

Ribblesdale View, Chatburn – Heritage Assessment

National and Local Planning Policy of the Management of the Historic Environment

National Planning Policy

National policy on the management of the Historic Environment is included within the National Planning Policy Framework (NPPF) and is relevant to the determination of this planning application.

The NPPF defines the historic environment as meaning all aspects of the environment resulting from the interaction between people and provides a definition of a heritage asset, as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local listing)”.

Whilst the proposed development site is not considered to be a heritage asset; it is noted that the proposed access off Ribblesdale View is within the Chatburn Conservation Area (as shown in Figures 1 and 2 below).

Paragraph 128 requires that applicants for the development relating to heritage assets provide a description of the asset’s significance, including any contribution made to their setting, so that the impact of the development upon it can be assessed.

Paragraph 129 then goes on to indicate that Local Planning Authorities should identify and assess the particular significance of any heritage asset affected by a proposal, using this available evidence when considering the impact of a proposal on a heritage asset to avoid or minimise any conflict between conservation of the asset and any element of the proposal.

Paragraph 131 of the NPPF indicates how Local Planning Authorities should assess applications involving heritage assets:

“131. In determining planning applications, Local Planning Authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.”*

The NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (paragraph 129). It also advises that “*not all elements of a... Conservation Area will necessarily contribute to its significance*” and that only loss of buildings (or other element) which make a positive contribution to the significance of a Conservation Area constitutes harm (paragraph 138).

As the main built element of the proposed development would be on land that is neither within nor contains heritage assets. The proposed vehicular access to the site is located within the Chatburn Conservation Area. The utilisation of this access point itself will not cause any harm to either the setting of the Conservation Area.

Should it be considered that the proposed development would cause harm to the nearby Conservation Area the development will need to be assessed against Paragraph 134 of the NPPF. Based on the test set out within Paragraph 134 it is considered unconceivable that the proposed development would result in:

- a) Substantial harm to the significance of the heritage asset; and that
- b) Any perceived harm would weight against the public benefits of the proposal.

The design of the proposed development has considered the proximity to the Conservation Area to create a sympathetically designed scheme of bungalow and two-storey dwellings that maintains views through the site to the north.

Local Planning Policy

Key Statement EN5 of the Ribble Valley Core Strategy advises that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. It is noted that this will be achieved through considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.

Conservation Area Policies

The Policy DME4 of the Adopted Core Strategy notes that:

“Proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character an appearance and those elements which contribute towards it significance. This should include considerations as to whether it conserved and enhances the special architectural and historic character of the area as set out in the relevant Conservation Area Appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.”

In the Conservation Areas there will be a presumption in favour of the conservation and the enhancement of elements that make a positive contribution to the character or appearance of the conservation area.”

Rural Solution’s Comment: The main area proposed for development is located outside the Chatburn Conservation Area. The access from Ribblesdale View is located on the edge of but within the Conservation Area. It is considered a sympathetically designed scheme at this location would result in negligible impact upon the setting of the Conservation Area. The proposed development has sought to utilise the existing site levels, which slopes downward from south to north to minimise the prominence of the development and to maintain views through the site to the north, as shown in the indicative site plan and Design and Access Statement submitted with the application.

Chatburn Conservation Area Appraisal and Management Plan

The Chatburn Conservation Area Appraisal (CAA) was prepared in 2005. This documents seeks to record and analyse the various features that give the Chatburn Conservation Area its special architectural and historic interest. The area’s buildings and spaces are noted and described, and marked on the Townscape Appraisal Map along with significant trees, surviving historic paving, and important views into and out of the conservation area. There is a presumption that all of these features should be “preserved or enhanced”, as required by the legislation.

