedges backing onto the Cuerden Site. To the west, apart from a modern bungalow, the aspect is more open; although there are two mature trees, and the house looks over a low hedgeline and open fields west of Stanifield Lane. Modern extensions to the Old School House and modern development in its surroundings already detract somewhat from its original architectural significance and setting. However, its setting within the presently quiet rural road and historic dispersed settlement pattern contributes to its significance. Plan 2 shows the historic asset in the 1840's set within an open agricultural landscape.</p>
<p>Impact that the loss of this site and its</p>	<p>The Cuerden site allocation includes the heritage asset. The Cuerden site is currently allocated for development. It is allocated as a Strategic Development Site in the Central Lancashire Core Strategy 2012 and also in the South Ribble Local Plan 2015.</p>

<p>subsequent development might have upon the significance of the asset</p>	<p>Outline planning permission has recently been granted for redevelopment of part of the site for a comprehensive mixed-use development including, employment, retail, food and drink, hotel, leisure and residential uses with associated infrastructure.</p> <p>https://planningregister.lancashire.gov.uk/Planning/Display/LCC/2022/0044</p> <p>The application was supported by an Environmental Impact Assessment (EIA) and Built Heritage Statement which assessed the impact of the development on the Old School House as moderate. The Heritage Assessment defined moderate adverse effects as: <i>Loss of resource and/or quality, but not adversely affecting the integrity of heritage asset and its setting; and/or</i> <i>Partial loss or damage to key characteristics, features or elements that contribute to value of the heritage asset and its setting.</i></p> <p>The Old School House lies outside the application site but immediately adjacent, with development proposed to its west and east. The rural setting of the Old School House is an important aspect of its significance, and the proposed development will result in loss of historical landscape context and setting.</p>
<p>How might the harm be removed or reduced?</p>	<p>The EIA for the above planning application indicates that: <i>The Moderate effect on the grade II-listed Old School House during the construction and operational phases could be mitigated by focusing the planned residential development to its west towards the western (Stanigate Lane) edge of the plot, leaving an area of green space west of Old School Lane. The plot boundary is presently delineated by a low hedgeline and the plot is overlooked by the Old School House.</i></p> <p><i>The Moderate effect could also be mitigated by tree/hedgerow planting. Hedgerow/tree planting is unlikely to take place, however, during the construction phase, and will take time to mature and create a barrier to noise and pollution.</i></p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>With mitigation measures in place, including buffer planting, ensuring development is restricted in height and suitably located away from the Listed Building, it is anticipated that harm to the Old School House would be limited.</p> <p>Plans 4 and 5 below are extracts from the approved Lancashire County Council planning application and show the parameters plan approved as part of the outline permission in relation to the siting of the Listed Building. The parameter plan indicates that development will be appropriately sited to mitigate harm to the Listed Building. Further opportunities will arise during the assessment of the reserved matters application to ensure an appropriate relationship between the Old School House and development on the Cuerden Strategic site.</p> <p>Should further planning applications come forward on the remaining parts of the Cuerden site, not covered by the extant planning permission, for example, land to the northwest of Old School House, it is expected that similar mitigation measures will be employed to mitigate potential harm to the Listed Building.</p>
<p>Conclusions</p>	<p>The site provides some historical landscape context and setting to the heritage asset. With mitigation in place, developing the site is considered achievable and is likely to result in limited harm. An appropriately designed</p>

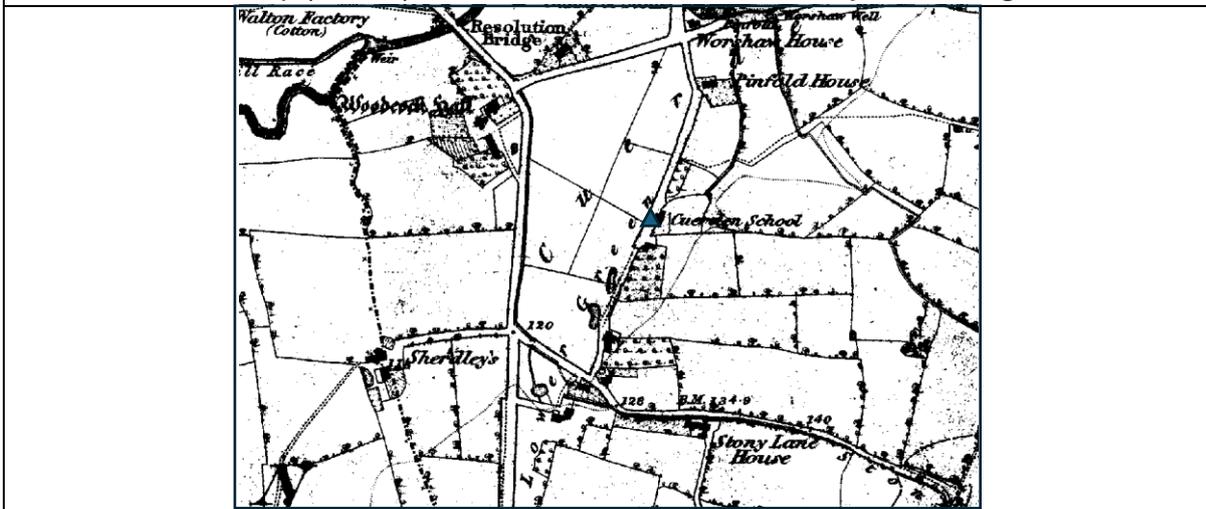
scheme would cause less than substantial harm to the heritage asset which could be outweighed by the public benefits of delivering housing and employment opportunities.

Maps and Site Photos:

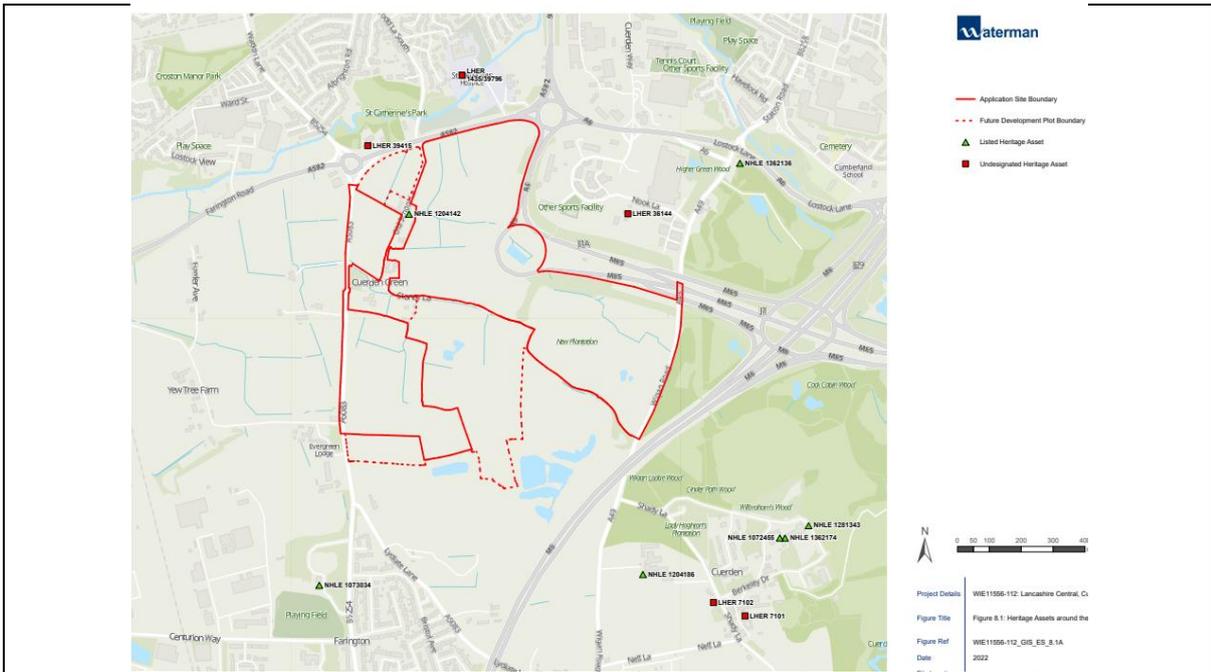


Plan 1: Proposed site allocation

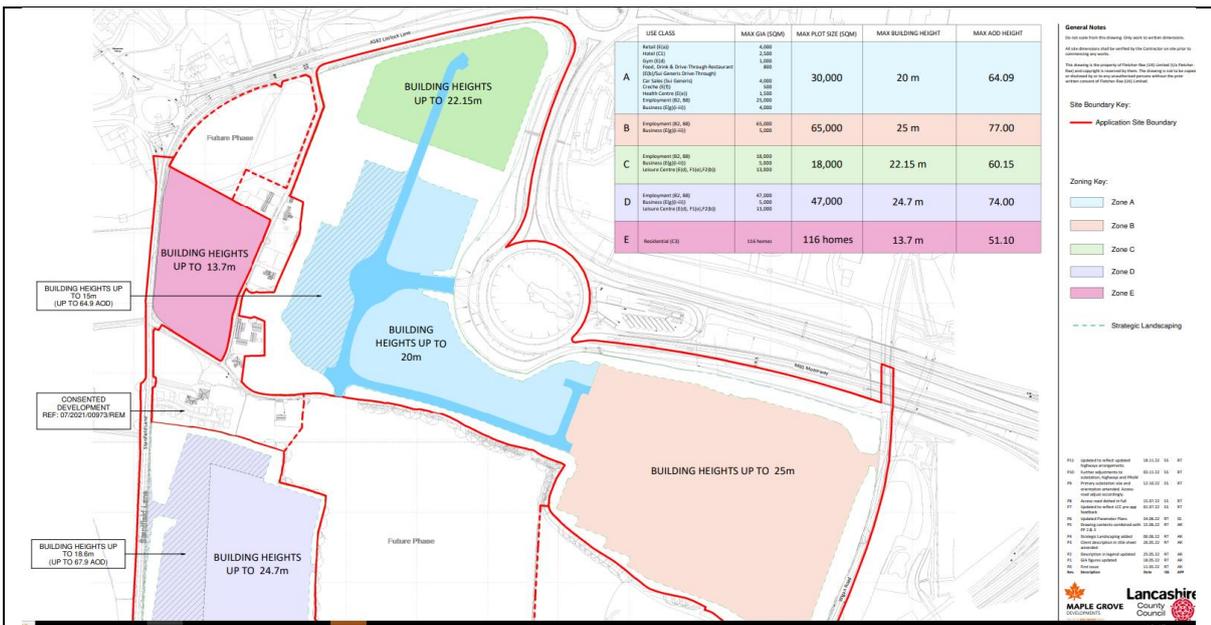
Plan 2: Historic Map (1840s) – Old School House identified by blue triangle



Plan 3: Approximate site location and relationship to The Old School House (denoted by blue triangle) Extract from Google Maps.



Plan 4 Application site for outline planning permission LCC/2022/0044
 Source LCC website



Plan 5 Parameters plans for application LCC/2022/0044.
 Source LCC website



Looking north-east on Old School Lane



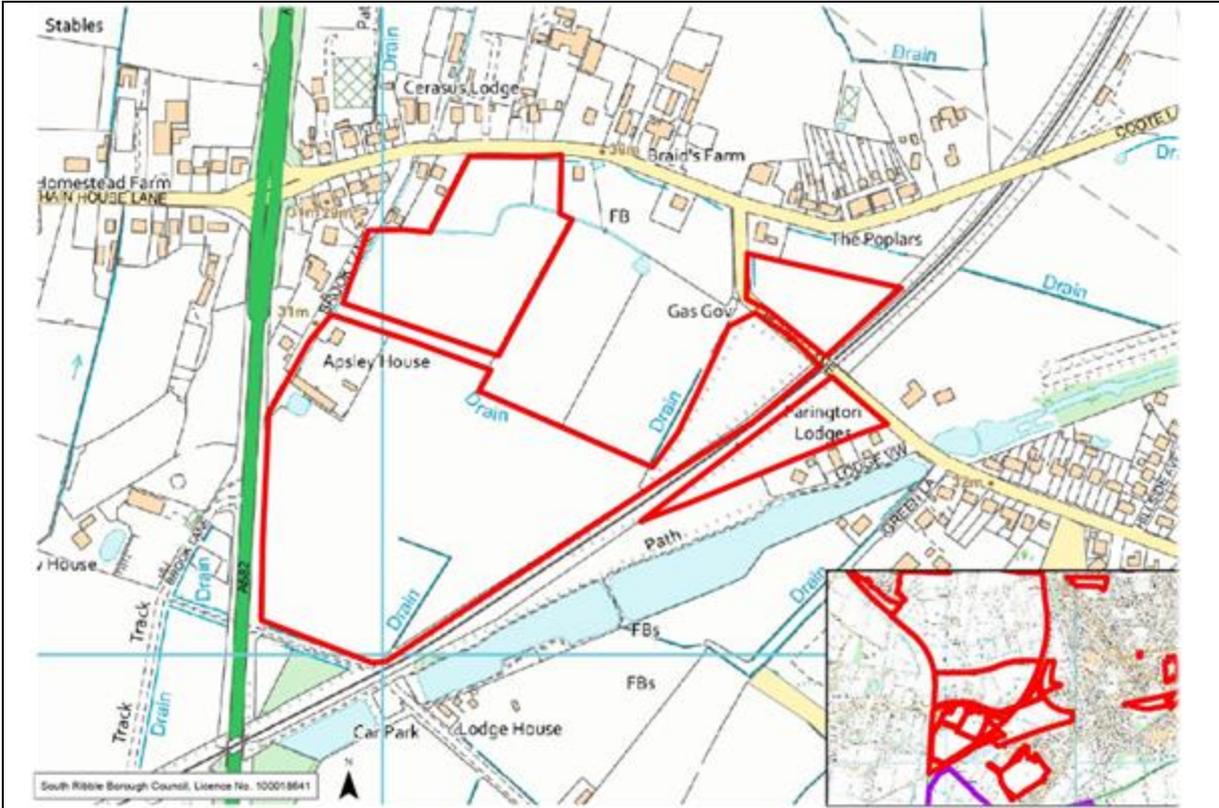
Old School House

Site 19S098: Site: Apsley House. RAG Assessment: **Amber**

Heritage Asset	<p>The Council's archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. St Paul's Church in Farington Moss, Listed at Grade II, lies within 400m of the site. The Church was built in 1839 and was Listed in 1966 due to its historic and architectural interest.</p> <p><u>List Description</u> Church, 1839, by Edmund Sharpe; chancel 1909. Brick with stone dressings and red tile roof. North west tower and nave in simple Romanesque style, C20 gothic chancel. Tower of 4 stages, with stone angle buttresses continued as hexagonal corners to 4 pinnacles, central stone lesenes in each side, and stone Lombard friezes; panels of brick each with a round headed window opening, glazed at first floor level, louvered above. Nave wall of brick divided by stone lesenes into 6 bays, a single round headed window in each bay, and a Lombard frieze running under the eaves; 7th bay has a larger arched and traceried window between brick buttresses. Chancel of brick with stone dressings in minimal gothic style. Interior is very plain, with a simple chancel arch.</p> <p>Listing NGR: SD5382425063 National Grid Reference: SD 53824 25063</p>
Contribution that this site makes to the significance of the heritage asset	<p>The Lancashire Historic Environment Record indicates that the allocation is considered to have a potential to contain previously unknown archaeological deposits due to its size (over 10ha). The site makes a negligible contribution to the significance of St Paul's Church. The heritage asset is set within an existing built-up area. The built form and mature vegetation of Farington Moss which surrounds the Church provides comprehensive screening between the Church and the development site.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The site is currently open and undeveloped. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered. The development would result in a negligible impact on the significance of St Paul's Church, given the separation distance between the Church and proposed development site and the intervening built form and vegetation.</p>
How might the harm be removed or reduced?	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>Development has the potential to have a negligible impact on the setting of St Paul's Church. Careful design, ensuring development is low rise and well landscaped will help to prevent any harm.</p>

