

## EDISFORD BRIDGE FARM CAMPSITE

EDISFORD ROAD, CLITHEROE, LANCASHIRE, BB7 3LJ

## HERITAGE STATEMENT

FOR PROPOSED CONSTRUCTION OF A SINGLE STOREY, TWO BEDROOM DWELLING



**DATE:** MARCH 2019

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## 1.0 INTRODUCTION

### 1.1 Overview

The applicant proposes the construction of a new single storey, two bedroom dwelling within the existing campsite for use as accommodation by the campsite manager.

### 1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to prepare this document as part of an application for planning approval for the dwelling.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the affected heritage assets.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2018 as it states;

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.<sup>1</sup>*

This document has been commissioned by Mrs. J. Knowles, who is the applicant in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

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<sup>1</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Accessed on 02/08/2018, Available at; [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf)

### 1.3 *Author*

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is an Affiliate Member of the Institute of Historic Building Conservation (IHBC) and is currently working towards full membership of the institute (application decision pending) and has experience in the surveying, analysis and recording of historic buildings.

## 2.0 **LOCATION, DESCRIPTION AND USE**

### 2.1 *Site Location*

The application site is located at NGR: SD 72406 41476 within an area of settlement known as 'Edisford' or 'Edisford Bridge' located approximately 600m from the western edge of the town of Clitheroe in Lancashire. The site forms part of the premises of the applicant's campsite business and is located on the north side of Edisford Road.

### 2.2 *Site Description*

The site is irregular in shape and currently consists of a large patch of grass bound by timber fencing to the south and east with low level hedging roughly similar in height to that of the fencing. The site is part of the applicants camping business which is used to supplement the existing farming business. A number of agricultural buildings, caravan storage and a workshop lie to the north of the application site with dwellings present to the east of the farm access road. Behind these dwellings lies the Edisford Bridge Inn with dwellings adjoining the inn to the west. A caravan and camping site lie directly west of the application site again consisting of patches of grass with tarmac road network within the site. The wider surrounding area is primarily rural with large expanses of fields assumed to be used for farming. The suburban areas of Roefield and Low Moor lie approximately 600 east of the site, on the eastern bank of the River Ribble.



*PL01: View east towards Edisford Bridge.*



*PL02: View north towards the Edisford Bridge Inn.*



*PL03: View west towards Edisford Bridge Cottage (left) and stable cottages (right).*



*PL04: View south along Edisford Road.*



*PL05: View north west towards Edisford Bridge Farmhouse and Cottage.*



*PL06: View west along Edisford Road.*



PL07: View of the application site from Edisford Road.

### 3.0 HERITAGE ASSET DESIGNATIONS

#### 3.1 Designations

A number of designated heritage assets are located within the vicinity of Edisford Bridge Farm Campsite and consist of the following;

##### Edisford Bridge Farmhouse and Edisford Bridge Cottage:

*“Houses, early C19th. Sandstone rubble with slate roof. 2 storeys. The south front has a single-storey modern stone porch to the right. To its left are 2 bays having sashed windows with glazing bars which intersect at the top and with plain stone surrounds with ogee heads. A door between the bays, now blocked to form a window, has a plain stone surround with semi-circular head with projecting keystone and moulded imposts. Chimneys to left and right of these 2 bays. To the left is an addition of c.1900 of little architectural interest. The right-hand (east) gable has a projecting central section which has 3 windows similar to those of the south front, as are the ground and 1st floor windows of the bay to the left and the 1st floor window to the right. On the 1st floor of the central section is a Venetian window with plain stone surround. The door, in the*

*right-hand bay but formerly in the centre of the wall, has a stone surround with moulded semi-circular head with impost blocks and projecting keystone.”<sup>2</sup>*

Edisford Bridge Inn:

*“Public house, mid-to-late C18th with right-hand bay of mid C19th. Scored render with sandstone dressings and slate roof. 2 storeys, 3 bays. Bays one and 2 have windows with plain stone surrounds and square mullions, all of 4 lights except for the right-hand ground-floor one which is now of 3 lights, a door with plain stone surround being inserted to its right. The right-hand bay has sashed windows with glazing bars and plain stone surrounds, the upper half of the ground-floor window having lost its glazing bars. End stacks, with 2 further chimneys between bays. The right-hand gable wall has 4 sashed windows with glazing bars and plain stone surrounds.”<sup>3</sup>*

