

OLD SAWLEY GRANGE

GISBURN ROAD, SAWLEY, NR CLITHEROE, LANCASHIRE, BB7 4LH

HERITAGE STATEMENT

FOR THE PROPOSED DEMOLITION OF 2NO AGRICULTURAL BUILDINGS AND THE CONSTRUCTION OF A
PROPOSED TWO STOREY OFFICE BUILDING

DATE: MARCH 2019

REF: 5417

VERSION: 1.01

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1.0 INTRODUCTION

1.1 Overview

Old Sawley Grange is the focus of this heritage statement. The building is Grade II listed and was once likely to be a grange associated with the former Cistercian abbey at Sawley. The application site is not located in a conservation area or an Area of Outstanding Natural Beauty (AONB) however the site lies close to the south eastern boundary of the Forest of Bowland Area of Outstanding Natural Beauty.

The applicant proposes to demolish two existing agricultural buildings and construct a new two storey office building.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to prepare this document as part of applications for planning approval and listed building consent to undertake the proposed demolition and construction works.

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.*¹

This document has been commissioned by Richard Turner and Son, 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.

1.3 Author

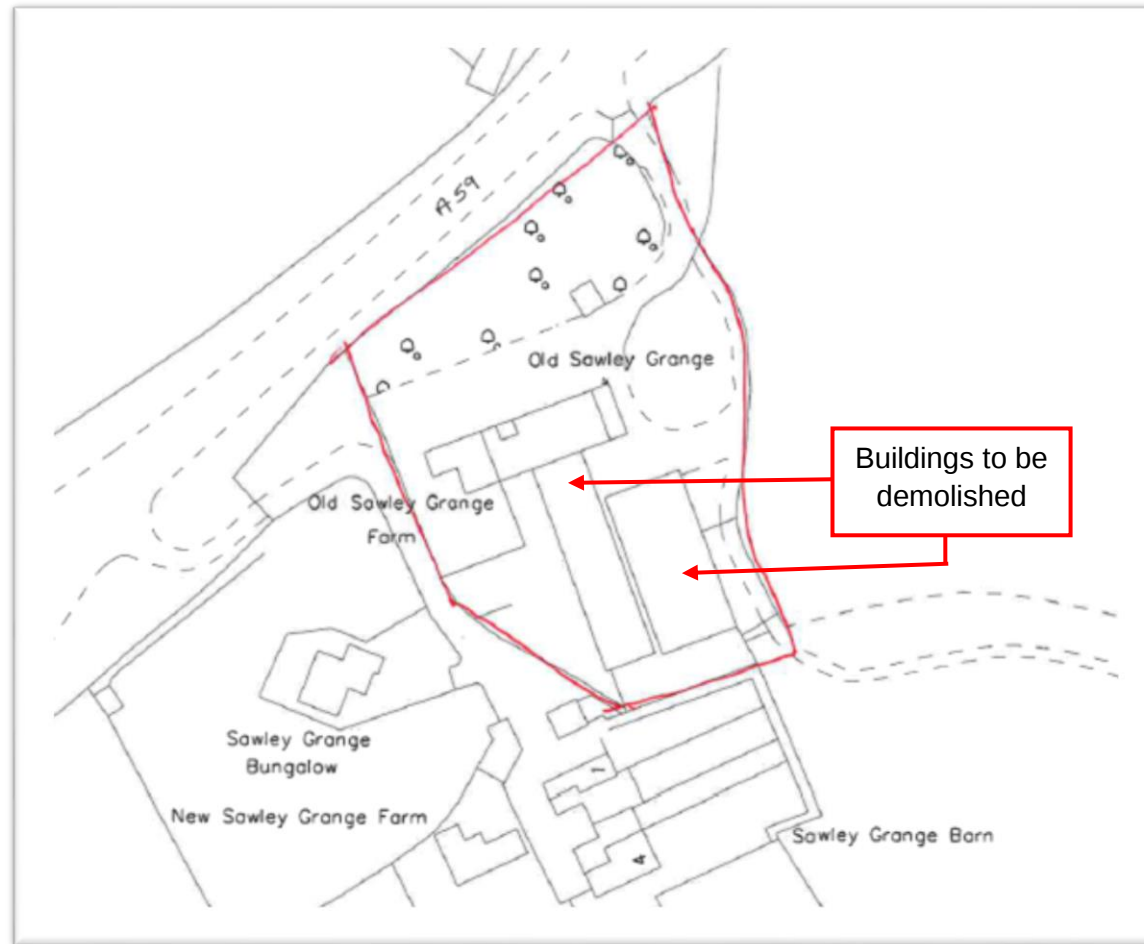
The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building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

2.0 LOCATION

2.1 Site Location

Old Sawley Grange stands at NGR: SD 79244 46839 in the Ribble Valley Borough of Lancashire in the north west of England. The building is located on the south side of the A59 and is approximately 1.7km to the east of the village of Sawley and approximately 5km to the north east of the town of Clitheroe.