<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets. With mitigation measures in place there should be no harm to St Paul's Church.</p>
<p>Conclusions</p>	<p>With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of St Paul's Church. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site location and relationship to St Paul's Church (denoted by blue triangle) *Extract from Google Maps.*



Photograph of site from Chain House Lane.
Extract from Google Streetview



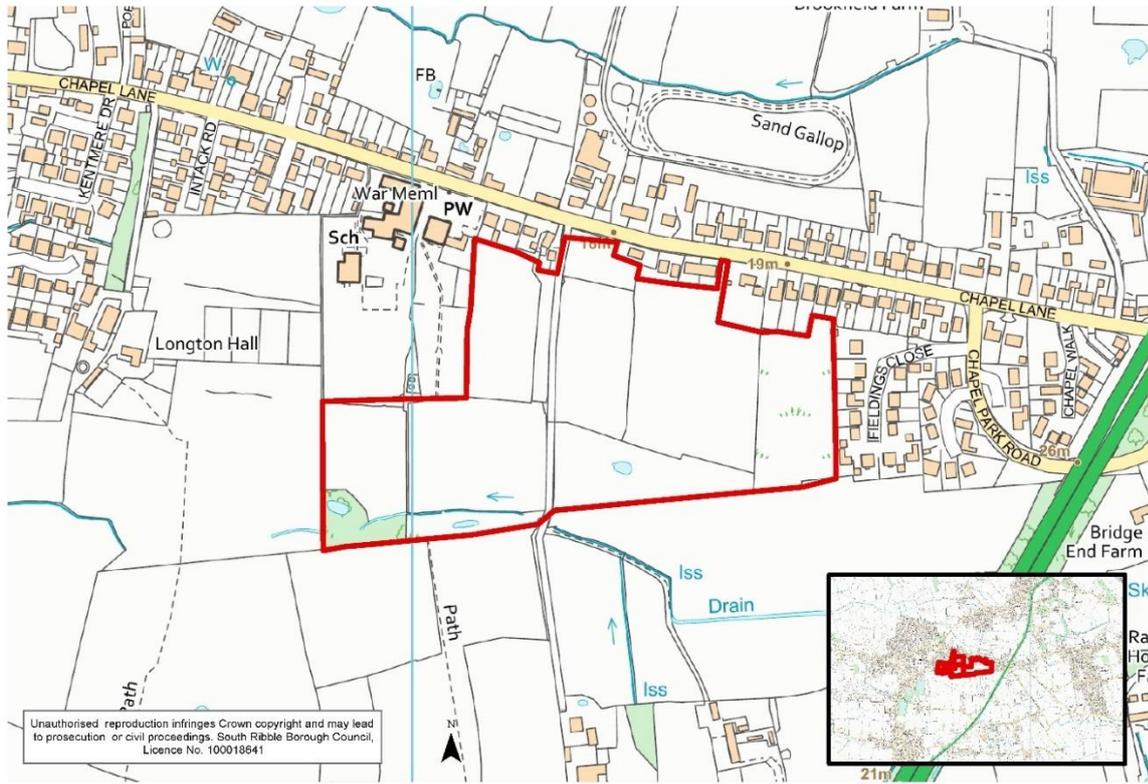
Photograph of St Paul's Church
Extract from Google Streetview

Reference: 19S110 Land South of Chapel Lane, Longton, Preston, PR4 5EB
RAG Assessment: **Amber**

Heritage Asset	<p>Longton Hall Farmhouse lies approximately 200m to the west of the site.</p> <p><u>Longton Hall Farmhouse.</u></p> <p>Longton Hall Farmhouse is a 2-storey detached dwelling. It was listed in 1966, but the list description noted that substantial alterations had already occurred to the building at that point. The significance of the asset was re-assessed in 2023, by Stephen Levrant Heritage Architecture.</p> <p>The review concluded that although Longton Hall Farmhouse dates back to C17, the house today does not retain a significant proportion of the original fabric. The building has been rebuilt and altered over time and the internal layout remodelled removing legibility of original spaces.</p> <p>The report was issued to Historic England. Historic England agreed that the Hall should be delisted on 7th November 2023.</p> <p>The farmhouse is therefore a non-designated heritage asset</p>
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Contribution that this site makes to the significance of the heritage asset	The site makes a slight contribution to the setting of the asset. The site may formerly have been part of the farm holding and provides an open, rural backdrop to the east of the farmhouse. However, the closest part of the site is 200m to the east and is separated from the asset by open fields with trees and hedgerows which help screen the asset and reduce intervisibility.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	Loss of agricultural land which may have formerly been part of the farm holding would have a slight impact on the significance of the asset.
How might the harm be removed or reduced?	Harm may be removed or reduced by ensuring that the development is low rise, sympathetically designed for a rural location and the site boundaries are well landscaped.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	With mitigation measures in place no harm will be caused to the non-designated heritage asset.
Conclusions	With appropriate measures in place, including buffer planting, ensuring development is limited in height and suitably located away from the site boundaries, it is anticipated that no harm to Longton Hall Farmhouse would arise.

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site boundary denoted by red line. Location of Longton Hall Farmhouse denoted by blue triangle. *Extract from Google Maps*

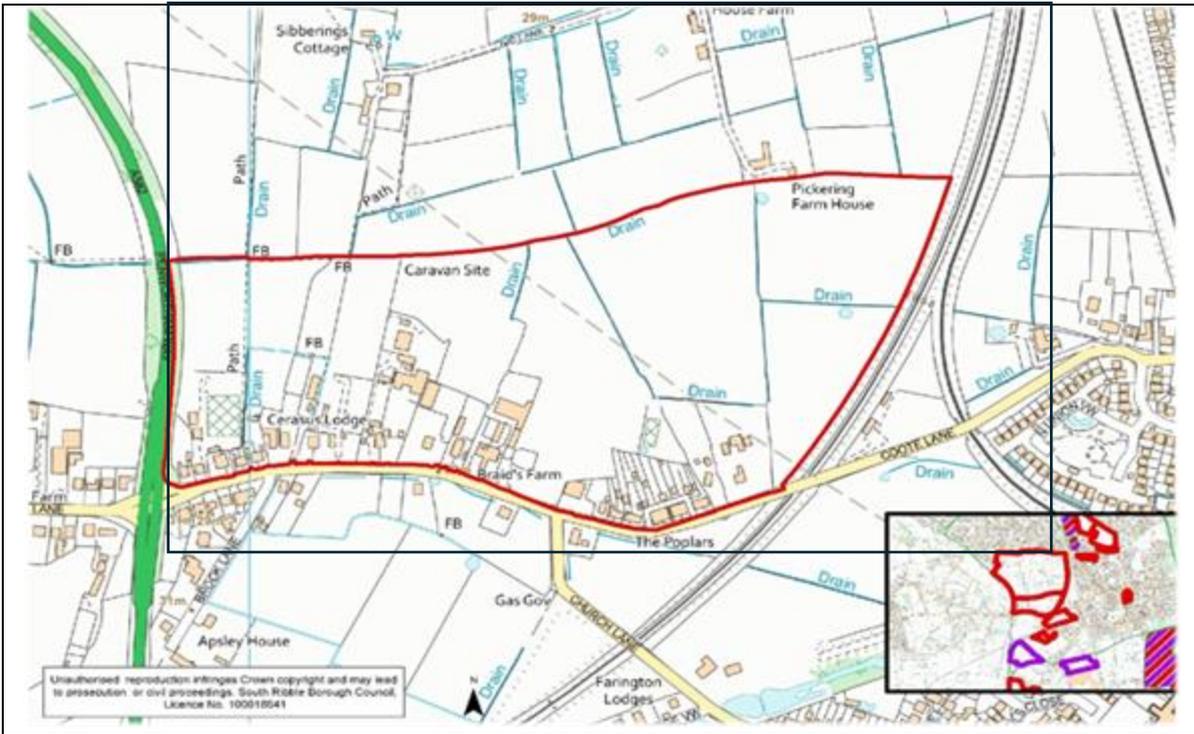
	
<p>Site photograph taken from Chapel Lane. Source: Google Streetview</p>	<p>Photograph of Longton Hall Farmhouse</p>

Site 19S158/159/160/167: Southern area of the major development site at Pickering's Farm
RAG Assessment: **Amber**

<p>Heritage Asset</p>	<p>The Council's archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. St Paul's Church in Farington Moss, Listed at Grade II, lies approximately 470m southeast of the site. The Church was built in 1839 and was Listed in 1966 due to its architectural interest.</p> <p><u>List Description</u></p> <p>Church, 1839, by Edmund Sharpe; chancel 1909. Brick with stone dressings and red tile roof. North west tower and nave in simple Romanesque style, C20 gothic chancel. Tower of 4 stages, with stone angle buttresses continued as hexagonal corners to 4 pinnacles, central stone lesenes in each side, and stone Lombard friezes; panels of brick each with a round headed window opening, glazed at first floor level, louvered above. Nave wall of brick divided by stone lesenes into 6 bays, a single round headed window in each bay, and a Lombard frieze running under the eaves; 7th bay has a larger arched and traceried window between brick buttresses. Chancel of brick with stone dressings in minimal gothic style. Interior is very plain, with a simple chancel arch.</p> <p>Listing NGR: SD5382425063 National Grid Reference: SD 53824 25063</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the allocation is considered to have a potential to contain previously unknown archaeological deposits due to its size (over 10ha). The site provides a negligible contribution to the significance of St Paul's Church. The heritage asset is set within an existing built-up area. The built form and mature vegetation which surrounds the Church provides comprehensive screening between the Church and the development site.</p>
<p>Impact that the loss of this site and its</p>	<p>The site is currently open and undeveloped. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p>

subsequent development might have upon the significance of the asset	The development would result in a negligible impact on the significance of St Paul's Church, given the separation distance between the Church and proposed development site and the intervening built form and vegetation.
How might the harm be removed or reduced?	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>Development has the potential to have a negligible impact on the setting of St Paul's Church. Careful design, ensuring development is low rise and well landscaped will mitigate any potential impact.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p> <p>Opportunities will arise during the assessment of planning applications for development on the site to ensure that the proposed scheme does not result in harm to the setting of St Paul's Church.</p>
Conclusions	With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of St Paul's Church. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Site location and relationship to St Paul's Church (denoted by blue triangle)
Extract from Google Maps



Photograph of site from Chain House Lane.
Extract from Google Streetview



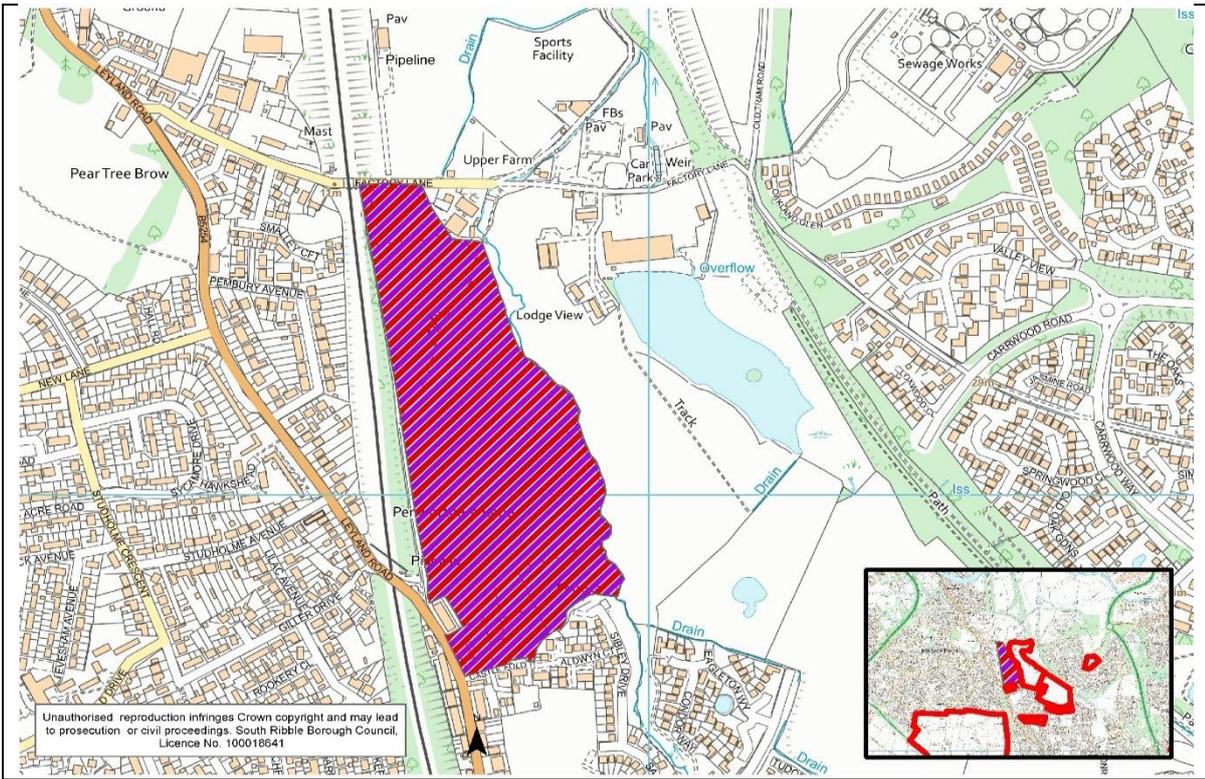
Photograph of St Paul's Church
Extract from Google Streetview