Edisford Hall Farmhouse and Two Adjoining Cottages to the North:

*House and 2 cottages, late C18th with C17th remains and late medieval fragments. Pebbledashed rubble with sandstone dressings and stone slate roof. Two storeys. The cottages, to the right, are of one bay each and have plain stone window surrounds with ogee heads. Those on the ground floor have poppyheads above the ogees. The windows are sashed, with curved glazing bars beneath the heads. The doors are paired and have plain stone surrounds. Above is a re-set stone with 3 shields carved in relief. The upper 2 are inscribed 'W' and 'T'. The lower one has a flower motif. The farmhouse is of 4 bays. The window to the right of the door has plain reveals. The one to the left is of 4 lights, mullioned with outer chamfer and inner hollow chamfer. At the far left is a window with plain stone surround and square mullions, of 3 lights. On the 1st floor are similar windows of 3 lights, 2 lights, 3 lights and 2 lights. The door, in the 3rd bay, has a plain stone surround. At the right of the facade are 2 re-set stones with decorative motifs. On the 1st floor, to the right of the 2nd bay, are 2 re-set stones carved with blank tracery in relief, having cinquefoils with panel tracery above. Under the central arches are the monograms of Christ and the Virgin Mary. Chimneys to the right of the left-hand bay, between the house and cottages, and on the gable of the right-hand cottage. At the rear of this latter cottage is a C17th window surround, now with no mullions and partly blocked. The interior*

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<sup>2</sup> Historic England (2019) List Description - Edisford Bridge Farmhouse and Edisford Bridge Cottage, List Entry No. 1072181. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1072181> (Accessed on 8th March 2019)

<sup>3</sup> Historic England (2019) List Description - Edisford Bridge Inn, List Entry No. 1318215. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1318215> (Accessed on 11th March 2019)

*of the farmhouse was not accessible at time of survey but was said to retain no features of interest.<sup>4</sup>*

### 3.2. *Historic Environment Record Consultation*

An enquiry was issued on the 6<sup>th</sup> March 2019 to the Lancashire Archaeological Advisory Service regarding any entries present within the Lancashire Historic Environment Record within the vicinity. A response had not been received by the time of writing.

## 4.0 **PAST INVESTIGATIONS**

### 4.1 *Previous Research*

A search of the following databases and archives has been carried out as part of this application;

- Archaeological Data Service
- Historic England Archive
- Lancashire County Archive
- Clitheroe Local Studies Library
- Lancashire Historic Environment Record

No significant results and sources of past investigations have been found in relation to the affected heritage assets and the area of Edisford Bridge in general from the above sources.

However, research regarding the affected heritage assets has been carried out in the past likely as part of past planning applications for their development and are as follows;

- Haigh, S. (2012) Edisford Hall Farmhouse, Edisford Bridge, Clitheroe, Lancashire: Archaeological Assessment<sup>5</sup>

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<sup>5</sup> Haigh, S. (2012) *Edisford Hall Farmhouse, Edisford Bridge, Clitheroe, Lancashire: Archaeological Assessment*. Available at:

- JWRC (2006) Edisford Hall Cottages, Clitheroe, Lancashire: An Appraisal of their Architectural and Historical Significance
- O’Flaherty, C.J.O (2004) Historic Building Record: Edisford Bridge Farm Barn, Great Mitton, Clitheroe, Lancashire

## **5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT**

### *5.1 Historical Background*

The origins of the settlement at Edisford is obscure and little is known about the buildings that make up this hamlet, this is perhaps with the exception of the nearby bridge that crosses the River Ribble to the east. A natural ford existed at this point of the River Ribble prior to the construction of the bridge and formed a crossing point on this important route between Clitheroe and Lancaster, to which the name of the hamlet is probably owed and is considered to mean ‘Nobleman’s ford’.