¹ 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



PL01: Existing site plan



PL02: Junction between the rear south facing elevation of Sawley Old Grange and the adjoining outbuilding (to be demolished).



PL03: View of adjoining outbuilding (to be demolished) from the south west.



PL04: View north looking towards Sawley Old Grange from within the rear outbuilding.



PL05: View north looking towards Sawley Old Grange from within the rear outbuilding.



PL06: View south within the rear outbuilding.



PL07: View of detached outbuilding to be demolished.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 Designations

Old Sawley Grange is a grade II listed building under the Planning (listed Buildings and Conservation Areas) Act 1990 and is designated as such for its special historical and architectural interest. The building was statutorily listed on the 27th April 1984 and the list description is as follows:

“House, c.1800 and mid C19th, with remains of aisled building probably c.1500. Rubble, rendered at rear, with stone slate roof. Windows have plain stone surrounds. The ground-floor window is sashed with no glazing bars. On the 1st floor are 2 windows, the left-hand one being of 3 lights with square mullions. At the right is a taller extension of one bay, which has a door with plain stone surround at its left. Chimney on gable at right (west) and between house and barn. The barn has a slate roof. Towards the right is a wide entrance with concrete lintel. At the left are doors and windows with plain reveals. Interior has remains of aisled building, probably a barn. On the ground floor the right-hand front aisle post is exposed. The left-hand rear room has an exposed aisle post and aisle tie, and supports a main joist spanning the former nave. On the 1st floor the right-hand truss is partly visible through wallpaper. Both aisle posts have jowled heads, the front one retaining its orace to the tie beam. The left-hand front aisle post is exposed, together with part of the front aisle plate. The principals of the left-hand truss remain in the loft space, with a short king post rising from a collar. The right-hand truss has been altered above tie beam level. Inside the barn 2 complete aisled trusses are visible. One is in the dividing wall between house and barn. The 2nd is to the left of the wide entrance. Between them the aisle plates and purlins have been removed. A redundant brace to an aisle plate suggests that the aisled construction once continued further east. Presumably the building was part of a grange of Sawley Abbey. Alterations beginning shortly (1985) may reveal more of the timber structure.”²

² Historic England (2019) National Heritage List for England: Sawley Grange Farmhouse – List Description. List Entry No. 1317280. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1317280> (Accessed on 25th March 2019)

3.2. *Historic Environment Record Consultation*

An enquiry was issued to the Lancashire Archaeological Advisory Service on the 25th March 2019 in their capacity as the county archaeological consultee and advisor and which currently maintains the Lancashire Historic Environment Record (LHER,) in order to determine if any records are present within the HER regarding Old Sawley Grange. A response is yet to be received.

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 investigations appear to have been carried out at Old Sawley Grange, however a significant investigation was carried out by English Heritage in 2005 regarding Sawley Abbey and the surrounding landscape. The site of Old Sawley Grange does not appear to have been included within the scope of the investigation. However, the report suggests that Old Sawley Grange (named as Salley Grange) was once in the possession of the Abbey.³

³English Heritage (2005) *Sawley Abbey, Sawley, Lancashire: A Cistercian Monastic Precinct and Post Medieval Landscape*. Figure 3, page 6. Available at: <https://research.historicengland.org.uk/Report.aspx?i=15430&ru=%2fResults.aspx%3fp%3d1%26n%3d10%26t%3dsawley%26ns%3d1> (Accessed on 25th March 2019)

5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

5.1 *Historical Background*

Sawley Abbey was founded in 1148 by the Cistercian Order on land that was given by William Percy, the third Lord Percy of Northumberland, and which his family remained patrons for much of its existence. In the spring of 1536, the abbey surrendered during the Dissolution of the Monasteries, however the abbey was restored following the Pilgrimage of Grace, but this rebellion was short lived and ultimately failed subsequently resulting in the plundering of the abbey's valuables in 1537 and the ceasing of the abbey's activities in the area.

Unlike Sawley Abbey, little appears to be known about Old Sawley Grange and its construction and development does not appear to be well documented amongst both published and unpublished documentary evidence which is unfortunate as many granges are well documented due to their monastic associations. However, the Historic England list description suggests the building has early 16th century origins but was largely rebuilt or altered in the early 19th century.