The CAA summarises the ‘special interest’ of the Chatburn Conservation Area as follows:

“Its setting in a hollow formed by the Chatburn Brook;

- *17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village;*
- *Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill;*
- *The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn bridge testifying to the role of the village in transport history;*
- *The ensemble of the 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;*
- *The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;*
- *Long views to the fells that define and enclose the Ribble Valley.”*

Setting of Heritage Assets and Heritage Significance

Whilst the site is not a designated heritage asset there are a number heritage assets within the village of Chatburn. The site is located within the on the edge of the Chatburn Conservation Area with the site access being within the Conservation Area. The which includes a number of Listed Buildings as shown in Fig I below:

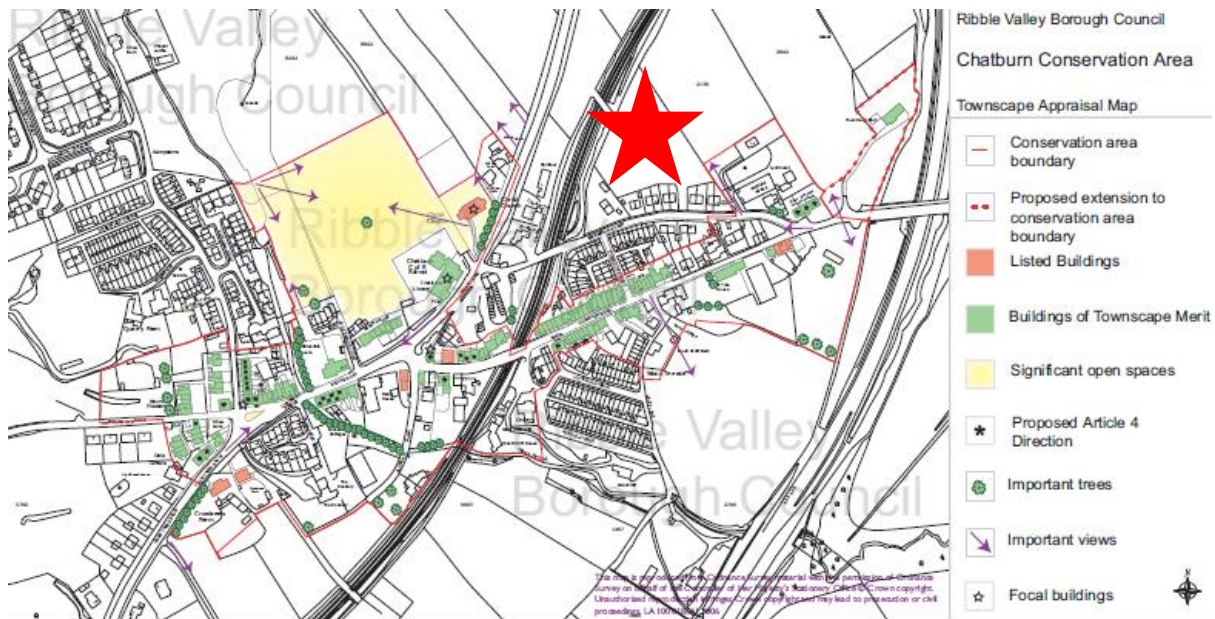


Fig1 - Conservation Area showing including Townscape Appraisal Map (site marked with red star)

Conservation Area

The main body of the development site is located outside the Chatburn Conservation Area. The access from Ribblesdale View however is located within the Conservation Area.

The above plan also highlights a number of buildings that make a ‘major contribution’ to the Conservation Area, while others make a lesser but still positive contribution. The buildings coloured green on the above map (above) are considered to make a positive contribution to the character of the Conservation Area. None of these buildings are located either within or adjacent to the proposed development site.

The access point is noted as being an ‘Important View’ within the Conservation Area Appraisal Map. Within the Conservation Area Appraisal, it is noted that these points “*form an important component of views in to and out of the conservation area and contribute to the sense of Chatburn as a rural village rather than a densely developed urban landscape*”.

