



3583/H Higher Standen Farm, Heritage Statement

# Heritage Statement

**Land at Higher Standen Farm and Part Little Moor Farm, Clitheroe,  
Lancashire**

Taylor Wimpey

April 2025

## Office Locations

### **Cambridge**

1A Clifton Court, Clifton Road,  
Cambridge, CB1 7BN  
01223 776740

### **London**

Moor Place, 1 Fore Street Avenue,  
London, EC2Y 9DT  
020 3011 0820

### **Norwich**

Brettingham House, 98 Pottergate,  
Norwich, NR2 1EQ  
01603 631319

### **Bath**

Newark Works, 2 Foundry Way,  
South Quays Bath,  
BA2 3DZ  
01225 690119

### **Manchester**

One St Peter's Square  
Manchester  
M2 3DE  
01617 111740

### **Edinburgh**

1 Lochrin Square  
92-98 Fountainbridge  
Edinburgh  
EH3 9QA  
01316 000319

### **York**

Stanley Harrison House,  
The Chocolate Works, Bishopthorpe Road,  
York, YO23 1DE  
01904 803800

## Issue Sheet

Document Prepared for: Taylor Wimpey

### Heritage Statement:

3583/H Higher Standen Farm

**Prepared by:**

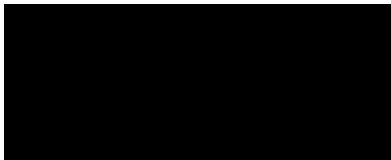
**Name:** Tristan Wilson and Tristan Kennedy

**Title:** Principal Historic Environment Consultant and Historic Environment Consultant

**Date:** April 2025

**Approved by:**

**Signature:**



**Name:** Tristan Wilson

**Title:** Principal Heritage Consultant

**Date:** April 2025

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## Non – Technical Summary

Lanpro Services Limited was commissioned by Taylor Wimpey to produce a heritage statement to inform on the proposed extensions consisting of phases 5 and 6 of the residential development at Higher Standen Farm and Part Littlemoor Far, Clitheroe (NGR SG 74450 40605) consisting of 265 residential dwellings. It is located within the administrative boundary of Ribble Valley Borough Council. This heritage statement has been prepared to inform on the changes proposed in the residential development on land at Higher Standen and Part Littlemoor farm, Clitheroe, Lancashire, lying within Ribble Valley Borough Council. It addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This heritage statement does not consider below-ground (archaeological) heritage assets.

The heritage statement has established that there are three designated heritage assets within the environs of the study site that may be potentially sensitive to the proposed residential development, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198). Their significance is derived from their architectural, historical and archaeological interests as part of a former rural isolated hamlet associated with the late 18<sup>th</sup> and early 19<sup>th</sup> century Primrose Mill complex c. 350m to the west.

The immediate setting that is considered to contribute to the significance of the three Grade II listed buildings is derived from their group value as a hamlet. However, their wider setting has been eroded by encroaching modern development, both residential and commercial. This has diminished the appreciation of the historical rural isolated context which has been replaced by a more suburban sense of place.

In respect of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66 states that 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. This heritage statement has shown that whilst the wider landscape setting of the three Grade II listed dwellings will be changed by the proposed development, their special interests and group value that determines their immediate setting will be preserved by layout design. It is therefore concluded that the significance of 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198) will be maintained resulting in no harm.

While previous proposals intended to reduce the height of the Old Bothy to 1m above ground level, proposals have been amended to reduce the height of the structure to 300-400m with appropriate landscaping surrounding the asset. This will improve the immediate surroundings of the asset, and preserve some legibility of the heritage asset's historic proportions within the development. The development overall will allow for a greater appreciation of the asset within its historic context.

# 1 Introduction

## 1.1 Summary

- 1.1.1 This heritage statement (HS) has been prepared by Lanpro Services Limited on behalf of Taylor Wimpey Manchester to inform the reserved matters planning application for Phases 5 and 6 of Higher Standen Farm (planning Ref. 3/2022/0317) (hereafter to referred as the 'study site'). This heritage statement has been updated to support the revision of the proposed scheme in line with advice from Ribble Valley Council. The study site is located within the administrative boundary of Ribble Valley Borough Council.
- 1.1.2 This heritage statement has been prepared in compliance with the National Planning Policy Framework (NPPF 2024), to identify and provide a description of the significance of heritage assets on or adjacent to the site and the likely effects of development on that significance.
- 1.1.3 The following report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably *HEAN 12: Statements of Heritage Significance* (Historic England 2019), *GPA3: The Setting of Heritage Assets* Historic England 2017) and *Conservation Principles* (English Heritage 2008) has been consulted to inform the judgements made.
- 1.1.4 The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest.
- 1.1.5 This heritage statement does not consider below-ground (archaeological) heritage assets.

## 2 Legislation, Policy and Guidance

### 2.1 General

- 2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.
- 2.1.2 The national policy framework (NPPF, DLUHC 2024) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and Conservation Areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

### 2.2 Current Legislation

- 2.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.2.2 Section 66 of the 1990 Act states that *‘...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’*.
- 2.2.3 Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:
- Grade I buildings are of exceptional interest;
  - Grade II\* buildings are particularly important buildings of more than special interest;
  - Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.2.4 In addition to the statutory criteria for listing, i.e. architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest:
- 2.2.5 **Age and rarity:** the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to

assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

2.2.6 **Aesthetic merits:** the appearance of a building, both its intrinsic architectural merit and any group value, is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

2.2.7 **Selectivity:** where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.

2.2.8 **National interest:** the emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

2.2.9 **State of repair:** the state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.

## 2.3 National Planning Policy Framework

2.3.1 Section 16 of the NPPF (DLUHC 2024), entitled ‘Conserving and enhancing the historic environment’ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development,
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that 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 upon their significance’*. This is supported by paragraph 203 which states that LPAs should take this into account when considering applications.

2.3.4 Paragraphs 207-216 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 212 states that where a development is proposed that would affect 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 this weight should be)’*. Paragraph 215 emphasises that *‘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 scheme, bearing in mind the great weight highlighted in Paragraph 212.

2.3.5 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)’*.

2.3.6 A Designated Heritage Asset comprises a *‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’*

2.3.7 In short, government policy provides a framework which:

- Protects nationally important designated heritage assets,
- Protects the settings of such designations,

- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions, and
- Provides for the recording of sites not significant enough to merit in situ preservation.

## **2.4 Planning Practice Guidance**

- 2.4.1 The Planning Practice Guidance (MHCLG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled 'Conserving and enhancing the historic environment'. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

## **2.5 Local Planning Policy**

- 2.5.1 The Ribble Valley Borough Council Adopted Core Strategy 2008-2028 (adopted 16 December 2014) is the lead development plan document for the Local Development Framework. The following policies are relevant to built heritage assets in the Local Plan:

### *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.*

#### **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.*

##### **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.*

##### **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.*

## **2.6 Professional Guidance**

- 2.6.1 The ClfA *Standard and Guidance for Historic Environment Desk-based Assessment (2020)* provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.6.2 This document has also been prepared in accordance with the general guidelines set out in British Standard 7913:2013 *Guide to the Conservation of Historic Buildings*.
- 2.6.3 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (GPA2, 2015)* and the *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3, 2017)*.

- 2.6.4 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
  - Understand the significance of the affected assets,
  - Understand the impact of the proposal on that significance,
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,
  - Look for opportunities to better reveal or enhance significance,
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
  - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.6.5 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic* and *evidential*. However, NPPF (2024) has since provided a definition of significance dependant on the following four interests: archaeological, architectural and artistic, or historic (para 2.4.1, above). The following assessment of significance results from a combination of any, some or all of these values and interests.
- 2.6.6 Historic England's GPA3 recognises that whilst setting is not a heritage asset, 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*' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.6.7 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (HEAN 12, 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

## 3 Methodology

### 3.1 General Induction

- 3.1.1 The purpose of a heritage statement is to meet the requirements of the NPPF and any local plans, in order to inform planning decisions when considering proposals that have the potential to have an impact, directly or indirectly, upon a heritage asset. It is not concerned with other planning issues.
- 3.1.2 The degree of impact on heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.
- 3.1.3 Under the requirements of national and local policy and in line with professional guidance, the process of heritage impact assessments can be summarised as involving three parts:
1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings,
  2. understanding the nature and extent of the proposed development,
  3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

### 3.2 Information sources

- 3.2.1 Table 1, below, provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding search area, where appropriate, e.g. where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

**Table 1: Summary of data sources**

Source	Data	Detail
Historic England	Statutory designations and an understanding of their special interest	National Heritage List for England (NHLE), Heritage Gateway
Local Authority	Local plan document and guidance to steer development and conservation	Local Plan, Local Historic Environment Records (HER), Heritage Gateway
Historic Mapping	Indication of the development of settlements and landscape through time	Ordnance Survey (OS) maps from the first edition through to present day, Estate plans, Tithe maps etc.