The name 'Sawley Old Grange' is likely to derive from the building's historic use as a monastic grange and may have been labeled as 'old' following the construction of 'New' Sawley Grange in the first half of the 20th century, between 1924 and 1935 and located to the south of Old Sawley Grange.

A monastic grange is an outlying farm owned and operated by a nearby monastic community but independent of the secular manorial system of communal agriculture and labour. The purpose of a monastic grange was to provide raw food and materials for consumption by the monastic body linked with the grange, with any surplus being sold.

The first monastic granges appeared in the 12th century and were constructed and used until the Dissolution of the monasteries which began in 1536. This type of agricultural system was pioneered by the Cistercian order and was later imitated by others. A grange would often be operated by lay-brothers (resident secular workers) or non-resident labourers and varied from agrarian farms, bercaries (sheep farm), vaccaries (cattle farm), horse studs and industrial sites.

The wealthiest of monastic sites would have had a number of granges and any grange would usually be sited on lands adjacent to the main site of the monastery or on other sites under the ownership of the monastery, sometimes at considerable distances away. The wealth of the monastery itself would often be reflected in its size and also its appearance through architectural embellishment.

If the 16th century origin of the building suggested by the Historic England List Description is to be relied upon, this would make Old Sawley Grange a later building of this type and may have been built in the decades prior to the Dissolution.

The building was constructed on the south side of what was once the old road between Clitheroe and Skipton (now the A59) and would have been sited here to take advantage of this important route between these two historic towns in order to transport the produce from the site and to serve any potential passing trade.

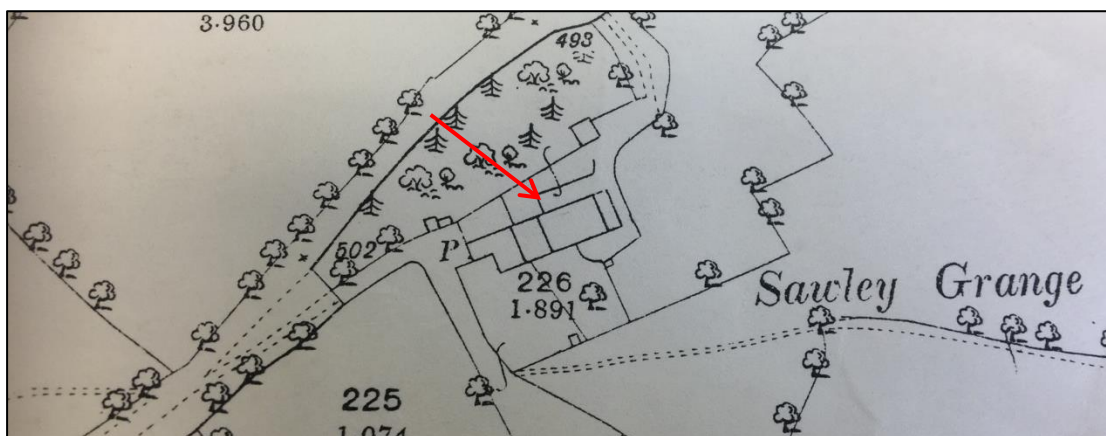
5.2 *Map Regression Analysis*

The following historic map regression shows the development of the site from 1849 through to 1954. Given the origins of the listed building it is undoubtedly extent by the time of the production of the 1849 map. A shed is shown directly to the rear of the building with the larger barn shown further to the south. Very little development appears to have been carried out during this period with the exception of the demolition of the shed (sometime between 1849 and 1884), the construction of New Sawley Grange to the west of the south barn (sometime between 1924 and 1936) as well as alterations to the barn opposite.

The agricultural building adjoining the rear of Sawley old grange appears to have been constructed at sometime between 1949 and 1954, with the detached outbuilding having been built in the following decades.

