

Barn at Spring House Farm, Spring House Farm, Pendleton

Heritage Impact Assessment



Blue Willow Heritage
Historic Environment Consultancy

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EXECUTIVE SUMMARY

Blue Willow Heritage was commissioned by Helen Vickery of Ingham and Yorke, to provide an assessment of the potential heritage impact of a proposed development on a barn at Spring House Farm, Pendleton (SD7571639544). The barn comprises a substantial structure likely constructed during the early 19th century, using coursed sandstone rubble and topped with a stone slate roof. The barn adjoins the main farmhouse range (Spring House Farmhouse) to the west. The farmstead is listed at Grade II (NHLE 1072090) on account of its special architectural and historic interest as well as being situated within the Pendleton Conservation Area. The proposed development seeks to undertake remedial works to the existing roof structure of the barn at Spring House Farm, which is currently in demonstrably poor condition. Where possible, the existing stone tiles would be retained; any damaged or missing tiles would be replaced like-for-like using reclaimed stone tiles sourced from elsewhere on the estate. Localised repairs to associated roof timbers would also be carried out where necessary. Details of the application, including all supporting information and documents submitted alongside it should be consulted for further information.

This assessment finds that some elements of the proposed works would result in a highly limited visual impact to the listed farmstead from within the conservation area, by virtue of the fact the replacement tiles are to be sourced like-for-like using reclaimed stone from elsewhere on the estate. As such, the appearance of the roofscape is expected to remain largely unchanged. Moreover, with time, the materials would weather with time naturally, further diminishing any visual distinction and ensuring a coherent and sympathetic finish that aligns with the building's historic character.

Representing a balanced judgement between the potential impact of the unauthorised works and conservation benefits inherent in removing elements of fabric which are at present compromising the long term future of the building, it is considered that the proposed development would result in a moderate positive impact on the significance of the listed building and as such, contributes to the fulfilment of the environmental objective of 'sustainable development' as defined in the NPPF (MHCLG 2024). The development seeks to complete somewhat urgent repairs to a heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its long-term conservation thereby ensuring its continued contribution to quality of place.

It is also considered that the proposed development is in line with local planning policy in that it would preserve, and to some extent enhance the significance of the listed building. It is also considered to be appropriate in terms of sympathetic materials, detailing and use of high quality, traditional materials whilst also ensuring the building becomes fit for purposes for the 21st century and beyond.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development on a barn at Spring House Farm, Pendleton (hereafter referred to as the 'study site'). The study site comprises a substantial barn likely constructed during the early 19th century, using coursed sandstone rubble and topped with a stone slate roof. The barn adjoins the main farmhouse range (Spring House Farmhouse) to the west. The study site is listed at Grade II (NHLE 1072090) on account of its special architectural and historic interest as well as being situated within the Pendleton Conservation Area. The listing description for the study site has been reproduced below:

SD 75 39 PENDLETON PENDLETON VILLAGE (SOUTH SIDE)

Spring House Farmhouse and barn 11/129 adjoining to west - GV II

House, early C17th. Sandstone rubble with roof of imitation stone slates. 2 storeys. North wall has 5-light double-chamfered mullioned window at left. At the right is a window with reconstructed double-chamfered surround, and hood. To its left is a blocked doorway with chamfered surround. On the 1st floor is a 2-light window with plain stone surround and square mullion. To its left are 2 one-light blocked chamfered windows. To its right are 2 similar windows, the left-hand one at a lower level. The south wall is of 3 bays, having windows with plain stone surrounds and square mullions, of 2 lights, 3 lights and 2 lights. The door, to the right of the first bay, has a plain stone surround. Interior. The room to the right of the present doorway has a massive firehood bressumer, chamfered with lambs-tongue stops. The two axial main ceiling joists are also chamfered and stopped. The east wall of the room is formed by a plank-and-muntin partition, the muntins having scribed mouldings. At each side of the partition are doorways into the 2 eastern rooms, each with a plank door and with a Tudor-arched head having an incised cross above the apex of the arch. The eastern rooms are separated by a similar partition.

The barn, probably, of early C19th date, has a roof of stone slate, and a north wall which continues the line of the house. It has a wide entrance with a segmental arch of punched voussoirs, and a window to the right with a concrete surround.

