

LAND OFF HENTHORN ROAD,
CLITHEROE

HERITAGE DESK-BASED ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF GLADMAN DEVELOPMENTS LTD.

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 **PLANNING**  **DESIGN**  **ENVIRONMENT**  **ECONOMICS**

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Summary

Pegasus Planning Group have been commissioned by Gladman Developments Ltd to carry out a Heritage Desk-Based Assessment of two parcels of land located off Henthorn Road, Clitheroe, Lancashire. The proposed development site comprises a total of 6.96 hectares of land on the southwestern extent of Clitheroe.

Archaeological Resource

There is very limited evidence for any remains relating to any prehistoric period or the Romano-British period within the site or its study area. A number of evaluations in the site's near vicinity during the past decade have not identified significant remains dating to these periods. The potential for significant remains dating to the prehistoric or Romano-British periods is considered to be low.

Ridge and furrow earthworks recorded within the study area indicate that the area saw agricultural usage during the medieval period. The site is likely to have formed part of the agricultural hinterland of the settlement of Clitheroe during the medieval period. The potential for significant archaeological remains dating to this period within the site is low.

Historic mapping of the site indicates that it was in agricultural usage during the early modern period, a use that it is likely to have held for some time prior to this. No remains of heritage significance relating to

this historic agricultural character are anticipated within the site. The potential for post-medieval or modern archaeological remains of heritage significance is considered to be low.

Setting Assessment

The site is not considered to form part of the setting of Henthorn Farm and Henthorn Farm Cottage Grade II Listed Building that contributes to its heritage significance. The development would therefore not be considered to result in any harm to the heritage asset through changes to setting.

Although there was a historic functional link between the site and Siddows Farmhouse, this former relationship is rendered inappreciable due to screening of intervisibility between the two and the reported disuse of the farmhouse. The development of the site would not be anticipated to result in any harm to the heritage significance of Siddows Farmhouse through changes to setting.

Justification

No harm to heritage assets that would require justification is anticipated.

1. Introduction

- 1.1 Pegasus Planning Group have been commissioned by Gladman Developments Ltd to carry out a Heritage Desk-Based Assessment of the proposed residential development site at Henthorn Road, Clitheroe as shown on the Site Location Plan provided at Plate 1.
- 1.2 This Desk-Based Assessment provides information with regards to the significance of the historic environment/archaeological resource to fulfil the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

- 1.3 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment/archaeological resource, following paragraphs 193 to 197 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

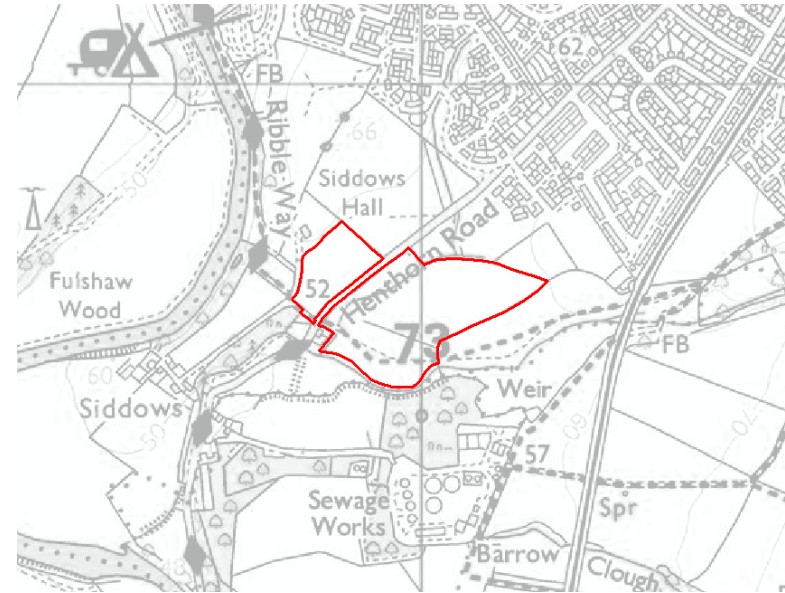


Plate 1: Site location (site outlined in red)

- 1.4 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be “*proportionate to the asset's importance*”.

¹ NPPF, MHCLG, 2019

2. Site Description and Location

2.1 The proposed development site comprises two parcels of land located on the southwestern extent of Clitheroe, Lancashire. The northern parcel is approximately 1.54 hectares and located on the northern side of Henthorn Road. The southern parcel is approximately 5.42 hectares and to the south of Henthorn Road.

2.2 The northern parcel of the site comprises a single agricultural field. As previously mentioned, Henthorn Road bounds this parcel to the south with the site's southern parcel beyond. A single residential property named 'Siddows Hall' is located to the north of this parcel beyond woodland whilst an area of farmland is located to the east - although this has just been granted planning permission for residential development. To the west of this parcel of land is an access road for Siddows Hall and Siddows Farm as well as further woodland and agricultural land.

2.3

The southern parcel of the proposed development site is larger and is composed of four areas of land. Two of these appear to

be used for agricultural purposes whilst the others are currently scrubland. The southern parcel is located south of Henthorn Road and to the north and west of the Pendleton Brook. Also to the east of the site's southern parcel are two residential properties fronting onto Henthorn Road. To the west of the site is new and ongoing residential development and further agricultural land.

2.4 The site's external and internal boundaries comprise a mix of hedgerows and post-and-wire fencing.

Planning History

2.5 No planning history for the site was identified within recent planning history records held online by Ribble Valley Borough Council.

3. Methodology

3.1 The aims of this Desk-Based Assessment are to assess the significance of the heritage resource within the site, to assess the contribution that the site makes to the heritage significance of the identified designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant. This assessment considers the archaeological resource, built heritage and the historic landscape.

Sources

3.2 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for information on designated heritage assets;**
- **The Lancashire Historic Environment Record (HER) for information on the recorded heritage resource and previous archaeological works;**
- **Archival sources, including cartographic sources, held at the Lancashire Archives;**
- **Aerial photographs and documentary sources held at the Historic England Archives, Swindon; and**
- **Online sources including aerial photographs and satellite imagery.**

3.3 For digital data sets, information was sourced for a 1km study area. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 1 and maps illustrating the resource and study area are included at the end of this report.

3.4 Designated heritage assets in the wider area were assessed as deemed appropriate (see Section 7).

3.5 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

Site Visit

3.6 A site visit was undertaken by Pegasus Group on 26th September 2019, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

3.7 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the site and the surrounding areas could be established.