Online Sources	Web-published local history, grey literature, archival catalogues, social media	British Newspapers Online, The Genealogist, Blackwell's mapping
Archives	Historic archives collections	Historic photographs from the 19 <sup>th</sup> century through to present day
Libraries	Public and private libraries	Secondary literature including architects' monographs, topographical surveys
Client information	Plans, proposals, design intent and known parameters	Plans, elevations and sections of existing buildings, proposed development plans, other technical reports

### 3.3 Site Visit

3.3.1 A site visit was undertaken Monday 28<sup>th</sup> February 2022 in favourable weather conditions to provide an assessment of the character of the study site (Plates 1-3) and surrounding search area and appraise the potential impact of the proposed development on any heritage assets (Plates 8-13).



**Plate 1. West-Facing View Across the Study Site Towards Littlemoor Farm and Little Moor**





**Plate 2. Modern Residential Development on the North of the Study Site Along Hillside Close and Lingfield Ave.**



**Plate 3. View from the Study Site Towards the Rear of the Properties of Little Moor**

### 3.4 Assessment Criteria

#### Significance

##### 3.4.1 NPPF defines significance 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.*

##### 3.4.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2024) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:

- Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
- Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right
- Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

##### 3.4.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.

##### 3.4.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

##### 3.4.5 In relation to a recognised heritage asset, the production of this HS also takes into account the contribution which the historic character and setting makes to the overall significance of the asset.

##### 3.4.6 The relative contribution of the heritage values to the significance of the heritage asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in Table 2, below.

**Table 2: Significance of a heritage asset**

Heritage significance	Description
Very High	World Heritage Sites (WHS)
High	Scheduled Monuments (SM), Grade I and II* Listed Buildings, Grade I and II* Registered Historic Parks and Gardens
Medium	Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Conservation Areas
Low	Locally Listed Buildings Non-designated heritage assets
Negligible/nil	Heritage assets with very little or no surviving research value

## Setting

### 3.4.7 The NPPF defines the setting of a heritage asset 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.*

### 3.4.8 Historic England's GPA3, The Setting of Heritage Assets Setting (2017), was used to inform the methodology for this assessment. The guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, to which this HS has adopted steps i) to iv):

- i. identify which heritage assets and their settings are affected,
- ii. assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated,
- iii. assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it,
- iv. explore the way to maximise enhancement and avoid or minimise harm,
- v. make and document the decision and monitor outcomes.

### 3.4.9 The production of this HS has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution 'setting' makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

- 3.4.10 The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

### **Definition of Harm**

- 3.4.11 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 214 and 215).
- 3.4.12 In determining the effects of the proposed scheme this assessment is cognisant of case law. In particular, that for Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688, wherein it emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to ‘*have special regard to the desirability of preserving the [listed] building or its setting*’. HH Judge David Cooke stated, in regards to an impact on the setting of a listed building, (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34):

*It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.*

- 3.4.13 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to 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.*

### **Methodology for assessing harm**

- 3.4.14 Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The following methodology is based on the guidance set out in HEAN12 (2019):
- Assessment of impact:
    - Effect on fabric
    - Effect on setting
    - Cumulative impact
  - Avoiding harmful impact(s),



- Enhancing significance,
- Justification for harmful impacts.

#### **Assessment of impact**

- 3.4.15 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. Section 8 assesses the effect of the proposals on fabric, setting and cumulative impact on significance. A level of relative impact (major, moderate, minor or negligible) will be assigned to the proposal. Impact may also be beneficial and defined under the NPPFs sustainable development criteria of social, economic or environmental.

#### **Avoiding Harmful Impact(s)**

- 3.4.16 Harm to heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. This section will set out how decisions have been taken in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes.

#### **Enhancing Significance**

- 3.4.17 Impact may also have public benefits that can be defined as social, economic or environmental. Heritage benefits such as repairs and reinstatement can be defined as environmental benefits. Any outcomes of the scheme that will enhance significance will be articulated here.

#### **Justification for harmful impacts**

- 3.4.18 Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve substantial public benefits that outweigh that harm or weigh the harm against the public benefits, respectively (NPPF paragraph 214-215). The proposals will be justified under the NPPF's sustainable development criteria of social, economic or environmental.

## **4 Site Appraisal**

- 4.1.1 A site visit was undertaken on Monday 28<sup>th</sup> February 2022 in order to view the study site (Plates 1-7) and the surrounding heritage assets within their context (Plates 8-13).
- 4.1.2 The study site is located on the south side of the town of Clitheroe, on agricultural land located between Whalley Road (A671) and the A59 (NGR centred SD 74450 40605; Figure 1). It is bound by Pendleton Brook for much of the southern perimeter, with the Standen Hall complex to the south-east. To the west are residential properties facing onto Littlemoor Road, including those within the small hamlet of Little Moor. The west end of the northern perimeter to the study site is bound by modern residential properties facing onto Hillside Close and Lingfield Avenue, with the remainder of the north bound by agricultural fields. To the east of the study site are earlier construction phases of the proposed residential development.
- 4.1.3 The topography of the study site slopes gradually down from the east at c. 100m above Ordnance Datum (aOD) to c. 80m aOD in the west.

## 5 Heritage Assets

- 5.1.1 The Historic England National Heritage List for England (NHLE) and the Lancashire Historic Environment Record (HER) have been consulted regarding built heritage assets within the study site and the surrounding 250m search area (Figure 1). The radius of the search area has been determined based on the prevailing circumstances within the surroundings, the nature of the proposals and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is, therefore, consistent with paragraph 207 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.1.2 There are no designated heritage assets within the study site.
- 5.1.3 There are no conservation areas within the 250m search area, with the nearest, Clitheroe Conservation Area, being c. 560m to the north. It is screened from the study site by the intervening urban context and topography and is not considered sensitive to the proposals.
- 5.1.4 There are six listed buildings within the 250m search area. Three Grade II listed buildings bound the west end of the study site, comprising: 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198).
- 5.1.5 Standen Hall (Grade II\* 1072085) (NGR SD 74736 40275), and the mounting block (Grade II, 1362348) (NGR SD 74731 40226), have been scoped out of further consideration as they are screened from the study site by intervening vegetation and topography. Their significance will remain unaffected by the proposed development.
- 5.1.6 The Old Bothy (Grade II, 1072386) (NGR SD 74973 40357) that is located to the east of the study site and near to Standen Manor has also been scoped out as it is screened by intervening vegetation and its significance will not be affected. The former barn of Littlemoor Farm has also been known as 'The Old Bothy' and is a non-designated heritage asset. To avoid any confusion, the former barn on the study site will henceforth be referred to as 'The Old Bothy.'
- 5.1.7 The very top of the Grade I listed Clitheroe Castle (NHLE 1071553), located c. 820m to the north, together with the tip of the steeple of Grade II\* Parish Church of St Mary Magdalene (NHLE 1362179), 1.2km to the north, and the top of the tower of the Grade II St James' Church (NHLE 1072358), c. 275m to the north, can be viewed intermittently within far reaching views from the study site over and beyond the modern residential development. These views are considered to operate at a landscape scale in which the three designated heritage assets are situated and, in this instance, do not form part of the setting that contributes to their special interest.
- 5.1.8 Ribble Valley Borough Council does not maintain a list of non-designated heritage assets (a 'local list') nor do they have a published criteria for the selection of non-designated heritage assets.

## 6 Historical Development

- 6.1.1 This section provides an overview of the study site and the historical background relevant to an understanding of the site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.
- 6.1.2 Clitheroe was first documented in 1102 as Cliderhou, derived from Old English meaning 'hill with loose stones' (Mills 2011). This was in reference to a defended site believed to have been a wooden palisaded enclosure and a predecessor to the castle that was built in 1186 atop a limestone knoll. The town developed around the castle and a market was established in the late 12th century. During the medieval and post-medieval periods, the town was situated north of the study site and was surrounded by a number of dispersed rural settlements or farmsteads, including Standen to the east of the study site.
- 6.1.3 Standen was first recorded in 1258 as a grange or detached farmstead belonging to the lord of Clitheroe. By 1311, the Earl of Lincoln is recorded as holding 80 acres demesne land, 36 acres of meadow and several pastures. Standen Hall (NHLE 1072085) was first built in the 15th century and re-modelled in the 18th century, by which time the estate extended across lands around Clitheroe. The estate was enclosed by Act of Enclosure during the 18th century.
- 6.1.4 From the late 18th century, a number of industries were established at Clitheroe resulting in the development and expansion of the town. Most notably was the Primrose Mill complex, c. 350m to the west of the study site, described by Historic England as Clitheroe's second industrial settlement (Hob Uid: 1584617, [heritagegateway.org.uk](https://heritagegateway.org.uk)). A water-powered cotton spinning mill was first established at Primrose in 1787 as the second factory in the town following Low Moor Mill built in 1782. Mearley Brook was dammed to create a large lodge to power the mill, with the Pendleton Brook feeding into a smaller lodge. Cotton spinning ceased at the site in 1810-11 when it was acquired by Thomson, Chippendale and Burton, later James Thomson, Brother and Company, who adapted it for calico printing and expanded the premises considerably.
- 6.1.5 At around the same time as the Primrose Mill complex was established, the small hamlet of Little Moor appears to have developed. Little Moor is located to the west of the study site and comprises eight terraced cottages, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343), and the larger detached Little Moor House (NHLE 1362198). The list entries for these Grade II listed heritage assets (Appendix 1) date the buildings to the late 18th or early 19th centuries.
- 6.1.6 Currently, Littlemoor Road passes to the rear of Little Moor House (NHLE 1362198) which is situated on the opposite side of the road to the terraced cottages. The Ordnance Survey map of 1848 (Figure 2) shows that the present day Littlemoor Road was formerly Little Moor Lane that originally passed around the front of Little Moor House, with access or courtyard to the cottages to the rear. Leading from this courtyard area to the east was a track that led to what appears to be a field barn located within the study site.