Site reference 19S162. South of Factory Lane and east of the West Coast mainline, PR1 9TE
 RAG Assessment: **Amber**

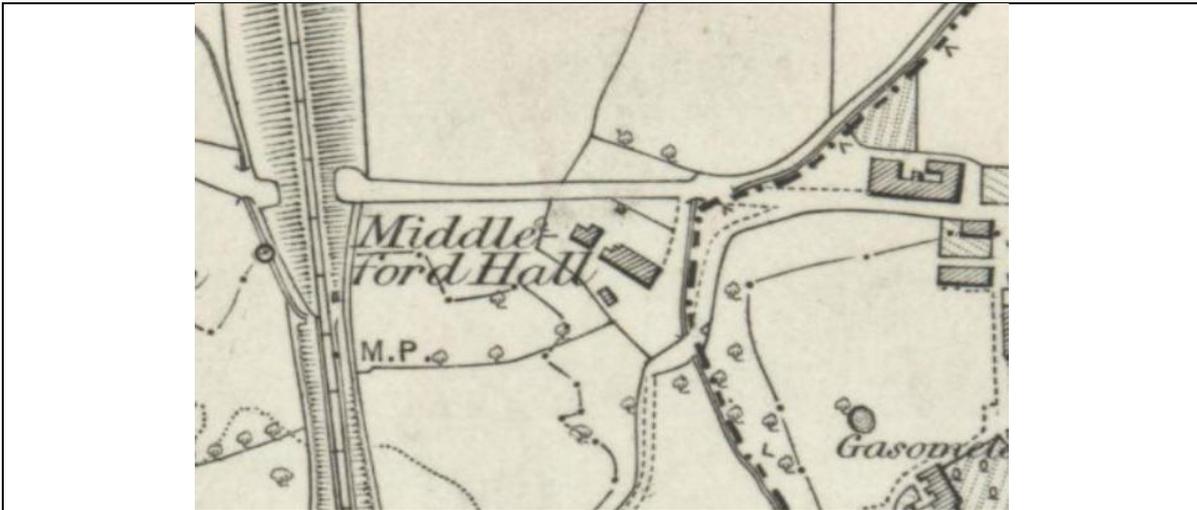
Heritage Asset	<p>The Council’s archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. The northern part of the proposed site allocation lies adjacent to Middleforth Hall, a Grade II Listed Building. Middleforth Hall was built in the early C18 and Listed in 1984.</p> <p><u>List Description</u></p> <p>Farmhouse, early C18. Back towards road. Roughcase brick painted white, stone dressings, slate roof, gable chimneys (one projecting, the other corbelled). Double pile plan 2 x 2 rooms. Two storeys with attic, almost symmetrical door slightly left of centre, with stone jambs and lintel, rectangular fanlight; 4 windows at ground floor and 3 above, all sashed with glazing bars, stone sills and splayed stone heads. Rear has outshut to left half, central stairlight window and 3 other windows. Interior: chamfered beams in front ground floor rooms; staircase with turned balusters, moulded handrail and rectangular newels.</p> <p>Listing NGR: SD5375527381 National Grid Reference: SD 53755 27381</p>
Contribution that this site makes to the significance of the heritage asset	<p>The Lancashire Historic Environment Record indicates that the allocation is considered to have a potential to contain previously unknown archaeological deposits due to its size (over 10ha).</p> <p>Middleforth Hall was built as a farmhouse in the early C18 and is of both historic and architectural interest. The site is clearly shown on the 1846 OS Map, shown as Plan 2 below, and therefore has historic significance. The building’s architectural significance may have been impacted as the farmhouse appears to have been rendered and whitewashed although it retains its original openings.</p> <p>The southern side of Factory Lane is open and rural in character. The northern side is occupied by Vernun Carus Sports Club but retains an open aspect. To the southwest of Middleforth Hall are currently mature trees, hedgerows and open fields.</p> <p>Planning permission has been granted for conversion of existing barns at Middleforth Hall together with extensions, rebuilding and demolition works to form a detached dwelling with associated landscaping and external works (application 07/2022/00272/FUL). This work will have some impact on the setting of the Listed Building.</p> <p>However, its setting within the presently quiet rural road and open land does contribute to its significance. Loss of agricultural land which may have formerly been part of the farm holding would have a moderate impact on the significance of the asset.</p>
Impact that the loss of this site and its subsequent development might have upon the	<p>The site is currently open and undeveloped. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>In relation to Middleforth Hall, development of the allocated site for mixed use purposes would be likely to have moderate adverse effects as the development would lead to loss of open agricultural landscape. The rural setting of Middleforth Hall is an important aspect of its</p>

significance of the asset	significance, and the proposed development will result in loss of historical landscape context and setting.
How might the harm be removed or reduced?	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>The moderate effect on Middeforth Hall could be mitigated by ensuring that the development is low rise and leaving an area of green space to buffer the heritage asset. Impact could be further mitigated by tree/ hedgerow planting.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p> <p>With mitigation measures in place, including buffer planting, ensuring development is limited in height and suitably located away from the Listed Building, it is anticipated that harm to the Listed Building would be limited.</p>
Conclusions	<p>With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets.</p> <p>The site provides some historical landscape context and setting to Middlethorpe Hall. With mitigation in place, the harm arising would be limited and less than substantial and could be outweighed by the public benefits of delivering housing and employment.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2 : 1846 OS map Lancashire sheet LXIX



Plan 3: Approximate site boundary denoted by red line. Location of Middleforth Hall denoted by blue triangle. *Extract from Google Maps*



Site photograph taken from Factory Lane.
Source: Google Streetview



Middleforth Hall taken from Factory Lane
Source: Google Streetview

Reference: 19S163 Pickering's Farm, Penwortham, PR1 9TQ

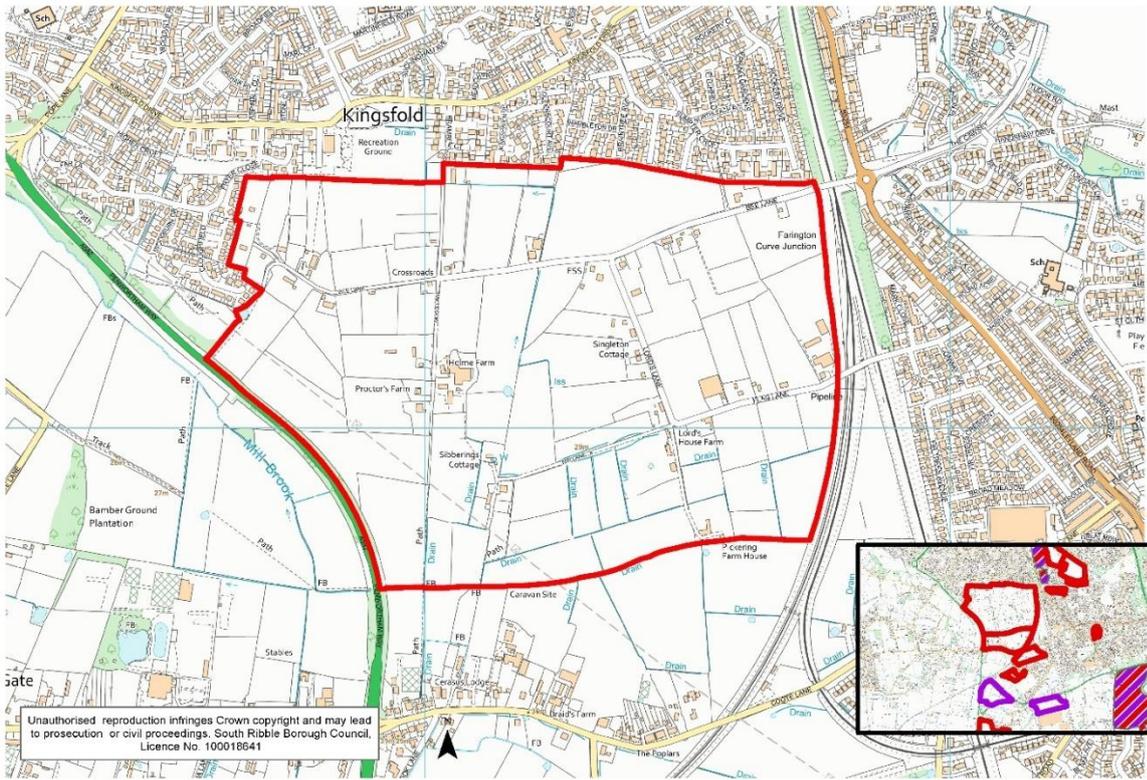
RAG Assessment: **Amber**

Heritage Asset	The Council’s archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. There are no Listed Buildings within the site itself. The closest are Nutters Platt Farmhouse, located approximately 650m to the west and St Paul’s Church approximately 750m to the south. There is no intervisibility between the site and the nearby Listed Buildings (see Plan 2) and the site does not contribute to the heritage significance of the assets.
Contribution that this site makes to the significance of the heritage asset	The Lancashire Historic Environment Record indicates that the allocation has potential to contain previously unknown archaeological deposits due to its size (over 10ha).

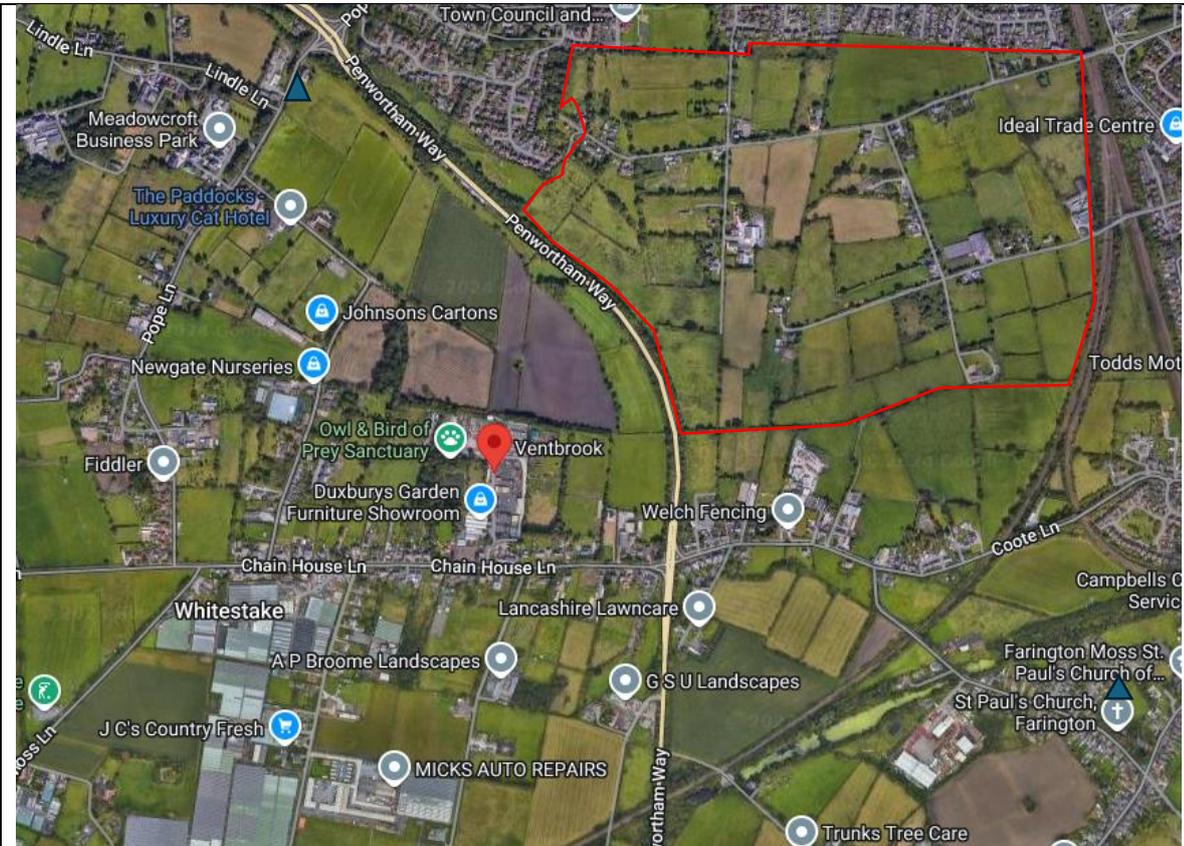
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>The site is currently open and undeveloped. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The Pickerings Farm site is already allocated for development. It is allocated as a Strategic Development Site in the Central Lancashire Core Strategy 2012 (land south of Penwortham and north of Farington) and as a major site for development in the South Ribble Local Plan 2015.</p> <p>There are two planning permissions granted in respect of this site:</p> <p>07/2021/00886/ORM - a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two-form entry primary school (Use Class F), green infrastructure, and associated infrastructure.</p> <p>07/2021/00887/ORM - a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure.</p> <p>The applications were supported by an Environmental Impact Assessment (EIA). Chapter 8 refers to Archaeology and Heritage. The report indicates that:</p> <p><i>“Any current unknown archaeological remains located within the site may be truncated or removed as a result of the construction of the proposed development. The level of impact to any currently unknown archaeological remains is anticipated to be moderate to major. Given the potential low value of any currently unknown archaeological remains, the significance of effect is predicted to be permanent minor to moderate adverse at the local level. “</i></p> <p><i>“No impacts to currently unknown archaeological remains are anticipated during the operational phase of the proposed development.”</i></p> <p>These planning applications relate to the majority of the allocated site.</p>
<p>How might the harm be removed or reduced?</p>	<p>The EIA for the above applications indicates that:</p> <p><i>“A phased approach would be adopted to mitigate any potential impacts during the construction phase prior to currently unknown remains that may be located within the site. The first phase would consist of archaeological evaluation via geophysical survey and trial trenching within areas of the site subject to construction works. The scope of these investigations would be agreed with SRBC and Lancashire County Council Archaeology Service. This would identify and characterise the nature and extent of any surviving archaeological remains. If required, further mitigation would consist of archaeological excavation and recording prior to construction works commencing and/or archaeological watching brief during construction works. “</i></p>

	<p>In respect of the applications, Lancashire County Council Archaeology Unit were consulted and advised that “<i>such an approach would be appropriate given the archaeological potential of the site</i>”</p> <p>Conditions are attached to the decision notice to require the submission of a written scheme of investigation. The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>Should any further planning applications come forward in respect of this site, they will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p> <p>With mitigation measures in place the development would result in no harm or limited harm to archaeological significance.</p>
<p>Conclusions</p>	<p>With mitigation in place, the harm arising would either be no harm or limited harm which would be less than substantial and could be outweighed by the public benefits of delivering housing and associated community facilities.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site boundary denoted by red line. Location of St Paul's Church and Nutters Platt Farmhouse denoted by blue triangles. *Extract from Google Maps*

