



**Land South of Causeway Farm, Longsight Road, Balderstone,  
Lancashire  
Historic Environment Desk-Based Assessment**

Project no. 6107  
On behalf of PWA Planning

# Historic Environment Desk-Based Assessment

Land South of Causeway Farm, Longsight Road, Balderstone,  
Lancashire

PWA Planning

September 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

### Land South of Causeway Farm, Longsight Road, Balderstone, Lancashire, Historic Environment Desk-Based Assessment

Project no. 6107

Document Prepared for: PWA Planning

**Prepared by:**

**Name:** Michael Horner BA (Hons) MA

**Title:** Historic Environment Consultant

**Date:** September 2025

**Approved by:**

**Name:** Mathew James BSc (Hons) MSc MCIfA

**Title:** Associate Director Historic Environment

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## Non-Technical Summary

Lanpro Services Limited was commissioned by PWA Planning to produce a Historic Environment Desk Based Assessment ('HEDBA') to support the planning application for a proposed residential development at the land south of Causeway Farm, Longsight Road (A59), Lancashire (NGR: SD 64575 31450). It is located within the administrative boundary of Ribble Valley Borough Council.

The assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

This assessment has established that there are no designated or non-designated heritage assets within the study site.

The Grade II Listed Causeway Farmhouse (NHLE 1362338) lies approximately 80m north-west of the study site. The proposed development would result in only a minor change to the character of its wider setting. Given the limited contribution that the wider setting makes to the building's significance, and the proposed layout which minimises visual intrusion, this change would not result in harm to its significance.

The available archaeological records suggest that there is the low potential for the survival of prehistoric and Roman period remains within the study site. The study site is likely to have remained in agricultural use through the medieval and post-medieval periods. It is possible that buried remains relating to medieval or early post-medieval agriculture, such as ploughing or drainage features, could survive, but these would be considered to be of negligible significance.

## 1 Introduction

- 1.1.1 Lanpro Services Limited was commissioned by PWA Planning to produce a Historic Environment Desk Based Assessment ('HEDBA') to support the planning application for a proposed residential development to the south of Causeway Farm, Longsight Road (A59), Lancashire (NGR: SD 64575 31450). It is located within the administrative boundary of Ribble Valley Borough Council. The assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information to clarify the heritage significance and archaeological potential of the study site.
- 1.1.2 This document provides an assessment of the potential for the survival of archaeological remains within the Site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.
- 1.1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework's Section 16: 'Conserving and enhancing the historic environment' (NPPF 2024) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines Standard and guidance *for historic environment desk-based assessment* (CIfA 2020).

## 2 Legislation, Policy and Guidance

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.

### 2.2 Current Legislation

2.2.1 The applicable legislative framework is summarised as follows:

- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990.
- National Planning Policy Framework 2024

2.2.1 The national policy framework (NPPF, 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.

2.2.2 The AMAAA largely concerns to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.

2.2.3 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.

2.2.4 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'*.

2.2.5 Section 72 then adds that *'..with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

2.2.6 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

## 2.3 National Planning Policy Framework

2.3.1 Section 16 of the NPPF (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 208 which states that LPAs should take this into account when considering applications.

2.3.1 Paragraphs 212-215 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.

2.3.2 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)*’.

2.3.3 Annex 2 also defines ‘Archaeological Interest’ as a heritage asset which ‘*holds or potentially holds, evidence of past human activity worthy of expert investigation at some point*’. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.3.4 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.*’

2.3.5 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings,

Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas),

- 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,
- Provides for the excavation and investigation of sites not significant enough to merit in situ preservation.

## 2.4 Planning Practice Guidance

2.4.1 The Planning Practice Guidance (PPG 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 (RVBC) *Core Strategy 2008-2028* was adopted on 16<sup>th</sup> December 2014 and forms the central document of the Local Development Framework, establishing the vision, underlying objectives and key principles that will guide development within the borough to 2028. The following policies contained within the *Core Strategy* (RVBC 2014) are applicable to this assessment:

### **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.*

## 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 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; Historic England 2015) and the Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3; Historic England 2017).

2.6.3 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.

2.6.4 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. The following assessment of significance results from a combination of any, some or all of these values and interests.

- 2.6.5 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.
- 2.6.6 The Historic England advice note, Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (HEAN 12; Historic England 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 Information Sources

3.1.1 A gazetteer of all records held on the Lancashire Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) within a 1km search area is provided in Appendix 1 and their locations illustrated on Figures 1-3. A 1km search area has been determined to be appropriate for establishing the archaeological baseline of the study site.

3.1.2 On-line repositories for historical maps, plans and relevant documentary sources were consulted in accordance with guidelines laid down by the ClfA (2020).

3.1.3 A range of published and unpublished material has been consulted, including the North West England Regional Research Framework (RF 2025).

### 3.2 Site Visit

3.2.1 A site visit was undertaken on 29<sup>th</sup> September 2022, in overcast and dry conditions, to provide an assessment of the character of the study site and appraise the potential impact of the proposed development on any archaeological or heritage assets (Plates 1-12). No archaeological finds or features were noted within the study site during this visit.

### 3.3 Assessment Criteria

#### **Significance**

3.3.1 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.*

3.3.2 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.

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

3.3.4 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.

3.3.5 Assessment of significance has been undertaken in accordance with the Historic England's Statement of Heritage Significance. Analysing Significance in Heritage Assets (2019).

### **Setting**

3.3.6 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.*

3.3.7 Historic England's GPA3, *The Setting of Heritage Assets* (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 Heritage Statement 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.*

The production of this assessment 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.

### **Definition of Harm**

3.3.8 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).

3.3.9 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.*

3.3.10 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.*

## 4 Site Description

- 4.1.1 The study site comprises c. 4.175ha of land south-east of the Longsight Road (A59), Balderstone, Lancashire (centred at NGR SD 64575 31450). It is located c. 300m to the north-east of the village of Mellor Brook and c. 200m to the south-west of Osbaldeston.
- 4.1.2 The site is bounded to the north-east by a mixture of hedgerow and semi-mature trees and the south-west by a dense row of shrubbery. The south-east is formed primarily by semi-mature trees and a large grouping of oaks, with a small stream extending along this entire boundary. Finally, the north-western boundary, through which the primary site access is obtained, is composed of a c. 2-3m tall hedgerow interspersed with several semi-mature trees of varying condition.
- 4.1.3 The study site itself is formed of two fields, currently utilised as pasture for sheep, which are separated by a c. 2m high hedgerow interspersed with several trees. The topography of the site varies, with a high point of c. 110.5m above Ordnance Datum (aOD) roughly within the centre of the site. The site slopes downwards to low points along all the boundaries of the study site, with the lowest point being c. 105.8m aOD within the western corner of the site. Two small bodies of water are present within the southern half of the study site, flanked by trees and vegetation.
- 4.1.4 No features of archaeological interest were noted during the site walkover, though a service cover was noted within the southern part of the study site, marking the location of a combined rising main sewer which runs through the study site (Plates 1-5).
- 4.2 **Geology and Soils**
- 4.2.1 The bedrock geology across the study site comprises Copster Green Sandstone, sedimentary bedrock formed between 329-328 million years ago during the Carboniferous period. This is overlain by superficial deposits of Devensian Till – Diamicton (BGS 2022).
- 4.2.2 The soils within the north-western half of the study site are classified as slowly permeable, seasonally wet slightly acid but base-rich loamy and clayey soils. The soils within the south-eastern half of the study site are classified as slowly permeable seasonally wet acid loamy and clayey soils (CSAI 2022).

## 5 Archaeological and Historical Background

### 5.1 Introduction

This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the HER and the NHLE within a 1km radius search area, centred on NGR SD 64575 31450. It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

### 5.2 Designated Heritage Assets

5.2.1 There are no designated heritage assets within the study site, nor is the study site within a Conservation Area.

5.2.2 Within the wider 1km search area, there are six Grade II listed buildings, all of which were constructed during the post-medieval period (specifically between the early-17<sup>th</sup>- mid-19<sup>th</sup> century). One of these assets, the Church of St Mary (NHLE 1072074), is located within the village of Mellor, c. 720m south-east of the study site. An additional two of the listed buildings, Intack Cottage (NHLE 1073062) and Sykes Hold Farmhouse (NHLE 1072063), are located within the village of Mellor Brook, c. 890m south-west and c. 800m west of the study site respectively. Due to their distance from the study site, as well as the existing topography and intervening built environment, there is no potential for the proposed development to impact upon the setting and, therefore, significance of these heritage assets. Therefore, in line with step i) of *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017), these three assets have been scoped out of further consideration.

5.2.3 The remaining three listed buildings are all located immediately to the north of the A59. Two of these, the Church of St Mary with Presbytery (NHLE 1072076) and its adjacent School (NHLE 1164570) both situated within the village of Osbaldeston c. 300m north-east of the study site, are screened from the study site by the intervening built environment and woodland. Therefore, as it is considered that there will be no impact to their setting and, therefore, significance, they have been scoped out of further consideration.