- 6.1.7 Tithe information dating to 1847 details that Messrs Company and Messrs Thompson owned the land immediately to the west and east of Little Moor, including the whole of the west portion of the study site, whilst the east portion was Standen Hall estate land. Messrs Company and Messrs Thompson also owned Little Moor House, which is recorded as being occupied by James Thomson Esquire, the owner of Primrose Mill. The census data for 1841 and 1851 details that the inhabitants of Little Moor were Primrose Mill workers, suggesting that Little Moor may have developed in association with the mill at the end of the 18th or early 19th centuries. The census also records a farmer and agricultural labourer residing in the eastern cottage (no. 15) of what is now 11-15 Little Moor (NHLE 1072343), which correlates with the location of the access track and barn within the west of the study site at this time (Figure 2).
- 6.1.8 By the early 20th century, the main route along Littlemoor Road had been diverted away from the front of Little Moor House to its current route to the rear and in front of the cottages (Figure 3). A brick coach house and stables had been built in the late 19th century adjoining the north of the residence at no. 1 Little Moor (now converted for office use) to serve Little Moor House. This may have resulted from Standen estate taking over the west portion of the study site and the hamlet of Little Moor (date unknown), when Little Moor House became a second residence to Standen Hall.
- 6.1.9 The barn within the study site was extended in the later 19th or early 20th century to a much more substantial building, with outbuildings to its north and west, and is later shown on 1930s Ordnance Survey maps as Littlemoor Farm (Figure 4). It remained as a farm on mapping through the mid-20th century. However, by the 1970s it appears to have reverted to its function as a barn and storage.

## **7 Statement of Significance**

- 7.1.1 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and



any contribution made by their setting (paragraph 207, NPPF 2024) is, therefore, fundamental to understanding the scope for and acceptability of change.

- 7.1.2 Based on the above evidence in Sections 5 and 6 and the on-site assessment, and in accordance with Steps 1 and 2 contained in GPA3: The Setting of Heritage Assets (Historic England 2017), the following section contains an assessment of the significance of those heritage assets considered to be potentially sensitive to or impacted by the proposals.

### **Little Moor House**

- 7.1.3 Little Moor House is Grade II (NHLE 1362198) and was first listed on the 19<sup>th</sup> of May 1950. The list entry (provided in Appendix 1) dates the house to the 18<sup>th</sup> or early 19<sup>th</sup> centuries, and it is entirely possible that it was built in association with the complex at Primrose Mill, either during the original construction in 1787 or during the period of expansion after 1810.
- 7.1.4 In appearance It is essentially a small, stuccoed country house, of double depth, four bays and two storeys. A rear wing extends eastwards which is now a separate dwelling (no. 19). The principal elevation faces west and remains largely unaltered, with the main pedimented doorway with a semi-circular fanlight above. A French door is situated within the north bay of the west facing elevation on the ground floor.



**Plate 4. Northeast Facing Approach to Little Moor, Little Moor House (NHLE 1362198) is to the Left with Nos. 11-15 Little Moor (NHLE 1072343) Central to the Photograph**

- 7.1.5 A bow window to the ground and first floor with an adjacent oriel occupy the south facing elevation. A lead canopy (possibly on cast iron supports) is above the ground floor bow. The north facing elevation is plainer in appearance, with eight-over-eight sashes that mirror those on no 15 on the east side of Littlemoor Road. To the rear is a small, enclosed yard and the appearance is relatively functional, although a tall starlight is apparent.

- 7.1.6 The route of the former portion of Little Moor Lane that originally passed in front of the principal elevation now provides a private drive with north and south access through the enclosed garden to the west. Architecturally, the use of attractive features in the south facing elevation of the house suggests that the main approach to the house was northward along Little Moor Lane, from the direction of Primrose Mill. This portion of the lane is shown on the 1848 Ordnance Survey map (Figure 2) as tree-lined and is still extant despite the modern residential development fronting the lane.
- 7.1.7 Overall, Little Moor House retains much of its original appearance and relatively high-status features externally, which contributes to its architectural interest. Its likely association with Primrose Mill and the development of industrial Clitheroe also provides historic interest.
- 7.1.8 The original setting of Little Moor House has altered significantly from its former position as the principal residence within an isolated hamlet surrounded by agricultural fields. Its setting to the west and north is now defined by the enclosed mature gardens overlooked by the principal west facing elevation, beyond which is extensive modern residential development and integration within an urban context. To the east and immediate south, the setting remains relatively unchanged in terms of its group value with the Grade II listed cottages at 1-9 and 11-15 Little Moor and the late 19<sup>th</sup> century coach house, together with the agricultural fields beyond. This general context provides an appreciation of how the hamlet may have originally functioned fronted by Little Moor House.



**Plate 5. Southwest Facing Approach to Little Moor**

- 7.1.9 However, more specific to Little Moor House is the value of the immediate setting provided by the group of cottages. These contribute to its significance in terms of understanding its special interest as the principal residence of the hamlet, occupied by the mill owner. This is reflected in the high-status architectural detail befitting a small country house. Furthermore, the mature gardens overlooked by Little Moor House are enclosed by high



walls and vegetation which aims to screen the modern development beyond and helps to retain inward looking views. Consequently, it is considered that the study site does not contribute to the significance of the Grade II Little Moor House.

### 1-9 Little Moor

- 7.1.10 The L-shaped terrace of cottages comprising Nos 1-9 Little Moor are Grade II listed (NHLE 1072342), first listed on 30<sup>th</sup> September 1976. They are adjoined on the north side by a late 19<sup>th</sup> century brick-built coach house and stables which served Little Moor House and a penticed extension to the rear adjoining no. 9. The terrace of cottages is described in the list entry (Appendix 1) as being of 18<sup>th</sup> or early 19<sup>th</sup> century date and of two storeys, albeit that Nos 1 and 3 are taller in height.



**Plate 6. Nos. 1-15 of the Grade II Listed Nos. 1-9 Little Moor**

- 7.1.11 It is obvious in their appearance that the terrace is comprised of more than one construction phase. Nos 1 and 3 are more formal in architectural style than Nos 5, 7 and 9, and are garden fronted with a central passage providing access to the rear. These two cottages are white in a similar style to Little Moor House, whereas Nos 5-9 are untreated roughcast. Nos 1 and 3 have six-over-six sashes with pilastered doorways and glazed rectangular fanlights, with classical style entablatures above. Their principal west facing elevation appears to be relatively unaltered.
- 7.1.12 Nos 5-9 are much more vernacular and plain in appearance, and there appears to have been some alteration or modification to accommodate additional housing. No. 5 has eight-over-eight sash windows with a round arched glazed fanlight and a stone door surround with keystone and impost bands. Nos 7 and 9 have stone door surrounds with no detailing and sash windows.



7.1.13 Nos 1 and 3 have always fronted onto Little Moor Lane. However, as the course of the lane originally passed in front of Little Moor House, historically this resulted in Nos 5 and 7, with 9 around to the side and south facing, fronting onto the minor access and courtyard shared with the cottages at 11-15 and to the rear of Little Moor House. During the later 19<sup>th</sup> century, the route of Little Moor Lane was diverted to run through the courtyard area and around the rear of Little Moor House. This arrangement and relationship with the group of cottages and Little Moor House remains unchanged to the present day. As a group of terraced cottages within a small hamlet, fronted by Little Moor House and overlooking agricultural fields to their rear, the immediate setting of Nos 1-9 within the hamlet is considered to be relatively unaltered.

7.1.14 However, its wider context has diminished in terms of the ability to appreciate the hamlet as an isolated rural settlement, with Nos 1-7 now overlooking the entrance to recent residential development along Primula Crescent and the suburban sense of place that this brings. There is some distinct separation between the modern residential development further north along Littlemoor Road and on the north side of the study site, however, which provides legibility to its historical context. This is further enhanced by the outward views from rear of the Grade II listed 1-9 Little Moor over the agricultural fields within the study site.