	
<p>Site Photograph: Looking southwest off Lord's Lane Source: <i>Planning application 07/2021/00886/ORM</i></p>	<p>Site Photograph: Bee Lane looking northeast Source: <i>Planning application 07/2021/00886/ORM</i></p>

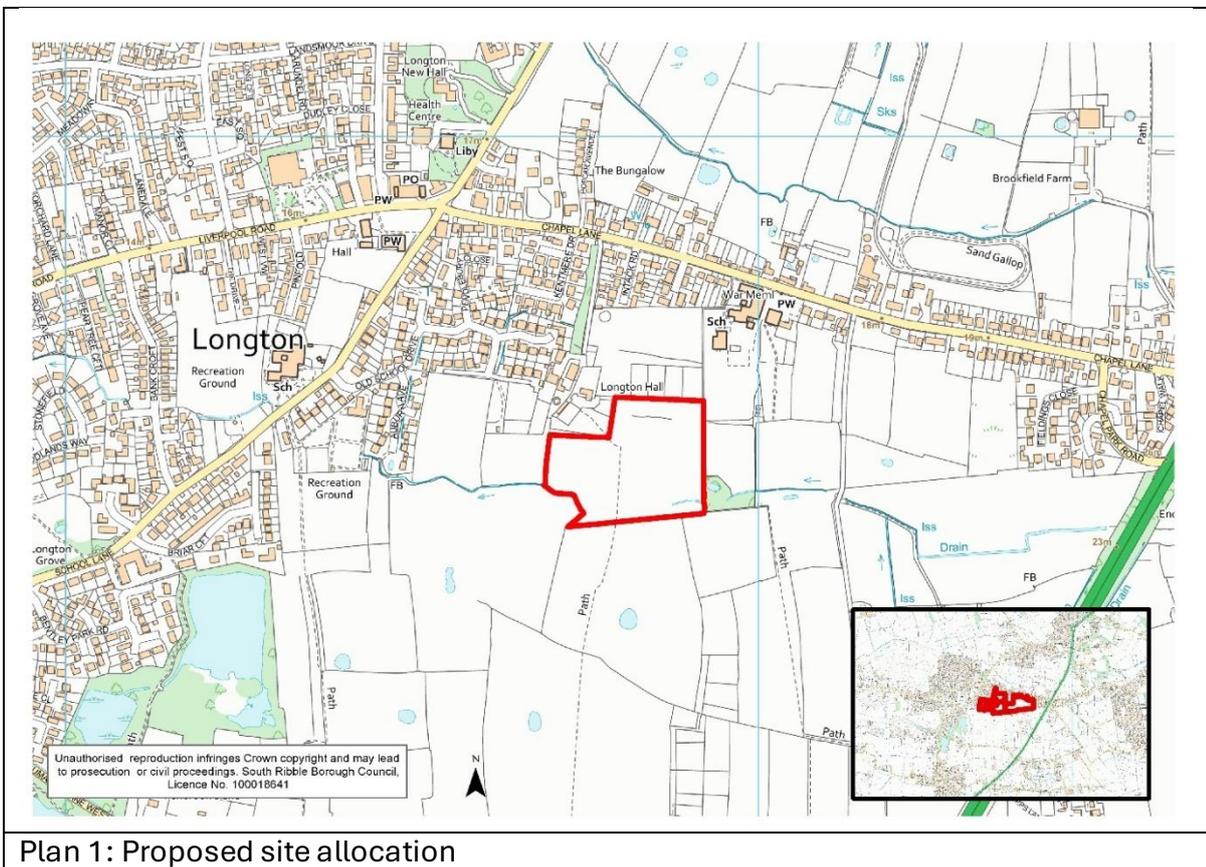
	
<p>Site Photograph: Nutters Platt Farmhouse Source: <i>Google Streetview</i></p>	<p>Photograph of St Paul's Church Source: <i>Google Streetview</i></p>

Reference: 19S165 Land to south/rear of Longton Hall, Chapel Ln, Longton
RAG Assessment: **Amber**

Heritage Asset	<p>Longton Hall Farmhouse lies approximately 70m to the west of the site and 60m to the south. <u>Longton Hall Farmhouse.</u> Longton Hall Farmhouse is a 2-storey detached dwelling. It was listed in 1966, but the list description noted that substantial alterations had already occurred to the building at that point. The significance of the asset was re-assessed in 2023, by Stephen Levrant Heritage Architecture. The review concluded that although Longton Hall Farmhouse dates back to C17, the house today does not retain a significant proportion of the original fabric. The building has been rebuilt and altered over time and the internal layout remodelled removing legibility of original spaces. The report was issued to Historic England. Historic England agreed that the Hall should be delisted on 7th November 2023. The farmhouse is therefore a non-designated heritage asset</p>
Contribution that this site makes to the significance of the heritage asset	<p>The site makes a moderate contribution to the setting of the asset. The site may formerly have been part of the farm holding and provides an open, rural backdrop to the south and east of the farmhouse.</p>
Impact that the loss of this site and its	<p>Loss of agricultural land which may have formerly been part of the farm holding would have a moderate impact on the significance of the asset.</p>

subsequent development might have upon the significance of the asset	
How might the harm be removed or reduced?	Harm may be removed or reduced by ensuring that the development is low rise, sympathetically designed for a rural location and the site boundaries are well landscaped.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	With mitigation measures in place limited harm will be caused to the non-designated heritage asset.
Conclusions	With appropriate measures in place, including buffer planting, ensuring development is restricted in height and suitably located away from the site boundaries, it is anticipated that limited harm to Longton Hall Farmhouse would arise which could be outweighed by the benefits of the development.

Maps and Site Photos:





Plan 2: Approximate site boundary denoted by red line. Location of Longton Hall Farmhouse denoted by blue triangle. *Extract from Google Maps*



Photograph of Longton Hall Farmhouse

Reference: 19S169 (east) Land off School Ln/Old School Dr/Land to east of Reynard Cl, Longton

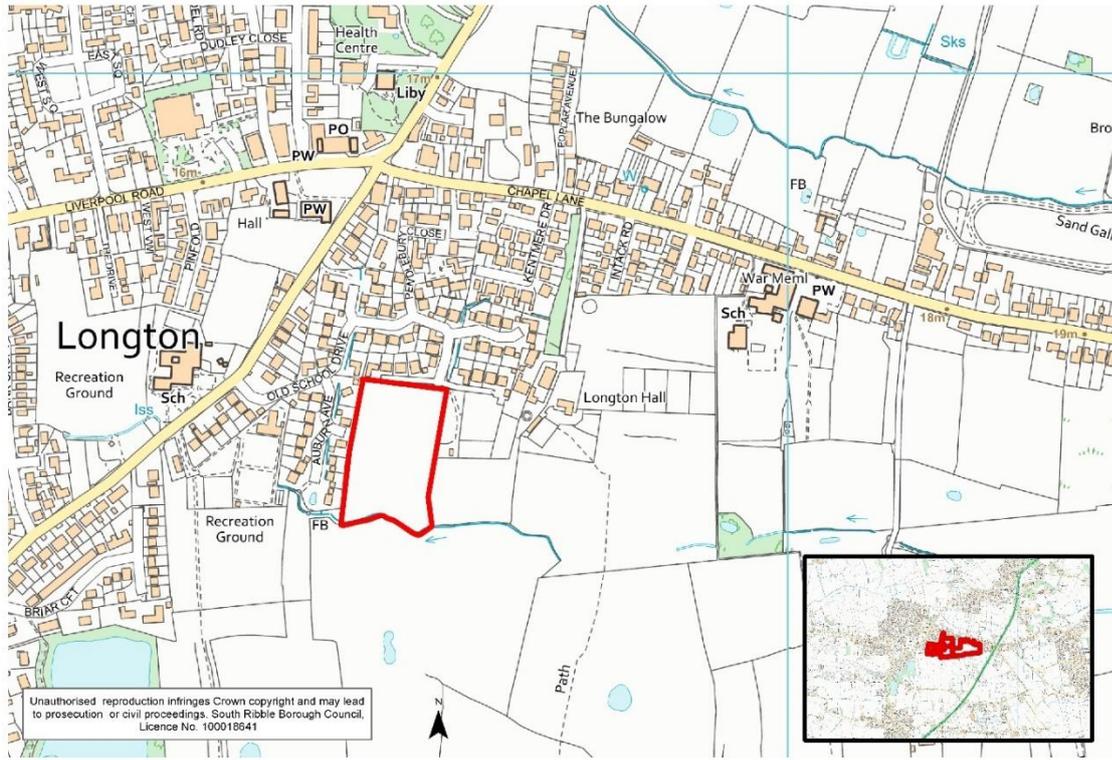
(aka Kitty's Farm) - eastern part

RAG Assessment: **Amber**

Heritage Asset	<p>Longton Hall Farmhouse lies approximately 100m to the east of the site.</p> <p><u>Longton Hall Farmhouse.</u></p> <p>Longton Hall Farmhouse is a 2-storey detached dwelling. It was listed in 1966, but the list description noted that substantial alterations had already occurred to the building at that point. The significance of the asset was re-assessed in 2023, by Stephen Levrant Heritage Architecture.</p>
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	<p>The review concluded that although Longton Hall Farmhouse dates back to C17 the house today does not retain a significant proportion of the original fabric. The building has been rebuilt and altered over time and the internal layout remodelled removing legibility of original spaces.</p> <p>The report was issued to Historic England. Historic England agreed that the Hall should be delisted on 7th November 2023.</p> <p>The farmhouse is therefore a non-designated heritage asset</p>
Contribution that this site makes to the significance of the heritage asset	<p>The site makes a slight contribution to the setting of the asset. The site may formerly have been part of the farm holding and provides an open, rural backdrop to the west of the farmhouse. However, there are intervening commercial and equestrian uses to the south of Rymer Grove which separate the site from the asset.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>Loss of agricultural land which may have formerly been part of the farm holding would have a slight impact on the significance of the asset.</p>
How might the harm be removed or reduced?	<p>Harm may be removed or reduced by ensuring that the development is low rise, sympathetically designed for a rural location and the site boundaries are well landscaped.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>With mitigation measures in place no harm will be caused to the non-designated heritage asset.</p>
Conclusions	<p>With appropriate measures in place, including buffer planting, ensuring development is limited in height and suitably located away from the site boundaries, it is anticipated that no harm to Longton Hall Farmhouse would arise.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site boundary denoted by red line. Location of Longton Hall Farmhouse denoted by blue triangle. *Extract from Google Maps*



Photograph of Longton Hall Farmhouse

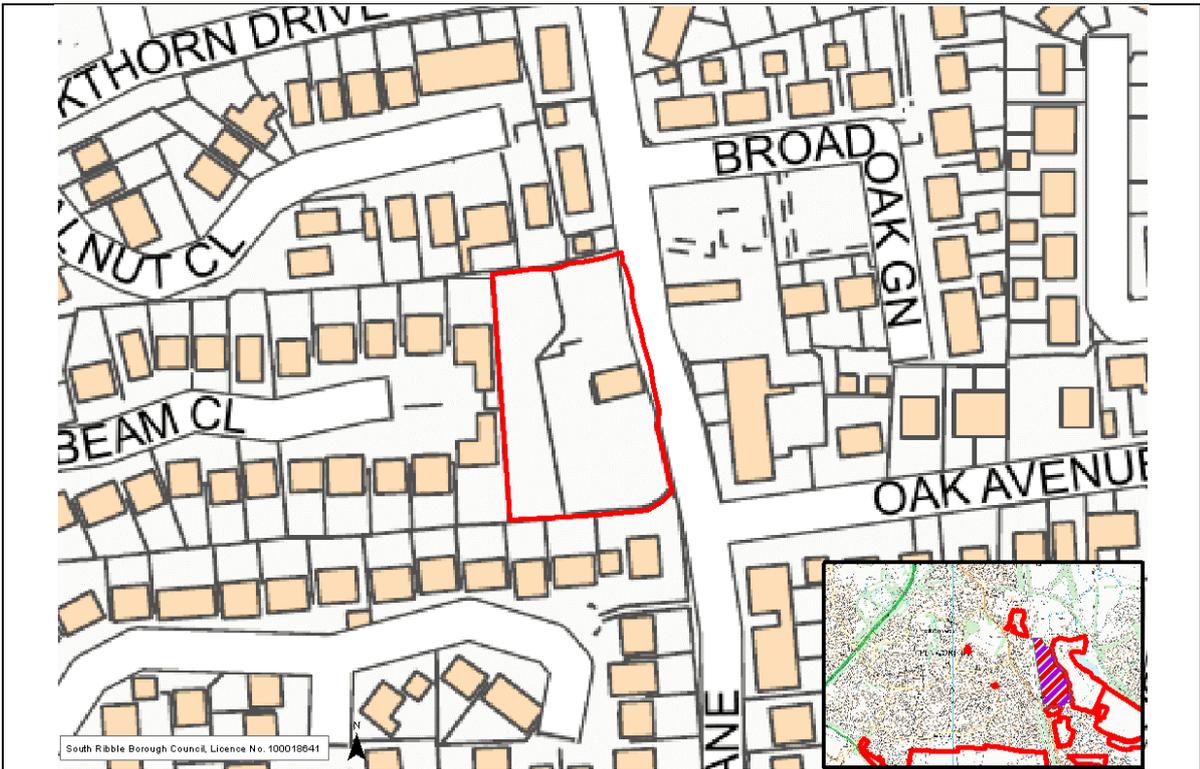
Reference: 19S194 Land Rear of Cornwood, Broad Oak Lane

RAG Assessment: **Amber**

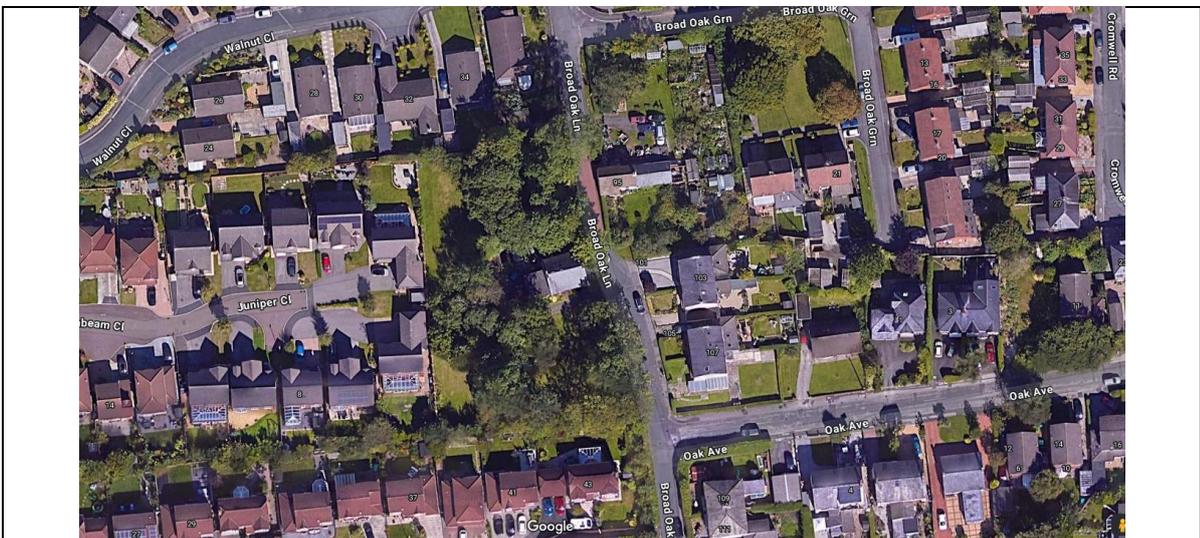
Heritage Asset	<p>The Council's archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. The site is anticipated to contain C18 deposits of local or regional significance.</p> <p>There are no Listed Buildings or Conservation Areas within the vicinity of the site.</p>
Contribution that this site makes to the significance of the heritage asset	<p>The Lancashire Historic Environment Record indicates that the allocation contains a known site of local or regional archaeological interest (i.e. a non-designated heritage asset) of C18 deposits.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The site is currently open and largely undeveloped, save for a single cottage. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p>
How might the harm be removed or reduced?	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p>
Impact that the loss of this site and its subsequent	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p>

development might have upon the significance of the asset with mitigation measures in place	
Conclusions	With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets.