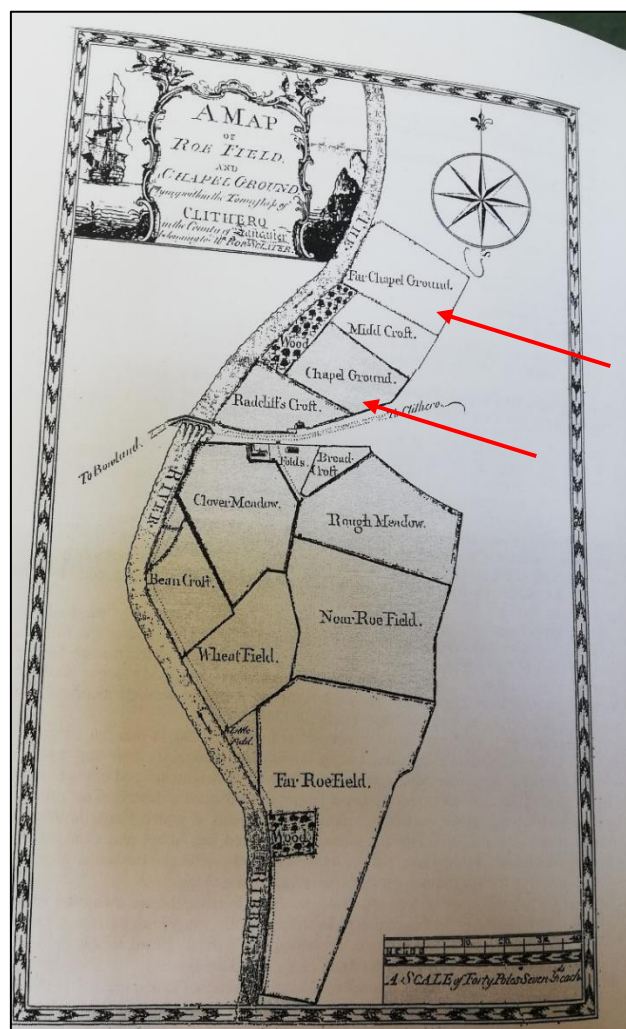
The ford at Edisford would have been an important strategic location at which to cross the River Ribble and is likely to have been the reason why the Battle of Clitheroe occurred near here. The battle took place on the 10<sup>th</sup> June 1138 during a period of history known as ‘The Anarchy’ and was the part of the invasion of England by King David I of Scotland in support of his niece, Empress Matilda and her claim to the English throne, held at the time by King Stephen. The Scottish forces making their way through Lancashire, commanded by William Fitz Duncan, successfully defeated the English at Edisford. The exact location of the battle is currently unknown.

Early documentary evidence exists suggesting that a Leper Hospital was built at Edisford between 1147 and 1211 and along with a chapel, were both dedicated to St Nicholas. The presence of the chapel suggest that the hospital was also run as a monastic institution likely by monks charged with nursing the lepers accommodated here. by 1350, no lepers were recorded as living their and by 1350 the hospital and chapel were described as being in a ruined and decayed state with no inmates or wardens. As a result of this, the hospital and chapel were transferred to Whalley Abbey proving a priest could be provided to serve the chapel. The last mention of the hospital, in particular the chapel was in 1508 when it was again described as

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*[https://www.ribblevalley.gov.uk/planx\\_downloads/13\\_0365\\_Archaeology\\_assessment.pdf](https://www.ribblevalley.gov.uk/planx_downloads/13_0365_Archaeology_assessment.pdf) (Accessed on 11th March 2019)*

decayed and was to be demolished as its original purpose was no longer required. This was due to the decline of the disease which became rare as a result of attempts to provide improved sanitation and improved medical knowledge and diagnosis. The exact location of the hospital and chapel are unknown however there are a number of suggested locations on both the Lancashire and former Yorkshire side of the River Ribble. Some have suggested that the hospital may have occupied the sites of the current day Edisford Hall Farmhouse and the Edisford Bridge inn. However, there is evidence suggesting that it was built on the east side of the river, closer to modern day Roefield. This is noted on an 18<sup>th</sup> century map showing the land owned in Roefield by Robert Sclater where two parcels of land to the north are labeled as Chapel Ground and Far Chapel Ground and is considered to be the most likely location for the chapel and hospital.



PL08: Map of land owned by Robert Sclater in Roefield. <sup>6</sup>

<sup>6</sup> 18<sup>th</sup> century map of land in Roefield belonging to Robert Sclater. Map taken from 'Burgage Plots to Boundary Stones (2003) by Cyril Ainsworth.

