

**LAND FORMERLY PART OF STANDRIDGE FARM, TOSSIDE ROAD, SLAIDBURN,
LANCASHIRE:**

HERITAGE STATEMENT TO SUPPORT PLANNING APPLICATION

FOR THE ERECTION OF AN AGRICULTURAL BUILDING ETC (RVBC 3/2018/0138)

1 Introduction

- 1.1 This heritage statement has been produced to support a current application to Ribble Valley Borough Council by Mr Robinson of Robinsons Foods Ltd, through his agent Avalon Town Planning, for the erection of an agricultural building for free range egg production together with associated feed bins, hardstanding areas and access. It assesses the potential impact of the development on the nearby designated heritage asset of Standridge Farmhouse, a grade II listed building, and has been written following a site visit on 26 April 2018.

2 Site location

- 2.1 The focus of the site proposed for development, the location of the agricultural building, lies at NGR: 373930 453487, in open countryside within Easington civil parish and the Forest of Bowland AONB, north-east of Slaidburn. The site is presently undeveloped and forms part of a pasture field, bounded on the south-east side by a modern, narrow plantation. It lies about 250m north-east of Standridge Farmhouse (in separate ownership). In addition to the production site, the scheme includes a new access road off the B6478 Tosside Road.

3 Relevant heritage assets

- 3.1 The local planning authority has identified *Standridge Farmhouse and Farm Building Adjoining to South* as a designated heritage asset within the proximity of the proposed development. This is a grade II listed building, first designated on 16 November 1983¹.

4 Development proposals

- 4.1 The proposed development includes the construction of a new building measuring approximately 85m long by 35m wide, with a height of around 5m, together with a pair of adjacent feed bins. The building would be steel framed, its walls clad with dark green vertical timber, and the roof would be dark green steel profiled sheets. The new access road would be concrete. Some new tree planting would be provided along the road and near the building.

¹ National Heritage List for England, no 1309215 <https://www.historicengland.org.uk/listing/the-list/list-entry/1309215>

5 Present setting of the heritage asset

- 5.1 The listed building at Standridge Farm lies within a linear depression which runs from south to north, and faces east. It stands on ground which rises to the west, and has a small walled garden to the front. Ground level rises again to the east.
- 5.2 The working farmstead in which the listed building stands comprises a much altered historic barn to the west of the house, together with a detached stone building to the south of the listed building, and about three or four modern agricultural sheds, including one directly to the east of the farmhouse. These sheds are of poor design and detract from the setting of the listed building. There is some modern tree-planting along the south-east perimeter of the farmstead.



6 Assessment of potential impact

- 6.1 There is negligible intervisibility between the listed building and the proposed development. The development site is located about 250m to the east of the listed building, with slightly rising ground between the two forming a natural visual barrier between them, which would serve almost entirely to screen views of the proposed building from the heritage asset and vice versa. By far the most important contribution to the setting of the farmhouse (whether positive or otherwise) is made by the existing buildings within Standridge Farm, which form a close group around it and envelope it within a varied collection of structures, while tree planting along the farmstead boundary also serves as screening.
- 6.2 The distinct spatial separation of the proposed development from Standridge Farm would therefore result in no meaningful change to the setting of the listed building, and no impact on its significance.

Stephen Haigh Buildings Archaeologist, MA
11 Browcliff, Silsden, Keighley BD20 9PN
enquiries@stephenhaigh.co.uk
01535 658925 / 07986 612548
01 May 2018