5.2.4 The third listed building to the north of the A59 is the Grade II listed Causeway Farmhouse (NHLE 1362338) located c. 80m north-west of the study site, on the opposite side of the A59. This early-18<sup>th</sup> century structure forms part of a wider farmstead, which includes a barn of similar date, a late-19<sup>th</sup> century outbuilding and separate piggery, and several modern farming sheds. Due to the close proximity of the listed farmhouse to the study site, it is considered sensitive to the proposed development and the potential impact will be further assessed.

5.2.5 Further details of all designated heritage assets can be found in a gazetteer in Appendix 1 and their locations illustrated on Figure 1.

### 5.3 Non-designated Heritage Assets

5.3.1 No non-designated heritage assets are recorded within the study site by the Lancashire HER.

5.3.2 The Lancashire HER lists 42 records within the wider 1km search area, the vast majority of which date to the post-medieval period. These post-medieval heritage assets represent the sites of extant and former post-medieval buildings, as well as several artefact findspots, and appear to be largely focussed adjacent to the major roads extending between Mellor, Mellor Brook, and Osbaldeston. Details of all Lancashire HER records are listed in a gazetteer in Appendix 1 and their positions shown on Figure 2.

### 5.4 Historic Landscape Characterisation

5.4.1 Within the wider 1km search area, the *Lancashire Historic Landscape Characterisation Project* (LCC and EH 2002) records seven separate HLC records. The majority of these represent post-medieval and modern alterations to the landscape (e.g. post-1850), including enclosure, industry, ornamental and settlement, though earlier land use types are also represented, including ancient enclosure and woodland.

5.4.2 The study site includes parts of two separate HLC units, with the majority of the site falling within the 'Post-Medieval Enclosure' character type. This type is a reflection of the piecemeal private enclosure of land across Lancashire between 1600 – 1850. This type may include land that was previously enclosed and later remodelled, and generally possesses boundaries formed of water-filled ditches, quickset hedges, stone walls and fences (LCC and EH 2002).

5.4.3 The south-eastern boundary of the study site extends into a larger area characterised during the *Lancashire Historic Landscape Characterisation Project* as 'Ancient Enclosure.' Covering areas that were irregularly enclosed prior to c. 1600, these fields are characterised by sinuous or wavy edged field boundaries, with the south-eastern boundary of the study site itself formed by a stream with surrounding tree belt (LCC and EH 2002).

### 5.5 Previous Archaeological Investigations

5.5.1 The Lancashire HER records seven previous archaeological investigations that have been carried out within the wider 1km search area. The majority of these events comprise non-invasive surveys such as desk-based assessments and building surveys, all of which were carried out to the north-east, north and west of the study site. Full details of all events can be found within the gazetteer in Appendix 1 and are Figure 3.

5.5.2 Three of these assessments were carried out across the Ribble Valley and Kirkham Moraine as part of the Aggregates Levy Sustainability Fund (ELA1375; ELA1376;

ELA1377), with these assessments extending to the A59 north-west of the study site, though did not include the study site itself. However, the enhanced HLC produced as part of these assessments (OAN 2007) does include both HLC character types within this assessment, as they extend north of the A59, and therefore the information produced as part of this assessment is considered relevant to the study site. The *ALSF Aggregate Extraction in the Lower Ribble Valley* (OAN 2007) concludes that the majority of the study site, which falls within the HLC character type 'Post-Medieval Enclosure' has an overall 'medium' potential for remains of prehistoric, Roman and medieval date to be found within this HLC unit. The assessment further concludes that there is the overall 'high' potential for remains of these same dates to be found within the 'Ancient Enclosure' unit that extends into the south-eastern boundary of the study site.

- 5.5.3 Three further 'event' are recorded within the search area including an archaeologically negative watching brief (ELA3700), 370m south-west of the Site, and a Heritage Statement (ELA3539) and Historic Building Recording (ELA3752) of Lowe Abbot House Farm, 180m east of the study site. These events do not contribute to the baseline of the study site.
- 5.6 **Prehistoric and Roman Periods (c.9500BC – c. AD 410)**
- 5.6.1 There is no recorded evidence for prehistoric or Roman period activity within the study site.
- 5.6.2 There is a scarcity of evidence for the early-prehistoric periods within Lancashire, and the only neolithic evidence recorded on the HER is a stone axehead (HER PRN41424) recovered c. 278m east of the study site.
- 5.6.3 Evidence for Bronze Age activity within the Ribble Valley is well documented, with a number of funerary monuments, largely comprised of round barrows, cairns, and ring ditches, recorded across the landscape. A round barrow off Mellor Brow Road (HER PRN20296), is located c. 620m south-east of the study site. The general pattern of monuments within the Ribble Valley suggests settlements were widespread, though with a lack of structural settlement remains identified, most areas are defined by flint scatters and findspots. Bronze Age artefacts are recorded within the search area, including an axe hammer (HER PRN159) and copper axe (HER PRN36604) recovered c. 775m and c. 275m east of the study site respectively.
- 5.6.4 During the Roman period, Lancashire was located within the military hinterland of the empire, with military sites established across the Ribble Valley during the early AD 70s. A Roman road extended south/south-east from Ribchester towards *Mamucium* (Manchester), passing across Mellor Moor to the east, though the exact route through this area has not been confirmed archaeologically. On Mellor Moor itself, located near the postulated Roman road alignment, are the scheduled remains of a Roman signal station (NHLE 1013607), located c. 1km east of the study site. Built by the Roman army around AD 80 for military observation, the signal

station was one element of a wider system of defence between various Roman forts, camps, and towns.

5.6.5 No Roman remains are recorded by the Lancashire HER within the wider 1km search area. A Roman altar is documented as having been found on Mellor Moor c.1874 ‘*somewhere near the Roman Road between Manchester and Ribchester*’ though the exact location is unknown (Collingwood and Taylor 1924). The area known as Mellor Moor extends into the eastern part of the wider 1km search area.

5.6.6 There is limited evidence for prehistoric and Roman period activity within the wider 1km search area. Therefore, it is considered that there is limited potential for the survival of below-ground remains of a prehistoric or Roman date within the study site, with no evidence to suggest that these would be of greater than local significance.

## 5.7 Medieval Period (AD 410 – c.1540)

5.7.1 There is no recorded evidence for early-medieval or medieval activity within the study site.

5.7.2 The deserted medieval settlement of Osbaldeston (HER PRN1817) may have been located c. 365m north of the study site, near the junction of Higher Commons Lane and Osbaldeston Lane, though no earthwork or cropmark remains are currently visible within the surrounding fields to confirm this location. Despite its proximity to the possibly medieval site of and modern village of Osbaldeston, historically the study site falls within the south-easternmost extent of the parish of Balderstone.

5.7.3 Place-name evidence suggests scattered farmsteads within the landscape during this period. Both the names Osbaldeston and Balderstone appear to have derived from Old English (OE) personal names, the *farmsteads* or *villages* of men called *Ōsbald* and *Baldhere* respectively (Mills 2011).

5.7.4 During the medieval period, *Ossebaldiston* (Osbaldeston) and *Balderestone* (Balderstone) were jointly held as one manor in the honour (or larger grouping of manors and royal forests) of Clitheroe, which was centred on Clitheroe Castle (Ekwall 1922). Whilst the majority of lands forming the modern county of Lancashire is not included as a separate chapter within Domesday, entries for Cheshire and Yorkshire note that in 1066, this manor was one of 28 belonging to 28 freemen, or *thegns*. In the 12<sup>th</sup> century, the manor was part of the holdings of Ailsa, son of Hugh. He is documented as giving Balderstone to his second son William, later known as William de Balderston, in the late-12<sup>th</sup>/early-13<sup>th</sup> century. Whilst there were separate holdings, the descent of this mesne lordship follows that of the manor of Osbaldeston (Farrer and Brownbill 1911).

5.7.5 Throughout the medieval period, the manor remained as part of the de Balderston family holdings, though they continued to pay a yearly service to the mesne lords, de Osbaldeston. It passed by marriage in the mid-15<sup>th</sup> century to the daughters of William Balderston, split jointly between their husbands Sir John de Pilkington and

Sir Robert Harrington of Hornby, before later re-joining as one estate through the Harrington family. In the mid-16<sup>th</sup> century, after the death of James Harrington, the manor was split by Edward, Earl of Derby between Gilbert Gerard, esq and John Osbaldeston.