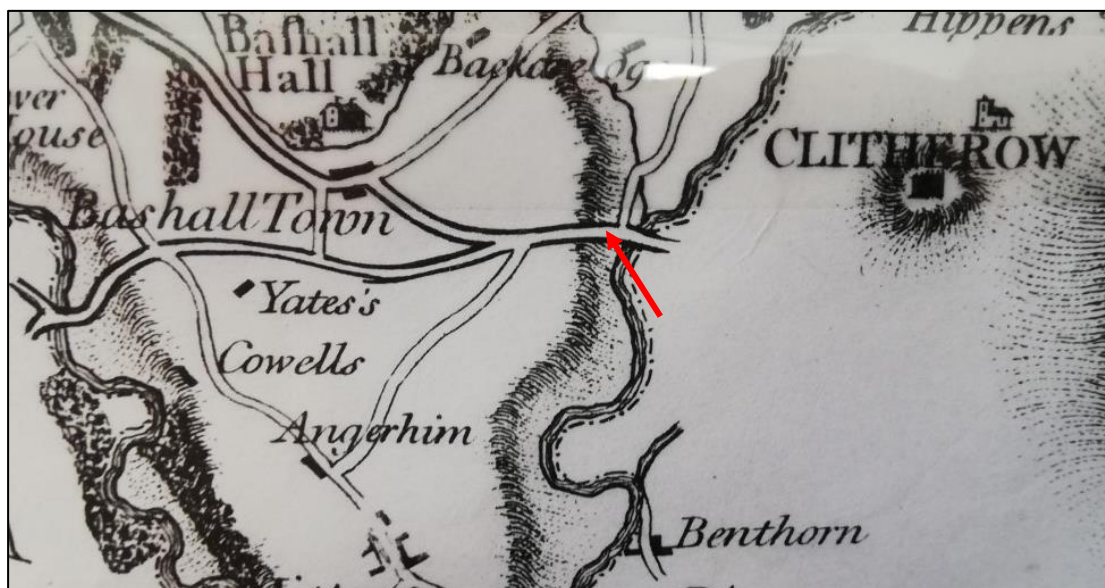
The present buildings in Edisford are primarily 18<sup>th</sup> and 19<sup>th</sup> century in origin with Edisford Hall Farmhouse possessing some 17<sup>th</sup> century fabric and may include fabric from an earlier structure. This would suggest that the hamlet has been sparsely populated throughout history with little development having occurred since medieval times.

## 5.2 Map Regression Analysis

Edisford Bridge is first mentioned on the OS map of 1850 and is un-named in all previous mapping, as any existing settlement at this time would have been small and not significant enough for specific mention, particularly given the scale at which the earlier maps were produced at.



PL09: Extract of Saxton's Map of Yorkshire 1557 showing approximate location of the Edisford Settlement



PL10: Extract from Jefferey's Map of Yorkshire 1772 showing approximate location of the Edisford Settlement.



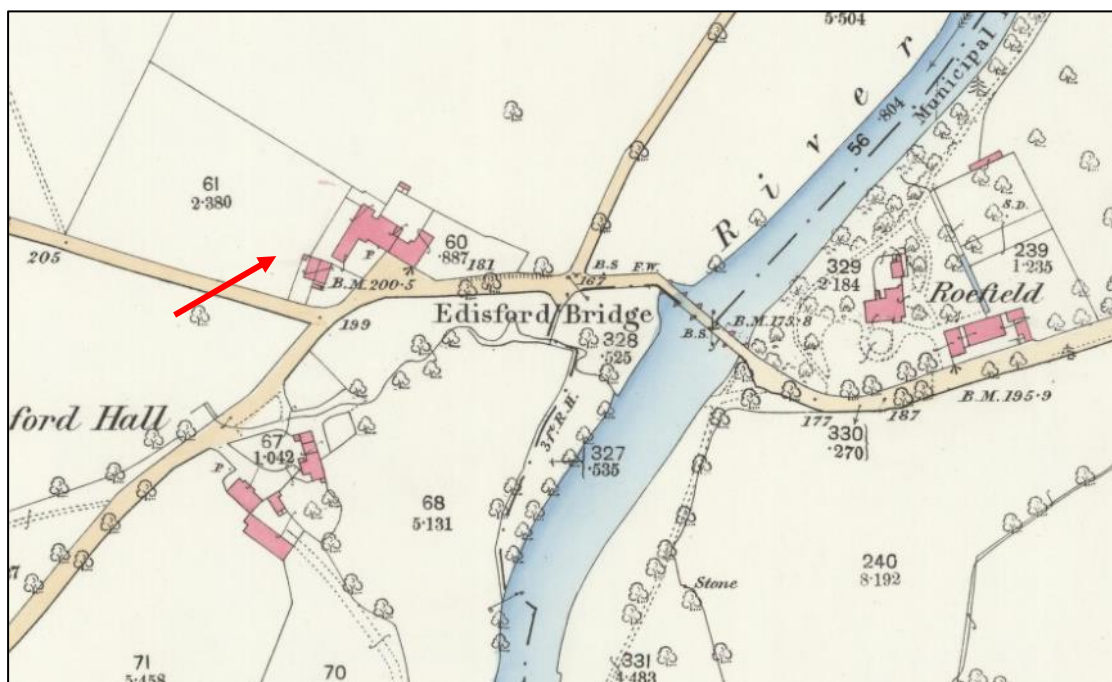
PL11: Extract from Greenwood's Map of Yorkshire 1818 showing approximate location of the Edisford Settlement.