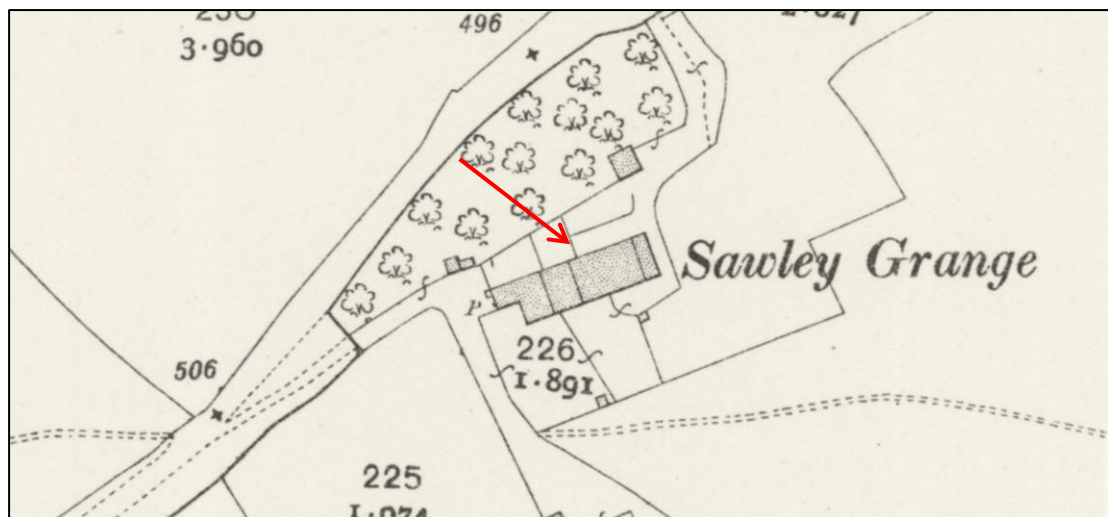


PL08: OS Map of 1849⁴



PL09: OS Map of 1884⁵

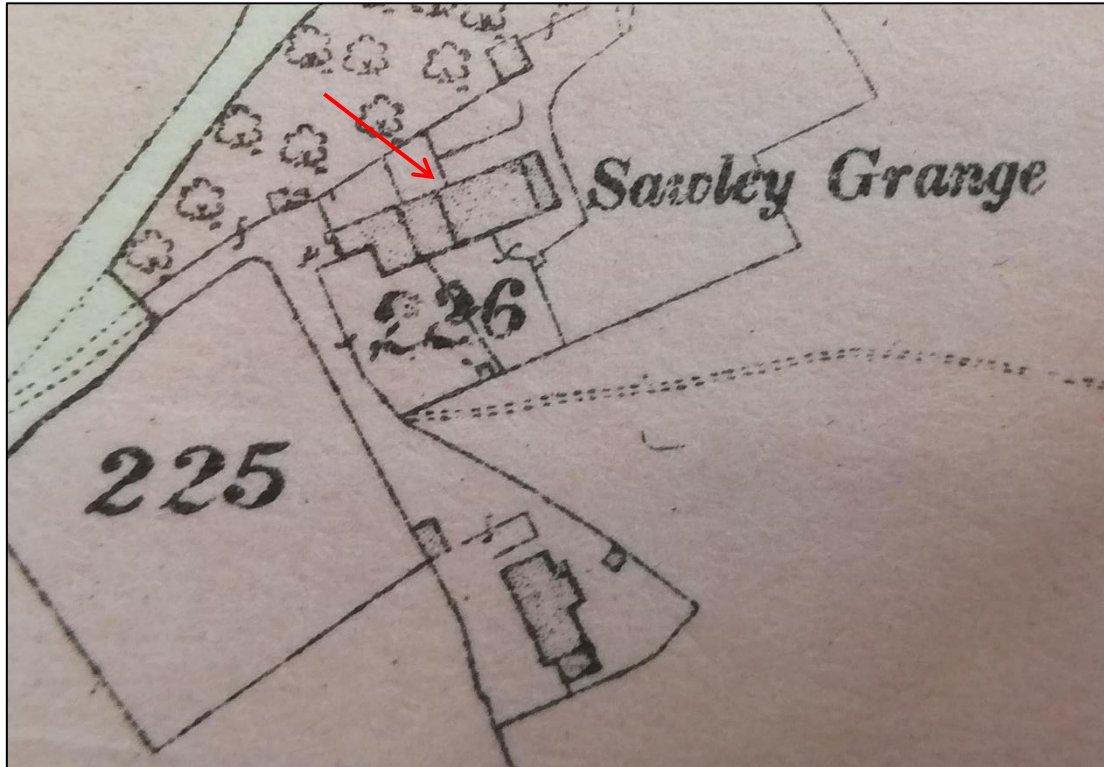
⁴ OS 6 Inch, 1:10560 scale map – Gisburn, Rimington, Sawley, Yorkshire Sheet CLXXXIII, surveyed 1849, published 1853



