

Two Holiday Units at Land adjacent to Brows Farm,

Higher Road
Longridge
Lancashire
PR3 2YX

Heritage Statement
May 2026

Heritage Statement

Proposed Holiday Units at Land Adjacent to Brows Farm, Higher Road, Longridge, Lancashire, PR3 2YX

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the proposed development of holiday accommodation units on land adjacent to Brows Farm, Higher Road, Longridge, within the administrative area of Ribble Valley Borough Council.

The statement has been prepared in accordance with Section 16 of the National Planning Policy Framework (NPPF), which requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting, and to assess the impact of the development upon that significance.

The level of detail provided is proportionate to the nature and scale of the proposed development and the significance of nearby heritage assets.

2. Site Description

The application site comprises agricultural/rural land adjacent to Brows Farm on Higher Road, situated within open countryside to the south-west of Longridge. The surrounding area is characterised by dispersed farmsteads, agricultural fields, rural lanes, and occasional modern residential and tourism-related development.

The site itself does not contain any designated heritage assets and is not located within a Conservation Area.

3. Heritage Assets

A review of publicly available heritage mapping and Historic England records indicates that there are no designated heritage assets within the application site itself.

The nearest designated heritage assets include:

- Dilworth Brows Farmhouse – Grade II Listed Building approximately 1km from the site.
- The Hills Farmhouse – Grade II Listed Building.
- White Fold Farmhouse and Barn – Grade II Listed Building.
- Heritage assets within the Longridge Conservation Area located further to the east.

The wider historic landscape is rural and agricultural in character, reflecting the historic farming origins of the area.

4. Significance of Heritage Assets

The significance of the nearby listed farmhouses derives principally from:

- Their architectural interest as traditional Lancashire farm buildings;
- Their historic interest associated with the agricultural development of the area;
- Their evidential value as surviving examples of rural vernacular architecture;
- Their setting within an open agricultural landscape.

The setting of these assets contributes to their significance by allowing appreciation of their historic rural context and historic relationship with surrounding farmland.

However, the setting is not entirely untouched and already includes modern agricultural structures, rural roads, scattered development, and tourism-related uses within the wider landscape.

5. Assessment of Impact

The proposed holiday units would introduce a modest tourism-related development adjacent to the existing farmstead.

Due to:

- the separation distances between the site and designated heritage assets;
- existing vegetation, landform, and agricultural boundaries;
- the limited scale of the proposal;

- and the presence of existing rural development within the surrounding landscape,

the development would not interrupt or materially harm important views to or from nearby listed buildings.

The proposal would retain the overall agricultural/rural character of the area and would not result in the loss of historic fabric or direct alteration to any heritage asset.

Any visual impact upon the wider setting of nearby heritage assets would be limited and localised. The proposal would therefore preserve the significance and setting of nearby designated heritage assets.

6. Design Considerations and Mitigation

The proposal has been designed to respond appropriately to the rural context through:

- a low-scale form of development;
- use of sympathetic rural materials and finishes;
- retention of existing landscape features where possible;
- and landscaping measures intended to integrate the development into its surroundings.

These measures assist in minimising any potential visual impact on the historic landscape character.

7. Conclusion

The proposed holiday units at land adjacent to Brows Farm, Higher Road, Longridge, would not result in harm to the significance of any designated heritage asset, either directly or through impacts upon setting.

The development is considered to accord with the heritage objectives of the NPPF, as it would preserve the significance of nearby listed buildings and maintain the wider rural character of the area.

Overall, the heritage impact of the proposal is considered to be neutral and acceptable in planning terms.