The map of 1850, clearly identifies, many of the building which currently exist i.e. Edisford Hall Farmhouse and cottages, Edisford Bridge Farm with the now converted agricultural buildings to the north and the adjoining building now as the Edisford bridge Inn.

Little development appears to have occurred from 1850 until 1908 with only small-scale development noted, mainly around the vicinity of Edisford Bridge Farm where an extension is shown to the west cottage and a new long narrow structure having been built to the rear of the cottages.



PL12: Extract of Historic OS map of 1850 showing Edisford Settlement and application site<sup>7</sup>



PL13: Extract of Historic OS map of 1886 showing Edisford Settlement and application site<sup>8</sup>

<sup>7</sup> Ordnance Survey, 6 inch, 1:10560 scale, Yorkshire Sheet 182, Surveyed 1847, Published 1850.

<sup>8</sup> Ordnance Survey, 25 inch, 1:2500 scale, Yorkshire Sheet CLXXXII.14, Surveyed 1884, Published 1886.



PL14: Extract of Historic OS map of 1908 showing Edisford Settlement <sup>9</sup>

## 6.0 PLANNING POLICY CONTEXT

### 6.1 Statutory Legislation

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

<sup>9</sup> Ordnance Survey, 25 inch, 1:2500 scale, Yorkshire Sheet CLXXXII.14, Surveyed 1907, Published 1908.

## 6.2 National Planning Policies

The national planning policies regarding the conservation of the historic environment are contained within the National Planning Policy Framework (2018) and the relevant policies consist of the following;

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
  
192. *In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.*
  
193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
  
194. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>63</sup>.*

195. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*
196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
197. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

### 6.3 *Local Planning Policies*

*The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;*

#### *Key Statement EN5 – Heritage Assets*

*“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*

*This will be achieved through:*

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*

- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. 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.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”<sup>10</sup>*

#### Policy DMG1 – General Considerations

*“In determining planning applications, all development must:*

#### *Design*

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit.*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
5. *The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

#### *Access*

1. *Consider the potential traffic and car parking implications.*

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<sup>10</sup> Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 3. Consider the protection and enhancement of public rights of way and access.*

#### *Amenity*

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*
- 4. Consider air quality and mitigate adverse impacts where possible.*

#### *Environment*

- 1. Consider the environmental implications such as SSSIS, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.*
- 2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.*
- 3. All development must protect and enhance heritage assets and their settings.*
- 4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
- 5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.*

#### *Infrastructure*

- 1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the*

*importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.*

- 2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*
- 3. Consider the potential impact on social infrastructure provision.*

#### *Other*

- 1. Not prejudice future development which would provide significant environmental and amenity improvements.”<sup>11</sup>*

#### *Policy DME4 – Protecting Heritage Assets*

*“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

#### *1. Conservation Areas*

*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 and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves 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.*

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<sup>11</sup> *Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.*

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

#### *2. Listed buildings and other buildings of significant heritage interest*

*Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.*

*Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*

#### *3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest*

*Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.*

#### *4. Scheduled monuments and other archaeological remains*

*Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.*

*Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.*

*Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.*

*Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.*

*In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:*

- a) Monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.*
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- c) Production of design guidance.*
- d) Keeping conservation area management guidance under review.*
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”<sup>12</sup>*

## **7.0 ASSESSMENT OF SIGNIFICANCE**

### *7.1 Evidential Value*

The Historic England document “*Conservation Principles, Policies and Guidance*” (2008) states that “*Evidential value derives from the potential of a place to yield evidence about past human activity*”<sup>13</sup>