- 5.7.6 Speed's 1610 plan of *The Countie Pallatine of Lancaster* (not illustrated) depicts a series of enclosed parks south of the river Ribble, including at Salesbury Hall and Samlesbury Hall (NHLE 1361389), c. 4.8km north-east and c. 2.2km to the south-west of the study site respectively. A deer park is also depicted within Osbaldeston (HER PRN2896), recorded by the Lancashire HER c. 575m south-west of the study site, south of the village of Mellor Brook. However, it is likely that this HER location is incorrect, as a structure is depicted within the boundaries of this parkland, and it is likely this building represents the Grade II\* listed Osbaldeston Hall (NHLE 1072072), which dates largely to c. 1600 but incorporates earlier 16<sup>th</sup> century material. Osbaldeston Hall is located c. 2.8km north of the study site. This location is further supported by the presence of woodland to the east of the Hall, referred to as 'Old Park Wood', on mid-19<sup>th</sup> century Ordnance Survey (OS) mapping.
- 5.7.7 The only additional assets of medieval date identified by the Lancashire HER within the wider 1km search area is a single lead alloy vessel/container findspot (HER PRN41013), recovered c. 530m south-west of the study site within the village of Mellor Brook.
- 5.7.8 The study site appears to have been located outside of the focus of any medieval settlement and is likely to have remained in agricultural use throughout the period. Therefore, any remains of a medieval date surviving in the study site are likely to relate to agricultural activity and would be considered to be of negligible significance.
- 5.8 **Post-Medieval to Modern Periods (c. 1540- Present)**
- 5.8.1 There are no heritage assets of post-medieval or modern date recorded within the study site.
- 5.8.2 Within the surrounding 1km search area, the HER data for the post-medieval and modern periods is characterised by heritage assets relating to buildings/monuments of a well-defined extent that do not contribute to the understanding of the study site's heritage significance or archaeological potential. The understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources which can give additional detail to data contained within the HER and, notably, to the study site.
- 5.8.3 The first plan to depict the study site is Yates' 1786 *Survey of the County Palatine of Lancaster* (not illustrated). Whilst not depicting the site in detail, it does show that at the end of the 18<sup>th</sup> century the study site was located within a largely undeveloped area, enclosed by Abbot Brow to the east, Higher Common Lane to the north, and Mellow Brow to the west and south, with the majority of the buildings within the area focussed along these various roads. However, one structure is

depicted to the north of the study site, possibly representing the farmstead now known as Causeway Farm (NHLE 1362338), which the Historic England listing description (HE 2022) notes as being ‘probably early-C18’ in date. Several other structures are also depicted on Yates’ map within the wider landscape, including the Grade II listed Sykes Hold Farmhouse (NHLE 1072063), and Intack Cottage (NHLE 1073062), located c. 815m west and 890m south-west of the study site respectively.

- 5.8.4 In the late-18<sup>th</sup> and early-19<sup>th</sup> centuries, an increase in trade between market towns, ports, and production centres led to the gradual improvement of Lancashire’s road networks. In 1808, an Act was passed authorising the Clitheroe and Mellor Brook Trust to build a new turnpike road, extending between the two towns. This new road is first depicted on Greenwood’s 1818 *Map of the County Palatine of Lancaster* (not illustrated), which shows the new turnpike road extending north-east from Mellor Brook. This map shows that this road, which follows the alignment of the modern Longsight Road/A59, forms the north-western boundary of the study site.
- 5.8.5 Whilst Greenwood’s map does not depict any structure within the study site, a small stream is illustrated, running the length of the south-eastern boundary of the study site, fed in part by a water source starting c. 310m to the south-east. This stream may have also once fed the former Spa Well at Mellor (HER PRN3592) which, whilst recorded by the Lancashire HER c. 50m south-east of the study site, may in fact have been located at the aforementioned source further south-east. To the north of the new turnpike road, at the site of the present Causeway Farm, two structures are depicted, likely the main Farmhouse and adjacent barn (HER PRN39968) to the west, though this set of buildings is unlabelled.
- 5.8.6 Whilst a tithe award was made for the parish of Balderstone in the early-19<sup>th</sup> century, the tithe rent-charge was merged (or extinguished), likely a result of the landowner also being the tithe-owner, which would result in the unnecessary payment of tithes to themselves.
- 5.8.7 The first plan to show the study site in detail is the 1844 Ordnance Survey (OS) map (Figure 4), which depicts the study site as being formed of parts of three separate fields south-east of the turnpike road. Within the southern two fields, several depressions are illustrated adjacent the south-eastern boundary, possibly areas of bog associated with flooding of the neighbouring stream, or small areas of localised quarrying. This correlates with depressions observed in the LiDAR data (Figure 10). No other features of interest are noted within the study site, though a footpath is illustrated, extending from Longsight Road south-east across the study site and stream.
- 5.8.8 The 1844 map shows Causeway farmstead to the north-west of the study site, denoted as ‘Cooper’s’. This farmstead is unchanged from that shown on Greenwood’s 1818 map, formed of two primary buildings: a linear farmhouse with north-western and south-eastern extensions, and a north-west/south-east aligned

barn to the west, with a smaller outbuilding to the north, all of which is accessed from Longsight Road. A second access is depicted, extending north-west from Cooper's to Higher Common Lane, which probably related to the former access onto common land to the north. It is possible the name 'Cooper's' represents the name of the original builder or early occupier of the property, as the 1841 and 1851 census returns indicate a family named Spencer resided at the farmstead at the time (Figure 4).

- 5.8.9 By the time of the production of the 1892 OS map (Figure 5), several changes have been carried out within the study site, most notably the loss of one of the field boundaries depicted on the earlier 1844 OS map (Figure 4). The southernmost field boundary has been removed, with the study site now composed of two fields. Two ponds are depicted within the southern field, both located c. 20-25m south-east of the Longsight Road. The two depressions depicted on the earlier 1844 OS map are still present along the south-eastern boundary of the study site, though their function is still unknown.
- 5.8.10 The footpath depicted on the earlier 1844 OS map within the study site is still present, now connecting to a new footpath which follows the course of the stream along the south-eastern boundary of the study site. Two further footpaths are present within the study site, both starting at the same location at Longsight Lane and extending in different directions across the southern part of the study site.
- 5.8.11 North-west of the study site, 'Cooper's' is now labelled as 'Causeway Farm', though census returns indicate that the name was established first by 1861 as 'Caus'ey' and later by 1871 as 'Causeway'. The name likely derived from its location adjacent the turnpike road (Longsight Road), with 'Causeway' meaning an 'elevated road or path through water/land prone to being waterlogged' (Cavill 2018). The 1892 OS map (Figure 5) depicts a number of streams and springs within the landscape of Balderstone, likely the origin of the boggy ground of the region. The footprint of Causeway Farmhouse is similar to that of the earlier 1844 OS map, though the south-eastern extension is no longer present.
- 5.8.12 The 1911 OS map (Figure 6) does not record any changes as having been carried out within the study site since the late-19<sup>th</sup> century. Within the wider landscape, the barn at Causeway Farm has been extended, whilst another outbuilding has been constructed immediately to the north-west of this structure. The farmhouse appears to have also had a second small extension constructed along its north-western elevation.
- 5.8.13 Throughout the 20<sup>th</sup> century, historic maps (Figures 7-9) indicate that the study site remained unchanged, likely utilised as agricultural land. The farmstead has grown substantially, with the construction of a number of new outbuildings to the north-west of the existing structures. Currently, the study site is utilised as pasture (Figure 11).

- 5.8.14 The study site appears to have remained in agricultural use throughout the post-medieval and modern periods, currently utilised as pasture. Therefore, any sub-surface remains of these dates surviving within the study site are likely to relate to agricultural activity and would be considered to be of negligible significance.

## 6 Assessment of Significance and Setting

6.1.1 Paragraph 207 of the NPPF states that planning decisions should be based on the significance of the archaeological asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset. 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.

6.1.2 It is recognised that not all parts of an archaeological 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.

### 6.2 Designated Heritage Assets

6.2.1 The Grade II listed Causeway Farmhouse (NHLE 1362338) is located c. 80m north-west of the study site, on the opposite side of Longsight Road/A59. It was first listed on 13<sup>th</sup> March 1986 and forms part of a farmstead including barns/outbuildings, a piggery, and several modern agricultural sheds. As a Grade II listed building, it is considered that this structure is of medium significance, which is derived from its historic and architectural interest detailed in its list entry description:

*House, probably early C18, altered. Watershot sandstone with stone slate roof and brick chimney caps. 2 storeys, 4 bays. Windows sashed with glazing bars. Windows have cyma-moulded surrounds, except for those to the left-hand bay and the 1st floor window of the 2nd bay, which have plain reveals. The ground-floor window of the 3rd bay has 2 sashes. The door between the 2nd and 3rd bays has a plain stone surround and is now covered by a porch-like projection, glazed above a stone base. This has no outer doorway. At the right is a 2nd door under a larger stone and glazed porch with a door in its left-hand return wall. Chimneys on left-hand gable and between 3rd and 4th bays. At the rear are 2 2-light mullioned windows with inner cyma moulding and outer chamfer. Inside there are boxed axial beams.*

6.2.2 The size of farm holdings within Lancashire remained relatively small (the majority being under 50 acres) until the mid-late 19<sup>th</sup> century (EH 2006). Causeway Farm appears to have been a holding typical of the lowland part of Ribble Valley, originally formed by the main (probable) early-18<sup>th</sup> century farmhouse and late-18<sup>th</sup>/early-19<sup>th</sup> century combination barn (HER PRN39968). First depicted on Yates' 1786 *Survey of the County Palatine of Lancaster* (not illustrated), the farmhouse appears to have been originally accessed from Higher Common Lane to the north-west.

6.2.3 The farmhouse is the main structure within the wider Causeway Farm complex and faces south-east towards Longsight Road, overlooking a garden, which wraps around its east side, and a paddock. To the rear of the farmhouse is a small yard, historically shared with the barn and depicted on the 1844 OS map (Figure 4). In the

early 20<sup>th</sup> century, an outbuilding and piggery were constructed to the north of the house and around the yard. During the later 20<sup>th</sup> century, various agricultural sheds and a horse menage have been added which enhances the agricultural context to the immediate setting of the listed farmhouse.