**Plate 7. No 9 of the Grade II Listed Nos. 1-9 Little Moor**

7.1.15 The significance of the Grade II listed 1-9 Little Moor terrace of cottages is derived from their architectural interest, especially with Nos 1 and 3. They are also considered to have archaeological and historical interest relating to their subsequent modifications which may have related to the provision of accommodation for workers at Primrose Mill. Whilst the rear outwards views of the cottages across the study site provides an historical context to their original rural location, the immediate setting provided by the group of buildings of Little Moor is of more value in its contribution to their designated status and the understanding and appreciation of their special interests.

### 11-15 Little Moor

- 7.1.16 Nos 11-15 Little Moor are Grade II listed (NHLE 1072343) and were first listed on 30<sup>th</sup> September 1976. They comprise three cottages in a T-shaped arrangement, Nos., 13 and 15 being semi-detached and south-west facing with no. 11 occupying what appears to be a rear extension to the north. The list entry (Appendix 1) dates the cottages to 18<sup>th</sup> century or early 19<sup>th</sup> century, although they are not contemporaneous in construction, evidenced in plan layout, architectural detail and roof height.



**Plate 8. Grade II Listed 11-15 Little Moor (NHLE 1072343)**

- 7.1.17 These three cottages are positioned immediately to the rear of Little Moor House and overlook agricultural fields to the east of Littlemoor Road and a courtyard area between the two groups of cottages to the rear.
- 7.1.18 The rear elevation of no. 13 is occupied by eight-over-eight sash windows with a plain stone doorway, whereas no. 11 has modern windows. Sash windows without glazing bars appear to occupy the principal south-west facing elevations. The east facing elevation of no. 15 has a tall starlight similar to that on the rear elevation of Little Moor House. Gardens also appear to extend eastwards from the cottages.
- 7.1.19 No. 15 is believed to have originally been a farmhouse which corroborates with census data from the mid-19<sup>th</sup> century. From the courtyard area to its rear, and between the gardens of 1-9 and 11-15 Little Moor is a gate leading to a track providing access to a farm building, likely to originally have been a barn, mapped on the 1848 Ordnance Survey map (Figure 2). There is no obvious extant evidence, however, of the use of no 15 as a farm.
- 7.1.20 As with Little Moor House and 1-9 Little Moor, 11-15 shares group value which provides some archaeological and historical interest to the small hamlet. The historical interest also

derives from the likely association with Primrose Mill. There is also some architectural interest, although this is limited to a more vernacular form.

- 7.1.21 Unlike Little Moor House and 1-9 Little Moor, however, there appears to have been an historical functional association with the wider agricultural setting within the study site. Historically, the buildings within Little Moor and the fields to the east and west were all under the same ownership of Messrs Company and Messrs Thompson and subsequently part of the Standen estate. The functional association was between no. 15, having been occupied by farmers and agricultural labourers during the mid-19<sup>th</sup> century, and the barn that is still extant within the study site. Therefore, both the immediate setting of the group of surrounding historical buildings within Little Moor and the wider context of the agricultural setting to the east contribute to the understanding of at least no. 15 Little Moor and appreciation of the connection with the still extant earthwork remains of the field track. Any historical agricultural connection does appear to have been severed subsequently with the change in no. 15 to purely domestic and the development of Littlemoor Farm.

#### **Littlemoor Farm (also Known as ‘The Old Bothy’)**

- 7.1.22 Also known as ‘the Old Bothy’, the structure is a non-designated heritage asset and stands within the study site. It straddles the boundary between two fields to the east of the hamlet of Little Moor and is reached via a raised grassy trackway. It is first recorded in the 1840s on both the Clitheroe Tithe map of 1847 (not illustrated) and more accurately on the Ordnance Survey map of 1847 (Figure 2) which shows a small L-shaped building and the associated track. By the 20<sup>th</sup> century, the structure had been extended and is shown on 1930s mapping as Littlemoor Farm (Figures 3 and 4).



**Plate 9. East-Facing Elevation of Little Moor Farm**



- 7.1.23 Presently, the building comprises two parts, an L-shaped east range and rectangular range offset to the south on the west. The western range is constructed from coursed random limestone with substantial limestone quoins. A three-quarter height perpendicular extension has been added to the north end of the east elevation and evidence for a single-story extension to the south with a catslide roof. There are traces of a flagged threshing floor internally, with the original layout comprising a porch with catslide roof in the centre of the east elevation, which appears to survive. There is a door opposite this on the west elevation with limestone segmental arch with dated keystone 'BIE 1837'



**Plate 10. Northwest Elevation Facing Towards Little Moor Farm**



**Plate 11. West-Facing Elevation of Little Moor Farm**

- 7.1.24 There are several blocked and inserted windows and doors, the inserted apertures being lined with brick, the blocked apertures using a variety of materials including modern grey brick. There are inserted brick ventilation holes together with a blocked brick-lined hole on the east gable elevation of the extension. The roof of the main part of this range is slate on the east slope, stone on the west with stone ridge, while the north extension has a modern ridge. Internally, the building is open to the roof and, as already noted, traces of a threshing floor are visible. The roof frame is supported on two king post trusses with saw marks visible. The king post is bolted to the tie beam and each of the two purlins on each side are pegged.
- 7.1.25 The east range is rectangular and is constructed from random, coursed sandstone and limestone with concrete block upper north gable. Much of the mortar is smeared and there are some blocked apertures. The roof is modern and supported on several modern joists. There are two modern vents on the ridge.



- 7.1.26 The barn – being the remains of Littlemoor farm, was identified by the conservation officer as a local non-designated heritage asset during the pre-application process for the proceeding phase. It lies within the study scheme, and is a prominent feature of the landscape, being the only built structure within the site. The original early 19<sup>th</sup> century barn is extant with numerous 19<sup>th</sup> century additions evident. There is an association with the former farmhouse at no. 15 Little Moor, which is part of the Grade II listed 11-15 Little Moor (NHLE 1072343), and which is considered to provide some historical context to the designated heritage asset in terms of rural setting. However, it is considered that the current structure is not within the curtilage of the Grade II listed 11-15 Little Moor. This is due to development of the barn into a farmstead, in use until at least the mid-20<sup>th</sup> century, which correlated with no. 15 no longer functioning as a farmhouse.



**Plate 12. Elevation Showing Datestone at Little Moor Farm**

### **Summary of Significance**

- 7.1.27 The four built heritage assets considered above comprise three Grade II listed buildings clustered around Littlemoor Road to the west of the study site, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198), and the non-designated asset of Littlemoor Farm/The Old Bothy within the study site that is accessed via a raised earthwork track from Little Moor.
- 7.1.28 It has been demonstrated that the three designated heritage assets have group value, and all have historical interest in their association with Primrose Mill as well as archaeological interest. There is a varying degree of architectural interest reflective of the status of the individual dwellings. Their setting also contributes to their significance, mainly in terms of the immediate environs that provide legibility of their inter-relationship as a small hamlet that was formerly rural and relatively isolated.
- 7.1.29 Despite the historical rural context, any association with the surrounding agricultural setting was limited to the likely early to mid-19<sup>th</sup> century function of no. 15 Little Moor as a farmhouse and the barn that subsequently developed as Littlemoor Farm/The Old Bothy. However, with the development of Littlemoor Farm in the late 19<sup>th</sup> century it appears that this connection was severed.
- 7.1.30 The statutorily designated 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198) are of high heritage significance, although being Grade II listed they are not considered to be of ‘the highest’ significance as defined by paragraph 213 of the NPPF. The farm building within the west of the study site is considered to be of low (local) heritage significance.

## 8 Impact Assessment

### 8.1 Proposed Development

- 8.1.1 The study site forms Phases 5 and 6 for residential development (3/2022/0317) Phase 5 occupies the east side of the study site where it has been determined that there will be no potential effects on any designated heritage assets. The following assessment of impact will focus on Phase 6, the layout for which is provided in Appendix 2. The height of all plots is proposed as being two storeys with the exception of plots 222 and 223 which will be 2.5 storey. The proposed development has been designed to keep in mind the street typologies that characterise the area; being a mix of single storey dwellings, two-storey contemporary dwellings and traditional cottages set within a rural landscape. The addition of greenspaces and landscaping buffers within the development have been implemented within designs to ground the development more firmly within its rural context and provide screening to mitigate any impact.
- 8.1.2 The materiality of the development has taken into consideration predominance of slate gable roofing, red brick, natural stone and render within the local built landscape. The intention of the development is to provide high-quality built housing designed to be locally distinctive to ground itself more firmly within the surrounding built environment and to be contiguous with previous phases. For more information, please refer to the accompanying Design and Access Statement prepared by Baldwins.

### 8.2 Overview of impact

- 8.2.1 Local authorities have a duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act (section 66[1]) to 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*'. The NPPF expects local authorities to have access to significance and impact assessments to inform these duties (paragraphs 207-208).
- 8.2.2 Impact is assessed according to different levels, from neutral to beneficial with a range of degrees of harm, from slight to substantial. Where substantial harm will be caused, for example by the total demolition of a listed building or a building that contributes to the character of a conservation area, local authorities should normally refuse consent, unless the criteria set out in the NPPF are met (paragraph 214). For proposals where the harm is 'less than substantial', the Local Authority is expected to weigh the harm to significance against the public benefits of the scheme.