Assessment of significance

- 3.8 In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance²”

- 3.9 Historic England’s Historic Environment Good Practice advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment³ (henceforth referred to as ‘GPA 2: Managing Significance’) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, GPA 2: Managing Significance also advocates considering the four types of heritage value an asset may hold, as identified in Historic England’s Conservation Principles⁴; **evidential, historical, aesthetic and communal**. These essentially cover the heritage ‘interests’ given in the glossary of the NPPF, which comprise archaeological, architectural, artistic and historic interest. Those values are also

² NPPF, MHCLG, 2019

³ Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

cited in Historic England’s guidance of *Statements of Heritage Significance* (2019). This assessment has followed the guidance on the assessment of significance contained within that document⁵.

- 3.10 *Conservation Principles* provides further information on the heritage values it identifies:

Evidential value: the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as archaeological remains, and genetic lines.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. Illustrative value is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset, but gives a particular resonance through association with a notable family, person, event or movement.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of conscious design or fortuitous outcome or a

⁴ English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

⁵ Historic England 2019 *Historic England Advice Note 12: Statements of Heritage Significance, Analysing Significance in Heritage Assets*

combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.

- 3.11 Significance results from a combination of any, some or all of the values described above.
- 3.12 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

- 3.13 As defined in the NPPF:

"Significance derives not only from a heritage asset's physical presence, but also from its setting."⁶

- 3.14 Setting is defined 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."⁷

- 3.15 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 3.16 How setting might contribute to these values has been assessed within this report with reference to Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets⁸ (henceforth referred to as GPA 3: The Setting of Heritage Assets), particularly the checklist given on page 11. This advocates the clear articulation of 'what matters and why'.
- 3.17 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess 'whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated'. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset

⁶ NPPF Annex 2, MHCLG, 2019

⁷ Ibid

⁸ Historic England, 2017, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets

that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

3.18 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to 'maximise enhancement and minimise harm'. Step 5 is to 'make and document the decision and monitor outcomes'.

3.19 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

3.20 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance, as identified in paragraph 194 of the NPPF comprising Grade I and II* Listed**

buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;

- **Designated heritage assets of less than the highest significance, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and**
- **Non-designated heritage assets. Non-designated heritage assets are defined within the Government's Planning Practice Guidance as "buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets"⁹.**

3.21 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

3.22 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances

⁹ MHCLG, Planning Practice Guidance, paragraph: 039 (ID: 18a-039-20140306, Revision date: 06 03 2014)

the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.23 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013¹⁰ that this would be harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'; and**
- **Less than substantial harm. Harm of a lesser level than that defined above.**

3.24 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this¹¹. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.

3.25 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*". Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and

environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

3.26 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again, fundamental to the methodology set out in this document is stating '*what matters and why*'. Of particular relevance is the checklist given on page 13 of *GPA 3: The Setting of Heritage Assets*.

3.27 It should be noted that this key document states that:

"setting is not itself a heritage asset, nor a heritage designation"¹²

3.28 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

3.29 With regards to changes in setting, *GPA 3: The Setting of Heritage Assets* states that "conserving or enhancing heritage assets by taking their settings into account need not prevent change".

3.30 Additionally, it is also important to note that, as clarified in the

¹⁰ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

¹¹ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle

¹² Historic England, 2017, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets

Court of Appeal¹³, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Benefits

- 3.31 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

¹³ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 (4th November 2016)

4. Planning Policy Framework

- 4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application site, with a focus on those policies relating to the protection of the historic environment.

Legislation

- 4.2 Legislation relating to the Built Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.
- 4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission [or permission in principle] 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.”

- 4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case¹⁴, Sullivan LJ held that:

¹⁴ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

- 4.5 A judgement in the Court of Appeal¹⁵ (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.
- 4.6 With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

- 4.7 Scheduled Monuments are protected by the provisions of the

¹⁵ Jones v Mordue Anor (2015) EWCA Civ 1243

Ancient Monuments and Archaeological Areas Act 1979 which relates to nationally important archaeological sites. Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

- 4.8 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guidance

The National Planning Policy Framework (February 2019)

- 4.9 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in February 2019. This replaced and updated the previous NPPF 2018 which in turn had amended and superseded the 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.10 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans,

incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 4.11 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 4.12 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;**
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:**
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or**
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or**
- d) where there are no relevant development plan policies, or the**

policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”**

4.13 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.” (our emphasis)

4.14 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating

Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.15 Heritage Assets are defined in Annex 2 of the NPPF as:

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

4.16 The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation¹⁶"

4.17 As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance¹⁷"

4.18 Section 16 of the NPPF relates to 'Conserving and enhancing the

historic environment' and states at paragraph 190 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal"

4.19 Paragraph 192 goes on to state that:

"In determining planning 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"**

4.20 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

¹⁶ NPPF Annex 2, MHCLG, 2019

¹⁷ IBID

“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.

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:

- 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”**

4.21 Section b) of the above describing assets of the highest significance also includes footnote 63 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

4.22 In the context of the above, it should be noted that paragraph 195 reads as follows:

“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”**

4.23 Paragraph 196 goes on to state:

“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”

4.24 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 200 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

- 4.25 Paragraph 201 goes on to recognise that *“not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance”* and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole” (our emphasis)

- 4.26 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

“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.”

- 4.27 Non-designated assets of archaeological interest which are demonstrably of equivalent significance to a scheduled monument will be subject to the policies for designated heritage assets.
- 4.28 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.
- 4.29 As set out later in this Report, it can be demonstrated that the proposals would serve to preserve all identified heritage assets. Thus, planning permission should be granted as per the requirements of paragraph 38 which state that:

“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisions-makers at every level should seek to approve applications for sustainable development where possible.”

National Planning Guidance

- 4.30 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.31 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.32 The PPG has a discrete section on the subject of 'Conserving and enhancing the historic environment' which confirms that the consideration of 'significance' in decision taking is important and states:
- "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals¹⁸"**
- 4.33 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the

¹⁸ PPG, paragraph 009 (ID: 18a-009/20140306 revision date 06.03.2014)

individual circumstances and the policy set out within the NPPF.

It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting¹⁹."

"While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm" (our emphasis)

- 4.34 With regard to design, the PPG states at paragraph 02 that:

"Good design should:

- e) ensure that development can deliver a wide range of planning objectives**

¹⁹ PPG, paragraph 017 (ID: 18a-017-20140306 revision date 06.03.2014)

- f) enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being
- g) address the need for different uses sympathetically²⁰."

4.35 Paragraph 23 goes on to explain how to consider buildings and the spaces between them and reads as follows:

"Plans, policies and decisions can effectively manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:

- h) layout – the way in which buildings and spaces relate to each other
- i) form – the shape of buildings
- j) scale – the size of buildings
- k) detailing – the important smaller elements of buildings and spaces."²¹

Local Planning Policy

4.36 Planning applications within Clitheroe are currently considered against the policy and guidance set out within the Ribble Valley Borough Council Core Strategy 2008-2028.