PL10: OS Map of 1907⁶

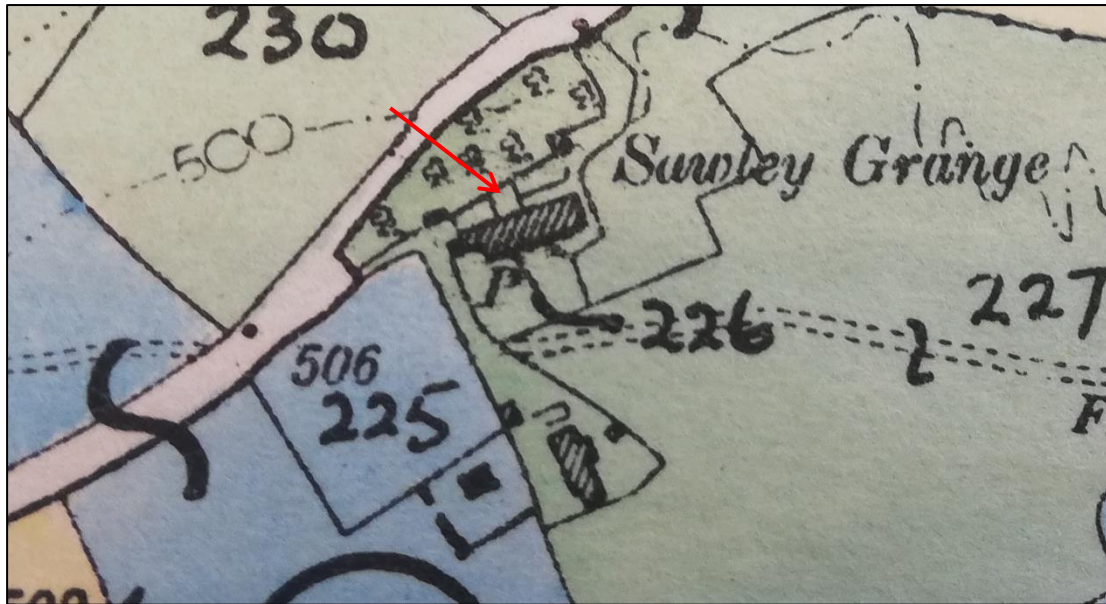
⁵ OS 25 Inch, 1:2500 scale map – Gisburn, Rimington, Sawley, Yorkshire Sheet CLXXXIII.1, revised 1884, published 1886

⁶ OS 25 Inch, 1:2500 scale map – Gisburn, Rimington, Sawley, Yorkshire Sheet CLXXXIII.1, revised 1907, published 1908



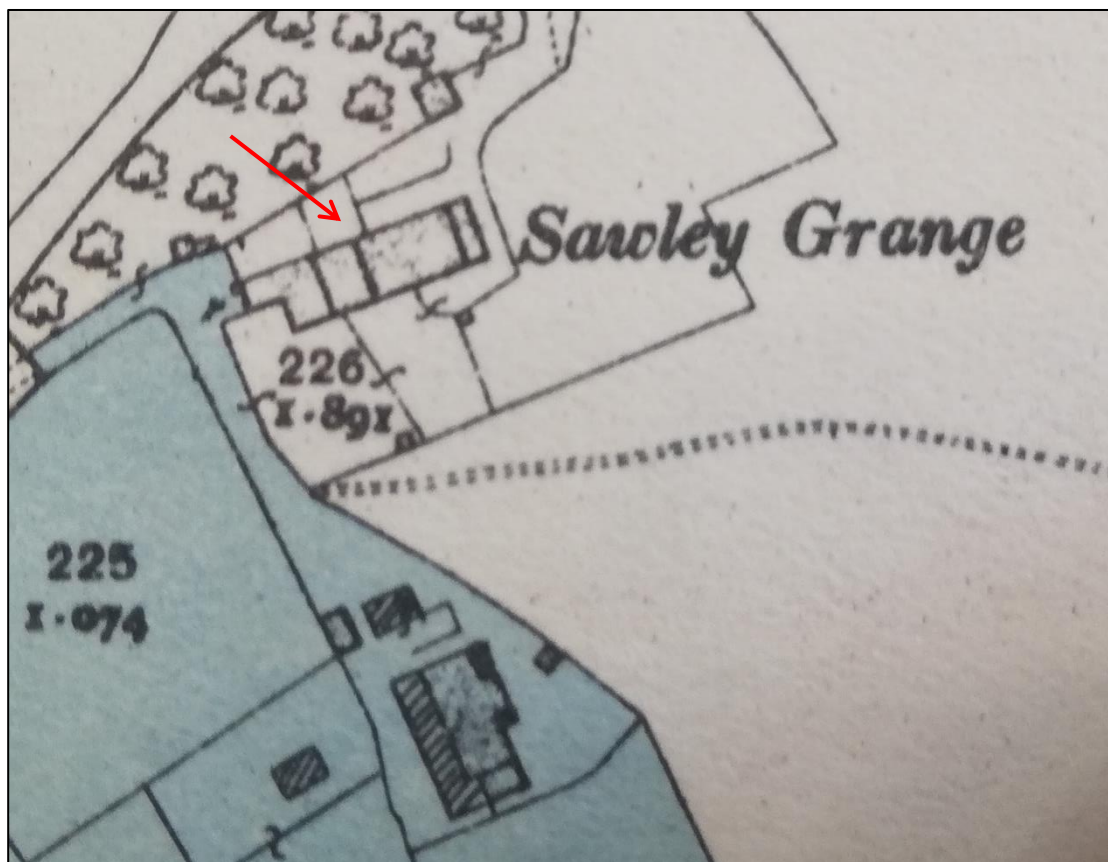
PL11: Sales Particulars Estate Map of 1924 ⁷

