

24/0177

Rec'd . 13/3/24

HERITAGE STATEMENT

In respect of a planning application for an earth bank slurry lagoon

at

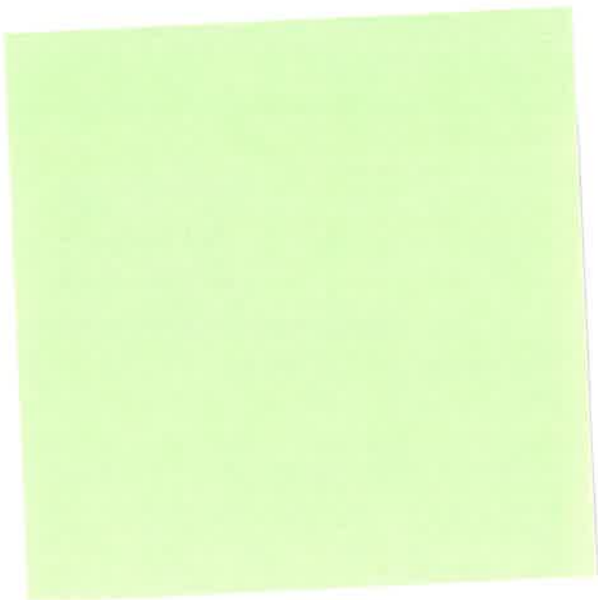
Higher Greenhead Farm

Sawley

Clitheroe

BB7 4LQ

March 2024



Introduction

This statement is prepared as a supporting document for a planning application for an earth banked slurry lagoon at Higher Greenhead Farm. The lagoon will be located 150 metres north east of the farm curtilage (SD 78584 46239). This statement is required as the neighbouring property, Greenhead Farmhouse South, is a Grade II listed building. A location plan is shown as Appendix A.

Note: Higher Greenhead Farm and Greenhead Farm are labelled incorrectly by Ordnance Survey.

The objectives of this assessment are:

- to identify the assets which could be affected by the proposed development
- to consider the significance and setting of the identified heritage assets
- to assess the effects of the proposed development on the significance of the identified heritage assets
- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm; and consider the appropriateness and acceptability of the scheme in light of current legislation and policy relevant to decision making.

Description of the development site

Higher Greenhead Farm is located east of the A59, approximately 800m from Sawley village. The farm curtilage is the easternmost unit within a cluster of farm and residential properties. Mature hedgerow forms the west/southwest boundary of the proposed site. Landscaping with mature trees will be undertaken within these boundaries.



Greenhead Farmhouse South Grade II listed

A full List Entry summary is shown as Appendix B

SD 785 461 3/148 Greenhead Farmhouse South (formerly listed as Greenhead Farmhouse) 16-11-1954 - II

House, 1711, altered C19th and C20th. Slobbered rubble with slate roof. Double-pile plan. 2 storeys. One bay each side of 2-storey gabled porch. Left-hand bay has windows with plain stone surrounds and modern imitation sashes with glazing bars. Right-hand bay has modern windows with glazing bars and concrete surrounds. The 1st floor of the porch oversails on a moulded string. It has a rebated and cyma-moulded mullioned window of 3 stepped lights, with hood, the central light having a round head. The door has moulded jambs and a shaped lintel. Above is a plaque inscribed 'HB 1711'. Plaque and lintel are enclosed by a hood with spiral stops. The porch gable has kneelers and a cyma-moulded coping. Gable chimneys. Rear wall has windows with plain stone surrounds. Interior not accessible at time of survey but said to contain little of interest.

Listing NGR: SD7835046146

Proposed development

The proposed development involves the construction of an earth banked slurry lagoon. The lagoon will store organic slurry from the dairy herd. The lagoon is constructed by excavation and formation of earth bunds. The design and construction of the lagoon is strictly controlled and is in compliance with government guidelines. The lagoon will be seeded with grass on the external bund sides. Landscaping with native species trees will effectively screen the lagoon from west/southwest views.