²⁰ PPG, paragraph 02 (ID: 26-002-20140306 revision date 06.03.2014)

"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.

2. Listed Buildings and Other Buildings of Significant Heritage Interest

²¹ PPG, paragraph 23 (ID: 26/023/20140306 revision date 06.03.2014)

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;

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.

5. The Historic Environment

5.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains. Designated heritage assets and HER records are illustrated on Figures 1, 2, and 3. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix 'ELA' and HER 'monument' numbers have the prefix 'MLA'. A gazetteer of heritage data is included as Appendix 1.

Designated Heritage Assets

- 5.2 No designated heritage assets have been recorded within the proposed development site. Two designated heritage assets, both of which are Grade II Listed Buildings, are recorded within 500m of the site.
- 5.3 Designated heritage assets in the vicinity of the site are considered in further detail in the *Setting Assessment* section below.

Previous Archaeological Works

- 5.4 The proposed development site is contained within the study area of three Aggregate Levy Sustainability Fund studies of the Lower Ribble Valley (HER ref. ELA1375, ELA1376, ELA1377). These works carried out between 2005 and 2006 each

comprised a Desk-Based Assessment, Aerial/LIDAR Survey, Fieldwalking, Core Sampling and OSL. No particular archaeological interest was identified within the site during these works.

- 5.5 Other archaeological works which have taken place in the site's near vicinity include the geophysical surveying and trial trenching of the land to the site's immediate northeast (HER ref. ELA2585, ELA2692).

Topography, geology and the palaeoenvironment

- 5.6 The geology of the proposed development site has been mapped by the British Geological Survey (BGS). The bedrock geology of the site is largely recorded as undifferentiated Clitheroe Limestone Formation and Hodder Mudstone Formation although a small patch of the site's southwestern boundary is mapped as undifferentiated sandstone and mudstone from the Permian and Triassic periods.
- 5.7 Superficial geology within the site has also been identified by the British Geological Survey. The majority of the site is composed of Diamicton Till whilst a patch of clay, silt, sand and gravel alluvium is recorded in the site within the near proximity of the Pendleton Brook. Alluvial deposits are sometimes noted for their potential to contain deposits of palaeoenvironmental significance although there is no evidence that this is the case

in this instance.

- 5.8 The topography of the site slopes downwards towards Pendleton Brook. The lowest point of the site is approximately 50m AOD on the site's southwestern boundary whilst its highest point is its northernmost point at approximately 60m AOD.

Prehistoric (pre-43 AD)

- 5.9 No evidence of prehistoric activity has been recorded within the proposed development site by Lancaster Historic Environment Record or in archaeological reports from nearby developments.
- 5.10 Within the 500m study area a single unstratified Neolithic greenstone axe was recorded prior to trial trenching approximately 250m north of the site (HER ref. MLA36178). Subsequent trial trenching of the area did not reveal any prehistoric features or further finds.

Romano-British (AD 43 - 410)

- 5.11 No Romano-British finds or heritage assets have been recorded within the proposed development site.
- 5.12 A probably cast-copper alloy harness fitting was recorded approximately 270m northeast of the proposed development (Her ref. MLA36630). The object, which was found in 2014 by a metal-detectorist, is very worn making its provenance difficult to identify. Based on its form, the object has been identified as a possible Romano-British toggle, although there is some potential that the fitting could be early medieval or medieval.

- 5.13 A Romano-British road is recorded approximately 1.02km southwest of the proposed development site. The road, previously identified as Margary Road 72a, connected *Bremetennacum* (Ribchester, Lancashire) to *Olenacum* (Elsack, North Yorkshire). No settlement has been recorded in the vicinity of this section of the Roman road, possibly due to the low-lying, flood plains of the Ribble Valley which it crosses.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.14 No earlier medieval or medieval remains have been identified within the site. There is some potential that the aforementioned cast-copper alloy harness fitting previously detailed in the *Romano-British* subheading of this report dates to either the early medieval or medieval period although wear has made a full identification of this object not possible.
- 5.15 The nearest instance of recorded early medieval or medieval activity to the site is possible deserted medieval settlement located approximately 200m to the site's west-southwest (HER ref. MLA2092). No remains relating to the potential deserted medieval settlement could be seen on historic aerial photographs or modern aerial photography in the location recorded in the HER dataset. Lidar imagery and satellite images appear to show the former boundaries of strip fields approximately 120m northeast of the recorded settlement site which may have been previously mistaken for a deserted medieval settlement (see Plate 2). No evidence of building

platforms or sunken trackways can be seen in the area so these remains may represent hinterland agricultural activity.



Plate 2: Lidar imagery of the area of the recorded deserted medieval settlement

- 5.16 The site of a possible medieval cornmill is recorded approximately 280m southwest of the site (HER ref. MLA5605). A mill was referred to in charters and pleadings approximately a mile outside of Clitheroe at Henthorn in the 14th century. The mill is also recorded in this location sporadically throughout the 15th and 16th centuries and depicted on William Yate's *Lancaster County Palatine* of 1786. All structures currently extant in this location relate to a modern household waste recycling centre.
- 5.17 The only other instance of post-medieval and modern activity within the site's 500m study area is an area of medieval or post-

medieval ridge and furrow earthworks (HER ref. MLA36178). The ridge and furrow earthworks had been levelled by modern agricultural practice although furrows were still observed as subsurface remains during trial trenching. Modern residential development has since taken place in this location.

Post-medieval (1540 – 1800) and Modern (1801 – present)

The Site

- 5.18 No post-medieval or modern heritage assets have been recorded within the proposed development site. The historic development of the site can be studied through a regression of historic mapping of the area.
- 5.19 The site appears on the Clitheroe Tithe map of 1842 which depicts the proposed development site as parts of five parcels of land (see Plate 3). The map's accompanying apportionment details the site's usage at this time. The apportionment records parcels 1318, 1322, 1323 and 1302 under various agricultural usages whilst parcel 1317 is depicted with a stream or track running through it and stated to contain a farmhouse, although no such structure is depicted on the Tithe Map (which depicts other structures) or later maps. All parcels of land depicted on the Clitheroe Tithe Map were in the ownership of a John Aspinall Esq. and occupied by a Henry Leeming.



Plate 3: Henthorn Road Tithe Map of 1842 (site outlined in red)

5.20 Siddows Hall is first depicted on the Ordnance Survey map of 1886 to the immediate northeast of the northern parcel of the proposed development site (see Plate 4). The construction of Siddows Hall and its grounds resulted in the formation of the northern parcels northwestern boundary. Within the southern parcel of the site, the removal of two internal boundaries has been depicted on the 1886 Ordnance Survey Map although there is otherwise no change. No farmhouse is depicted within the site.