⁷ The Sawley, Rimington and Middop Estate, Sawley Section and Part Rimington, for Sale by Duncan b. Gray and Partners 1924



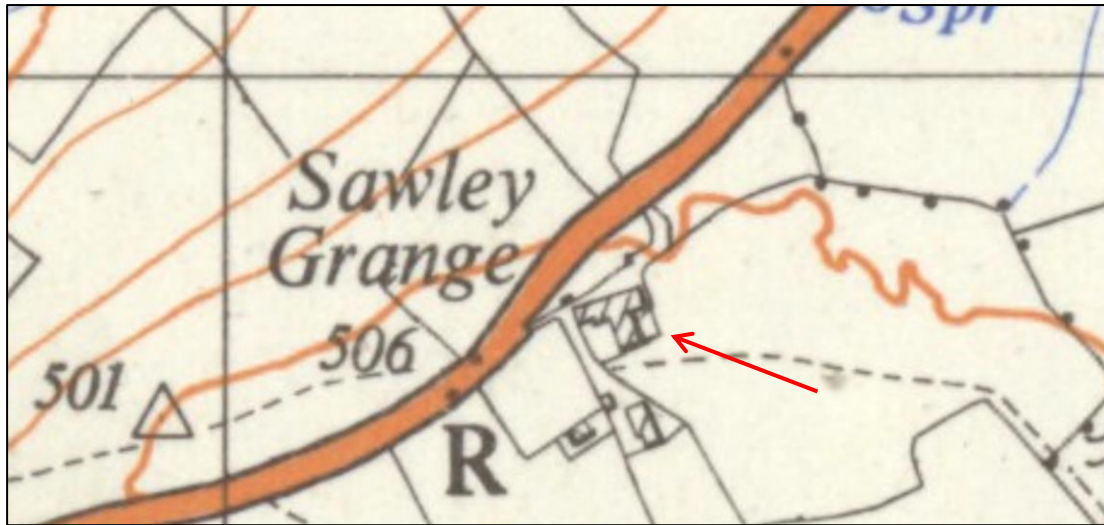
PL12: Sales Particulars Estate Map of 1936⁸

⁸ Plan of The Sawley Abbey Estate Near Clitheroe For Sale By Messrs Jackson Stops and Staff 1935



PL13: Sales Particulars Estate Map of 1949⁹

⁹ Plan of The Sawley Lodge Estate For Sale By Jackson Stops and Staff 1949



PL14: OS map of 1954¹⁰

¹⁰ OS 1:25,000 scale map, SD24 (includes Clitheroe)

6.0 PLANNING HISTORY

6.1 *Past Planning Applications*

A search of the most recent planning application for the application site has been carried out using the Ribble Valley Borough Council Searchable online database and consists of the following applications;

Application No: 3/2017/0969 (listed building consent)

Proposal: Demolition of redundant farm building and conversion of farm building adjoining the existing offices to create additional office space.
Construction of car park with landscaping works, new sewage treatment plant and soak away.

Decision: Approved with Conditions

Decision Date: 31/01/2018

Application No: 3/2017/0968 (planning approval)

Proposal: Demolition of redundant farm building and conversion of farm building adjoining the existing offices to create additional office space.
Construction of car park with landscaping works, new sewage treatment plant and soak away.

Decision: Approved with Conditions

Decision Date: 31/01/2018

Application No: 3/2002/0968 (change of use)

Proposal: Demolition farm shed and conversion of farm building adjoining existing offices to create additional office space, construction of car park and associated landscaping.

Decision: Approved with Conditions

Decision Date: 17/01/2003

7.0 PLANNING POLICY CONTEXT

7.1 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”.