#### Designated Assets

- 8.2.3 Three Grade II listed heritage assets are located immediately to the west of the proposed development Phase 6, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198). Their designated status determines that they are of high heritage significance, although not of 'the highest' significance as defined by paragraph 213 of the NPPF. Their significance is derived from their architectural, historical and archaeological interests.



- 8.2.4 The proposed development will have no direct impact on any designated heritage assets. The setting of the three identified designated heritage assets within Little Moor is considered to be potentially sensitive.
- 8.2.5 The immediate setting that is considered to contribute to the significance of the three Grade II listed buildings is derived from their group value as a former rural hamlet. However, their wider setting has been eroded by encroaching modern development, both residential and commercial. This has diminished the appreciation of the historical rural isolated context which has been replaced by a more suburban sense of place.
- 8.2.6 Historically, the inhabitants of the dwellings at Little Moor were the families of workers at the Primrose Mill, c. 350m to the west. The mill owners also owned Little Moor and the immediate surrounding fields, which was later absorbed into the Standen estate. However, any historical functional association with the wider rural context was limited to the agricultural inter-relationship between a former farmhouse at no. 15 Little Moor and a barn within the study site. This was subsequently severed with the development of Littlemoor Farm and conversion of no. 15 Little Moor to a purely domestic function.
- 8.2.7 The views from within the study site towards the dwellings at Little Moor are dominated by a backdrop of modern development and are, therefore, restricted in their contribution to the understanding or appreciation of their special interests or group value as a former hamlet. The proposed development will alter the wider landscape setting of Little Moor and the group of Grade II listed buildings.
- 8.2.8 The proposed layout includes a buffer of open space along the west and north side of Phase 6. The proposed houses will also be set-back behind their rear gardens which, when the rear gardens of the designated heritage assets are also considered, creates a distinct separation between the new build line and Little Moor. This, together with vegetation screening along the west perimeter of Phase 6, would aid in maintaining the group setting of the Little Moor hamlet, which also contributes to their listed status and would minimise intervisibility with the proposed development.
- 8.2.9 Access to the proposed development would be from Littlemoor Road, approximately 45m to the south of the Grade II listed 11-15 Littlemoor. The road will be moved south-eastwards to create a gentler curve and will open up the northward approach to the hamlet. In doing this, the road will be set back from the enclosed garden of Little Moor House as well as creating a more open view of the designated heritage assets, enabling a better appreciation of the buildings as a group.
- 8.2.10 Whilst the development will be viewed within the streetscape, the westernmost house plots will be set back from the roadside of Littlemoor Road to maintain the legibility of the designated heritage assets as a distinct hamlet group. Vegetation screening along plot 220 would increase the viability of making the distinction between the historic group and the proposed development.
- 8.2.11 The proposed development on land to the east of the group of Grade II listed dwellings that comprise the historic hamlet of Little Moor has been gone through a number of design phases; however, the current proposals will cause no harm to heritage values that form the special interest of these assets derived from their architectural, historical and archaeological values.

### 8.3 Non-Designated Heritage Assets

### **The Old Bothy**

- 8.3.1 The former Littlemoor Farm (also known as the Old Bothy) is located within the west side of the study site, within Phase 6 (Appendix 2). It is first recorded as a small barn structure accessed from Little Moor on 1840s mapping, which corroborates with a datestone of 1837 on what appears to be the earliest phase of the building. During the later 19<sup>th</sup> and early 20<sup>th</sup> century, the barn was expanded and developed into Littlemoor Farm, although it is no longer in use. It has been assessed as being of local heritage significance, relating to its archaeological interest and historical development within the landscape of Little Moor and the Standen estate. The Bothy is currently unused and is in a poor state of repair.
- 8.3.2 The proposed development intends for the reduction of the walls of the Old Bothy by 300-400mm to match a previous example of works to a non-designated heritage asset, set within Phase One. Two benches will also be constructed within the historic layout of the bothy with adequately landscaped surroundings. In addition, a plaque will be positioned adjacent to the Bothy that will provide historic context to the building. While the fortuitous aesthetic value the asset derives from its rural setting will be affected as well as an impact to the built fabric of the structure, the development will provide some limited heritage benefit to the asset's appreciation as the immediate surroundings of the structure will be improved. As the bothy is currently in poor repair, the lowering of the walls will allow for the continued legibility of the asset within its historic context while providing a safer environment from which to appreciate the asset. This should also ensure the structure has a long-term sustainable survival, albeit with a reduced height.
- 8.3.3 Furthermore, the scheme's exclusion of taller buildings as well as the retention of green space immediately around the asset will continue to allow the asset's fortuitous aesthetic value and likewise its historic interest to continue to be appreciated. In addition, the footprint of the asset will be retained ensuring the legibility of the asset within the landscape and ensuring the historic proportions remain appreciable. Therefore, although there will be impact to the significance the non-designated asset, the impact is offset to a degree by the benefits discussed above and the building significance will be largely sustained by the proposals.

### **Summary of Impact**

- 8.3.4 The current iteration of the Scheme's design has changed little with regards to its boundaries from the previous iteration. The latest designs include the re-alignment, removal and implementation of different house typologies; additional plot locations have been amended in line with advice from the conservation officer.
- 8.3.5 A buffer zone, set back of the build line, changes to the highway and vegetation screening will all still be implemented in line with Ribble Valley Council guidance. Bitumen macadam will also be laid down for the purpose of being more sustainable for heavier vehicles. Furthermore, a row of bungalows has been proposed on the southern boundary of the development so as to retain the views visible to the south from the study site, as well as the removal of apartments within the scheme.
- 8.3.6 The Old Bothy will be reduced in height to 300-400m above ground level, the retention of the historic proportions of the asset to allow it to remain legible within the development and appropriate landscaping improving its immediate surroundings. Appropriate landscaping and seating within the asset has been proposed around the Old Bothy to offset the impact caused by the change to the asset's historic fabric allowing for a greater appreciation and

experience of the asset's historic context. In addition, a plaque with historic information will be sites next to the Bothy, to allow interpretation of the building.

- 8.3.7 Other public benefits include the removal of potential harm caused by the current unstable risk of the building and the risk of anti-social spaces. While this will constitute considerable impact to the fabric of the asset mitigation features listed above and the inclusion of affordable housing within the development have been considered as part of the assessment and it is concluded that the public benefit goes some way to offset the overall harm to the significance of the asset. Considering the mitigation, it is therefore concluded that the proposals will lead to less than substantial harm overall to the asset.

## **9 Conclusions**

### **9.1 Summary**

- 9.1.1 This heritage statement has been prepared to inform on the changes proposed in the residential development on land at Higher Standen and Part Littlemoor farm, Clitheroe, Lancashire, lying within Ribble Valley Borough Council. It addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This heritage statement does not consider below-ground (archaeological) heritage assets.
- 9.1.2 The heritage statement has established that there are three designated heritage assets within the environs of the study site that may be potentially sensitive to the proposed residential development, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198). Their significance is derived from their architectural, historical and archaeological interests as part of a former rural isolated hamlet associated with the late 18<sup>th</sup> and early 19<sup>th</sup> century Primrose Mill complex c. 350m to the west.
- 9.1.3 The immediate setting that is considered to contribute to the significance of the three Grade II listed buildings is derived from their group value as a hamlet. However, their wider setting has been eroded by encroaching modern development, both residential and commercial. This has diminished the appreciation of the historical rural isolated context which has been replaced by a more suburban sense of place.
- 9.1.4 In respect of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66 states that 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. This heritage statement has shown that whilst the wider landscape setting of the three Grade II listed dwellings will be changed by the proposed development, their special interests and group value that determines their immediate setting will be preserved by layout design. It is therefore concluded that the significance of 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198) will be maintained resulting in no harm.
- 9.1.5 Proposals have been revised to reduce the height of the structure to 300-400m with appropriate landscaping surrounding the asset. While there will be a loss in fabric, there are heritage benefits resulting from proposals. The immediate surroundings of the asset will be improved and preserve some legibility of the heritage asset's historic proportions within the development. The development overall will allow for a greater appreciation of the

asset within its historic context, and the addition of benches will allow for the asset to be experienced more than is currently possible, in addition to a well landscaped area and an interpretation plaque. The wider public benefits of the scheme will need to be weighed against the less than substantial harm posed to the asset. Paragraph 216 of the NPPF (2024) is therefore engaged:

*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 the 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.*

## 10 References

ClfA 2020, Standard and Guidance for Historic Environment Desk-Based Assessment

DCLG 2024, National Planning Policy Framework

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

English Heritage 2010, *Understanding Place*

Historic England 2016, Understanding Historic Buildings. A guide to good practice

Historic England 2017, Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets

Historic England 2019, Statements of Heritage Significance: Analysing Significance in Heritage Assets