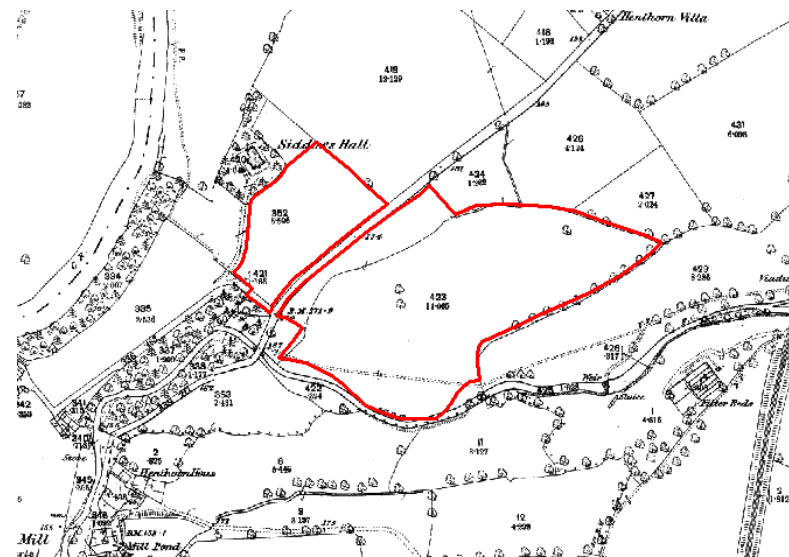


Plate 4: Ordnance Survey Map of 1886 (site outlined in red)

5.21 No change is depicted within the site on the Ordnance Survey map of 1912 (see Plate 5). A third internal boundary of the southern parcel was instated during the mid-20th century running northwest-by-southeast across the site. Two residences were constructed on the southern parcel's western boundary during the mid-20th century.

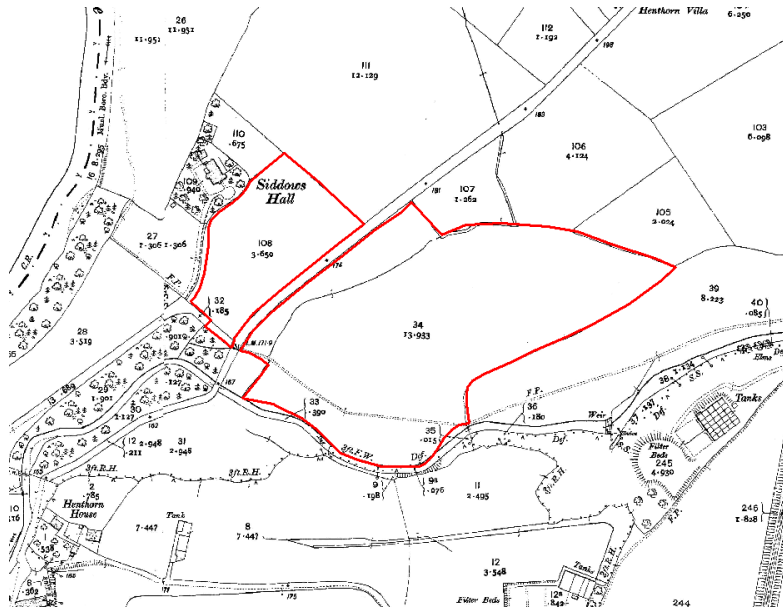


Plate 5: 1912 Ordnance Survey Map (site outlined in red)

Study Area

5.22 Post-medieval and modern heritage assets which have been recorded within the site's 500m study area and are still extant comprise:

- **Henthorn Farm and Henthorn Cottage Grade II Listed Building c.260m north of the site (NHLE ref. 1072385);**
- **Sidows Farmhouse Grade II Listed Building approximately 240m west-southwest (NHLE ref. 1163894);**
- **Primrose House Grade II Listed Building c.460m east of the site (NHLE ref. 1072357);**

- **A late 19th-century weir on the Pendleton Brook c.100m south of the site (HER ref. MLA13627);**
- **The Bolton, Blackburn, Clitheroe and West Yorkshire Railway (HER ref. MLA10617);**
- **The railway viaduct over Pendleton Brook c.170m east of the proposed development site (HER ref. MLA13628); and**
- **A bridge over the Pendleton Brook near the railway viaduct (HER ref. MLA13628).**

5.23 The remainder of the post-medieval and modern heritage assets within the study area are no longer extant. These comprise:

- **19th-century ponds which were converted to 'filter beds' c.160m east of the site (HER ref. MLA13629);**
- **The site of former bridges over the Pendleton Brook (HER ref. MLA13631);**
- **The site of Henthorn House and well approximately 210m southeast of the site (HER ref. MLA5606); and**
- **A quarry or pit recorded on early Ordnance Survey mapping c.440m north of the site (HER ref. MLA13626).**

Conclusions

5.24 The single prehistoric spot-find located to the north of the proposed development site has been recorded during previous archaeological works within the study area. Evidence for further prehistoric remains within the study area is limited. Therefore,

the potential for any such remains within the site is considered to be low.

accompanying map.

- 5.25 One possible Romano-British find has been recorded within the site's 500m study area. No Romano-British settlement is recorded in the vicinity and the nearest Roman road is recorded just over a kilometre away from the site. The potential for significant Romano-British remains within the site is low.
- 5.26 Medieval activity within the study area comprises the site of a mill and some potential ridge and furrow earthworks. The site is located approximately 1.5km southeast of the medieval core of Clitheroe. The potential for significant archaeological remains within the site dating to the early medieval or medieval period is low.
- 5.27 Historic mapping and two Grade II Listed farmhouses in proximity of the site indicate that the area was primarily in agricultural usage during the later post-medieval and modern period. It is considered likely that the area held this usage for some time prior to this. Any extant remains relating to the historic agricultural character of the site are very unlikely to be of any heritage significance. The reference to a farmhouse within the site on the Tithe apportionment is considered most likely to be an error, as no such structure is depicted on the

6. Setting Assessment

- 6.1 Step 1 of the methodology recommended by the Historic England guidance *GPA 3: The Setting of Heritage Assets* (see *Methodology* above) is to identify which heritage assets might be affected by a proposed development.
- 6.2 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3 Consideration was made as to whether any of the heritage assets present within or beyond the 500m study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4 Assets in the vicinity identified for further assessment on the basis of proximity, possible intervisibility and possible historic functional link comprise:
- **Henthorn Farm and Henthorn Farm Cottage Grade II Listed Building (NHLE ref. 1072385); and**
 - **Siddows Farmhouse Grade II Listed Building (NHLE ref. 1163894).**
- 6.5 Although the site of the Pendleton Brook Weir has been

identified by the Lancashire Historic Environment Record (HER ref. MLA13627) it has not been identified for further assessment due to no apparent historic relationship with the site.