7.2 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 exceptional⁶³.*
- 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.*

As well as the protection of the historic Environment the NPPF (2018) provides planning policy on design and consists of the following paragraphs;

124. *The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*
125. *Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*
126. *To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*
127. *Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. *Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*
129. *Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large-scale housing and mixed-use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*
130. *Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*
131. *In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

132. *The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

7.3 *Local Planning Policies*

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.”¹¹*

Key Statement EC1 – Business and Employment Development

¹¹ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

“Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

The Council, in line with the evidence it has gathered, will aim to allocate an additional 8 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

The Council considers, in line with neighbouring authorities and other bodies, that the BAE Samlesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge-based industries in the future. This has been recognised by the Government’s creation of an Enterprise Zone at this location. As such the site is not considered part of the borough’s general employment land supply.

The Council will therefore support the delivery of the Enterprise Zone and has produced a Local Development Order to achieve this.”¹²

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 CABI/English Heritage building in 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.*
- 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.*

¹² Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 65.

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.”¹³*

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.

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.

¹³ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.

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 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.”¹⁴*

Policy DMB1 – Supporting Business Growth and the Local Economy

“Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.

The borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

¹⁴ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 97.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the borough, and core strategy adoption version 109*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)”¹⁵*

8.0 SIGNIFICANCE

8.1 Statement of Significance

Old Sawley Grange is a late 18th / early 19th century building with medieval remains, likely to be late 15th or early 16th century and a link with the former Cistercian Abbey at Sawley and is considered to be a former grange associated with the abbey and its precinct and is sited 1.6km to the east of the abbey precinct. The building has been converted into offices for commercial use by the applicant and has a 1950's single storey rear extension

¹⁵ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 108.

once serving as an agricultural building, as the grange would have done prior to conversion. The significance of the building is acknowledged by its statutory listing as a grade II listed building.

Although much altered, the building, as its name suggests, is likely to have served as a grange to Sawley Abbey. Monastic granges were built from the 12th century up until the dissolution therefore making Old Sawley Grange a later version of this building type if the dating contained within the list description is to be relied upon. It is evidence of what is likely to be the sites first development and is further evidence of settlement on the site as well as its use in agriculture and is likely to have been accompanied by other associated agricultural buildings on the site and there may be potential for buried archaeological remains on the site. It is unfortunate that the building and site are not well documented which is often not the case as many granges have been well recorded as a result of their monastic associations.

The building is also evidence of the wider organisation and of Sawley Abbey, as a grange would have produced the necessary raw foods and produce that would be consumed by the monks of the abbey with any surplus being sold to contribute to the abbey's monetary funds. The grange itself would have been operated by a number of lay-men as opposed to monks and would have been a place with an increased focus on farming and labour instead of any spiritual functions and practices. The agricultural use of the site is something that had continued well into the 20th century and preserves evidence of the changes in land use during the medieval period (i.e. from settlement to agriculture) and offers evidence of the impact that the abbey would have had on the economic and social life of the area.

It is recorded that Sawley Abbey itself was not particularly wealthy in comparison to others such as Fountains Abbey and Bolton Abbey and this is reflected in the size of the grange and the fact that it is poorly documented. This is also the only known grange associated with Sawley Abbey and the wealthier monastic abbeys sometimes had numerous granges all performing various functions, again providing an indication as to the wealth of the abbey.

The building is largely of stone construction but contains remains of an aisled timber framed building dating from the late 15th / early 17th century further adding to the evidential value of the site.

Old Sawley Grange is currently used as a commercial office and as a result offers little communal value except through communal enjoyment as part of the local rural landscape. No other spiritual, commemorative or symbolic values can be attributed to the building.

Aesthetically, the building is modest in its appearance and is of traditional vernacular construction and lacks any architectural embellishment as a result of the building being designed and built with a greater emphasis of function rather than appearance. The stone walls of the building are likely to be a re-facing of the original building which is suggested to be an aisled timber framed structure which would have likely been infilled with box framing and wattle and daub.