Mills, A.D. 2011, A Dictionary of British Place Names

### Historical Mapping

Clitheroe Tithe map, 1847

Ordnance Survey 1848, 6-inch map

Ordnance Survey 1912, 25-inch map

Ordnance Survey 1932, 25-inch map

Ordnance Survey 1971-4, 1:10,000 map

## Appendix 1      Designated Heritage Assets List Entry (250m Search Area)

### **Standen Hall**

Grade II\*

List entry number: 1072085

Date first listed: 29<sup>th</sup> December 1952

NGR: SD 74736 40275

Country house, rebuilt 1757 (VCH) with west wing rebuilt c.1858. Squared sandstone with slate roofs. East front a symmetrical composition of 3 storeys and 7 bays, with projecting quoins, a string course above the 1st floor and a cornice. The central 3 bays on the ground floor project to carry an attached giant order of Doric columns supporting an entablature with triglyph frieze and a dentilled moulded pediment. Windows sashed, with glazing bars on the 1st floor and to the 3 right-hand bays of the 2nd floor, the remainder sashed with no glazing bars. All have architraves, the 3 central 1st floor ones with pulvinated friezes and pediments, the central one segmental. The central doorway has Tuscan pilasters, a semi-circular head, and a pediment on console brackets. 2 chimneys on ridge. Adjoining to the right is a 2-storey 3-bay wing in a similar style. Adjoining its front wall at right angles is the single-storey billiard room of 1876. The south front has at its right-hand side, 2 bays of the 3-storey east block, the 2nd floor above a cornice. Towards the centre of the facade is a recessed 2-storey section of 3 bays in a similar style, with a central doorway with architrave, and pediment on console brackets. The doorway is within an open Adamesque porch with corner urns. To the left are 3 bays of the taller 2-storey 1858 wing, whose details are more Italianate on the west side. Interior appears to have been re-modelled in C19th. North room at front of east block has pedimented oak doorcases. Door in east front now enters under a stair with stick balusters and ramped handrail. 1st floor rooms not accessible at time of survey.

### **1-9 Little Moor**

Grade II

List entry number: 1072342

Date first listed: 30<sup>th</sup> September 1976

NGR: SD 74304 40846

Terrace of small C18 or early C19 houses of 2 storeys, roughcast. Nos 1 and 3 have 4 windows, hung sashes with glazing bars, above 2, and 1 rectangular window to No 3. 2 doors of 6 fielded panels with glazed rectangular fanlights, stone pilasters and cornice. Nos 5 and 7 have 3 windows, stone surrounds. Door to No 5 of 6 fielded panels with round-arched glazed fanlights, keystone and impost bands, stone surround to door of No 7. No glazing bars to No 7. No 9 has main elevation to end. 2

windows flank 2 small windows. 3 windows to ground, no glazing bars. Cement surround, modern door. Pented extension to rear. Nos 1 to 15 (odd) and Little Moor House form a group.

### **11-15 Little Moor**

Grade II

List entry number: 1072343

Date first listed: 30<sup>th</sup> September 1976

NGR: SD 74280 40804

Three C18 or early C19 cottages, No 11 behind the others and rendered, with 2 windows with lintels and modern glazing, above 1. Door in stone surround. No 13 has 2 windows above 1 and door with semi-circular fanlight, modern door. No 15 has 2 windows over 2, plain stone surround to modern door. Nos 1 to 15 (odd) and Little Moor House form a group.

### **The Old Bothy, Higher Standen**

Grade II

List entry number: 1072386

Date first listed: 19<sup>th</sup> May 1950

NGR: SD 74973 40357

C17 and C18. 2 storeys in rubble. The C17 portion is lower and retains 1 early C17 window of 6 lights. The remaining windows are C18. In the C18 portion on the left are 2 Venetian windows, 1 per storey, with plain keystones to the arched centre lights.

### **Little Moor House**

Grade II

List entry number: 1362198

Date first listed: 19<sup>th</sup> May 1950

NGR: SD 74253 40816

Late C18 or early C19. 2 storeys, stuccoed. In the south elevation is a 2-storey bow, with a canopy to the ground floor. The semi-circular headed doorway has a small pediment over. There is a 2-light window and 1 of 3 lights, with a French window in the ground storey and 4 single-light windows in the upper storey. Glazing bars only to rear elevation. Nos 1 to 15 (odd) and Little Moor House form a group.

**Mounting Block Approximately 40 metres South of South Front, Standen Hall**

Grade II

List entry number: 1362348

Date first listed: 29<sup>th</sup> December 1952

Date of most recent amendment: 27<sup>th</sup> April 1984

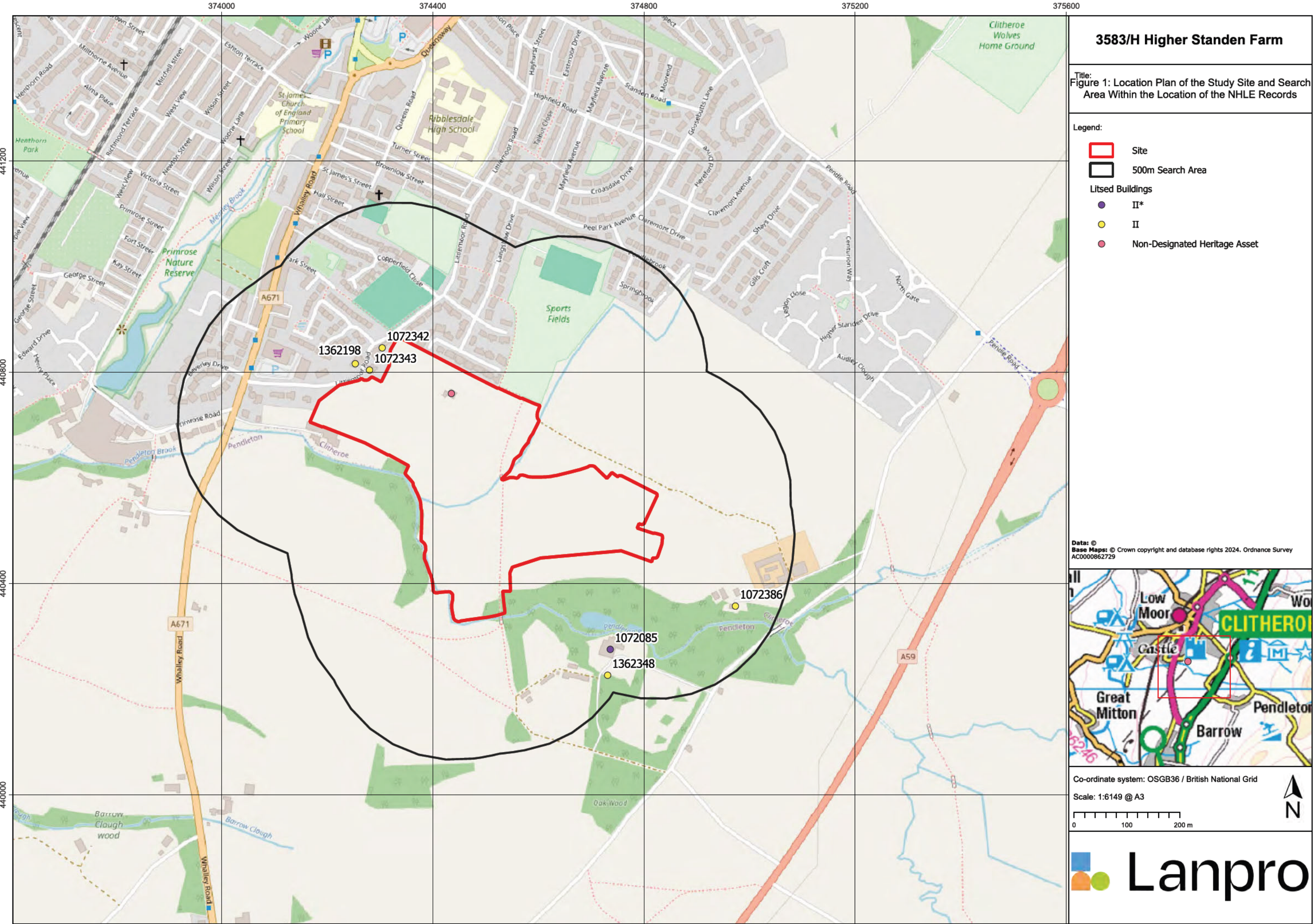
NGR: SD 74731 40226

Mounting block, possibly early C19th. Sandstone. Symmetrical, with 6 steps on each side. Treads have nosings and are each carved from one piece of stone.