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Aerial view of proposed site outlined in red.

Source: Google Maps



Site Photograph of existing cottage.
Source: Google Streetview



Site Photograph from Broad Oak Lane
Source: Google Streetview

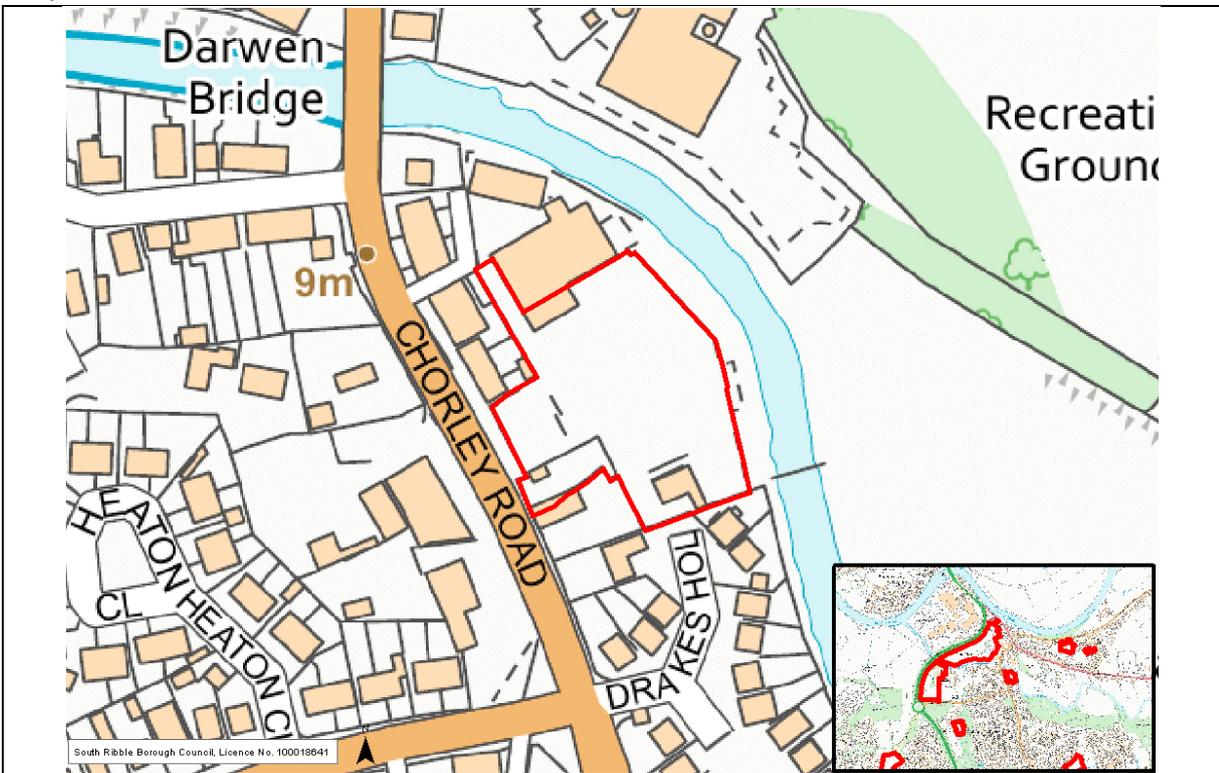
Reference: 19S198 HPH Mayfield House Haulage Yard (Formerly Pickfords), Chorley Road
RAG Assessment: **Amber**

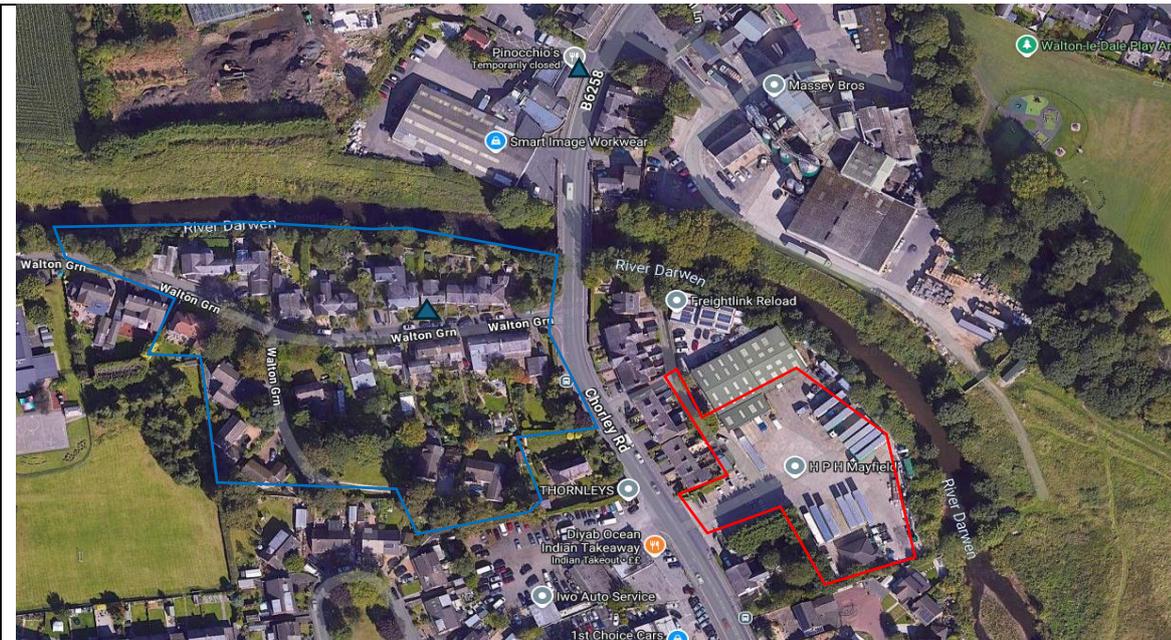
Heritage Asset	<p>The Council's archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. The site is anticipated to contain late C18/ early C19 deposits of local or regional significance.</p> <p>There are two Grade II Listed Buildings in the vicinity of the site. They are The Cottage, 12-14 Walton Green, approximately 110m to the northwest and the Unicorn Inn, 34 Chorley Road, approximately 200m to the north. Both are listed for their historic and architectural interest.</p> <p><u>List Descriptions</u></p> <p><u>The Cottage</u></p> <p>House, dated 1675 but, some evidence of earlier building; altered. Roughcast brick, concrete slate roof with one ridge chimneystack and one chimney at the left side. L-shaped 3-bay baffle-entry plan with forward-projection to 1st bay, all of 2 storeys. Single storey gabled porch at junction of 2nd and 3rd bays, and above it at 1st floor a rectangular datestone lettered 1675 R de H (= Richard Hoghton) all windows are modern casements with glazing bars. Wall of right gable is slightly recessed above eaves level. Interior: timber-framed partition walls, and evidence of earlier timber-framing of outer walls (e.g. tie beam incorporated in right gable at eaves level); inglenook with chamfered bressumer; quarter-round moulded beams; original strutted roof trusses.</p> <p>Listing NGR: SD5563727921 National Grid Reference: SD 55637 27921</p> <p><u>Unicorn Inn</u></p> <p>Inn, C17, C18 and C19, now restaurant. Pebble-dashed walls, probably brick, roof of concrete slates and corrugated sheet covering, stone slates and possibly thatch; chimney to near gable. Various builds, now making T-shaped plan, the earliest, forming the leg, now much altered,</p>
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	<p>of one storey, the rest of 2 and 1½ storeys. Entrance at the back, on north side of wing, a mounting block built into the end of the wall to the right of it. Some C19 sashed windows and later casements. Gable to road is now oblique. Rear has part of large vaulted brick arch attached at ground level, purpose unknown. Interior said to have exposed timber- framed partitions. History: part said to have been used by Cromwell's forces as headquarters during Battle of Preston 1648; subsequently a Jacobite "Mock Corporation" used it as a meeting place.</p> <p>Listing NGR: SD5568928006 National Grid Reference: SD 55689 28006</p> <p>The site also lies in close proximity to the Walton Green Conservation Area. https://southribble.gov.uk/downloads/file/663/walton-green-walton-le-dale</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the allocation contains a known site of late C18/early C19 deposits. Given the location of the proposed site in relation to the Unicorn Inn and the physical separation resulting from the tree lined River Darwin, plus intervening commercial and residential development, including 3 storey town houses fronting Chorley Road, the site makes a negligible contribution to the setting or heritage significance of this asset. The Cottage is referred to in the Walton Green Conservation Area Appraisal as Yeoman's House. It is now surrounded by Victorian properties. The Listed Building is separated from the proposed site by existing residential development on Walton Green and frontage development on Chorley Road. The site makes a negligible contribution to the significance of The Cottage.</p> <p>The site is situated in close proximity to the Conservation Area boundary but given its backland nature behind properties on Chorley Road, the site makes a negligible contribution to the significance of the asset.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would result in a negligible impact on the significance of The Cottage, the Unicorn Inn or the Walton Green Conservation Area, given the separation distance between these assets and the proposed development site and the intervening built form and vegetation.</p>
<p>How might the harm be removed or reduced?</p>	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment.</p>

	<p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>Development has the potential to have a negligible impact on the setting of identified heritage assets. However, careful design, ensuring development is low rise and well landscaped will help to mitigate any potential harm.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p> <p>Subject to an appropriate design approach, no harm would arise to the significance of identified heritage assets.</p>
Conclusions	<p>With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets. Subject to an appropriate design approach, no harm would arise to the significance of identified heritage assets.</p>

Maps and Site Photos:





Plan 1: Proposed site allocation outlined in red. Listed buildings denoted by blue triangles.

Walton Green Conservation Area outlined in blue.

Source: Google Maps



Photograph of Unicorn Inn
Source: Google Streetview



Site Photo: The Cottage
Source: Walton Green Conservation Area Appraisal

Reference: 19S212 South of Coote Lane, Chain House Lane, Farington

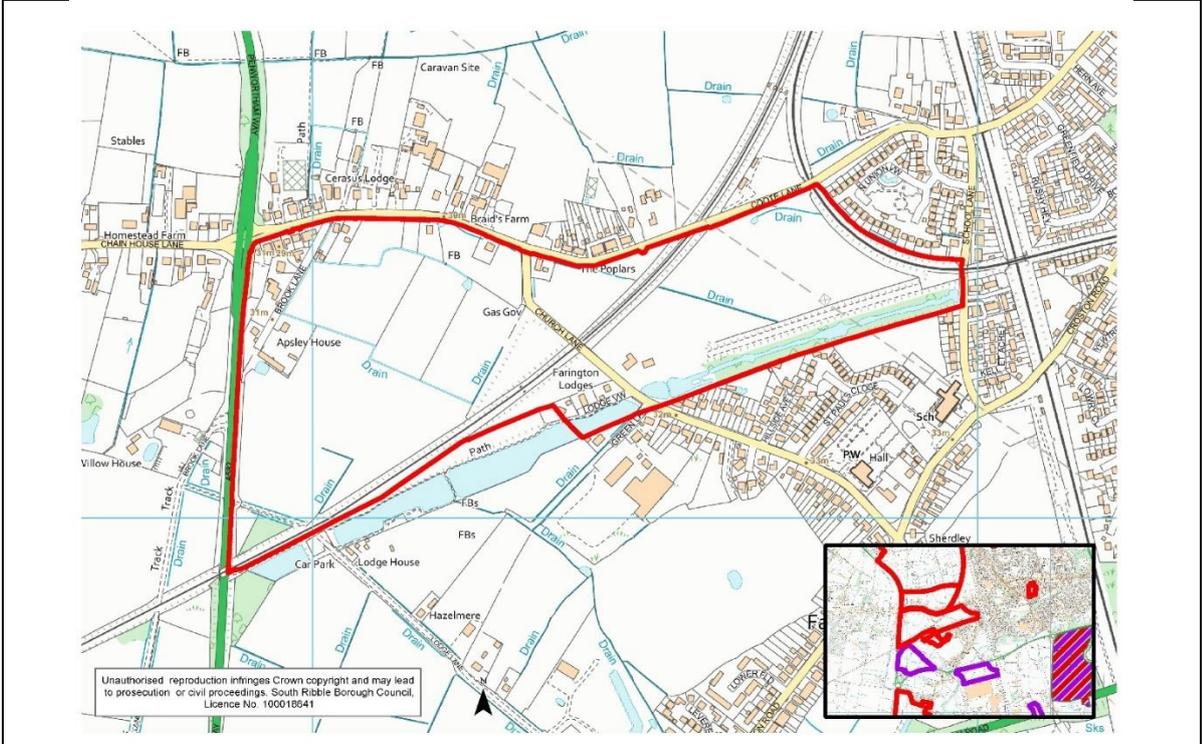
RAG Assessment: **Amber**

<p>Heritage Asset</p>	<p>The Council’s archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest.</p> <p>St Paul’s Church in Farington Moss, Listed at Grade II, lies within approximately 250m of the site to the south beyond St Paul’s Close. The Church was built in 1839 and was Listed in 1966 due to its historic and architectural interest.</p> <p><u>List Description</u></p> <p>Church, 1839, by Edmund Sharpe; chancel 1909. Brick with stone dressings and red tile roof. North west tower and nave in simple Romanesque style, C20 gothic chancel. Tower of 4 stages, with stone angle buttresses continued as hexagonal corners to 4 pinnacles, central stone lesenes in each side, and stone Lombard friezes; panels of brick each with a round headed window opening, glazed at first floor</p>
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	<p>level, louvered above. Nave wall of brick divided by stone lesenes into 6 bays, a single round headed window in each bay, and a Lombard frieze running under the eaves; 7th bay has a larger arched and traceried window between brick buttresses. Chancel of brick with stone dressings in minimal gothic style. Interior is very plain, with a simple chancel arch.</p> <p>Listing NGR: SD5382425063 National Grid Reference: SD 53824 25063</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the allocation is considered to have a potential to contain previously unknown archaeological deposits due to its size (over 10ha). The site makes a negligible contribution to the significance of St Paul's Church. The heritage asset is set within an existing built-up area. The built form and mature vegetation which surrounds the Church provides comprehensive screening between the Church and the development site.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>The site is currently open and undeveloped. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered. The development would result in a negligible impact on the significance of St Paul's Church, given the separation distance between the Church and proposed development site and the intervening built form and vegetation.</p>
<p>How might the harm be removed or reduced?</p>	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>Development has the potential to have a negligible impact on the setting of St Paul's Church. However, careful design, ensuring development is low rise and well landscaped will help to mitigate any potential harm.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of archaeological assets. This would result in either limited or no harm to the asset. Careful design and landscaping will mitigate any harm to the setting of St Paul's Church, ensuring no harm results</p>

Conclusions	With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of St Paul's Church. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.
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Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site location and relationship to St Paul's Church (denoted by blue triangle)

Source: Google Maps.