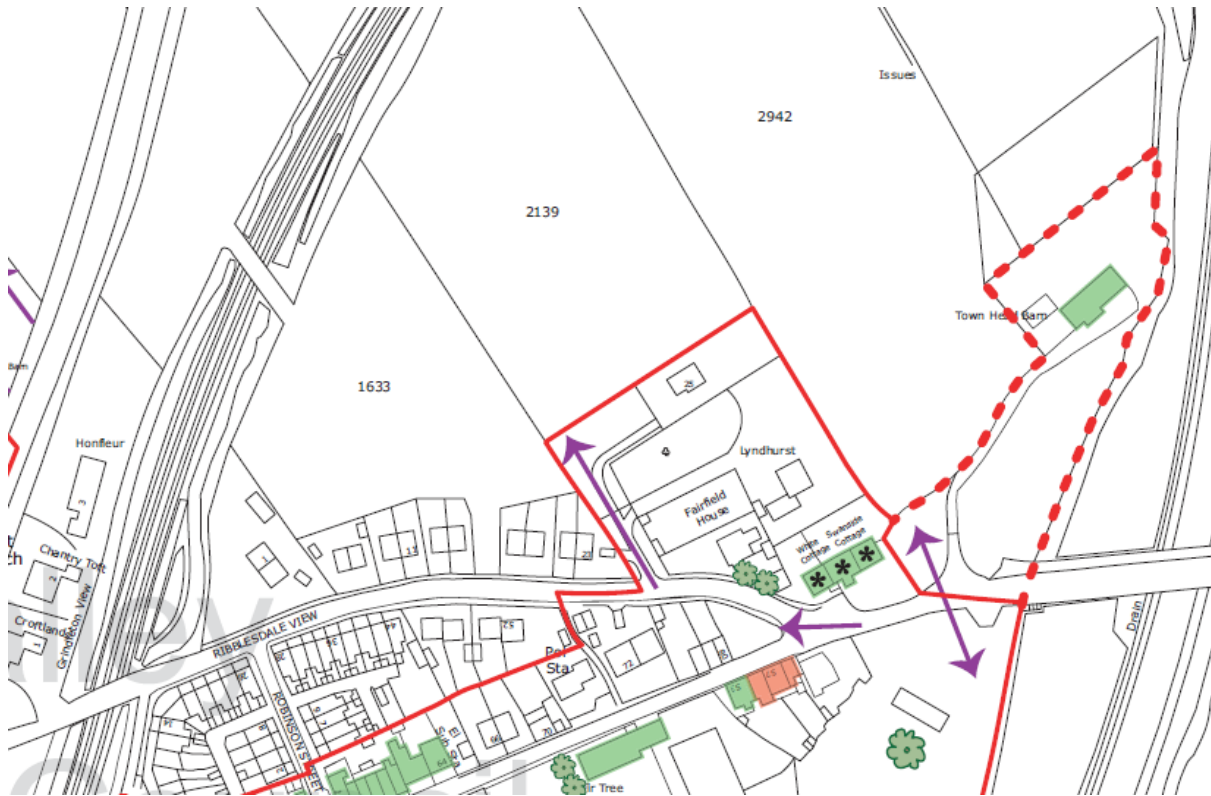


Fig2 - Conservation Area Map showing site (site marked with red star)

The 'Important View' appears from the above image to be a view out of the Conservation Area, towards Easington Fell to the north. The utilisation of this access point itself will not cause any harm to either the setting of the Conservation Area or the 'Important View' identified within the Conservation Area Appraisal.

The proposed development in field 1633 (identified on the above image) has been designed to respond to the boundaries, landscaping and levels of the site, which slopes downward from south to north. The development also proposes a mix of bungalow and two-storey dwellings set into the sloping landscape so as to minimise their prominence and to maintain views through the site to the north. The dwellings will be set back from the site's eastern boundary so as to maintain the views from the site access. It could be argued that the utilisation of this access could be viewed as 'framing' the viewpoint to the north to the benefit of the Conservation Area.

Conclusion

In bringing forward the proposed redevelopment of the site, significant consideration has been given to the design and layout of the development.

It is considered that the proposed scheme is respectful of its heritage setting, as the proposed layout of the site has incorporated the site levels into its design and maintaining the important views to the north.

Whilst the proposal is designed to link with the characteristics of the surrounding Conservation Area, it has been noted that the proposed development site will not impact upon the setting of any Listed Buildings or upon any buildings considered to make a positive contribution to the Conservation Area.

In light of the findings of the above Heritage Assessment, less than substantial harm is considered to apply in relation to the development proposal. As required by Paragraph 134 of the NPPF the public benefits of the proposal are multiple as noted within the submitted Planning Statement, and it is considered that these benefits outweigh any harm to Chatburn Conservation Area.

It is therefore considered that the proposed development is in accordance with the heritage policies of the NPPF and the Ribble Valley Core Strategy. As such it is concluded that there are no heritage reasons why the application should not be approved.