Listing NGR: SD7571639544

Spring House Farmhouse and barn form part of the Huntroyde Estate. It is important to note that Blue Willow Heritage has previously been commissioned to produce Heritage Impact Assessments for several structures which form part of the Huntroyde Estate, and are located within the Ribble Valley district, including the nearby Dickinson Farm, which is also situated within the village of Pendleton. Accordingly, much of the research included in former applications has been referenced and/or reproduced within this report, and can be considered applicable in the context of previous applications.

The purpose of this HIA is to provide baseline information on the cultural heritage resource in the study site and surrounding area, and to assess any potential effects of the proposed development on that resource. The conclusions reached in this report are informed by detailed historic research, a site visit and the application of professional judgement based on historic, archaeological, architectural, or artistic interest. It has been prepared and checked by an accredited member of the Chartered Institute for Archaeologists (CIfA) in line with Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England 2019) and Historic Environment Good Practice Advice in Planning Note 3 'The Setting of Heritage Assets' (Historic England 2017).

1.2 SITE LOCATION

The study site is located in Pendleton, a small village in Ribble Valley, in the county of Lancashire (NGR SD 75804 39586). Pendleton is close to the towns of Whalley and Clitheroe and lies to the north west side of Pendle Hill, below the Nick o' Pendle. The village is composed of a variety of detached and semi-detached properties, positioned to either side of the main thoroughfare. The agrarian origins of the village are still very evident in its buildings. A number of farmhouses and small cottages, stables, barns and shippens face the street - some abutting directly on the

roadway, whilst others are set back behind gardens or placed at an angle to the street. Most have been constructed using materials typical of the local vernacular, including stone, with modern development limited. Elements which contribute to the visual quality of the village include the Pendleton Brook which flows down the middle of Main Street, within the lower part of the village, dividing it into two. The brook is crossed by a number of small bridges, positioned along the street.

The study site is situated within the eastern extent of Pendleton, along Main Street, the main thoroughfare leading through the village. It is contained within a large plot and benefits from direct access to rolling arable farmland/pastureland to the rear. The study site occupies a prominent position along Main Street and as such, views of the study site are generally considered to be clear.

1.3 SITE DESCRIPTION

The study site is roughly rectangular in shape and a substantial barn likely constructed during the early 19th century, using coursed sandstone rubble and topped with a stone slate roof. The barn adjoins the main farmhouse range (Spring House Farmhouse) to the west. Notable features about the external elevations of the barn include prominent quoin stones as well as a variety of openings such as ventilation slits, hopper style windows and a large cart shed entrance with a segmental arch. All windows and doors have been painted in 'Huntroyde Red', the estate colour. The building is considered to have served as a combination barn and has been altered over time to suit continued use.

1.4 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development seeks to undertake remedial works to the existing roof structure of the barn at Spring House Farm, which is currently in demonstrably poor condition. Where possible, the existing stone tiles would be retained; any damaged or missing tiles would be replaced like-for-like using reclaimed stone tiles sourced from elsewhere on the estate. Repairs to associated roof timbers would also be carried out where necessary. Details of the application, including all supporting information and documents submitted alongside it should be consulted for further information.

1.5 AIMS OF THE STUDY

The focus of this document relates principally to the fabric and setting of the Grade II listed Spring House Farm (NHLE 1072090) within the Pendleton Conservation Area and the potential impact of the proposed development on this fabric and setting.

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and the wider study area
- To assess the potential effects of the proposed development upon the known and potential cultural heritage resource
- Make recommendations based upon this assessment as to any potential requirement for evaluation and/or mitigation and off-setting which may be required.