6.2.4 The principal south-east facing elevation of the farmhouse, when viewed from Longsight Road, is framed by mature trees with a hedgerow lining the perimeter of the front garden. The belt of mature trees and shrubs continue around to the east within the garden and along the east perimeter of the paddock between the house and road. A hedgerow along the west side of the paddock adds to the restriction of views of the farmhouse from Longsight Road. The farmhouse can only be full appreciated from a short section of the road immediately facing its front elevation, particularly within the summer months. The surrounding agricultural buildings also serve to inhibit intervisibility between the farmhouse and the area to the north.

6.2.5 The wider setting also provides historical agricultural context to the Grade II listed farmhouse. Prior to the construction of the turnpike, now Longsight Road (A59), in the early 19<sup>th</sup> century, the farm was accessed from a track to the north which joined onto Higher Commons Lane, from which Commons Lane also runs northwards. This network of roads and tracks denotes the earlier historical context of common land to the north prior to enclosure. Furthermore, around the south of the farmstead, the former field pattern can be discerned prior to the construction of the turnpike, with continuous hedgerows still extant running to the north and south of Longsight Road. The farmhouse and barn are, therefore, inextricably linked with their agricultural surroundings and would have originally sat within a landscape of dispersed farms and cottages, and small settlements. Despite more recent development within the wider surroundings, this early agricultural context remains legible.

6.2.6 It is therefore considered that the significance of the Grade II listed Causeway Farmhouse is mainly derived from its architectural interest, which contributes to the building's historic and aesthetic interests. The group value derived from its immediate farmyard setting also contributes to its significance. The wider agricultural setting is a relatively minor contribution to its significance.

### 6.3 **Potential for Archaeological Remains**

6.3.1 The enhanced HLC produced as part of the *ALSF Aggregate Extraction in the Lower Ribble Valley* project (OAN 2007) concluded that 'Post-Medieval Enclosure' character unit, which forms the majority of the study site, had an overall 'medium' potential for remains of prehistoric, Roman, and medieval date to survive below-ground.

6.3.2 However, this assessment has concluded that within the study site, whilst c. 2.5km south-east of the river Ribble, has an overall low potential for significant remains of prehistoric and Roman period date to survive below-ground. Should such remains be found, they would likely be of no greater than local significance.

6.3.3 The study site was located outside of the medieval settlements of both Balderstone and Osbaldeston and appears to have remained in agricultural use throughout the medieval, post-medieval and modern periods, with the site presently utilised as pasture for livestock. Any remains of these dates surviving within the study site are likely to relate to agricultural activity and would be of negligible significance.

## 7 Impact Assessment

### 7.1 Proposed Development

7.1.1 The proposed development consists of the construction of a residential development with associated access, green space and utilities within the study site. Further details of the proposed development can be found in the supporting documents of this planning application and in Appendix 2.

### 7.2 Previous Impacts

7.2.1 A 150mm adopted combined rising main sewer extends through the study site, entering the northern field of the site at Longsight Road. This sewer follows the internal Longsight Road boundary through the northern field, before turning broadly south, extending across the southern field beyond the southern corner of the study site. The excavation of this sewer would have completely removed any below-ground remains from within its footprints.

### 7.3 Designated Heritage Assets

7.3.1 The proposed development will have no direct physical impact on the Grade II listed Causeway Farmhouse (NHLE 1362338). However, as its setting remains sensitive to change, the potential effects on setting are considered below.

7.3.2 The proposed development lies to the south of Longsight Road and will not affect the immediate farmyard setting of the listed farmhouse, nor the ability to understand and appreciate its significance from Longsight Road. The site is located within the farmhouse's wider agricultural context and will be partially visible from the asset (Plates 6–10). These views form part of the wider setting, which contributes only marginally to the significance of the asset, whose primary setting is the inward-facing farmyard with limited outward views. Long-distance intervisibility is further constrained by substantial mature planting within both the study site and the farmhouse gardens. The proposed layout (Appendix 2) incorporates open green space at the centre of the scheme to minimise the visibility of new residential development from the farmhouse. While the proposals would replace part of the agricultural character of the wider setting with residential use (Plate 11), views towards the site will remain heavily filtered by mature vegetation along the farmhouse gardens and field boundaries (Plate 10).

7.3.3 The wider surroundings of the farmhouse already include modern residential and industrial development, as well as a petrol station located c. 150m to the north-east. Within this context, the proposed development would represent further change to the rural character of the setting but would not be out of keeping with the established pattern of development in the area.

7.3.4 It is therefore concluded that the scheme would alter the wider setting of the Grade II listed Causeway Farmhouse. However, through the retention of green space, careful layout design, and the use of appropriate materials, the proposals would

mitigate potential effects. As such, the development would not result in harm to the significance of the farmhouse as a designated heritage asset.

#### 7.4 **Potential Sub-surface Archaeological Remains**

7.4.1 The assessment has concluded that there is the low potential for any surviving previously unrecorded archaeological remains to be revealed by the proposed development. If any sub-surface remains are discovered within the study site, it is considered unlikely that they would be of no more than local significance.

## 8 Conclusions

- 8.1.1 This historic environment desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of land south of Causeway Farm, Longsight Road, Balderstone, Lancashire. It also provides an assessment of the potential impact the proposed development may have upon the setting of designated and non-designated heritage assets. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 8.1.2 This assessment has established there are no designated heritage assets in the study site.
- 8.1.3 The Grade II listed Causeway Farmhouse (NHLE 1362338) lies approximately 80m north-west of the study site. This assessment concludes that the proposed development would result in only a minor change to the character of its wider setting. Given the limited contribution that the wider setting makes to the building's significance, and the proposed layout which minimises visual intrusion, this change would not amount to harm to its significance.
- 8.1.4 The assessment has established that there is no non-designated heritage assets recorded on the HER within the study site.
- 8.1.5 The available archaeological records suggest that there is the low potential for the survival of prehistoric and Roman period remains within the study site. The study site is likely to have remained in agricultural use through the medieval and post-medieval periods. It is possible that buried remains relating to medieval or early post-medieval agriculture, such as ploughing or drainage features, could survive, but these would be of negligible significance.

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## Figures



### Land South of Causeway Farm, Balderstone, Lancashire

Historic Environment Desk-Based Assessment

Figure 1.  
The study site and 1km search area showing the location of NHLE records

Legend:

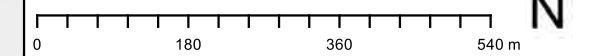
- Study Site
- 1km Search Area
- Grade II Listed Buildings

Data: © Historic England 2025; Lanpro 2025 Base Map: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:9000 @ A3



# Land South of Causeway Farm, Balderstone, Lancashire

Historic Environment Desk-Based Assessment

Figure 1.  
The study site and 1km search area showing the location of HER Monument records

- Legend:
- Study Site
  - 1km Search Area
  - LHER Monuments (points)

432000

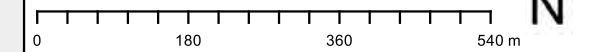
431000



Data: © Historic England 2025; Lanpro 2025 Base Map: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:9000 @ A3