Photograph of site from Church Lane.
Source: Google Streetview



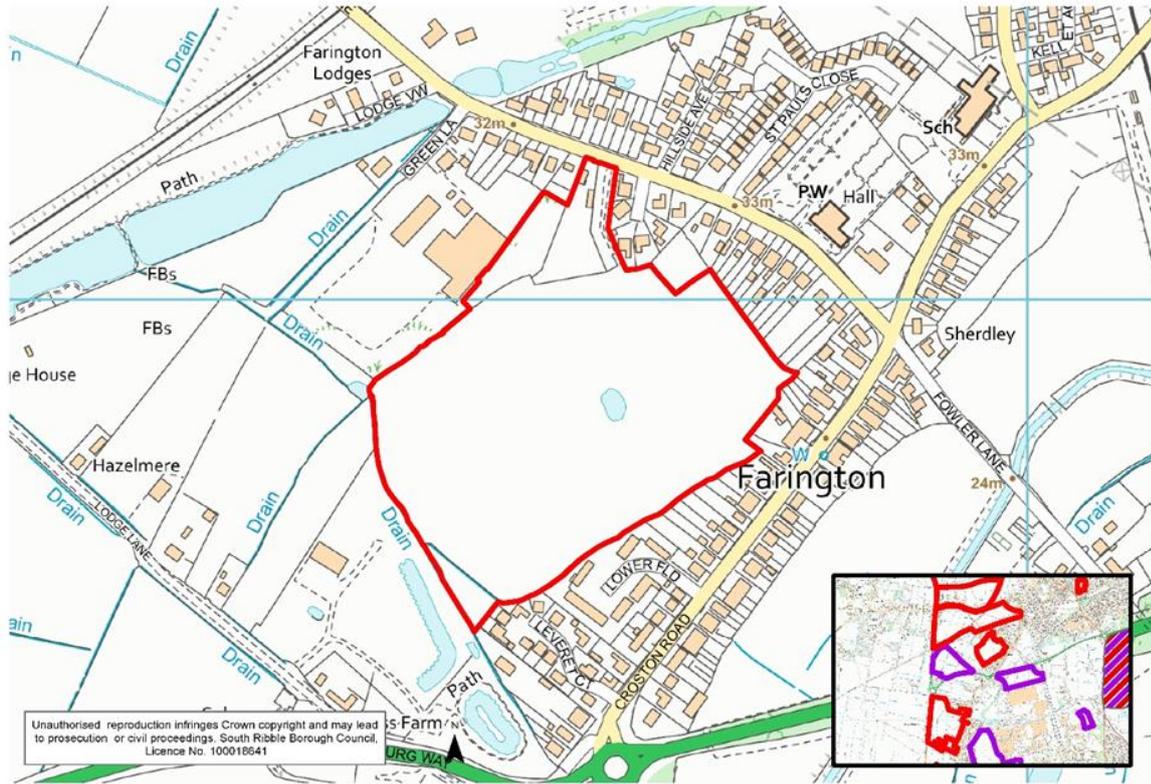
Photograph of St Paul's Church
Source: Google Streetview

Reference: 19S249 Land off Church Lane, Farington
RAG Assessment: **Amber**

Heritage Asset	<p>The Council's archaeological advisors indicate that by virtue of its size, this site has the potential to include heritage assets of archaeological interest.</p> <p>St Paul's Church in Farington Moss, Listed at Grade II, lies approximately 110m to the southwest of the site. The Church was built in 1839 and was Listed in 1966 due to its historic and architectural interest.</p> <p><u>List Description</u></p> <p>Church, 1839, by Edmund Sharpe; chancel 1909. Brick with stone dressings and red tile roof. North west tower and nave in simple Romanesque style, C20 gothic chancel. Tower of 4 stages, with stone angle buttresses continued as hexagonal corners to 4 pinnacles, central stone lesenes in each side, and stone Lombard friezes; panels of brick each with a round headed window opening, glazed at first floor level, louvered above. Nave wall of brick divided by stone lesenes into 6 bays, a single round headed window in each bay, and a Lombard frieze running under the eaves; 7th bay has a larger arched and traceried window between brick buttresses. Chancel of brick with stone dressings in minimal gothic style. Interior is very plain, with a simple chancel arch.</p> <p>Listing NGR: SD5382425063 National Grid Reference: SD 53824 25063</p>
Contribution that this site makes to the significance of the heritage asset	<p>The Lancashire Historic Environment Record indicates that this site is considered to have the potential to contain previously unknown archaeological deposits due to its size.</p> <p>St Paul's Church occupies a large plot to the northern side of Church Lane, which includes grassed areas, hedgerows and trees lining the boundaries, with a cemetery behind. The Church is separated from the proposed site by a row of frontage residential development on the southern side of Church Lane. There are only glimpsed views of the Church from the site. Given this relationship the site makes a negligible contribution to the significance of the Listed Building and its setting.</p>

Impact that the loss of this site and its subsequent development might have upon the significance of the asset	<p>The site is currently undeveloped and open. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development is likely to result in a negligible impact on the significance of St Paul's Church, given the separation distance between the Church and proposed development site and the intervening built form and vegetation.</p>
How might the harm be removed or reduced?	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>Careful design, ensuring development is low rise and well landscaped will help to mitigate any harm to the setting of St Paul's Church.</p>
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p> <p>With mitigation measures in place, including buffer planting and ensuring development is limited in height, it is anticipated that no harm would arise to the Listed Building.</p>
Conclusions	<p>With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of St Paul's Church. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.</p>

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site boundary denoted by red line. Location of St Pauls Church denoted by blue triangle. *Extract from Google Maps*

	
<p>Site photograph taken from Church Lane of St Pauls Church. <i>Source: Google Streetview</i></p>	<p>Site photograph taken from Church Lane facing the site behind the dwellings with St Paul's Church opposite. <i>Source: Google Streetview</i></p>

Reference: 19S250 Land off Emnie Lane, Leyland

RAG Assessment: **Amber**

<p>Heritage Asset</p>	<p>The Council's archaeological advisors indicate that by virtue of its size, this site has the potential to include heritage assets of archaeological interest. Their records indicate that a desk-based assessment was carried out in 1996 but this needs to be updated. There are several Listed Buildings in the vicinity of the site. Cliff's Farmhouse, Grade II adjoins the southeastern corner of the site. To the north of the site are Wade Hall Farmhouse, Firs Farmhouse and a line of standing stone fence posts which divide Ambry Meadows between the River Lostock and Wade Brook. These assets are also Grade II Listed. These assets are all listed for their architectural and historic importance.</p>
<p>Heritage Assets Description</p>	<p><u>List descriptions</u></p> <p><u>Cliff's Farmhouse</u> Farmhouse, now house, unoccupied at time of survey. Brick rendered on front and rear walls, red tiled roof, gable chimneystacks. Double pile plan, 2 rooms x 2 rooms. Two storeys, symmetrical, band, rusticated quoins, pedimented doorcase, datestone at 1st floor, lettered 1760. Two square windows to each floor, with stone sills and splayed stone heads with keystones, now boarded. Corresponding windows in rear wall have segmental heads, and in centre is a tall stairlight window with glazing bars.</p> <p>Listing NGR: SD5264920604 National Grid Reference: SD 52649 20604</p> <p><u>Firs Farmhouse</u> Farmhouse, C17 with later alteration and additions. Handmade brick, stone plinth, stone dressings, slate roofs. L-shaped plan: 2-bay front range with receding 2-bay crosswing (which has stone plinth and may be earlier); C19 addition in re-entrant at rear. Two storeys with attic to left hand wing; plain doorway at joint between the 2 elements; two 3-light stone mullion windows on each floor to</p>

right, but to left one sash window to each floor, that to ground floor with all glazing bars, and a square attic opening now covered with board painted as window. Two ridge chimneys, one gable chimney to rear of wing. Left hand return wall has plain door, one ground floor sash window breaking a brick hoodmould, two sash windows above; all windows in wing have stone sills and splayed stone heads; under gutter is timber wallplate. Interior: pairs of ovolo- moulded bridging beams in 3 ground floor rooms and 2 rooms above; 1st floor has crosswalls and partitions of timber framing with clamstaff and daub infill.

Listing NGR: SD5270821116

National Grid Reference: SD5270821116

Wade Hall Farmhouse

Farmhouse, now house, early C17 or earlier, altered probably in C19. Stone plinth, timber frame with rendered brick cladding, slate roof on 2 levels. Baffle-entry 3-bay plan with ridge chimney stack and 2 gable end stacks. Two storeys, stepped down in 3rd bay. Door with rectangular stone head at right side of middle bay; ground floor has 3 casement windows, all with 3 lights, stone sills and heads; 1st floor has 3 similar windows with stone sills, those on the left headed by timber wallplate rendered as continuous band; rear has outshut and single storey extension. Interior: substantial evidence of timber frame, including wallposts, partition walls of posts and rails with braces, probably with clamstaff and daub infill; roof with king post trues (the tie beam visible in chamber below), 2 pairs of side purlins, and evidence of 4 windbraces. Large chamfered bridging beams in 2 ground floor rooms, one in the left room with unusual diamond-shaped and grooved stop, and undercutting indicating former stair, presumably inserted after first building.

Listing NGR: SD5280621115

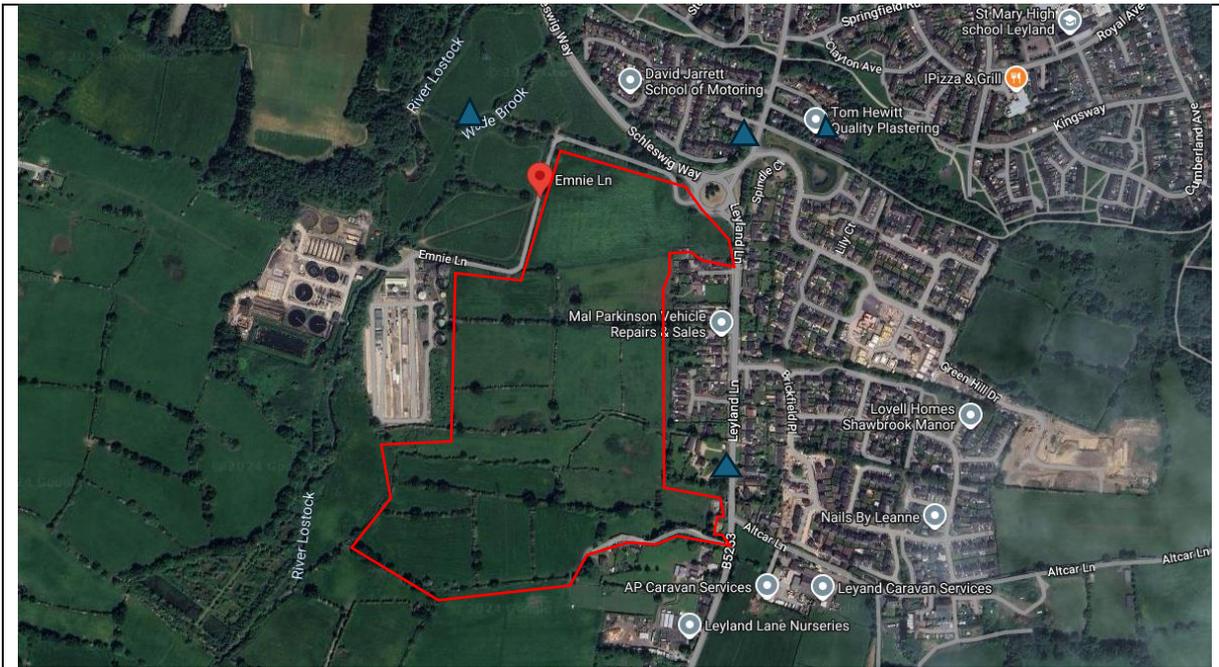
National Grid Reference: SD 52806 21115

Line of standing stone fence posts

D 52SW LEYLAND off EMNIE LANE (West side of Schleswig Way) Line of 35 stone fence-posts dividing 8/27 Ambry Meadows between River Lostock - and Wade Brook on N.W.-S.E. axis at - II SD 523 212

Enclosure fence posts, 1785. 35 stone posts on east-west line c.100 metres long, dividing meadow between River Lostock and Wade Brook, evenly spaced except 3 closely grouped at west end. Stones - are roughly hewn tapered slabs c. 1½ metres high, each pierced by 2 railing slots (2 fallen at time of survey). Enclosure by agreement divided common meadows into 3 parts; the surviving stones of 2 original fences were recently consolidated to make one complete line. (Unpublished draft report by J. Hallam "Archaeology in the Central Lancashire New Town").