## Appendix 2      Figures



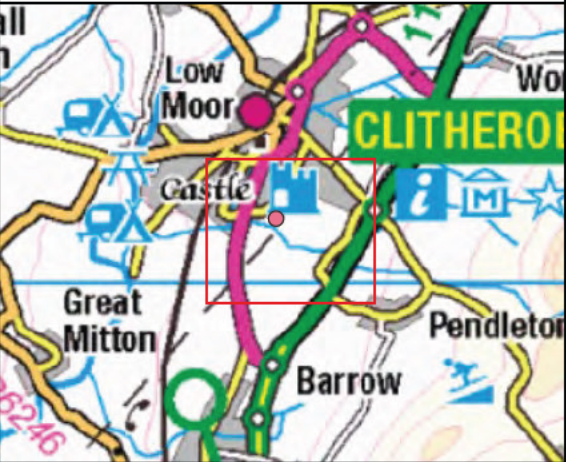


3583/H Higher Standen Farm

Title:  
Figure 1: Location Plan of the Study Site and Search  
Area Within the Location of the NHLE Records

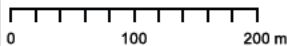
- Legend:
- Site
  - 500m Search Area
  - Litsd Buildings
    - II\*
    - II
    - Non-Designated Heritage Asset

Data: ©  
Base Maps: © Crown copyright and database rights 2024. Ordnance Survey  
AC0000862729

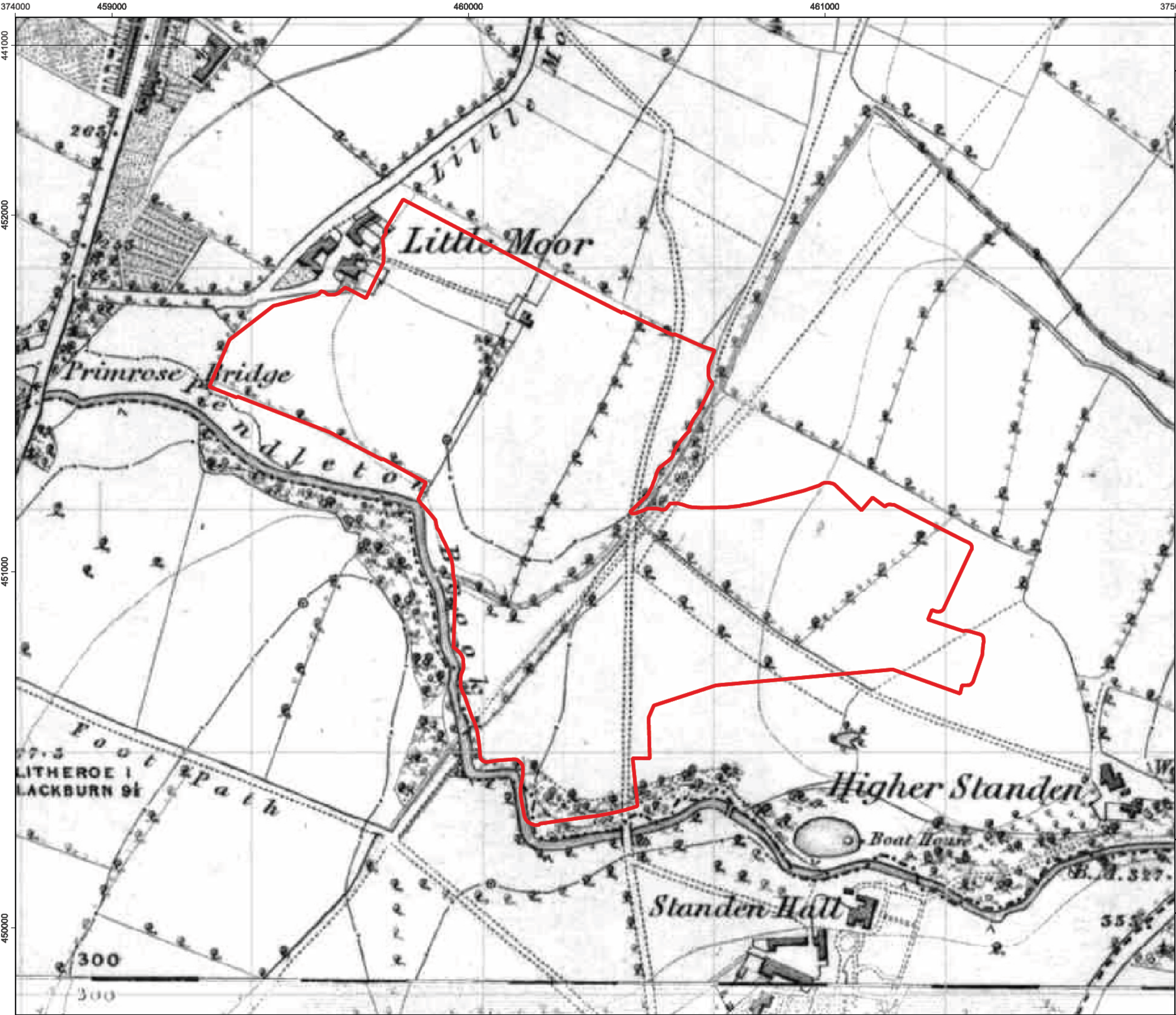


Co-ordinate system: OSGB36 / British National Grid

Scale: 1:6149 @ A3







**3583/H Higher Standen Farm**

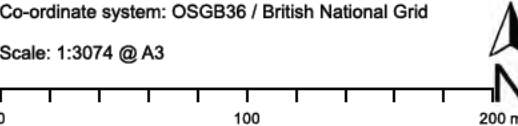
Title:  
Figure 2: Extract from the Ordnance Survey 1847

Legend:  
 Site Boundary

Data: ©  
Base Maps: © Crown copyright and database rights 2024, Ordnance Survey  
AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:3074 @ A3





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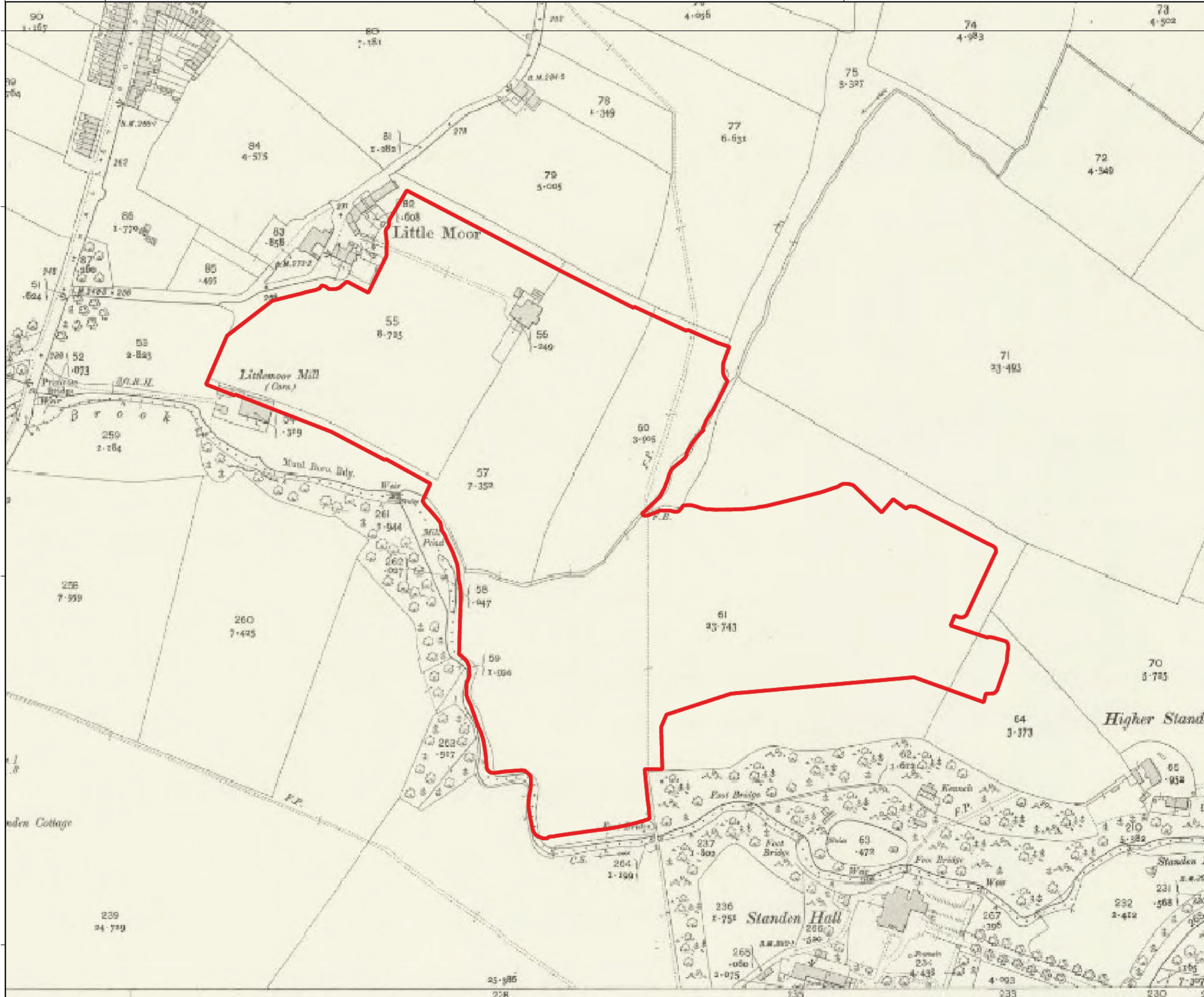
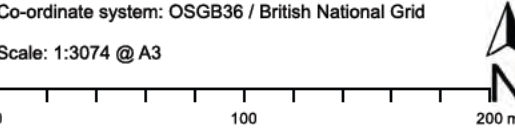
3583/H Higher Standen Farm