# Land South of Causeway Farm, Balderstone, Lancashire

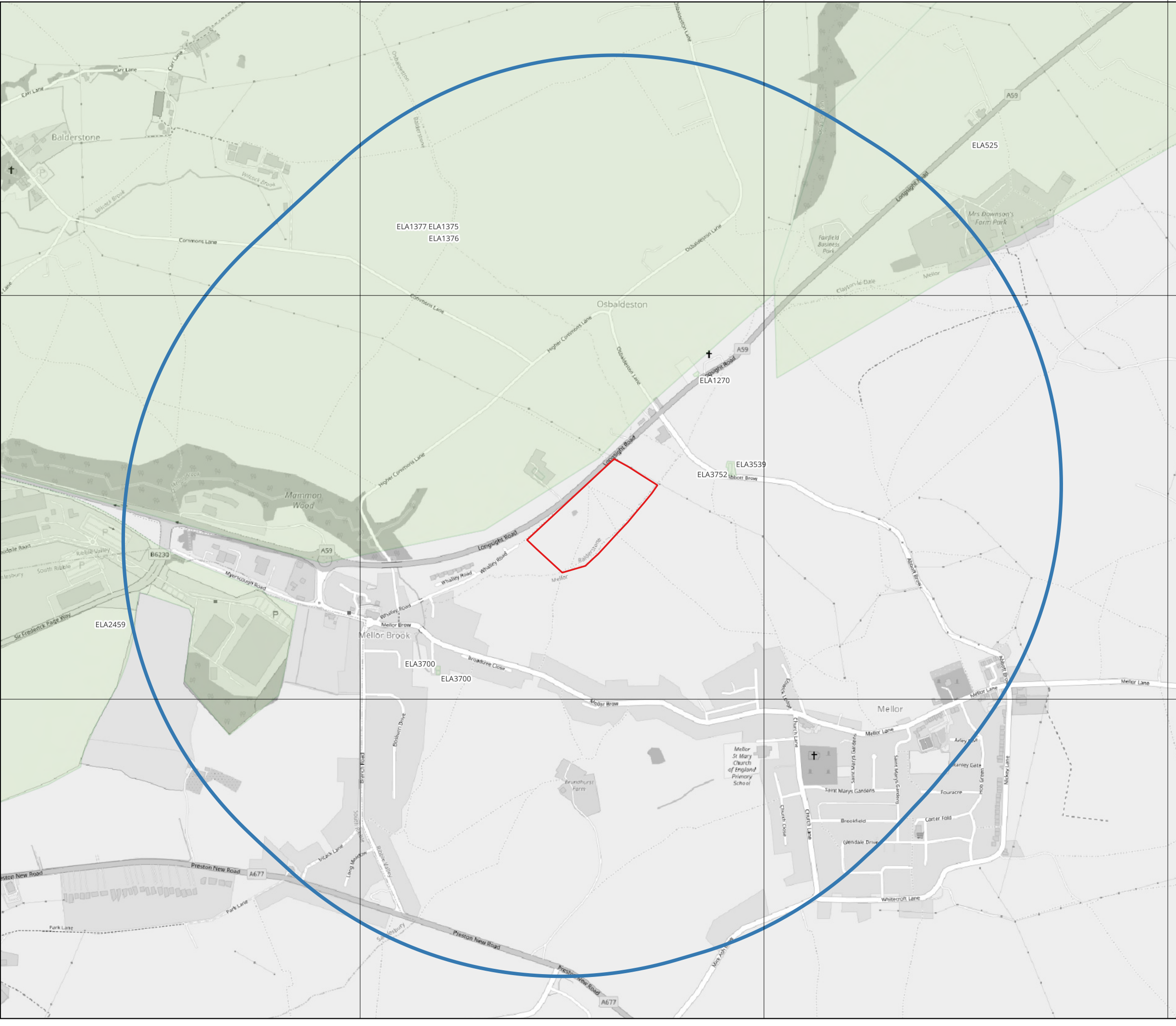
Historic Environment Desk-Based Assessment

Figure 1.  
The study site and 1km search area showing the location of HER Event records

- Legend:
- Study Site
  - 1km Search Area
  - LHER Events (Polygons)

432000

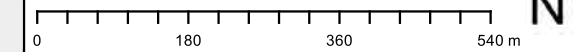
431000



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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:9000 @ A3






**Land South of Causeway Farm,  
Balderstone, Lancashire**

Historic Environment Desk-Based Assessment

Figure 4.  
The study site overlain on the 6-inch 1844 Edition  
Ordnance Survey Map

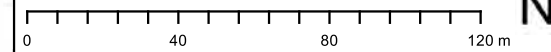
Legend:

 Study Site

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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:2000 @ A3






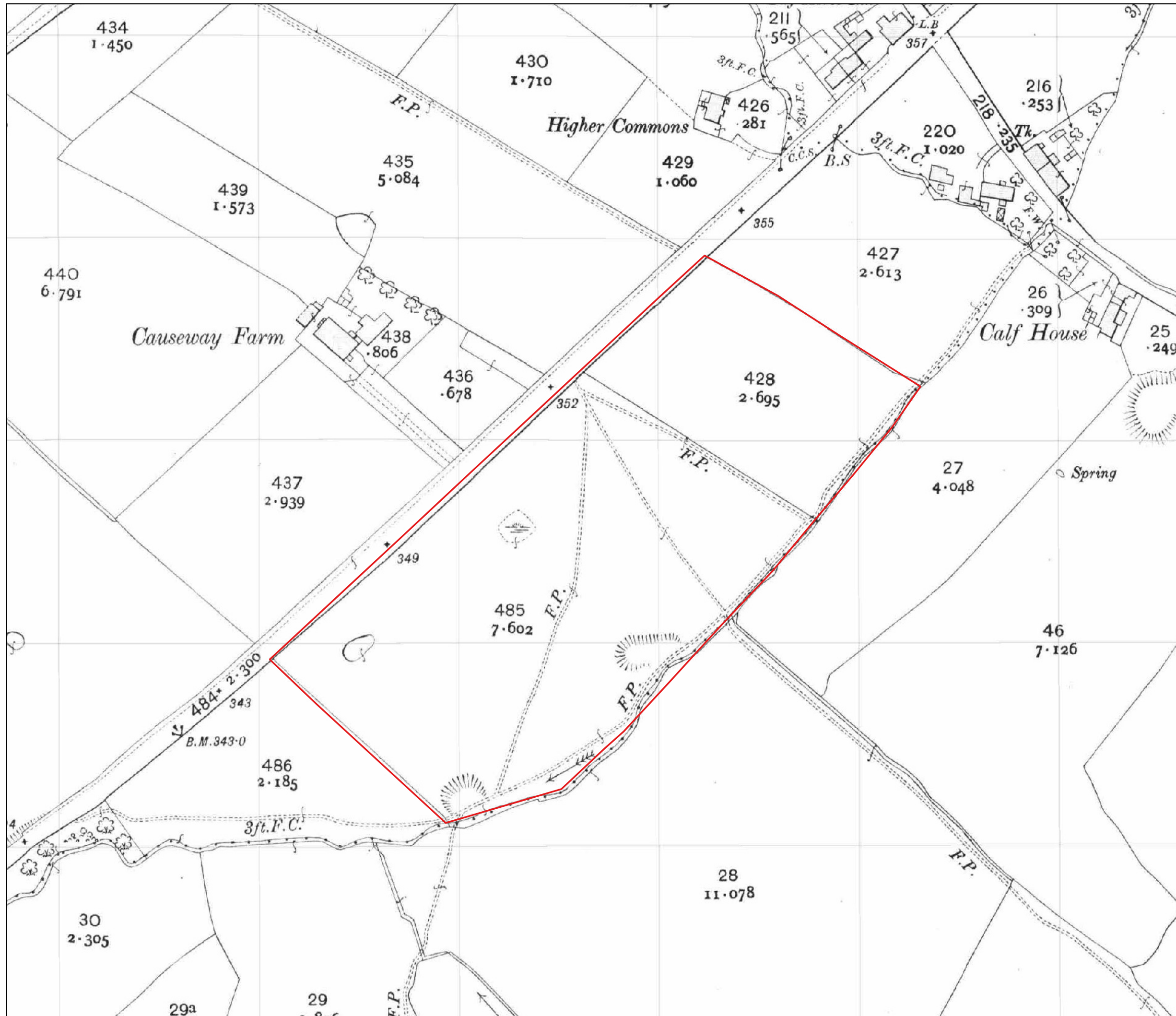
Land South of Causeway Farm,  
Balderstone, Lancashire

Historic Environment Desk-Based Assessment

Figure 6.  
The study site overlain on the 25-inch 1911 Edition  
Ordnance Survey Map

Legend:

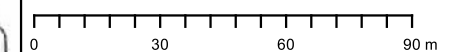
 Study Site



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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3




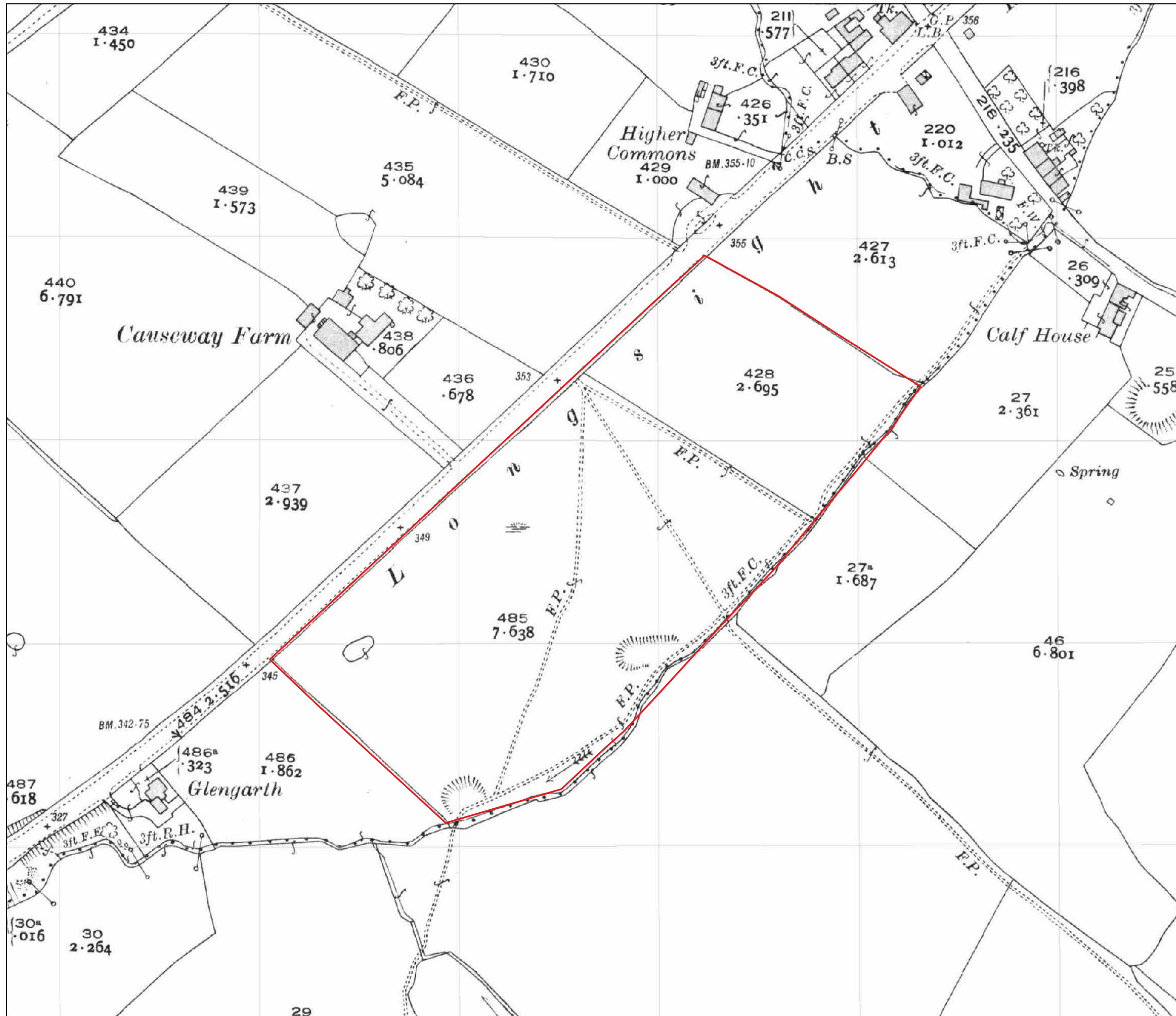
**Land South of Causeway Farm,  
Balderstone, Lancashire**