	<p>Listing NGR: SD5230021200 National Grid Reference: SD 52362 21196</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the allocation is considered to have a potential to contain previously unknown archaeological deposits due to its size (over 10ha).</p> <p>The proposed site makes a negligible contribution to the significance of Firs Farmhouse or Wade Hall Farmhouse as the site is separated from these assets by Schleswig Way which is well screened on either side of the carriageway by mature trees. Both of these farmhouses are now surrounded by modern residential development and there is no intervisibility with the site.</p> <p>The site makes a negligible contribution to the significance of the stone fence posts dividing Amby Meadows between the River Lostock and Wade Brook as there is intervening tree and hedge planting.</p> <p>The site makes a moderate contribution to the significance of Cliff's Farmhouse and its setting. The farmhouse currently has open rural aspect to the west and south. Loss of agricultural land which may have formerly been part of the farm holding would have a moderate impact on the significance of the asset.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>The site is currently open and undeveloped. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>Loss of this site and its subsequent development would have a negligible impact on Firs Farmhouse, Wade Hall Farmhouse or the standing stone fence posts.</p> <p>In relation to Cliff's Farmhouse, development of the allocated site for residential purposes would be likely to have moderate adverse effects as the development would lead to loss of open agricultural landscape. The rural setting of Cliff's Farmhouse is an important aspect of its significance, and the proposed development will result in loss of historical landscape context and setting.</p>
<p>How might the harm be removed or reduced?</p>	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p> <p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>The moderate effect on Cliff's Farmhouse during both construction and operational phases of development could be mitigated by ensuring that the development is low rise and leaving an area of green space to buffer the heritage asset. Impact could be mitigated by tree/ hedgerow planting.</p>
<p>Impact that the loss of this site and its subsequent</p>	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p>



Plan 2: Approximate site location and relationship to Listed Buildings (denoted by blue triangle) *Extract from Google Maps.*



Photograph of site from Emnie Lane
Extract from Google Streetview



Photograph of Cliff's Farmhouse
Extract from Historic England website

Reference: 19S263 Windmill Hotel site Preston New Rd, Mellor Brook

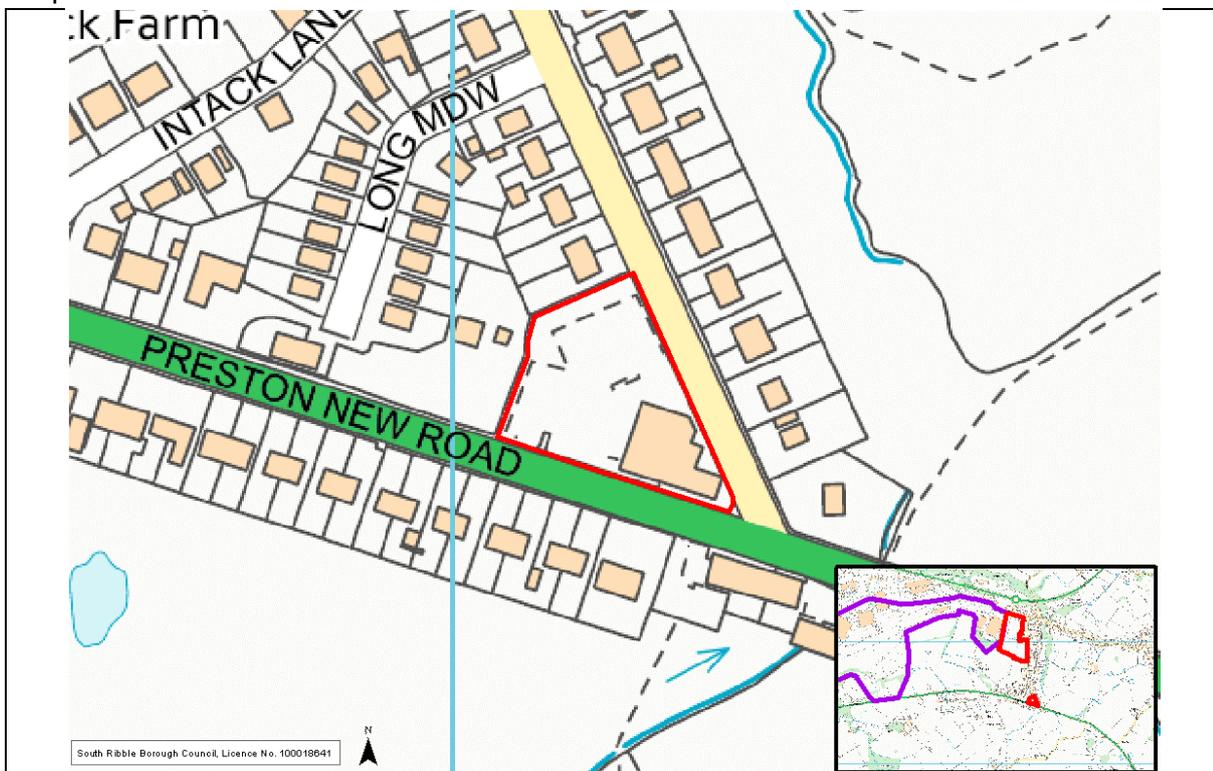
RAG Assessment: **Amber**

Heritage Asset	<p>The Council's archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. The site is anticipated to contain late C18 / early C19 deposits of local or regional significance.</p> <p>A Grade II Listed Building, Intack Cottage lies approximately 120m northwest of the site. The property is Listed due to its architectural and historic interest.</p> <p>The property was built in the late C17 and was first listed in 1966.</p> <p><u>List description</u></p> <p>House, late C17, recently modernised. Coursed rubble with large quoins, stone slate roof, chimney behind ridge at left gable. Two bays and 2 storeys. Front wall has quoins, and the top 4 courses of masonry are larger, indicating that the wall has been raised; gabled porch offset left of centre, with stone side benches, is probably not the original entrance because there is a blocked door with very large quoins at the</p>
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	<p>left end of the wall; there are altered casement windows flanking the porch, a 3-light stone mullion window lacking mullions at right end of ground floor; at 1st floor 2 chamfered stone mullion windows of 3 and 2 lights respectively. Left gable has modern windows at ground floor, and a small round window at 1st floor; rear has modern extension and various modern windows. Interior altered and now of no interest.</p> <p>Listing NGR: SD6394130614 National Grid Reference: SD 63941 30614</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the allocation contains a known site of local or regional archaeological interest.</p> <p>In relation to a previous planning application for redevelopment of the Windmill Hotel site the County Archaeologist advised as follows: <i>"The building proposed for demolition is named as 'Windmill Inn' on the on the 1848 1st Edition Ordnance Survey 1:10560 mapping (Lancashire Sheet 62, surveyed 1844-46) and also appears on the more detailed 1:2,500 mapping of 1892. Inns were primarily concerned with providing accommodation for travellers. Many contained features such as a carriage entrance, courtyard and stabling for traveller's horses, which may have been visible here prior to modern extensions. The Windmill Hotel is sited at the junction between the 1819 Blackburn and Clitheroe Trust Branch Road and the 1824 Preston to Blackburn New Road, the latter forming a key route between Preston and Blackburn. The Inn's construction is likely to have been in association with the building of these toll roads. The development as proposed will result in the total loss of historic fabric and... we suggest a building record is made before any demolition work is carried out and a watching brief carried out during stripping in case any early elements are revealed."</i></p> <p>The site makes a negligible contribution to the significance of Intack Cottage. The Cottage is set within an existing built-up area. The built form and mature vegetation within this part of Mellor Brook provides comprehensive screening between the Listed Building and the development site.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</p>	<p>The site is previously developed land occupied by a former public house and associated car park. The site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would result in a negligible impact on the significance of Intack Cottage, given the separation distance between it and proposed development site and the intervening built form and vegetation.</p>
<p>How might the harm be removed or reduced?</p>	<p>To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation.</p>

	<p>The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.</p> <p>Development has the potential to have a negligible impact on the setting of Intack Cottage.</p>
<p>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</p>	<p>Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.</p> <p>Opportunities will arise during the assessment of planning applications for development on the site to ensure that the proposed scheme does not result in harm to the setting of Intack Cottage.</p>
<p>Conclusions</p>	<p>With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of Intack Cottage. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.</p>

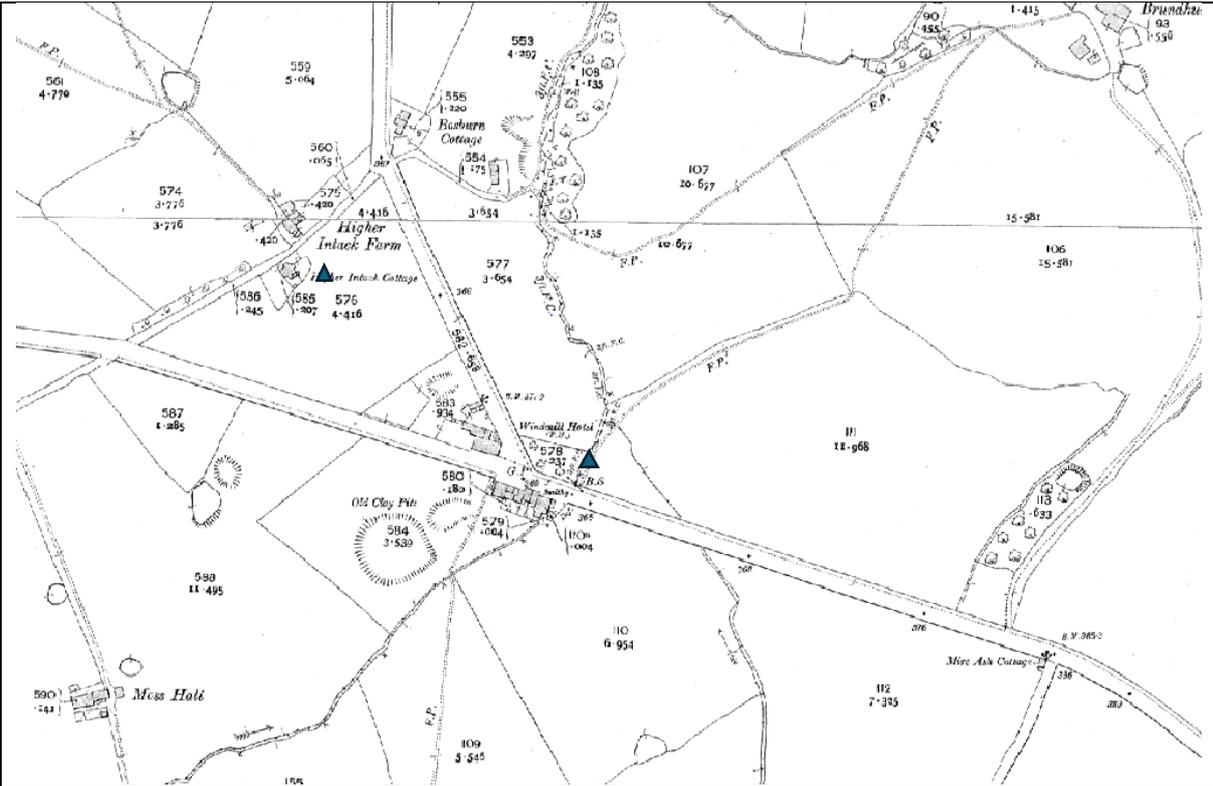
Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site location and relationship to Intack Cottage (denoted by blue triangle) *Extract from Google Maps.*



Plan 3: Extract from 1840's OS First Edition. Windmill Hotel and Intack Cottage denoted
Source: ArcGIS online

	
<p>Photograph of site from Preston New Road <i>Extract from Google Streetview</i></p>	<p>Photograph of Intack Cottage <i>Extract from Google Streetview</i></p>

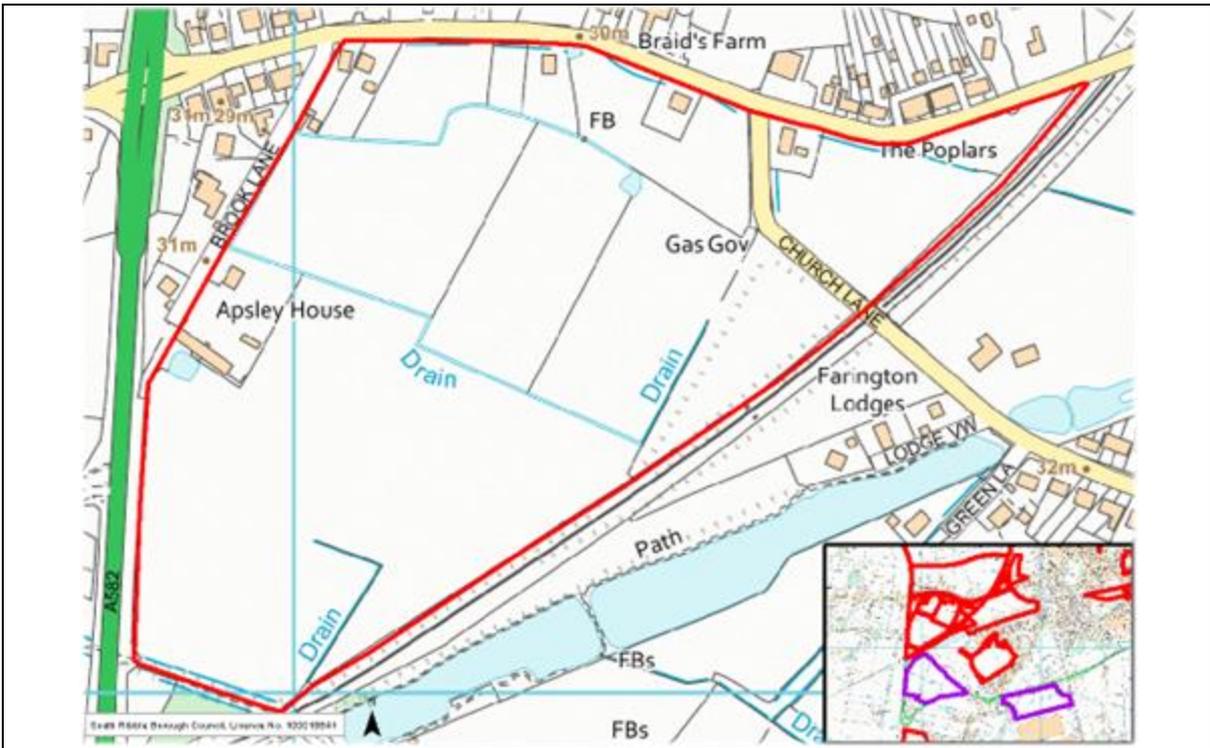
Reference: 19S269 Apsley House

RAG Assessment: **Amber**

<p>Heritage Asset</p>	<p>The Council’s archaeological advisors indicate that by virtue of its size, this site has the potential to include heritage assets of archaeological interest.</p> <p>St Paul’s Church in Farington Moss, Listed at Grade II, lies within 400m of the site. The Church was built in 1839 and was Listed in 1966 due to its historic and architectural interest.</p> <p><u>List Description</u></p> <p>Church, 1839, by Edmund Sharpe; chancel 1909. Brick with stone dressings and red tile roof. North west tower and nave in simple Romanesque style, C20 gothic chancel. Tower of 4 stages, with stone angle buttresses continued as hexagonal corners to 4 pinnacles, central stone lesenes in each side, and stone Lombard friezes; panels of brick each with a round headed window opening, glazed at first floor level, louvered above. Nave wall of brick divided by stone lesenes into 6 bays, a single round headed window in each bay, and a Lombard frieze running under the eaves; 7th bay has a larger arched and traceried window between brick buttresses. Chancel of brick with stone dressings in minimal gothic style. Interior is very plain, with a simple chancel arch.</p> <p>Listing NGR: SD5382425063 National Grid Reference: SD 53824 25063</p>
<p>Contribution that this site makes to the significance of the heritage asset</p>	<p>The Lancashire Historic Environment Record indicates that the allocation is considered to have a potential to contain previously unknown archaeological deposits due to its size (over 10ha).</p> <p>The site makes a negligible contribution to the significance of St Paul’s Church. The heritage asset is set within an existing built-up area. The built form and mature vegetation which surrounds the Church provides comprehensive screening between the Church and the development site.</p>
<p>Impact that the loss of this site and its subsequent development</p>	<p>The site is currently open and undeveloped. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.</p> <p>The development would result in a negligible impact on the significance of St Paul’s Church, given the separation distance</p>

might have upon the significance of the asset	between the Church and proposed development site and the intervening built form and vegetation.
How might the harm be removed or reduced?	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered. Development has the potential to have a negligible impact on the setting of St Paul's Church. Careful design, ensuring development is low rise and well landscaped will help to mitigate any potential harm.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets. With mitigation measures in place, including buffer planting and ensuring development is limited in height it is anticipated that no harm would arise to the Listed Building.
Conclusions	With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets and the significance of St Paul's Church. Any limited harm arising would be less than substantial and could be outweighed by the public benefits of the scheme in delivering housing.