Henthorn Farm and Henthorn Farm Cottage

- 6.6 The farm and attached farm cottage now known as Henthorn Farm is a Grade II Listed Building located approximately 260m north of the proposed development site (NHLE ref. 1072385). Notable features of the former farmhouse include the carriage entry to the left of the main entrance and kneeleroed gables to the roadside. Although the building has been dated to 1835, the farmhouse does not appear on the Clitheroe Tithe Map of 1842. The First Edition Ordnance Survey map of 1848 is the first to depict the farmhouse as 'Mill Lane House'.
- 6.7 As a Grade II Listed Building, Henthorn Farm and Henthorn Farm Cottage are a designated heritage asset of less than the highest significance as defined by the NPPF. The significance of the asset is primarily derived from its built fabric and design which is clearly identifiable as that of an historic agricultural building. Features of the farmhouse, such as the carriage entry, provide information regarding its historic function and capabilities, and are considered to contribute towards its historic interest. Stone surrounds to doorways and windows as well as the kneeleroed gables add architectural interest to the asset.

6.8 The setting of the Listed Building is much changed from when the building was constructed. The area surrounding Henthorn Farm and Farm Cottage was primarily agricultural at the time of the building's construction and expansion southwestwards from Clitheroe has altered this to a primarily residential setting.

6.9 Those elements of the assets setting that contribute to their heritage significance are considered to be their plots and each other.



Plate 6: View looking northeast towards Henthorn Farm Cottage from the southern parcel of site

6.10 The proposed development site is located approximately 260m away from Henthorn Farm. Due to ongoing residential development to the immediate northeast of the larger parcel of

the site (see Plate 6). Visibility between the northern parcel of the site is also screened by residential development. No co-visibility is anticipated between either parcels of the site and the heritage assets due to this ongoing development and recently approved residential development immediate to this parcel's east (see Plate 7).



Plate 7: View northeast from the northern parcel of the site towards the southern extent of Clitheroe

6.11 A review of the historic ownership of the site and the farm as recorded by the Clitheroe Tithe Map and Apportionment indicates that there was not common ownership or occupation between the two at that time. There is no other evidence for a historic functional relationship between the two.

- 6.12 As such, the site is not considered to form part of the setting of Henthorn Farm and Henthorn Farm Cottage Grade II Listed Building that contributes to its heritage significance. Therefore, the proposed development would not be considered to have any impact upon the asset's heritage significance.

Siddows Farmhouse Grade II Listed Building

- 6.13 This Grade II Listed Building is recorded approximately 240m west-southwest of the proposed development site (NHLE ref. 1163894) (see Plate 8). Siddows Farmhouse is constructed from rubble and is dated from an inscribed panel over the door to 1707. Siddows Farmhouse is located down a private driveway and is only partially visible, being partly screened, from Henthorn Road approximately 250m further south from the proposed development site (see Plate 8). HER data regarding the farmhouse records it as a ruined building although its current condition is not known.
- 6.14 As a Grade II Listed Building, Siddows Farmhouse is a designated heritage asset of less than the highest significance as defined by the NPPF. The rubble fabric of the building as well as its distinctive architectural features, such as its large dripstones, are considered to provide the asset with both historic and architectural interest.
- 6.15 The setting of Siddows Farmhouse is also considered to contribute towards its heritage significance. The agricultural land which surrounds the farmhouse has long held a similar usage and is recorded under the same ownership as Siddows

Farmhouse on the Clitheroe Tithe map of 1848. Therefore, the agricultural land in the farmhouse's immediate vicinity is considered to contribute a minor amount of historic interest to its heritage significance through setting.



Plate 8: View northwards from Henthorn Road towards Siddows Farmhouse

- 6.16 Similarly, the other farm buildings visible on modern satellite imagery of the complex demonstrate the historic and continued agricultural usage of the farm. Although none of these other buildings at Siddows Farm appear to be contemporary with the original farmhouse, they are still considered to provide a minor amount of historic interest to the Listed Building through setting.

- 6.17 The Clitheroe Tithe Map and Apportionment of 1842 records the common ownership and occupation of Siddows Farmhouse and the site during the 19th century. This demonstrates that there was a historic functional link between the proposed development site and the Grade II Listed Siddows Farmhouse. Due to the distance between the site and the farmhouse as well as screening from interposing planting, there is no intervisibility between the site and Listed Building (see Plate 9). Co-visibility between the site and the Listed Building is also limited by the planting and modern building in the area surrounding the Listed Building.
- 6.18 Although there was a historic functional relationship between the proposed development site and the Siddows Farmhouse, this relationship is no longer considered to be appreciable. The site makes no contribution towards the heritage significance of Siddows Farmhouse through setting.
- 6.19 Development within the site would not result in any harm to the heritage significance of Siddows Farmhouse Grade II Listed

Building through changes to setting.



Plate 9: View southwest from the road outside the northern parcel of the site towards Siddows Farmhouse

7. Conclusions

Archaeological Resource

- 7.1 Evidence for prehistoric remains within the proposed development site is limited despite a number of previous archaeological works in the vicinity. The potential for prehistoric remains to be contained within the site is low.
- 7.2 There is scant evidence for Romano-British archaeological remains in Clitheroe and the surrounding area. Romano-British activity in the vicinity is limited. The potential for Romano-British archaeology within the site is considered to be low.
- 7.3 Rural activity recorded within the vicinity of the site includes possible ridge and furrow earthworks from historic agricultural practice and the site of a mill further south along the Pendleton Brook. The site is considered likely to have formed part of the agricultural hinterland of Clitheroe during the medieval period. Any remains relating to this usage are unlikely to be heritage significance and would not form a constraint upon development.
- 7.4 During the post-medieval and modern periods, the site appears to have been in agricultural usage. No remains of heritage significance relating to the site's agricultural character during the post-medieval and modern period are anticipated within the site. The potential for significant post-medieval or modern archaeological remains within the site is considered to be low.

Setting

- 7.5 Henthorn Farm and Henthorn Farm Cottage, a Grade II Listed Building now located within the suburban area of Clitheroe. There is no apparent historic relationship between the former farm buildings and the site and any visibility between the asset and site is entirely screened by modern residential development. The development will not result in any harm to their heritage significance.
- 7.6 Siddows Farmhouse is a grade II Listed building located to the southwest of the site down a private driveway. Siddows Farmhouse is recorded as ruined in HER datasets. Common ownership between Siddows Farmhouse and the site is recorded in the Clitheroe Tithe Map of 1842. Due to the distance and interposing woodland and road infrastructure between the parcels of the site and the asset, development within the site is unlikely to be appreciable from Siddows Farmhouse. Development within the site would not be anticipated to result in any harm to the heritage significance of Siddows Farmhouse through changes to setting.