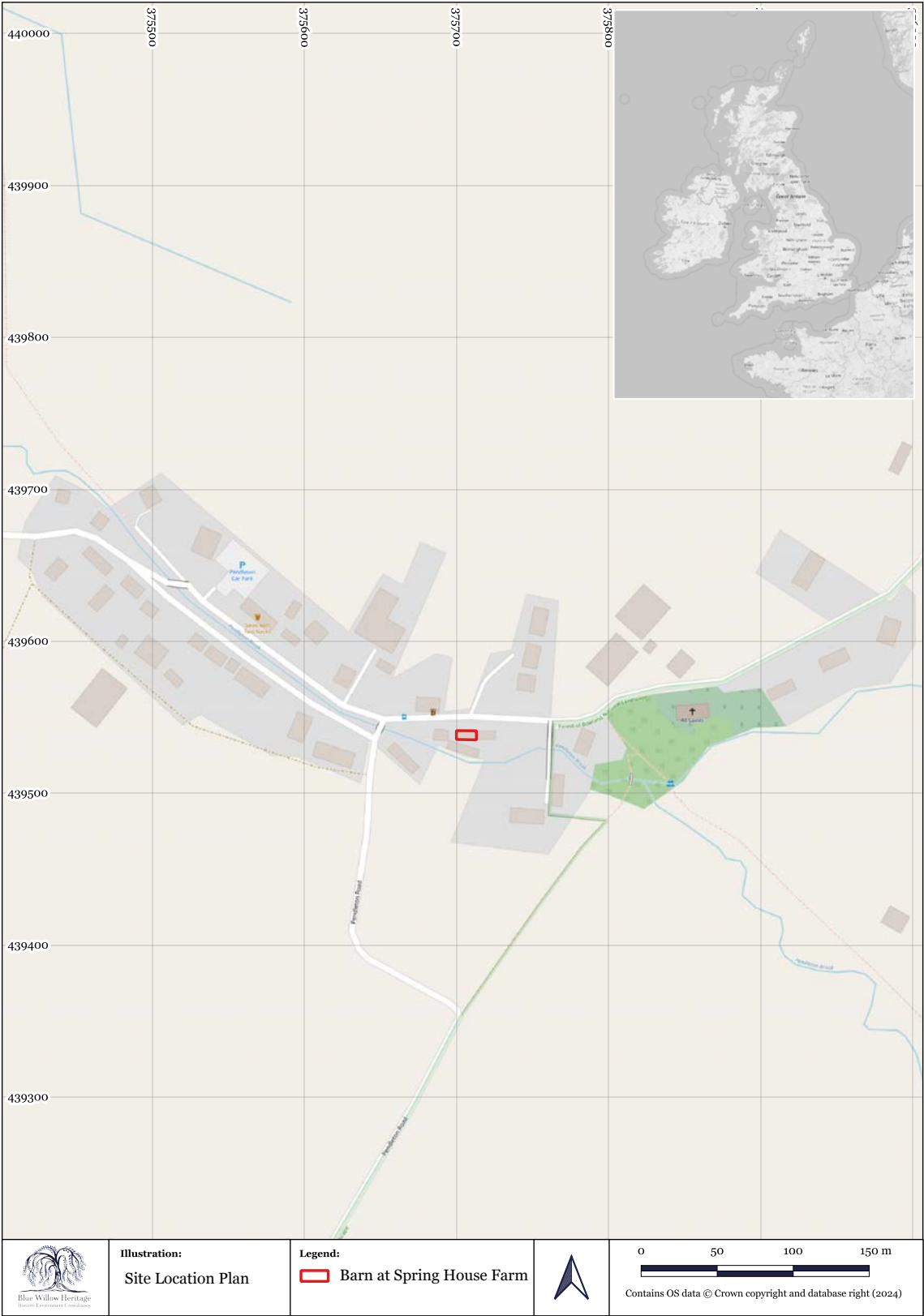


Figure 1: Site location plan

2. SITE SURVEY DESCRIPTION

A site visit was undertaken in clear and bright conditions on 20th April 2025. A description of the buildings and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections. Given that the proposed scheme concerns the barn adjoining the main farmhouse range and not the entire farmstead, the site survey description will focus only on the aforementioned barn. The remaining structures which make up the small holding will not be discussed here. It is important to note that internal access to the barn at Spring House Farm was precluded during the time of the site survey due to safety concerns.

2.1 BARN AT SPRING HOUSE FARM

As previously noted, the study site comprises a substantial barn likely constructed during the early 19th century, using coursed sandstone rubble and topped with a stone slate roof. The barn adjoins the main farmhouse range (Spring House Farmhouse) to the west. The building is considered to have served as a combination barn and has been altered over time to suit continued use.

The study site features a principal north facing elevation. It is along this elevation that the construction break between the barn and the main farmhouse range can be most clearly viewed. The north facing elevation of the barn is dominated by a large off-centre cart shed entrance, which is framed by attractive quoin stones and a segmental stone arch. The entrance is complete with a set of timber barn doors that have been painted in 'Huntroyde Red' - the estate colour. To the right of this entrance there is a frosted 'hopper' style window which has also been painted in 'Huntroyde Red' and is set within a stone surround. Other features evident along this facade include a number of ventilation slits at first floor level. The south facing elevation comprises the rear elevation of the building. This mirrors that of the principal elevation and features a large cart shed entrance alongside a small frosted 'hopper' style window painted in 'Huntroyde Red' and set within a stone surround. A variety of ventilation slits are present at first floor level. The only discernible difference between the rear elevation and the principal elevation is that the cart shed entrance along the rear elevation features a corresponding timber header as opposed to a stone header. It was noted during the site survey that views of the rear elevation were, to some extent, obscured at the time by the presence of modern agricultural supplies.