Title:  
Figure 3: Extract from the Ordnance Survey 1912

Legend:  
 Site Boundary

Data: ©  
Base Maps: © Crown copyright and database rights 2024, Ordnance Survey  
AC0000862729

Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:3074 @ A3





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3583/H Higher Standen Farm

Title:  
Figure 4: Extract from the Ordnance Survey 1932

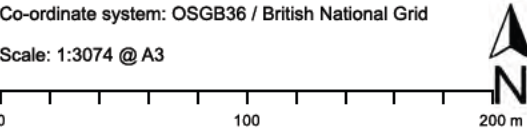
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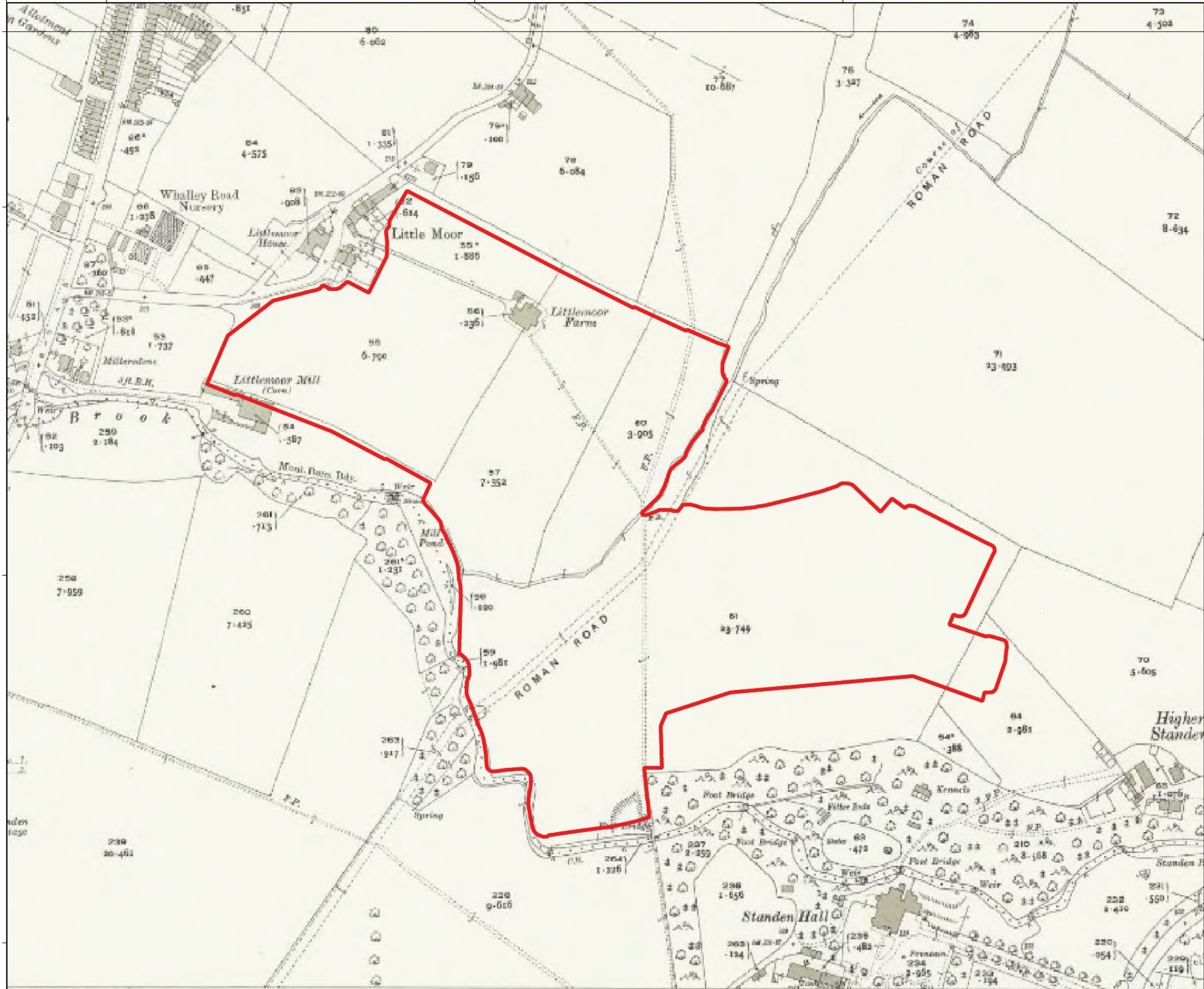
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Co-ordinate system: OSGB36 / British National Grid

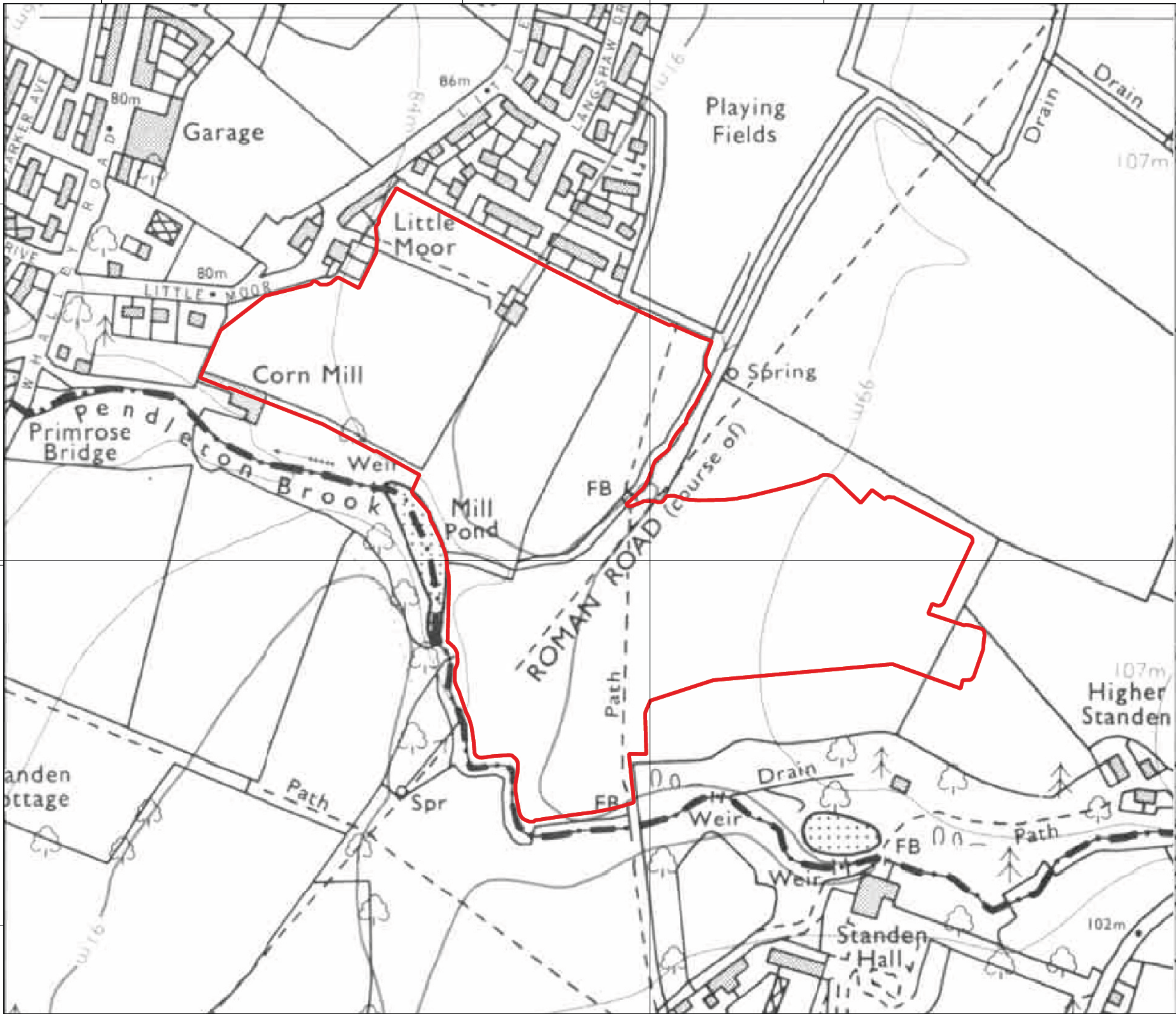
Scale: 1:3074 @ A3



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3583/H Higher Standen Farm

Title:  
Figure 5: Extract from the Ordnance Survey 1971-4

Legend:  
 Site Boundary

Data: ©  
Base Maps: © Crown copyright and database rights 2024, Ordnance Survey  
AC0000862729

Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:3074 @ A3

