

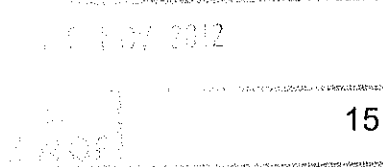


ENGLISH HERITAGE
NORTH WEST OFFICE

Ms Sarah Westwood
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Direct Dial: 07771 885 126
Direct Fax: 0161-242-1413

Our ref: P00198312



15 November 2012

Dear Ms Westwood

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010**

**LAND AT HIGHER STANDEN FARM, CLITHEROE, LANCASHIRE
Application No 3/2012/0942**

Thank you for your letter of 26 October 2012 notifying English Heritage of the above application.

Summary

Standen Hall is a Grade II* listed building which places it in the top 8% of buildings in the country listed for their outstanding architectural and historic interest. A band of mature trees surrounds the Hall along its north boundary with an agricultural and rural wider setting beyond, extending to the existing urban edge of Clitheroe to the north and the settlement of Littlemoor to the west.

The proposal is for outline planning permission for 1040 residential dwellings, employment, retail, a primary school site, services and community facilities and related infrastructure. The site is adjacent the Grade II* listed building and several Grade II listed buildings to the north and west, the settings of which may well be impacted upon by the proposed development. The line of a former Roman road also crosses the site.

English Heritage does not object to the proposal as shown on the illustrative masterplan in principle. However, in our view, the information submitted to support the application does not contain an adequate assessment of the significance of the designated and non-designated heritage assets affected and the contribution that setting makes to their significance which means that nature and extent of the impact and effects cannot be properly assessed in line with government policy and guidance. Or to allow/enable adequate mitigation measures (through the imposition of planning conditions) to be incorporated into the development proposal at the earliest stage.



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Our advice is provided in accordance with the National Planning Policy Framework (NPPF, March 2012), the Historic Environment Planning Practice Guide (HEPPG) (English Heritage, 2010), 'The Setting of Heritage Assets' (English Heritage, October, 2011) and English Heritage's 'Conservation Principles for the Sustainable Management of the Historic Environment' (2008).

**English Heritage Advice
Significance**

Standen Hall is a country house that was rebuilt in 1757 with the west wing rebuilt c.1858. It is a squared sandstone building with slate roofs. The east front composition of three storeys and seven bays.

The principal approach along the main drive from the east is a tree lined avenue which frames the view of the principal elevation. The trees beyond are also just visible and serve to frame the house.

The immediate setting of the house has an insular and enclosed character and there appears to be no designed views from or to the rear or north of building. Nevertheless, the supporting information submitted with the application does not contain an assessment of the significance of the Grade II* listed building, or any of the other heritage assets which may be affected by the proposed development and accordingly we draw your attention to paragraph 128 of the NPPF which states that 'in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting'.

Section 6.11 of the Planning Statement refers to Standen Hall being a listed building set in a 'clearly defined extended curtilage' beyond woods to the south of the site'. However, no evidence to support this statement has been provided in terms of the historical development of the site of the Grade II* listed building. The significance of the wooded area and its contribution to the setting of the Hall is not explained and if this is to be relied upon as a buffer to create a 'softer edge and visual break between the existing and proposed' as referred to on page 79 of the Design and Access Statement under 'heritage', assurances as to how this is to be maintained to perform this function in the future, should be sought.

Similarly, in our view, the limited reference to heritage assets in the 'site history' on page 8 of the Design and Access Statement and 'heritage' on page 79 is insufficient to adequately assess the impact that the proposed development would have on the significance of these heritage assets, we therefore disagree with paragraph 3.69 of the Planning Statement which states that in terms of paragraph 128 of the NPPF the



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applicant has exceeded what is necessary given the proportionate approach advised.

Assessment of significance and impact

In assessing the contribution that setting makes to the significance of the heritage assets affected, we refer you to our guidance document 'The Setting of Heritage Assets'. Section 2.2 defines setting as 'the surroundings in which the asset is experienced'. We also refer you to paragraphs 113 and 117 of the HEPPG which points out that even though the extent and importance of setting is often expressed by reference to visual considerations, and views will always play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise; by spatial associations; and, by our understanding of the historic relationship between places.

In this respect the potential for historic relationships, for example between the Grade II* listed Hall and the Grade II listed Old Bothy to the east of the Hall should be considered and also the extent of the impact of noise, light, sound and other environmental effects arising from the proposed development, as part of assessment of the impact on the setting of the Grade II*listed building, should be provided.

We also highlight that in undertaking these assessments and considering important views, the contribution that setting makes to the significance of a heritage asset does not depend on their being public rights or an ability to access or experience that setting.

We advise that the issues detailed above should be assessed and presented in the supporting information in the form of a Heritage Assessment which includes a Statement of Significance and Impact Assessment. The assessment process is outlined on pages 17-22 of our guidance document 'The Setting of Heritage Assets' and we advocate a 'heritage values' approach to assessing significance. Our guidance document 'Conservation Principles' provides further details on the different types of heritage values that can be attached to historic places and assets and contribute to the particular nature of their significance.

Consideration should also be given to producing a formal views analysis, as referred to on page 24 of 'The Setting of Heritage Assets', in particular for the principal approach to the main elevation and photomontages to demonstrate the visual impact, should the height of the proposed development be visible.

Archaeological impacts and opportunities

There is direct evidence for a Roman road crossing the site, the archaeological remains of which survive, and with regards to archaeological impacts we understand from the illustrative masterplan that the line of the Roman road is to be left marked as



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part of an activity / ecology trail. We would also advise that consideration should be given to the preservation *in situ* of any associated remains and in advance of granting consent for any development there should be trial trenching investigation. The details of this should be agreed with the County Council Archaeological Service.

We also advise that the opportunity to explain the significance of the Roman road and to allow it to be appreciated and understood as an important feature of the site, for example through putting up interpretation panels should be explored. The NPPF includes within its definition of sustainable development the protection and enhancement of the historic environment and the need to seek positive improvements.

As a general point, English Heritage is currently (November 2012) being consulted on amendments to your Core Strategy which makes reference to the 'Standen Strategic Site'. We therefore question the premature timing of this outline planning application, particularly in the light of the need for detailed information on the impacts on the historic environment.

Recommendation

We recommend that the application should not be determined without a proper assessment of the contribution that setting makes to the significance of the heritage assets affected. Without this information, it is not possible to fully understand or appreciate the extent of the nature of the impact that the proposed development would have on the significance and setting of the heritage assets in the vicinity of the proposed development.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Kerry Babington

Inspector of Historic Buildings and Areas

E-mail: kerry.babington@english-heritage.org.uk

cc



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