



BATE RURAL
AGRICULTURAL CONSULTANCY

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Crane Wood Farm
Whitewell Road
Cow Ark
Clitheroe
Lancashire
BB7 3DG

HERITAGE STATEMENT FOR PROPOSED REPLACEMENT AGRICULTURAL BUILDING AT CRANE WOOD FARM

Prepared: January 2026

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Summary

The following heritage statement has been prepared by Sam Bate BSc MBIAC of Bate Rural, an independent agricultural consultancy practice based in Northwich, Cheshire. Sam Bate is a registered member of the British Institute of Agricultural Consultants.

The heritage statement has been prepared under the instructions of Mr R Taberner of Crane Wood Farm, Whitewell Road, Cow Ark, Clitheroe, Lancashire, BB7 3DG.

This report supports an agricultural planning application submitted to Ribble Valley Borough Council.

Within the below heritage statement the following key areas have been assessed with regards to the application:

- Site information
- Heritage assets identified
- Significance of heritage asset
- Historic Environment Record

1.0 Site Details & Pre-Application Advice

Site address:

Crane Wood Farm, Whitewell Road, Cow Ark, Clitheroe, Lancashire, BB7 3DG

Grid reference:

SD663448

Schedule of works:

Replacement of existing agricultural building in situation at Crane Wood Farm, no alterations or works scheduled to Crane Wood Farm House.

Pre-Application Advice:

Local planning authority name	Ribble Valley Borough Council
Have you consulted the LPA's Historic Environment Record?	No
Have you sought pre-application heritage advice from the relevant LPA?	No
Have you sought pre-application heritage advice from Historic England?	No

2.0 Identification of Site Heritage Issues

Heritage asset(s), including their setting, potentially affected by the proposal
(mark relevant section with an "x")

- Schedule Monument
- Listed Building **x**
- Conservation Area
- Registered Park & Garden
- Historic Battlefield
- Locally Listed Heritage Asset
- Archaeological Notification Area
- Other Non-Designated Heritage Asset

Summary of heritage asset(s) identified:

List entry 1362266 on the Historic England website portal details Crane Wood Farm farmhouse as a Grade II listed building. No comments or details of the listing appear to be designated to the surrounding farmyard, buildings, garden or farmland, as such it is understood that the proposed development is some 35m from the Grade II listed property at its nearest point.

A number of farmhouses within the surrounding areas of Cow Ark and Clitheroe also have Grade II listed farm houses, with modern agricultural buildings within close locality, as such it is not an uncommon appearance in Cow Ark and the surrounding areas of Clitheroe.

Research material review to determine significance of heritage asset:
(mark relevant section with an "x")

- Historic environment record
- Historical maps
- LPA sources
- Historic England sources **x**
- Museum or library sources
- Other (specify)

3.0 Importance of Heritage Asset

Significance of affected heritage asset:

As outlined within the above section 2.0, Crane Wood Farm farmhouse is a grade II listed building. The building is noted as having the following characteristics and features within the official list entry:

Period	Late 18 th century
Storeys	2 storeys
Walls	Rendered rubble
Roof	Slate with chimneys at both gables
Ground floor windows	Plain stone surround and square mullion (bays 1 – 2), Sashed (bay 3)
1 st floor windows	Plain stone surround and square mullion (bays 1 – 2), rebated and chamfered mullioned (bay 3)

The remaining area of Crane Wood Farm is of typical layout of other farms in the nearby vicinity, incorporating a recently restored stone barn (circa 18th century) with slate roof, with numerous modern steel portal frame buildings leading to the application site.

The yard sits central to the surrounding land being accessed off a stone track adjoining to Whitewell road. The is presently constructed of a somewhat dilapidated concrete base.

The land surrounding Crane Wood Farm is cropped to permanent grassland (subject to severe rush infestation) with varying land undulations throughout. A watercourse runs through the land associated with the farm which is understood to be tributary of the River Hodder.

Impact of development proposal:

An existing built buffer between the farmhouse and proposed application site are already in place, due to the siting of two large steel portal frame buildings, as such there will be no significant impact on the visibility of the listed building. The farmhouse will not be visible from the application site area, neither will the application site area be visible from the farmhouse.

Heritage impact mitigations accounted within development proposal:

The proposed development is located over the site of an existing agricultural building, removing the need for additional "sprawl" across the application site, reducing the visual impact of the development proposal.

The building is to be place within the North Eastern section of the farm yard, the furthest point of the farm yard area from Crane Wood Farm farmhouse.

The design and materials of the proposed building are in keeping with other agricultural buildings in the nearby areas of Cow Ark and Clitheroe.

4.0 Historic Environment Record

The following Historic Environment Record statement relates to this application: **3A**

- 1) Historic Environment Record report attached
- 2) Historic Environment Record not considered necessary as per attached email
- 3) HER report not relevant for reasons indicated by the Local Planning Authority. These reasons are:
 - a. The site is not located in an Archaeological Notification Area and is not a major development
 - b. The site is located in an Archaeological Notification Area but no below ground works (e.g. foundations or excavation) or demolition works are proposed and
 - c. The application is for change of use