The settlement known as Edisford Bridge is physical evidence of settlement and cultivation of the local area. Although the history of the area stretches back centuries, the current evidential value of the site is mainly derived from the existing built structures that form the area of

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<sup>12</sup> *Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 97.*

<sup>13</sup> *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 28.*

settlement which are mainly 18<sup>th</sup> and 19<sup>th</sup> century in origin and form part of an historic farming community. Edisford Hall Farmhouse has earlier origins and incorporates 17<sup>th</sup> century-built fabric as well as much earlier undated built fabric suggesting a building has stood on the site for a considerable length of time. There is also potential for other local buildings to incorporate earlier built fabric, however this has not been assessed. It is likely that the buildings of Edisford have been much altered, as is the case of Edisford Hall Farmhouse as suggested by Haigh, 2012, where much historic fabric has been removed and significant alterations made to the dwelling.

The Edisford Bridge over the River Ribble is medieval in origin and has been rebuilt and repaired a number of times over time and highlights the crossing as an important part of the historic route between Lancaster and Clitheroe. The area of Edisford west of the bridge location appears not to undergone any significant development i.e. housing, commercial etc, with the exception of the modern farming buildings at Edisford Bridge Farm and is likely to exist in a relatively unaffected state.

The location of the leper hospital and chapel at Edisford is unknown and no archaeological are known to remain, particularly above ground, however the origins and use of the hospital and chapel are recorded amongst historic documents and thus contributes to the evidential value of the local area.

## 7.2 *Historical Value*

The Historic England document "*Conservation Principles, Policies and Guidance*" (2008) states that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present*"<sup>14</sup>

In terms of associative value, Edisford is associated with the past historical farming communities, a link which is derived from the extant farmhouses and buildings in the area.

In terms of illustrative historical value, the area is typical of many other similar small farming villages within the Ribble Valley, albeit much smaller in size yet still provides an insight into the

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<sup>14</sup> *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 28.*

lives of the past farming community especially given that the vicinity of Edisford is relatively free of large-scale modern development amongst the small number of historic buildings.

### 7.3 *Communal Value*

The Historic England document "*Conservation Principles, Policies and Guidance*" (2008) states that "*Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory*"<sup>15</sup>

The area currently possesses some communal value which is derived from the use of the Edisford Bridge Inn, by the local and surrounding communities as well as the campsite at Edisford Bridge Farm which is used by visitors and tourists to the area. Some communal enjoyment can also be gained from the character and appearance of the small collective of traditional vernacular buildings which make up the hamlet.

### 7.4 *Aesthetic Value*

The Historic England document "*Conservation Principles, Policies and Guidance*" (2008) states that "*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place*"<sup>16</sup>

The character of Edisford Bridge is typically rural with isolated buildings of vernacular stone construction in a setting of open farmland with foliage thinly dispersed throughout. The River Ribble is an important natural feature within the area running north to south with its tree lined east and west banks forming a natural divide between Clitheroe and Edisford. The local road network consists of country lanes which are lined with trees and hedges with modest timber fencing, all of which converge close to the location of Edisford Bridge Farm and Campsite. Although the local area does not contain buildings or features of high design quality and merit, it is this typical simple countryside appearance from which its aesthetic value is derived. Artistic value is also a consequential result of this as the local area, particularly the bridge has been

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<sup>15</sup> *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 31.*

<sup>16</sup> *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 30.*

the subject of paintings by famed 18<sup>th</sup> century landscape painter J.M.W Turner suggesting that the area has important aesthetic qualities worthy of depicting.

#### **7.5**     *Statement of Significance*

Following an appraisal of the heritage values associated with the area of Edisford Bridge, it is possible to take a more informed approach in determining its overall significance.

Edisford Bridge is a former historical farming community and consists of a small number of 18<sup>th</sup> and 19<sup>th</sup> century buildings which are agricultural in nature with little modern development having occurred with the exception of modern farming buildings at Edisford Bridge Farm. The significance of a number of buildings is suggested by their statutory listing as grade II listed buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are significant on their own individual merit. The history of the area is much deeper than the 18<sup>th</sup> century, with Edisford Hall Farmhouse retaining elements of 17<sup>th</sup> century and earlier fabric and the well documented 12<sup>th</sup> century Lepers hospital and chapel which all provide evidence of earlier settlement in the area.