Historic Environment Desk-Based Assessment

Figure 7.  
The study site overlain on the 25-inch 1932 Edition  
Ordnance Survey Map

Legend:

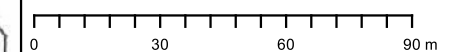
 Study Site



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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3




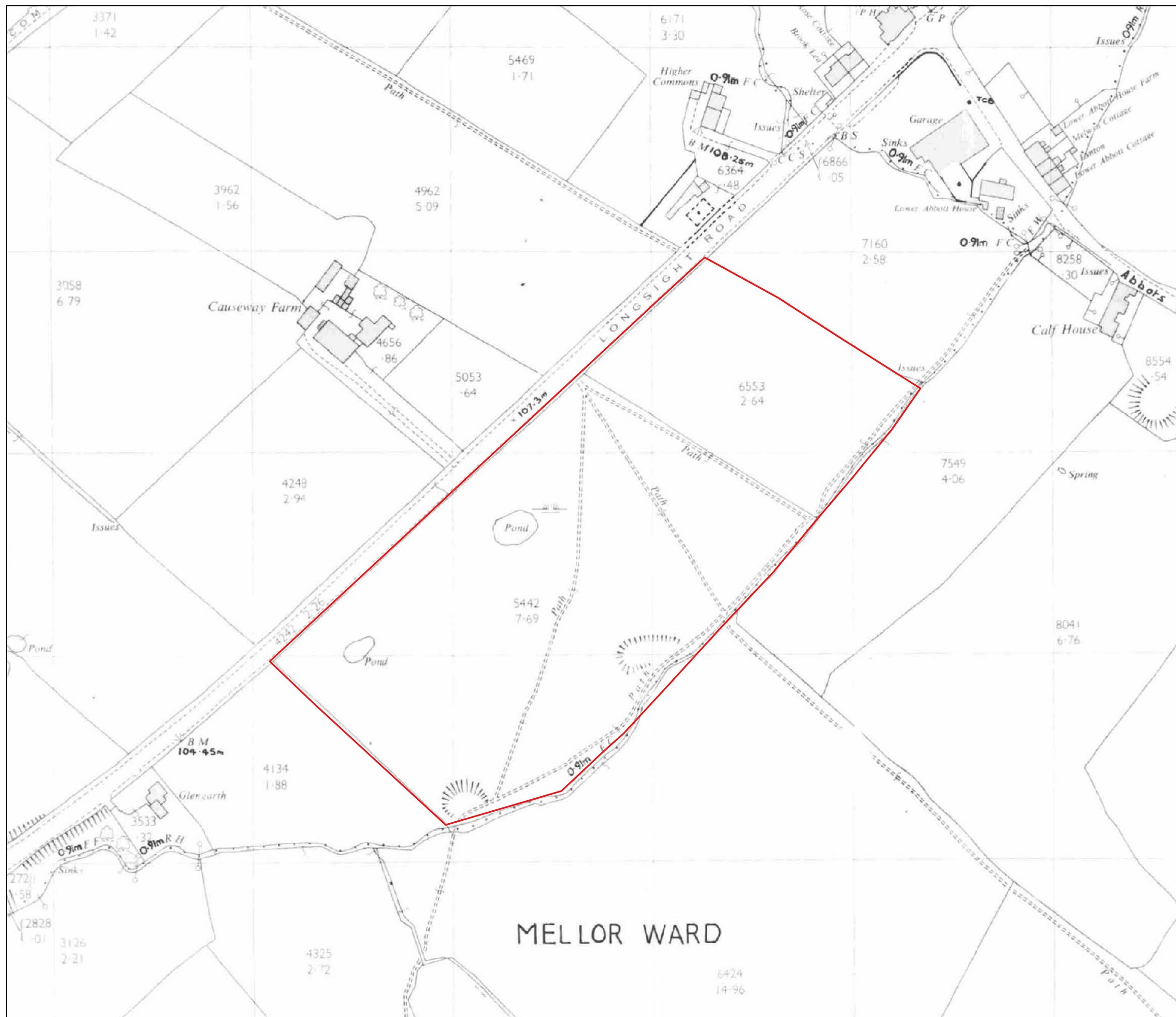
**Land South of Causeway Farm,  
Balderstone, Lancashire**

Historic Environment Desk-Based Assessment

Figure 8.  
The study site overlain on the 25-inch 1988 Edition  
Ordnance Survey Map

Legend:

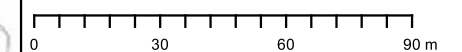
 Study Site

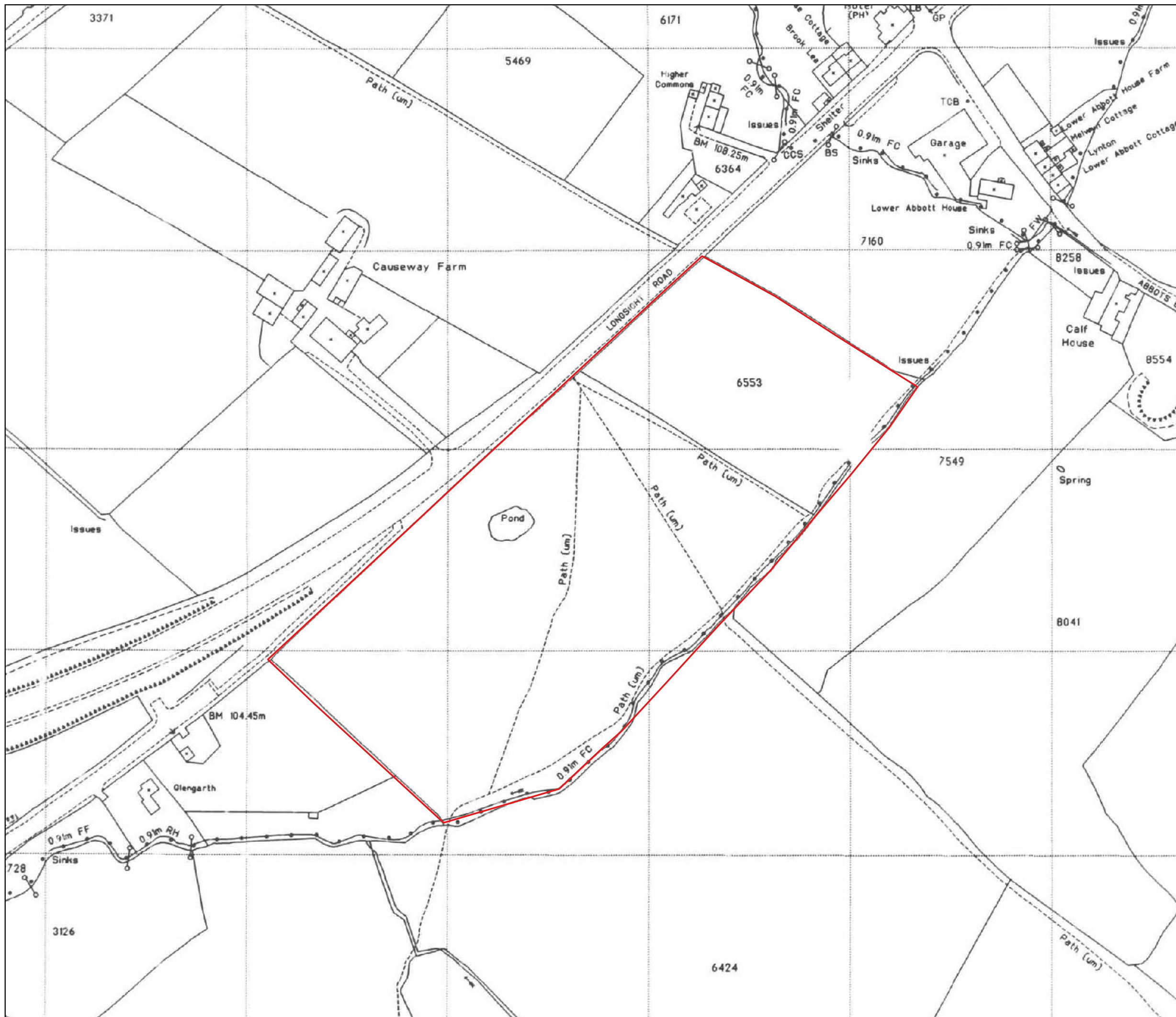


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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3