The remaining elevation comprises the west facing gable end. This is dominated by two doorways to either end, both of which comprise timber barn style doors set in stone surrounds that have been painted in 'Huntroyde Red'. Between these openings, there is a small one over one window with corresponding stone header and sill. Although only the 'Huntroyde Red' painted timber frame remains, with the glass panes having been lost. Other notable features evident along the west facing elevation include a variety of ventilation slits at first floor level.



Figure 2: View of the principal elevation



Figure 3: View of the principal elevation



Figure 4: View of the west facing elevation



Figure 5: View of the rear elevation



Figure 6: View of the west facing elevation

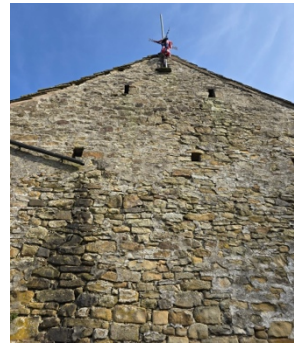


Figure 7: View of the ventilation slits



Figure 8: View of the rear elevation



Figure 9: View of the rear elevation



Figure 10: View of historic timbers



Figure 11: View of features relating to former use



Figure 12: View of the rear yard



Figure 13: View of the rear yard

2.2 VIEWS

As noted above, the study site fronts onto the main road leading through the village. The barn is therefore best viewed from this location, where it is afforded inherent prominence due to its scale and massing, in combination with the fact that it has been constructed tight up to the building line.

Views of the study site, and particularly those looking southwards from the roadside, allow for a good understanding of the function between the domestic farmhouse and the agricultural nature of the combination barn and ancillary outbuildings to the south west. Furthermore, views from this position encompass the setting of the building which comprises surrounding dwellings and structures of an agricultural nature, as well as arable farmland/pastureland which places the barn within its rural agricultural context.

The pattern of the buildings contained within the small holding are such that views of the barn are limited when looking west along the main road from the east. Indeed, only views of the north facing elevation of the barn are

considered possible from this point, with the main farmhouse range comprising the dominant feature within these views. When looking east along the main road from the west, views of the study site are considered possible but are limited to the north facing elevation of the building as well as the upper portion of the west facing elevation. As the road then bends round to the west, only views of the upper portion of the west facing elevation are considered possible. Views of the north facing elevation and west facing elevation are considered possible from the upper storeys of neighbouring dwellings, and particularly those positioned to the north west and south west. However, those from the neighbouring dwellings located to the south west are considered to be interrupted by intervening mature vegetation. Views of the rear elevation of the study site are generally considered to be limited to within the grounds of the farmstead but may be possible from the upper storeys of the aforementioned neighbouring built form positioned to the south west.

Elements that are considered to detract from the overall significance of the farmstead include the poor condition of the barn.

No other meaningful views are considered possible to and from the study site.



Figure 14: View of the main farmhouse range



Figure 15: View looking west along the main road



Figure 16: View looking west along the main road.



Figure 17: View looking west along the main road



Figure 18: View looking west along the main road



Figure 19: View looking south from the main road

2.3 PENDLETON CONSERVATION AREA

As previously noted, the study site is located within the Pendleton Conservation Area. The conservation area was first designated on 1st August 1969. However, both the boundary of the conservation area as well as the assets contained within it have been reviewed on a number of occasions. The most recent information relating to the Pendleton Conservation Area can be found in the Pendleton Conservation Area Appraisal, which was produced in 2005.

A summary of the features from which the conservation area derives its special interest have been reproduced below:

- Pre-Domesday linear settlement;
- Rural setting of the village in lowland farmland below Pendle Hill;
- Pendleton Brook and the stone ‘clapper bridge’;
- Prevalent use of local stone as a building material;
- Architectural and historic interest of the conservation area’s buildings, including 12 listed buildings;
- Well-tended roadside gardens;
- Forest of Bowland Area of Outstanding Natural Beauty (part);
- Ensemble of historic buildings around the village green;
- Interesting historic townscape of the western part of the village on either side of Pendleton Brook;
- Almost complete absence of 20th century development;
- Local details such as Fiddle Bridge, stone gate piers and stone stile;
- Individual trees and groups of trees.