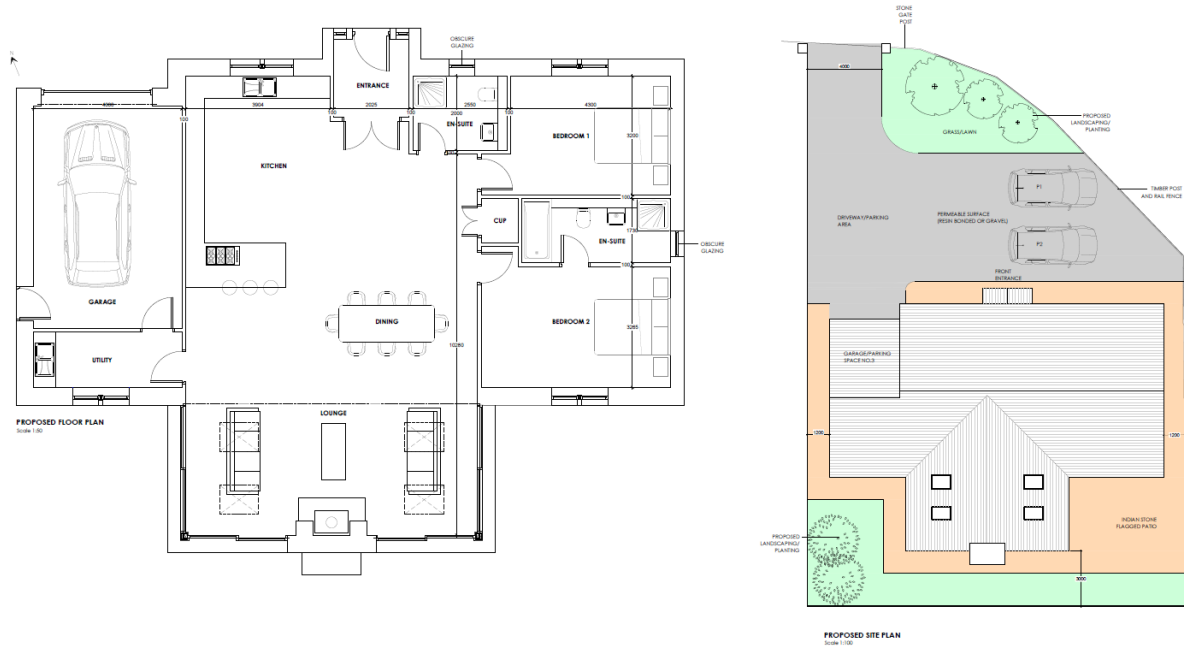
The area is small in size and as a result possesses a less rich and diverse range of heritage values. The area is not designated as a conservation area (wholly or in part) also suggesting its limited heritage potential.

The significance of the area is derived from its evidential, historical and aesthetic values, with any communal value being more limited. However, the evidential and historical values of the site are more limited than say other larger and similar areas and particularly conservation areas. However, its aesthetic value is relatively high given the traditional character of the area, its rural setting and attractive views of the surrounding landscapes including the River Ribble.

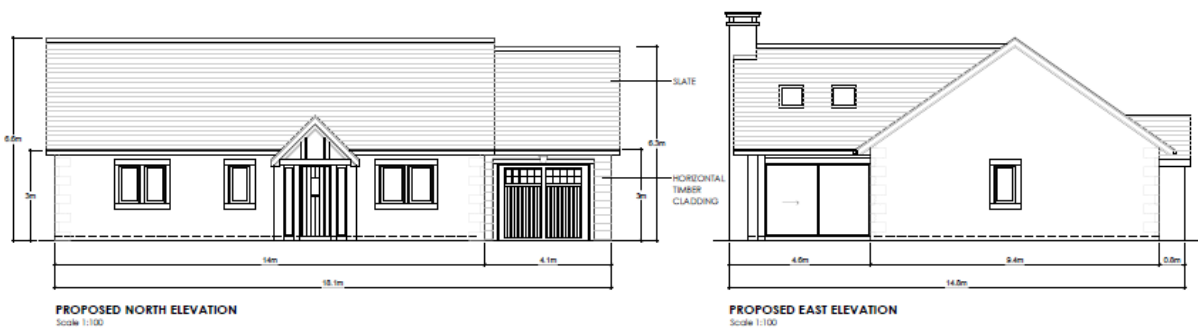
The overall heritage significance of the area is relatively low but interesting nonetheless and remains largely undeveloped providing an indication as to what the areas would have been like over the past few hundred years.

