

HERITAGE STATEMENT

Retrospective Roof Over Existing Open Silage Clamps

Black Moss Farm, Elmridge Lane, Chipping, PR3 2NY

1.0 INTRODUCTION

1.1

This Heritage Statement has been prepared in support of a retrospective planning application for the erection of a roof over existing open silage clamps at Black Moss Farm, Elmridge Lane, Chipping.

1.2

The purpose of this statement is to assess the significance of nearby heritage assets and to consider whether the completed development has resulted in any harm to their significance or setting in accordance with Section 16 of the National Planning Policy Framework (NPPF).

1.3

This assessment has been prepared having regard to the previous Heritage Appraisal undertaken for Black Moss Farm, which identified the traditional stone farm buildings immediately north-west of the modern farmyard as non-designated heritage assets (NDHAs).

2.0 SITE AND HERITAGE CONTEXT

2.1

Black Moss Farm is a long-established agricultural holding comprising a mixture of traditional stone-built farm buildings and modern agricultural buildings developed over many decades.

2.2

The historic stone barn and associated traditional buildings have previously been identified by Ribble Valley Borough Council as non-designated heritage assets owing to their historic and architectural interest. The earlier Heritage Appraisal concluded that, whilst these buildings retain evidential and historic value, their setting has already been substantially altered through successive phases of agricultural redevelopment, including the construction of numerous modern farm buildings and the conversion of traditional buildings.

2.3

The current development is located approximately **52 metres to the south-east** of the historic farm buildings and lies entirely within the existing modern agricultural complex.

3.0 DESCRIPTION OF THE DEVELOPMENT

3.1

The retrospective application relates to the construction of a roof over existing open silage clamps.

3.2

The development utilises the footprint of the existing silage clamps and does not introduce a new agricultural use or expand the farmyard into previously undeveloped land.

3.3

The roof measures approximately **40 metres by 34 metres** with a maximum ridge height of **11.8 metres** and is constructed using agricultural steel framing with natural grey fibre cement roof sheets and juniper green profile wall sheeting above concrete panels. These materials are entirely consistent with modern agricultural buildings elsewhere within the farm complex.

4.0 HERITAGE IMPACT ASSESSMENT

4.1

The significance of the nearby non-designated heritage assets derives principally from their surviving historic fabric and their evidential value as traditional agricultural buildings.

4.2

As concluded in the earlier Heritage Appraisal, the wider setting of these buildings has already been substantially altered through successive phases of twentieth-century agricultural redevelopment. Modern agricultural buildings now form the predominant character of the working farmyard, reducing the contribution made by the wider setting to the heritage significance of the traditional buildings.

4.3

Unlike the previously assessed replacement livestock building, which was positioned directly in front of the historic buildings, the current proposal is located approximately **52 metres to the south-east** and is physically separated from the heritage assets by existing modern agricultural buildings.

4.4

The roof is read entirely within the context of the existing silage clamps and surrounding agricultural structures. It neither interrupts nor competes with important views of the historic buildings and does not alter their historic relationship within the farmstead.

4.5

The proposal simply provides weather protection to an existing agricultural facility and represents an operational improvement to the existing farm rather than a significant extension of built development.

4.6

The use of muted agricultural materials, together with its location amongst existing modern buildings, ensures that the structure assimilates successfully within the established agricultural complex.

4.7

Given the separation distance, the existing intervening buildings and the already modernised character of this part of the farmyard, the completed development preserves the significance and setting of the non-designated heritage assets.

5.0 PLANNING POLICY

5.1

Section 16 of the National Planning Policy Framework requires decision-makers to have regard to the significance of heritage assets and the effect of development upon that significance.

5.2

Paragraph 216 of the NPPF requires a balanced judgement where development affects a non-designated heritage asset, having regard to the scale of any harm and the significance of the asset.

5.3

In this instance, the proposal does not result in harm to the significance of the nearby non-designated heritage assets because:

- the development is located approximately 52 metres away;
 - it forms part of the established modern farmyard;
 - it utilises an existing operational silage clamp;
 - it does not interrupt key views of the historic buildings;
 - the wider agricultural setting has already evolved through modern farming development.
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6.0 CONCLUSION

6.1

The retrospective roof over the existing silage clamps represents a modest operational improvement to an established agricultural facility.

6.2

The development is physically and visually associated with the modern agricultural complex and is clearly separate from the traditional farm buildings identified as non-designated heritage assets.

6.3

Given its location approximately 52 metres from the historic buildings, together with the presence of existing agricultural buildings between the proposal and the heritage assets, the completed development has no material impact upon their significance or setting.

6.4

The proposal therefore accords with the heritage objectives of the National Planning Policy Framework, preserving the significance of the nearby non-designated heritage assets whilst allowing the continued efficient operation of the working farm.