Justification

- 7.7 No harm to heritage assets that would require justification is anticipated.

8. Sources

Cartographic Sources

1842	Clitheroe Tithe Map and Apportionment
1848	Ordnance Survey Map
1886	Ordnance Survey Map
1912	Ordnance Survey Map

Record Office Sources

MBC 1107/3977	Henthorn Road: conversion of Siddows Hall into 2 houses 19 th Nov. 1952
MBC 1107/7167	Henthorn, Siddows Farm: new farmhouse to replace existing house. 18 th May 1966

Appendix 1: Gazetteer of Heritage Data

Heritage Data

HER Event Data

Ev UID	Name	Event Type
ALA1375	ALSF Aggregate Extraction in the Lower Ribble Valley: Desk Based Assessment & Aerial/LIDAR Survey	EVP
ELA1376	ALSF Aggregate Extraction in the Lower Ribble Valley: Field Survey	EVS
ELA1377	ALSF Aggregate Extraction in the Lower Ribble Valley: Core Sampling and OSL	EVT
ELA1947	Henthorn Road, Clitheroe: Desk-Based Assessment	EVP
ELA2415	Henthorn Road, Clitheroe: Trial Trench	EVT
ELA2585	Land south of Henthorn Road, Clitheroe: Geophysical Survey	EVS
ELA2692	Land south of Henthorn Road, Clitheroe: Archaeological Evaluation	EVT
ELA2150	Primrose Mill, Woone Lane, Clitheroe: Building Survey	EVS
ELA1948	Primrose Mill and Primrose Print Works, Clitheroe: Building Survey	EVS

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MLA36178	PRN38706	Trial excavations in 2013 uncovered the remains of Medieval or post-Medieval ridge and furrow and a Neolithic (Langdale (Group VI)) polished stone axe.	FINDSPOT; RIDGE AND FURROW	Prehistoric to Post-Medieval
MLA36630	PRN39183	Probably a cast copper-alloy harness fitting (toggler or dangler) dating from c.AD 43-1500.	FINDSPOT	Romano-British to Medieval
MLA2092	PRN2092	Listed as a possible deserted Medieval settlement, no visible remains identified.	DESERTED SETTLEMENT	Early Medieval and Medieval
MLA5605	PRN5606	Henthorn water-powered corn mill, shown on OS 1:10,560 map, 1847 and yates' map of 1786. The site may date back to 1258. Converted to cotton weaving in 1860 (shown as a cotton waste works on OS 25 inch map, 1886). Became part of sewage works in 1894;	CORN MILL; WATERMILL; CORN MILL; COTTON MILL	Early Medieval and Medieval
MLA13626	PRN13630	Quarry or pit seen on 1847 OS first edition 1:10,560 map	QUARRY?; SAND PIT?	Post-Medieval and Modern
MLA13627	PRN13631	Weir on 1886 OS first edition 1:2,500 map	WEIR	Post-Medieval and Modern
MLA13628	PRN13632	Railway viaduct on OS 1886 first edition 1:2,500 map	RAILWAY VIADUCT	Post-Medieval and Modern
MLA13629	PRN13633	Ponds and filter beds shown on 1847 and 1886 mapping. No longer extant.	POND; FILTER BED	Post-Medieval and Modern
MLA13630	PRN13634	Footbridge on OS 1886 first edition 1:2,500 map	FOOTBRIDGE	Post-Medieval and Modern
MLA13631	PRN13635	Bridge on OS 1886 first edition 1:2,500 map, replacing an earlier (pre-1847) wooden bridge a little upstream.	BRIDGE; BRIDGE	Post-Medieval and Modern
MLA13632	PRN13636	Shown on OS first edition 1:2,500 map	SIGNAL BOX	Post-Medieval and Modern

Mon UID	Pref Ref	Name	Mon Type	Period
MLA17736	PRN17774	Farmhouse, dated 1835, now house and cottage.	FARMHOUSE	Post-Medieval and Modern
MLA17767	PRN17805	Built c.1809 by the owner of the Primrose Mill.	HOUSE	Post-Medieval and Modern
MLA5606	PRN5607	Site of Henthorn House and well, pre-1848	WELL; HOUSE	Post-Medieval and Modern
MLA10617 (AMIE ref. 1371817)	PRN10618	Bolt, Blackburn, Clitheroe and West Yorkshire Railway	RAILWAY	Post-Medieval and Modern

AMIE Data

AMIE Event Data

Act UID	Name	Activity	Description	Eastings	Northings
1596711	Land South of Henthorn Road	Geophysical Survey	Geophysical survey of land south of Henthorn Road	373220	440780
1586245	Land off Henthorn Road	Excavation	Excavation following geophysical survey and trial trenching recorded ridge and furrow and a Neolithic polished stone axe	372944	441145
1600294	Land off Henthorn Road	Desk-Based Assessment	-	372940	441140
1600275	Land adjacent to Little Moor	Desk-Based Assessment	-	373250	440850

AMIE Monument Data

HOB UID	Name	Description	Eastings	Northings
44724	-	Henthorn DMV	372500	440500
1584617	Primrose Mill	This purpose-built cotton-spinning mill was erected in 1787 by John Parker and John Parker, who also owned Low Moor Mill in Clitheroe. Primrose Mill was four storeys high, and measured 70ft x 31 st (21.34 x 9.45m), together with 11 cottages, a stable, shippon and gardens to create Clitheroe's second industrial settlement. The mill contained 14 spinning frames with 856 spindles, powered by a 26' diameter waterwheel/	373788	440692

Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1163894 (HER ref. MLA15352, AMIE ref. 519343)	Siddows Farmhouse	II	372575.676	440451.3788
1072385	Henthorn Farm and Henthorn Farm Cottage	II	373206	440932.3608
1072357	Primrose House	II	373687	440694.3608

Appendix 2: Designation Descriptions

Henthorn Farm and Henthorn Farm Cottage

SD 74 SW 7/246

HENTHORN ROAD (West side) Henthorn Farm and Henthorn Farm Cottage

(Formerly listed as Henthorn Farmhouse)

II Early C19. Two storeys, rendered, with Welsh slate roof. Dated 1835. Three windows, stone surrounds, modern glazing bars. Two windows to ground floor and door in stone surround. Carriage entry to left. Kneeler to left-hand gable end.