Maps and Site Photos:



Plan 1: Proposed site allocation



Plan 2: Approximate site location and relationship to St Paul's Church (denoted by blue triangle) *Extract from Google Maps.*



Photograph of site from Chain House Lane.



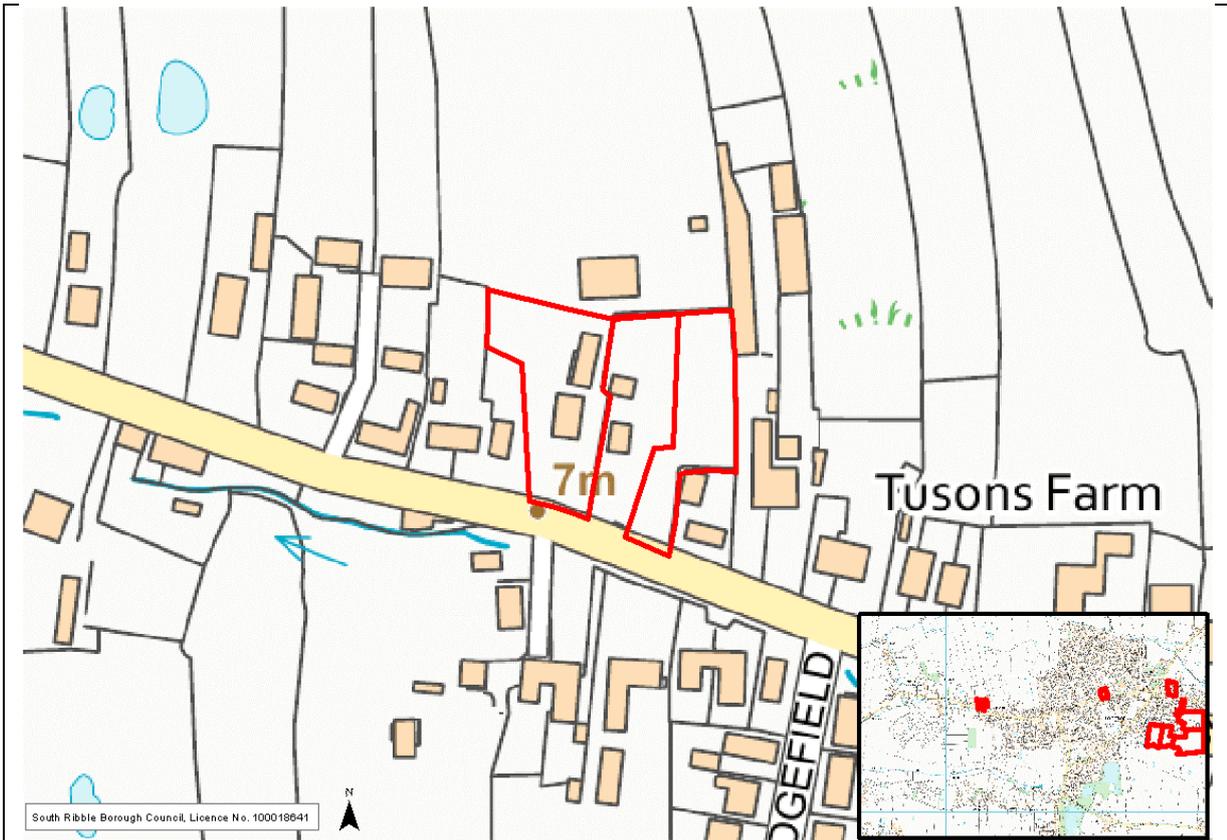
Photograph of St Paul's Church
Extract from Google Streetview

Reference: 19S334x Land to the rear of 96-100 Marsh Lane

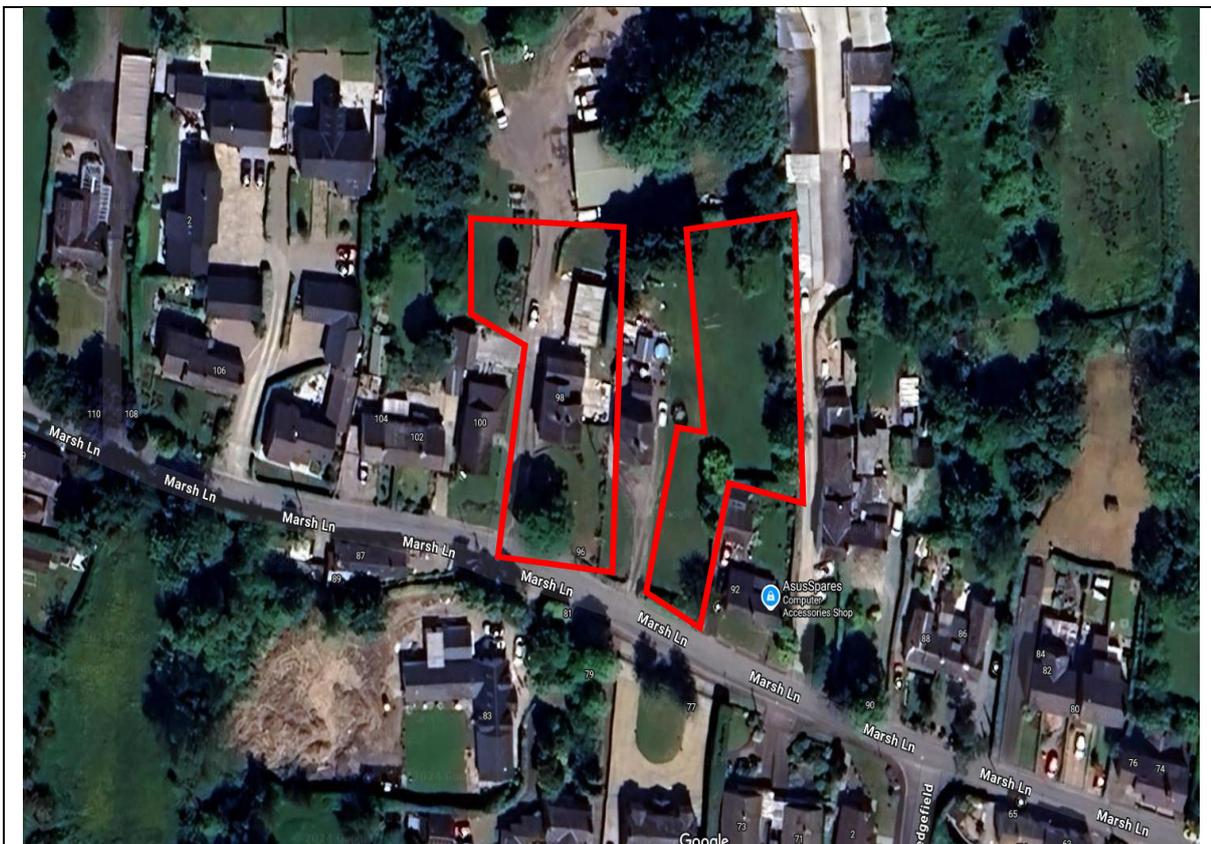
RAG Assessment: **Amber**

Heritage Asset	The Council's archaeological advisors indicate that this site has the potential to include heritage assets of archaeological interest. The site is anticipated to contain C18 deposits of local or regional significance. There are no Listed Buildings or Conservation Areas within the vicinity of the site.
Contribution that this site makes to the significance of the heritage asset	The Lancashire Historic Environment Record indicates that C18 deposits may be present on site.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset	The land is currently partly open and undeveloped, but there are existing dwellings and outbuildings on site. Development of the site may require a level of as yet unknown archaeological mitigation to prevent loss of significance of any features encountered.
How might the harm be removed or reduced?	To prevent loss of significance of archaeological assets, any planning application in respect of the site will be expected to be accompanied by an Archaeological Desk Based Assessment. The development may also require archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered.
Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place	Ensuring appropriate archaeological investigation and recording or preservation of artefacts will mitigate the impact of development on the significance of heritage assets.
Conclusions	With mitigation measures in place, developing the site would result in limited / no harm to archaeological assets.

Maps and Site Photos:



Plan 1: Proposed site allocation



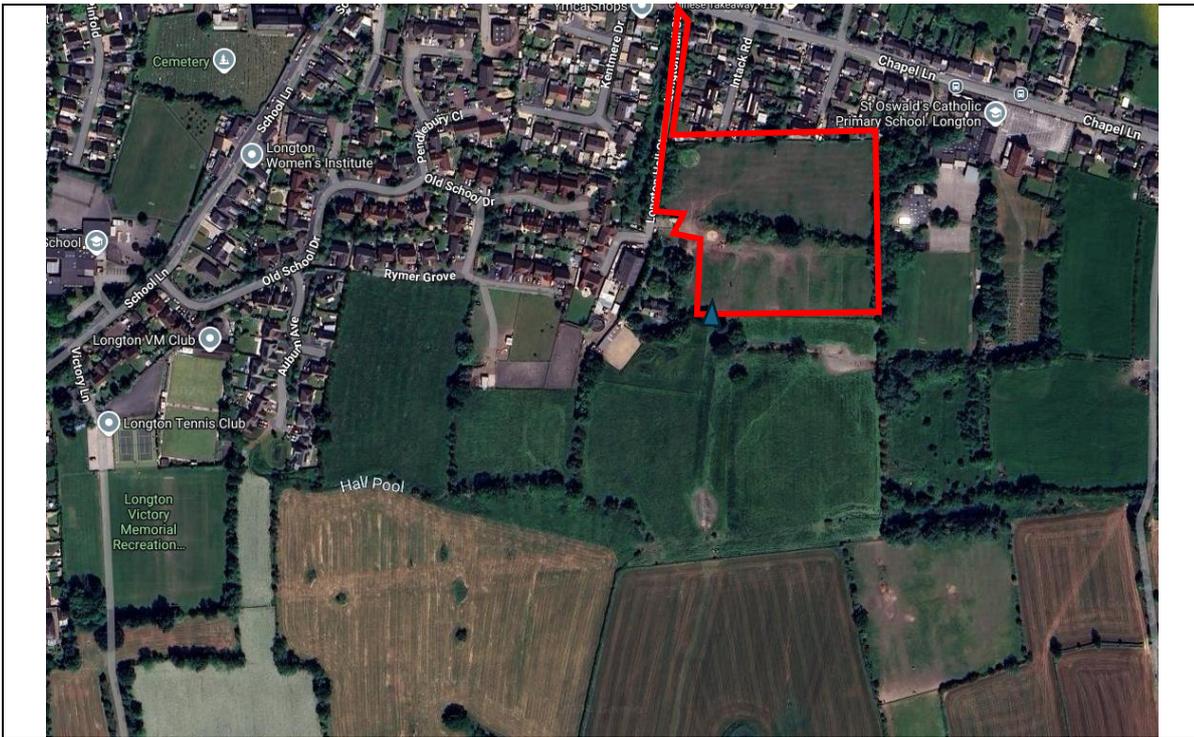
Plan 2: Approximate site boundary denoted by red line.
Extract from Google Maps



Site photograph from Marsh Lane.
 Source: Google Streetview

Reference: SRBC007 Land adjoining Longton Hall Farm, South of Chapel Lane, Longton
 RAG Assessment: **Amber**

Heritage Asset	<p>Longton Hall Farmhouse lies to the immediate southwest of the site. <u>Longton Hall Farmhouse.</u></p> <p>Longton Hall Farmhouse is a 2-storey detached dwelling. It was listed in 1966, but the list description noted that substantial alterations had already occurred to the building at that point. The significance of the asset was re-assessed in 2023, by Stephen Levrant Heritage Architecture.</p> <p>The review concluded that although Longton Hall Farmhouse dates back to C17 the house today does not retain a significant proportion of the original fabric. The building has been rebuilt and altered over time and the internal layout remodelled removing legibility of original spaces.</p> <p>The report was issued to Historic England. Historic England agreed that the Hall should be delisted on 7th November 2023.</p> <p>The farmhouse is therefore a non-designated heritage asset</p>
Contribution that this site makes to the significance of the heritage asset	<p>The site makes a moderate contribution to the setting of the asset. The site may formerly have been part of the farm holding and provides an open, rural backdrop to the northeast of the farmhouse.</p>
Impact that the loss of this site and its subsequent development might have upon the	<p>Loss of agricultural land which may have formerly been part of the farm holding would have a moderate impact on the significance of the asset.</p>



Plan 2: Approximate site boundary denoted by red line. Location of Longton Hall Farmhouse denoted by blue triangle. *Extract from Google Maps*



Photograph of Longton Hall Farmhouse