Listed assets

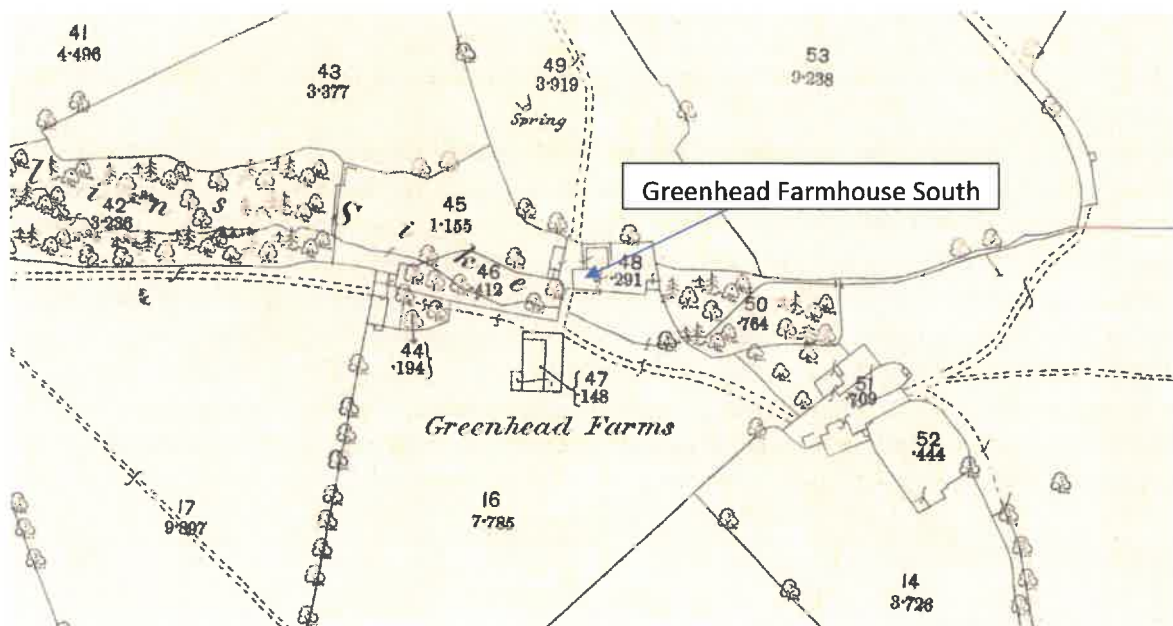
Greenhead Farmhouse (South) is a Grade II listed property. The property is the farmhouse for Greenhead Farm, the farm unit adjacent to Higher Greenhead Farm. The property is located in a small cluster of buildings north of the modern agricultural buildings. An access road to the other properties and Higher Greenhead Farm passes to the west.

No other buildings are listed.

Significance

Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest might also be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

The farmhouse has architectural significance as described in the listing description. The setting and position of the farmhouse also has significance.



1841- 1952

The 1841 OS map shows limited development. The development of the modern farm infrastructure has been to the south of the listed building.

Impact on the listed assets

The location of the proposed slurry lagoon is 236 metres north of Greenhead Farmhouse. The lagoon is positioned north of mature hedgerow along the south of the site screening the views from Greenhead Farmhouse. Additional planting with native species trees will further screen the property.

The proposed slurry lagoon and its functional use will have no impact on the fabric of the listed asset.

Decision Making

Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a listed building, it's setting, or any features of special architectural or historic interest which it processes (Planning (Listed Buildings and Conservation Areas) Act s.66)1).

The National Planning Policy Framework requires that "in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting" (para 189). This Heritage Assessment aims to provide sufficient information for the significance of the heritage assets and the impact of development to be properly considered.

The NPPF states that “when considering impact on the significance, great weight should be given to the asset’s conservation, relative to it’s significance . This is irrespective of whether any potential harm amounts to substantial harm , total loss or less than substantial harm to it’s significance” (para 193).

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within it’s setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification” (para 194). Recent appeals and court cases have highlighted the need for local authorities to give great weight to the desirability of preserving architectural or historic interest when it comes to determining applications for alterations to Listed Buildings. Any harm to the architectural or historic interest, or the setting of the asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing it’s optimum viable use.

The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 “Managing Significance in Decision-Taking in the Historic Environment” advises that:

- the significance of the asset is understood
- the impact of the development on significance is understood
- ways to avoid, minimise and mitigate impact are explored
- harmful impacts be justified through and balanced; and
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance.

Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the evidential, historical, aesthetic and communal values which relate to the area to enable informed assessment of a proposal for change. This assessment has considered the significance of Greenhead Farmhouse and the conservation values within.

Ribble Valley Core Strategy – Relevant policies

Key Statement EN5 : Heritage Assets

DME4 – Protecting Heritage Assets

Conclusion

This Heritage Statement has identified the heritage assets which have the potential to be affected by the proposed development and has considered the heritage values and significance as they relate to the site.