The study site lies within the eastern extent of the conservation area and provides positive contributions to views along Main Street.

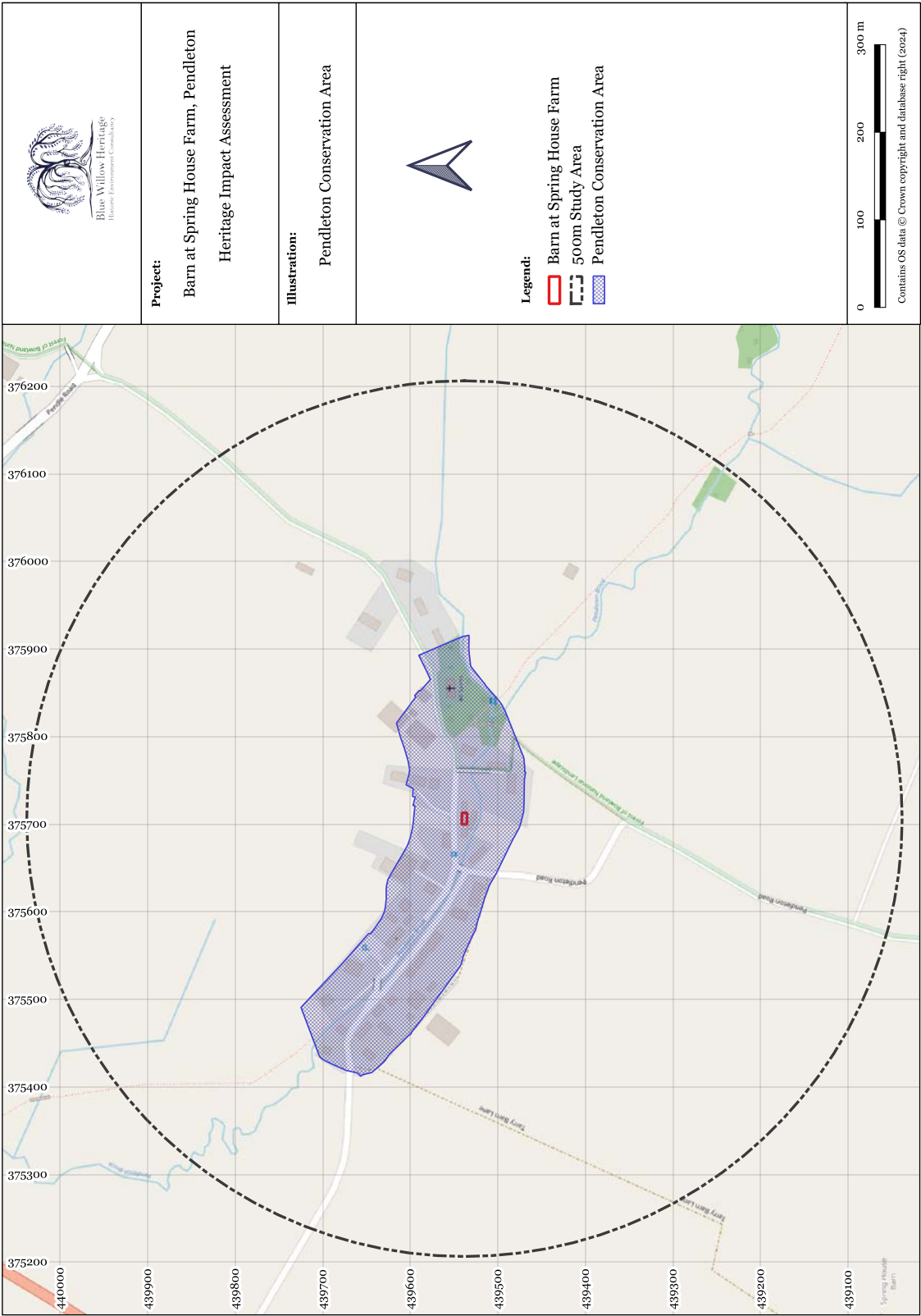


Figure 20: Pendleton Conservation Area

2.4 HISTORIC FARMSTEADS IN CHARACTER AREA 33

2.5 SURROUNDING HERITAGE ASSETS IN THE STUDY AREA

2.5.1 DESIGNATED HERITAGE ASSETS

As previously mentioned, the study site is situated in the Pendleton Conservation Area, the specific characteristics of which are discussed in detail in Section 2.3.