# Land South of Causeway Farm, Balderstone, Lancashire

Historic Environment Desk-Based Assessment

Figure 9.  
The study site overlain on the 25-inch 1992 Edition  
Ordnance Survey Map

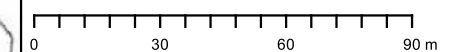
Legend:

Study Site

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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3






**Land South of Causeway Farm,  
Balderstone, Lancashire**

Historic Environment Desk-Based Assessment

Figure 10.  
The study site overlain on the 2022 DEFRA LiDAR  
Imagery

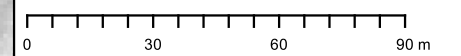
Legend:

 Study Site

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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3






**Land South of Causeway Farm,  
Balderstone, Lancashire**

Historic Environment Desk-Based Assessment

Figure 11.  
The study site overlain on the 2023 Google  
Satellite Imagery

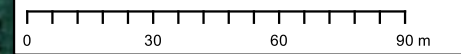
Legend:

 Study Site

Data: © Google 2023; Lanpro 2025 **Base Map**: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3



## **Plates**



Plate 1. Facing north-east across the southern field, from the south-western boundary



Plate 1. Facing south-west across the southern field, from the hedgerow separating the two fields



Plate 2. Facing east across the westernmost pond within the southern field



Plate 3. Facing south-east across the easternmost pond within the southern field



Plate 4. Facing north across the northernmost field, from the hedgerow separating the two fields



Plate 5. View south-west along Longsight Road, which forms the north-western study site boundary



Plate 6. The south-eastern elevation of Causeway Farmhouse from Longsight Road



Plate 7. Causeway Farmhouse from Longsight Road looking west



Plate 8. Causeway Farmhouse from Longsight Road, looking north



Plate 9. South-eastern elevation of Causeway Farmhouse from the centre of the study site



Plate 10. View south-east from Longsight Road in front of Causeway Farmhouse looking across the study site



Plate 11. View south-east from Higher Commons Road of the north-western elevation of Causeway Farmhouse and the surrounding farm complex

## Appendix 1 Gazetteer

The following table provides details of heritage assets recorded on the Lancashire HER within 1km of the Site. These have been listed in order of their reference numbers, and their locations are marked on Figure 1.

**Table 2: Designated Heritage Assets within the 1km Search Area**

NHLE ID.	HER Ref.	Name	Description	Designation	NGR	Period
<b>NHLE records:</b>						
1072063	PRN17619 – MLA17581	Sykes Hold Farmhouse	Sandstone rubble with slate roof. 2 storeys. Earliest part gabled, projecting forwards with one-bay additions to each side. Probably the surviving cross-wing of an earlier house.	GII LB	SD 63607 31509	C. 1600 with C19 additions
1072074	PRN6790 – MLA6788	Church of St Mary	1825-27 by Rickman. Squared sandstone with slate roof. Comprises a 3-stage west tower, a nave with clearstory and continuous chancel, north and south aisles. Memorial windows and fittings.	GII LB	SD 65119 30863	1825-27
1072076	PRN6592 – MLA6590	Church of St Mary with Presbytery	Roman Catholic Church and presbytery. Squared sandstone with slate roofs. Church has angle buttresses with pinnacles, north and south walls of 4 bays, west wall 2 bays. Presbytery is 3 bays.	GII LB	SD 64866 31855	1837-38
1073062	PRN9085 – MLA9085	Intack Cottage	House of course rubble with large quoins, stone slate roof and chimney at left gable. 2 bays and 2 storeys.	GII LB	SD 63941 30614	Late-17 <sup>th</sup> c., 20-21 <sup>st</sup> c. alterations
1164570	PRN18013 – MLA17975	School south-west of Church of St Mary	School of snecked sandstone rubble with roof of fishscale slates. Single-storey.	GII LB	SD 64828 31813	1845

NHLE ID.	HER Ref.	Name	Description	Designation	NGR	Period
			Associated with the Roman Catholic Church to north-east. Modern extensions.			
1362338	PRN12839 – MLA12836	Causeway Farmhouse	House of watershot sandstone with stone slate roof and brick chimney caps. 2 storeys, 4 bays.	GII LB	SD 64463 31559	Early 18 <sup>th</sup> c.

**Table 3: HER ‘Monument’ Records within the 1km Search Area**

HER Ref.	Name	Description	Period
PRN12804	Longsight Road, Clayton-le-Dale and Mellor Boundary	Boundary stone, first shown on OS 1912 1:2,500 mapping.	Post medieval
PRN12839	Causeway Farm, Balderstone	Farmhouse, probably early C18, altered.	Post medieval
PRN159	Mellor	Find of stone axe hammer in 1855 at Mellor.	Prehistoric
PRN17619	Sykes Holt Farmhouse, Balderstone	Farmhouse, c.1600 with C19 additions. Probably the surviving cross-wing of an earlier house.	Post medieval
PRN18013	St Mary’s Primary School, Longsight Road, Osbaldeston	School, built in 1845.	Post medieval
PRN1810	Slater’s House, Osbaldeston	1648 with alterations in 1699	Post medieval
PRN1812	Lower Intacks Farm, Samlesbury	Site of a farmhouse dated 1697, now demolished.	Post medieval
PRN1817	Osbaldeston	Listed as a deserted Medieval settlement, no visible remains.	Medieval
PRN20296	Near war memorial, off Mellor Brow Road, Mellor	Possible Bronze Age round barrow.	Bronze Age
PRN25631	Mire Ash Side Bar, junction of Further Lane with A677, Mellor	Possible toll house for the Preston and Blackburn Trust shown on OS first edition 1:10,560, no longer extant.	Post medieval
PRN2896	Osbaldeston	Deer park marked on Saxton’s map of 1575-80.	Medieval
PRN32104	Mellor	Set of Victorian (?) nail cleaners, carved from bone or ivory.	Post medieval

HER Ref.	Name	Description	Period
PRN33466	Sykes Holt, Balderstone	Mid-C19 country house, built after 1848 and shown on OS 25 inch map, 1893; demolished in the 1950s. A smaller house now occupies the site. The original is house is probably PRN17619.	Post medieval
PRN33468	Lower Abbott House, Abbott Brow, Osbaldeston	C17 Farmhouse.	Post medieval
PRN33469	Abbott House, Abbott Brow, Mellor	Late C16 or C17 farmhouse.	Post medieval
PRN35023	Elswick Mill, Mellor	Site of a cotton weaving mill, opened in 1878 and closed in 1959; now demolished.	Post medieval
PRN3592	Spa Well, Mellor	Possible holy well. Possibly mislocated?	Post medieval
PRN36604	MELLOR (known as)	A copper axe of simple form dating to the very early Bronze Age (2,400 to 2,100 BC)	Bronze Age
PRN37107	Abbott Quarry, Abbott Brow, Mellor	Two sandstone quarries on either side of Abbott Brow. Pre-1848	Post medieval
PRN37107	Abbott Quarry, Abbott Brow, Mellor	Two sandstone quarries on either side of Abbott Brow. Pre-1848	Post medieval
PRN37298	Whalley Road, Mellor Brook	Milestone, first shown on OS 1911 25 inch map. Inscribed 6¾/MILES/TO/WHALLEY//BALDERSTONE; 7/MILES/TO/PRESTON//BALDERSTONE.	Post medieval
PRN38684	Preston New Road, Mellor	Milestone shown on OS 1848 six inch map, marked Blackburn 3/Preston 6; no longer extant.	Post medieval
PRN39968	Barn at Causeway Farm Longsight Road, Balderstone	A combination barn of the late eighteenth or early nineteenth century, extended by the 1890s and with additions between 1892 and 1910. A detached three-bay outbuilding was also built during this later period.	Post medieval
PRN41012	South of Hawthorn Cottages, Myerscough Smithy Road, Samlesbury	A modern copper-alloy trade weight dating c.1780 - 1825.	Post medieval
PRN41013	South of Hawthorn Cottages, Myerscough Smithy Road, Samlesbury	A late Medieval to Post Medieval undecorated lead alloy vessel or container, dating from c. AD 1400 - 1600.	Post medieval
PRN41424	Lower Abbott House Farm, Abbot Brow, Mellor	A complete though probably unfinished stone axehead probably a roughout of Neolithic date, c. 3500 - 2100 BC discovered below the foundations of a cottage garden wall.	Neolithic