The assessment has explored the special interest of Greenhead Farmhouse as an example of a house of its period within the wider rural landscape. It has considered the nature and requirements of the proposed development and how impacts on the heritage asset can be minimised. The proposed scheme has been guided by advice from English Heritage to minimise the impact.

The proposed scheme is considered the most appropriate to protect the setting of Greenhead Farm. The proposed site for the slurry lagoon is 236 metres from the farmhouse, the natural landform and the additional planting with native species trees will ensure there will be no impact on the heritage asset.

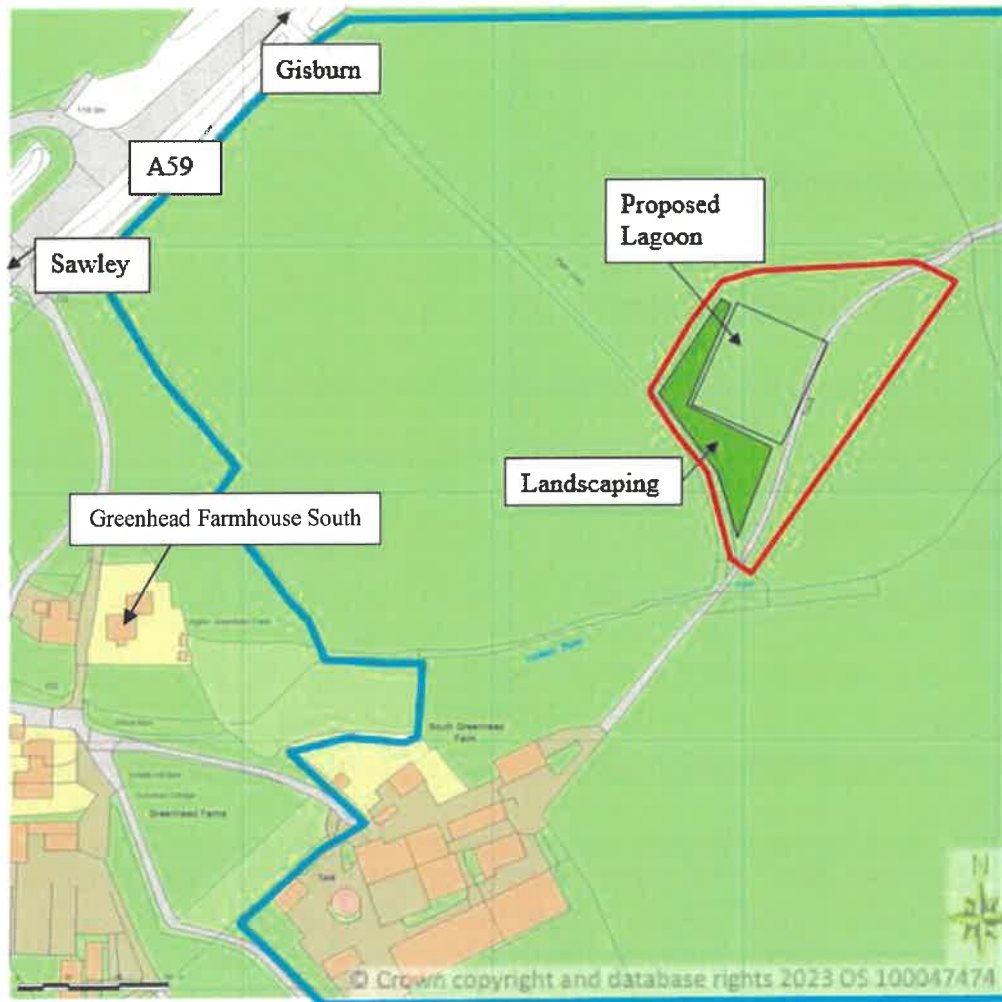
Appendix A

Location Plan

Streetwise



SITE LOCATION PLAN
AREA 16 HA
SCALE 1:2500 on A4
CENTRE COORDINATES: 378507, 446196



Appendix B List Entry Details

Official list entry

Heritage Category: **Listed Building Grade: II**

List Entry Number: **1165380**

Date first listed: **16-Nov-1954**

Date of most recent amendment: **26-Apr-1984**

List Entry Name:

GREENHEAD FARMHOUSE SOUTH

Statutory Address:

GREENHEAD FARMHOUSE SOUTH

The building or site itself may lie within the boundary of more than one authority.

County: **Lancashire**

District: **Ribble Valley (District Authority)**

Parish: **Sawley**

National Grid Reference: **SD 78350 46146**

Details

SD 74 NE SAWLEY

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Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **183467**

Legacy System: **LBS**

Legal This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