## 8.0 PROPOSED WORKS

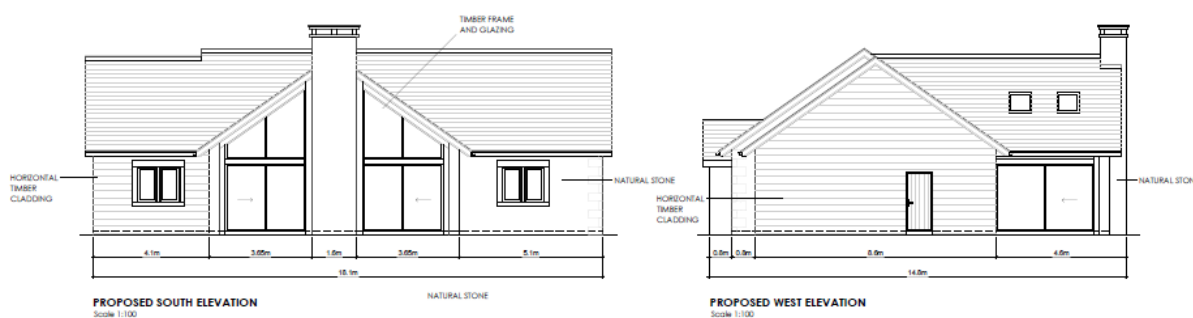
### 8.1 Summary of Proposals



PL15: Proposed Ground Floor Plan and Proposed Site Plan



PL16: Proposed North and East facing elevations



PL17: Proposed South and West facing elevations

The application seeks planning approval for the construction of single storey two bedroom dwelling with integral parking and associated landscaping and parking provision. The dwelling is to be used as part of the existing campsite business and will provide on-site accommodation for the campsite manager.

The dwelling is of 'T' shape plan form with two intersecting traditional gable roof forms. The dwelling is to be sited to the west of the main access into the campsite and farm but set back from the roadside to reduce the dwellings visual prominence. The roadside boundary at this location is also partly lined with fencing and hedges and would offer some screening of the dwelling from the roadside further reducing visual impact.

The use of the proposed dwelling is for residential purposes but in connection with the exiting campsite business and will accommodate the campsite manager and is a use that is constant with the nature of the local area. No impacts on existing residential amenity are foreseen as a result of this application.

The dwelling is to be constructed from traditional materials including, stone, timber, slate and glass and although traditional, will be used in a contemporary yet sympathetic style so as to complement the existing surroundings without adverse impacts on appearance and setting. This will be supplemented by stone quoins and window and door surrounds. The choice of materials responds to local character and reinforces local distinctiveness whilst appearing contemporary without undue harm to the character and appearance of the area.

No historic fabric is directly affected as a result of this proposal; however, the proposed development is likely to affect the settings of the nearby heritage assets.

The setting of a Heritage Asset is defined within the National Planning Policy Framework (2018) as;

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive*

*or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.”<sup>17</sup>*

*Guidance with regards to the settings of Heritage Assets is provided in Historic England document ‘The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’.*

The use of traditional materials and contemporary appearance will not cause undue harm to the settings of the nearby listed buildings and will be enhanced by a small degree as result of the proposed landscaping and planting around the dwelling.

A number of physical barriers also exist between the application site and the nearby listed buildings, namely, Edisford bridge Inn between which Edisford Bridge Farm provides a divide. In terms of Edisford Hall Farmhouse, the road and trees and hedges which line the road provide a barrier between the site and the listed building and the application site.

In terms of archaeological impact, the map regression analysis shows that no other buildings or structures are likely to have been present to the site over the course of history and as such will have no obvious significant impact on archaeological deposits or remains. However, should the planning officer consider it necessary, an archaeological watching brief can be implemented through a suitable planning condition.

As a result, the proposals should be considered to be less than substantial harm through the proposed development affecting the setting of the nearby listed buildings. The public benefits include;

1. The employment of a building contractor in order to execute the works.
2. Providing a dwelling for the campsite manager ensuring that there is someone on site at all times to respond to the needs of the campsite users as well as maintaining a heightened security presence at the entrance of the site, therefore providing piece of mind for the campsite users in both respects.

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<sup>17</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at; [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 12th March 2019)