HER Ref.	Name	Description	Period
PRN41976	South of Mellor Methodist Church, Whiteacre, Mellor	A lead alloy toy, known as a whirligig or buzz wheel, dating from the post-medieval or early modern period (AD 1600-1800).	Post medieval
PRN42791	near Mellor (known as)	Early to mid Post Medieval lead alloy bird feeder, or possibly a Holy Water stoup, in remarkably good condition. Dates to between c1500 and c1700 AD.	Post medieval
PRN43868	Lower Abbott House Farm, Abbott Brow, Mellor	Building range, formed of cottage with attached barn to north and attached larger cottage with possible loomshop to south. Pre-1848 but site apparently marked on Yates' map of 1786.	Post medieval
PRN4921	Nos.1-5, Osbaldeston Lane, Osbaldeston	Terrace of 3 handloom weavers' cottages, c.1800?	Post medieval
PRN4922	Calf House, Abbott Brow, Osbaldeston	Farmhouse with loomshop. Site named on Yates' map of 1786.	Post medieval
PRN4930	Church Lane, Mellor	Loomshop, site uncertain.	Post medieval
PRN4931	Nos.8, 13, 31-41, 57-69, 95, 103, Mellor Lane	Handloom weavers' cottages, c.1800	Post medieval
PRN4931	Nos.8, 13, 31-41, 57-69, 95, 103, Mellor Lane	Handloom weavers' cottages, c.1800	Post medieval
PRN4931	Nos.8, 13, 31-41, 57-69, 95, 103, Mellor Lane	Handloom weavers' cottages, c.1800	Post medieval
PRN4931	Nos.8, 13, 31-41, 57-69, 95, 103, Mellor Lane	Handloom weavers' cottages, c.1800	Post medieval
PRN6575	Balderstone Carding Mill, Mellor Brook	Water-powered carding mill extant in 1794; weaver's cottages from c.1816-20s when it was converted to a bobbin mill, cotton weaving added in the 1830s. Shown as spade factory on 1848 map; now demolished.	Post medieval
PRN6576	Mellor Brook Cotton Factory, Mellor Brow	Originally a silk mill, built c.1820, cotton spinning by 1828. Production ceased in 1918 and the mill demolished shortly afterwards. Gasometer noted from 1848.	Post medieval
PRN6577	Community Centre (formerly St Saviours Church), Whalley Road, Mellor Brook	Built in 1824 and closed in 1869; it was then used as a school and a reading room was added in 1895; it became a community centre in 1965.	Post medieval

HER Ref.	Name	Description	Period
PRN6581	Mellor Brook Toll Bar (Blackburn and Clitheroe trust)	Toll house shown on OS 1848 first edition map, no longer extant.	Post medieval
PRN6587	Mellor Brow	Two wells shown on OS 1848 first edition map.	Post medieval
PRN6587	Mellor Brow	Two wells shown on OS 1848 first edition map.	Post medieval
PRN6588	Commons Lane, Balderstone	Sunday school shown on OS 1848 1:10,560 mapping.	Post medieval
PRN6592	Church of St Mary, Osbaldeston	Roman Catholic church and presbytery, 1837-8.	Post medieval
PRN6593	Longsight Road, Osbaldeston	Milestone shown on OS 1848 mapping, possibly replaced or moved before 1893. No longer extant.	Post medieval
PRN6595	Mellor Windmill	Mentioned as disused in the later C18, ruined mid-C19; earthwork remains of the mound.	Post medieval
PRN6596	1-8 St Mary's Court, Church Lane, Mellor	National School shown on OS 1848 first edition 1:10,560 map; rebuilt or greatly extended to the north by 1892. No longer extant.	Post medieval
PRN6597	Mellor Methodist Chapel	Wesleyan Methodist chapel built 1802; a new chapel was constructed in 1893 slightly to the North, though the original building was extant at the same time, though it's not shown on the OS 1912 25 inch map.	Post medieval
PRN6598	Mellor	Sandstone quarry shown on 1848 six inch map.	Post medieval
PRN6599	Mellor	Five wells shown on OS 1848 first edition map	Post medieval
PRN6599	Mellor	Five wells shown on OS 1848 first edition map	Post medieval
PRN6599	Mellor	Five wells shown on OS 1848 first edition map	Post medieval
PRN6599	Mellor	Five wells shown on OS 1848 first edition map	Post medieval
PRN6599	Mellor	Five wells shown on OS 1848 first edition map	Post medieval
PRN6700	Nr. Whitecroft Lane, Mellor	Nine wells shown on OS first edition map	Post medieval
PRN6790	St. Mary's Church, Church Lane, Mellor	Church, 1825-7 by Rickman or possibly 1829. Graveyard noted on OS 1848 mapping.	Post medieval
PRN7103	Mellor Moor	Earthworks sketched from aerial photographic source (photo not seen).	Post medieval
PRN9085	Intack Cottage (formerly Moss Deeping), Intack Lane, Samlesbury	House, late C17, recently modernised (1966?).	Post medieval

**Table 4: HER 'Event' Records within the 1km Search Area**

<b>HER Ref.</b>	<b>Record Type</b>
ELA1270	St Mary's Primary School: Building Survey
ELA1375	ALSF Aggregate Extraction in the Lower Ribble Valley: Desk Based Assessment & Aerial/LIDAR Survey
ELA1376	ALSF Aggregate Extraction in the Lower Ribble Valley: Field Survey
ELA1377	ALSF Aggregate Extraction in the Lower Ribble Valley: Core Sampling and OSL
ELA2459	Samblesbury Aerodrome: Desk-Based Assessment
ELA2710	Building Survey: Barn at Causeway Farm, Longsight Road, Osbaldeston
ELA3539	Lower Abbott House Farm, Abbott Brow, Mellor: Heritage Statement
ELA3700	Mill Cottage, Victoria Terrace, Mellor Brook: Watching Brief
ELA3700	Mill Cottage, Victoria Terrace, Mellor Brook: Watching Brief
ELA3752	Lower Abbott House Farm, Abbott Brow, Mellor, Lancashire: Historic Buildings Record
ELA525	A59 Copster Green Bypass: Desk Based Assessment

**Table 5: Historic Landscape Character Records**

<b>HLC Character Type</b>	<b>Description</b>
Ancient Enclosure	Typically land enclosed prior to AD1600. Characterised by an irregular enclosure pattern with sinuous or wavy-edged field boundaries and winding lands or tracks connecting a dispersed settlement pattern of isolated farmsteads and small villages/hamlets. Boundaries are varied (hedges, ditches or drystone walls, or a combination). A result of enclosure of communal fields as well as by individual farmers.
Ancient and Post Medieval Woodland	Comprises most of Ancient Woodland identified by English Nature and planted woodlands if present on 1 <sup>st</sup> edition 6-inch OS mapping. Much of type on steel slopes, with ancient woodland in particular on steep slopes of rivers and sides of streams. May be coppice and pollarded trees indicating management regimes. May be wood boundaries/ditch and bank boundaries, saw-pits, drainage grips and evidence for charcoal production. May include parkland wood features, garden features, tracks and roads, watercourses and ponds.
Modern Enclosure	Most of tyle represents an alteration of the landscape already enclosed by c.1850. Largely land that has been improved/drained for agrarian use. About ½ of this tyle extends over areas which were previously ancient enclosures but have been so altered in the last 150 years, their underlying field patterns have been largely destroyed.
Modern Industry	Many of the industry types are inter-linked. Includes extractive sites, processing plants and active or redundant structures of industry, such as textile mills, engine houses, weaving sheds, lodges, crane stands and transport infrastructure.
Modern Ornamental	Areas largely originated as expressions of the new wealth created after c.1850. Usually possesses a principal house and associated structures, as well as planted woodland and other landscape features.
Modern Settlement	Likely focussed around pre-1850 core, comprising a farm building, hamlet or small village. Evidence provided by survival of farmsteads, roads, tracks and boundaries of the pre-urbanised agricultural landscape. Considerable variation on coherence of the historic fabric in urban areas.
Post Medieval Enclosure	Variety of field forms (small and medium), a reflection of the piecemeal private enclosure of land in Lancashire between AD1600 and 1850 rather than the planned enclosure. Many fields possess regular, straight-edged patterns, though some wavy-edges and water-filled ditches. Most land retained as arable farmland or pasture.

6107 Land South of Causeway Farm, Longsight Road, Lancashire  
Historic Environment Desk-Based Assessment



## **Appendix 2      Proposed Development**



BNG / LANDSCAPE SCREEN / BUFFER?

ACCESS POSITION ON PREVIOUS SCHEME WILL NEED TO BE MOVED EAST IF POSSIBLE DUE TO SURFACE WATER FLOOD ZONE - WILL THIS CLASH WITH GARAGE?

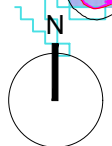
CHANGE OF SPEED LIMIT AT THIS POINT

POSSIBLE LEAP?

8m STAND-OFF TO BOUNDARY AS PER PREVIOUS SCHEME

ASSUMES THIS SECTION OF PROW IS DIVERTIBLE

SUDS?



# Causeway Farm Osbaldeston PWA

## Concept Plan

Gallagher Technical & Design Ltd | james@g-t-d.uk

May 25  
1:1250@A3

**1588-CP-01**