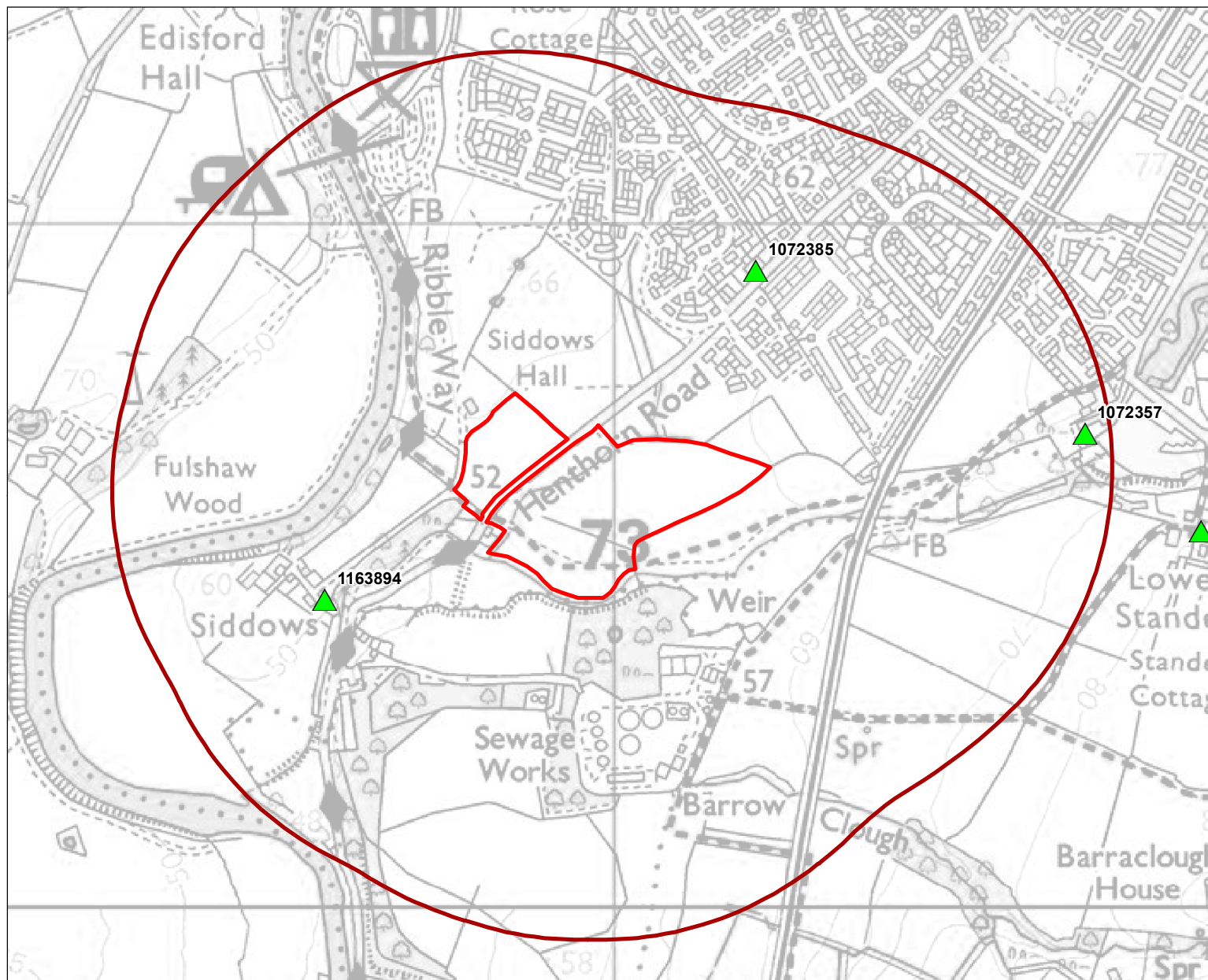
Listing NGR: SD7320640932

Siddows Farmhouse

HENTHORN ROAD 1. 5295 (West Side) Siddows Farmhouse SD 74 SW 7/52 19.5.50. II 2. Early C18. 2 storeys in rubble. The door is plain with a chamfered lintel and has probably been widened. 2 windows per storey, 1 of 4 lights and 1 of 3 lights still of C17 type. Over the door and the ground floor windows are dripstones of considerable projection. A square panel over the door is inscribed T W (over) 1707 I F.

Listing NGR: SD7257640451

Appendix 3: Figures



KEY

- Site
- 500m Study Area

Listed Buildings Grade:

- ▲ II

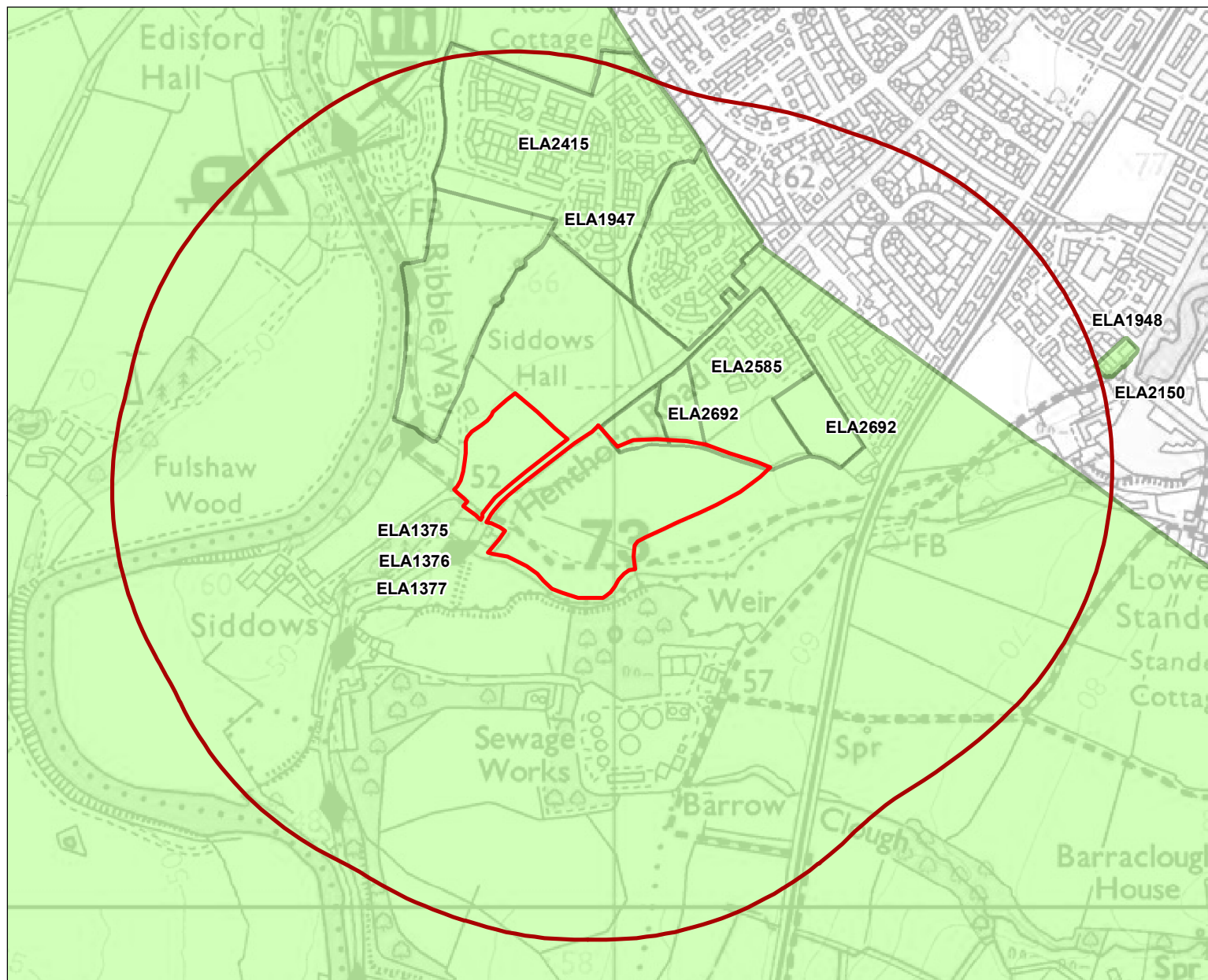
Revisions:
First Issue- 23/07/2019 RGO

Figure 1: Designated Heritage Assets Land off Henthorn Road, Clitheroe

Client: Gladman Developments Ltd
 DRWG No: **P19-1604** Sheet No: - REV: -
 Drawn by: RGO Approved by: GS
 Date: 23/07/2019
 Scale: 1:8,700 @ A3

Pegasus

Planning



KEY

- Site
- 500m Study Area
- HER 'Event' Areas

Revisions:
First Issue- 23/07/2019 RGO

**Figure 2: HER 'Events'
Land off Henthorn
Road, Clitheroe**

Client: Gladman Developments Ltd

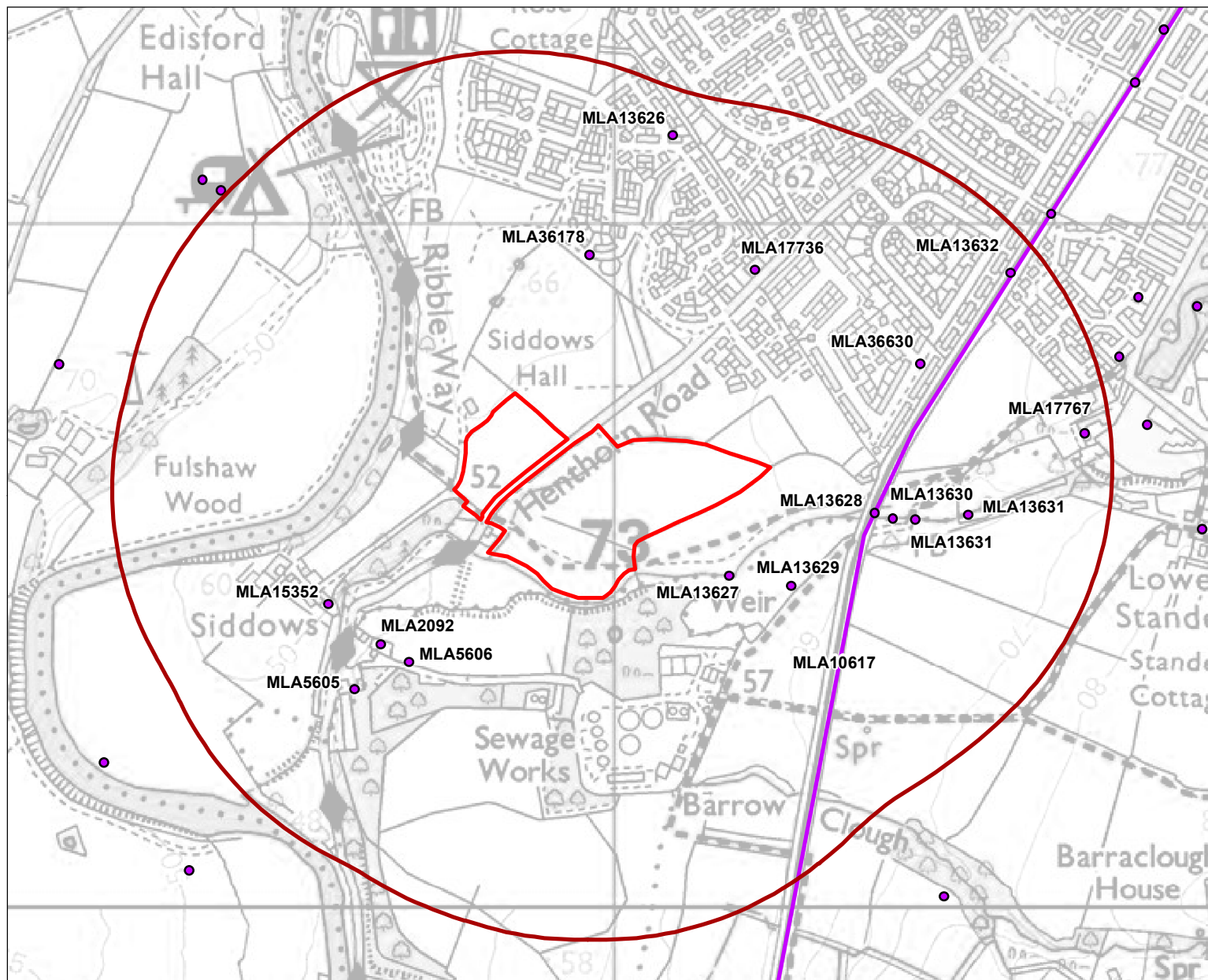
DRWG No: **P19-1604** Sheet No: - REV: -

Drawn by: RGO Approved by: GS

Date: 23/07/2019

Scale: 1:8,700 @ A3

Pegasus
Planning



KEY

- Site
- 500m Study Area
- HER 'Monument' point
- HER 'Monument' lines

Revisions:
First Issue- 23/07/2019 RGO

**Figure 3: HER Monuments
Land off Henthorn
Road, Clitheroe**

Client: Gladman Developments Ltd
 DRWG No: **P19-1604** Sheet No: - REV: -
 Drawn by: RGO Approved by: GS
 Date: 23/07/2019
 Scale: 1:8,700 @ A3

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ECONOMICS



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