10.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

10.1 Heritage Impact Assessment

The following impact assessment will judge the impact of the proposals on Old Sawley Grange as a designated heritage asset. The proposals will be assessed against the following magnitudes.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

Proposal	Description	Impact of Proposal	Mitigation
Demolition of detached former agricultural outbuilding.	The building is now obsolete and is now in a state of dilapidation caused as a result of redundancy and demolition is recommended. The buildings currently detract from the character and appearance of the listed building due to their deteriorating condition.	The demolition of the dilapidating and redundant building will provide a significant enhancement to the setting of the listed building and will have a high beneficial impact on its setting.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Demolition of adjoining former agricultural outbuilding.	The building is now obsolete and is now in a state of dilapidation caused as a result of redundancy and demolition is recommended.	The demolition of the dilapidating and redundant building will provide a significant enhancement to the setting of the listed building and will have a high beneficial impact on its setting.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be undertaken in accordance with submitted method statement.
Removal of Existing render finish to the rear south facing elevation of Sawley Old Grange.	Render wall finish is isolated to an area of the south elevation of Old Sawley Grange that is contained within the adjoining outbuilding. This is proposed for removal so as to match the remainder of the elevation and all other elevations and so as not to appear incongruous.	The origin of the render has been not been determined as part of this investigation but its removal would bring the appearance of the rear elevation of the building into line with the remaining elevations of the building so as not to appear incongruous. Its removal is not expected to have any significant impact on the significance of the building.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be undertaken in accordance with submitted method statement.
Reinstatement of slate roof covering and rainwater goods to the rear south facing roof pitch of Old Sawley Grange following demolition of the adjoining former agricultural building.	Following the demolition of the adjoining former agricultural outbuilding, the affected area of Roofing to Old Sawley Grange will require making good to prevent water ingress and any potential	Following demolition of the adjoining outbuilding, the affected area of roof to Old Sawley Grange would need to be rectified in terms of new slates and battens etc. to prevent any potential harm to the	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details, specifications and material

	harm to historic fabric.	underlying structure. No historic fabric expected to be remove or harmed as a result of these works whilst addressing a potential a vulnerability following demolition.	samples to be submitted to Ribble Valley Borough Council through a suitably worded planning condition.
Erection of a detached two storey office building to the rear of Sawley Old Grange.	New contemporary two storey office building proposed for the site of the former agricultural buildings.	The replacement of the existing redundant agricultural buildings with the proposed office building will result in a welcome enhancement of the site. The building would take a contemporary approach using traditional materials and forms to create a harmonious juxtaposition between the proposed office building and the listed building. The building is to be partially sited along the footprint of the adjoining agricultural building and would significantly enhance appetite of the site and the listed building whilst providing a number of public benefits.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details, specifications and material samples to be submitted to Ribble Valley Borough Council through a suitably worded planning condition.
Proposed landscaping and car parking.	Associated landscaping around the site of the proposed building with car parking amenity for use by the buildings end users.	Proposed car parking would be required to provide parking amenity for the users of the proposed building but a mixture of surface treatments would reduce its visual impact. This would also be assisted by the introduction of landscaping which would also enhance the setting of the listed building.	Details and proposed landscaping and car parking layout with planting scheme (native planting) to be submitted for approval by Ribble Valley Borough Council and can be implemented through a suitably worded planning condition.
Impact on buried archaeological remains.	Given the likely medieval origins of the site and its unknown layout during this period, it is possible that buried archaeological remains	The historic mapping of the site does not show any additional significant historic buildings located around the site of Old Sawley	Trial pits / excavations to be carried out on proposal site prior to works commencing to determine potential for non-scheduled archaeological remains.

	could be present on site relating to former buildings once associated with the grange that have since been demolished.	Grange. However, given that the site has been in use since at least the 16th century, it is possible that more buildings i.e. animal housing or storage buildings, could have been present around the grange and subsequently demolished. Should any buried archaeological remains be present on the site, then these would be affected by the development depending on their location.	Excavation and landscaping work to be monitored by a suitably qualified and experienced archaeological contractor throughout their duration during the works and a watching brief implemented through a suitably worded planning condition. Any significant archaeological remains / finds are to be recorded by a suitably qualified and experienced archaeological contractor and the completed record deposited with the Lancashire HER and Lancashire Archive Service.
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11.0 CONCLUSION

11.1 Benefits of the Scheme

Following an assessment of the impact of the proposed works on both the building and its setting, the harm caused by the proposals is minor and should be considered to be less than substantial in accordance with Paragraph 196 of the National Planning Policy Framework (2018), which states;

“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 securing its optimum viable use.”

As the proposals are to be considered as less than substantial harm, the harm must then be outweighed by the public benefits of the proposals, which includes heritage benefits such as;

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting, e.g. demolition of former agricultural buildings which are harmful to the setting of the listed building.
- Reducing or removing risks to a heritage asset e.g. the redundant and dilapidating nature of the former agricultural buildings.

Aside from heritage benefits, the proposals also have a number of other public benefits including;

- Employment of building contractors and other construction professionals and trades people to design and execute the works.
- Economic benefits in terms of local business development and the generation of employment in the local area.