Beyond the boundary of the study site but within the 500 m study area, the HER records the following designated heritage assets:

- 11 Grade II listed buildings

Of these designated heritage assets, there are several that share visual, historical and spatial relationships with the study site. The closest in proximity is Stork House (NHLE 1317420), which is positioned c.45m to the south west of the study site, and is set back from the brook. Stork House comprises a substantial dwelling which was constructed in around 1840 using squared sandstone and topped with a slate roof. Stork House features a variety of attractive architectural elements including tripartite windows with chamfered stone surrounds, splayed mullions and hoods. Of particular note, is a door on the north west gable, which features a chamfered stone surround with a hood. Under the apex of this, there is a plaque with an ogee hood, inscribed 'LGNS 1840'. It is understood that Stork House has been listed for its group value only. Due to the proximity of Stork House to the study site, intervisibility between the two assets is considered possible, although it is somewhat reduced by the presence of intervening vegetation around the brook. The impact of the proposed development on the setting and significance of Stork House will be discussed in detail in Section 4.

The remainder of the designated heritage assets can be grouped and are as follows:

- along the main thoroughfare and to the west (NHLE: 1362351; 1362349; 1165104; 1165197) – these comprise a variety of dwellings, predominately farmhouses with adjoining barns, completed using materials typical of the local vernacular;
- along the main thoroughfare and to the north/north-east (NHLE: 1165135; 1072088; 1362350) – again these comprise a variety of dwellings, predominately farmhouses with adjoining barns, completed using materials typical of the local vernacular as well as examples of landscape architecture, including gate piers;
- along the main thoroughfare and to the east/south-east (NHLE: 1165164; 1072089; 1165149) – these comprise two dwellings (a farmhouse and former coach house and stables, now converted), and a set of gate piers.

Although all of these assets are in proximity to the study site, owing to the tight knit nature of built form positioned throughout the village of Pendleton, intervisibility is, for the most part, considered to be limited due to the presence of intervening vegetation and undulating topography. Consequently, it is not considered that the proposed development has the potential to impact on either the setting or significance of any of these assets and therefore all have been scoped out of further assessments. This is except for Town Farmhouse (NHLE 1072088), Town Head (NHLE 1165149) and the former coach house and stables north east of town head (NHLE 1072089) which share a degree of intervisibility with the study site. Due to the nature of the proposed development, it is recognised that there is some potential for the scheme to impact on the setting and significance of these assets. This will be explored further in Section 4.

A full gazetteer of listed buildings is included in the Appendices.

2.5.2 NON-DESIGNATED HERITAGE ASSETS

There is a total of 214 records within the HER for the 500 m study area relating to historical/archaeological sites or findspots. Several of these records comprise duplicates of the designated heritage assets within the conservation area which have already been reviewed and therefore will not be discussed in any further detail here.

Of the non-designated heritage assets, the closest in proximity to the study site is a collection of findspots (MLA39054; MLA36643; MLA38761; MLA38624), which are positioned c. 55m to the west of the study site. These are detailed within the HER as comprising a variety of remains, including: fragments of copper alloy dating from the Roman period through to the post medieval period; coinage dating to the late 16th century, and a cast lead spindle whorl likely used for spinning wool, dating to the medieval period. However, it is not considered that the proposed development has any potential to impact on either the setting or significance of these findspots. The same can be said for a majority of the other non-designated heritage assets which are in proximity to the study, and particularly those that are contained within the village core. These predominately comprise findspots (e.g., MLA38352; 38280; 32590; 38546; 38548; 38516) alongside some examples of built form (e.g., MLA29916; MLA6134; MLA1174; MLA2087). The most notable of these structures, based on its date of construction and architectural significance is All Saints Church and associated graveyard (MLA29916).

Whilst this assessment recognises that further non-designated heritage assets are contained within the 500m study area, and particularly to the north-west and south-west, all these assets have been scoped out of further assessments due to the distance between the study site and the assets, as well as the screening provided by intervening vegetation and surrounding urban context. It is considered that their setting and significance would remain unaffected by the proposed development.

A full gazetteer of HER sites is included in the Appendices.

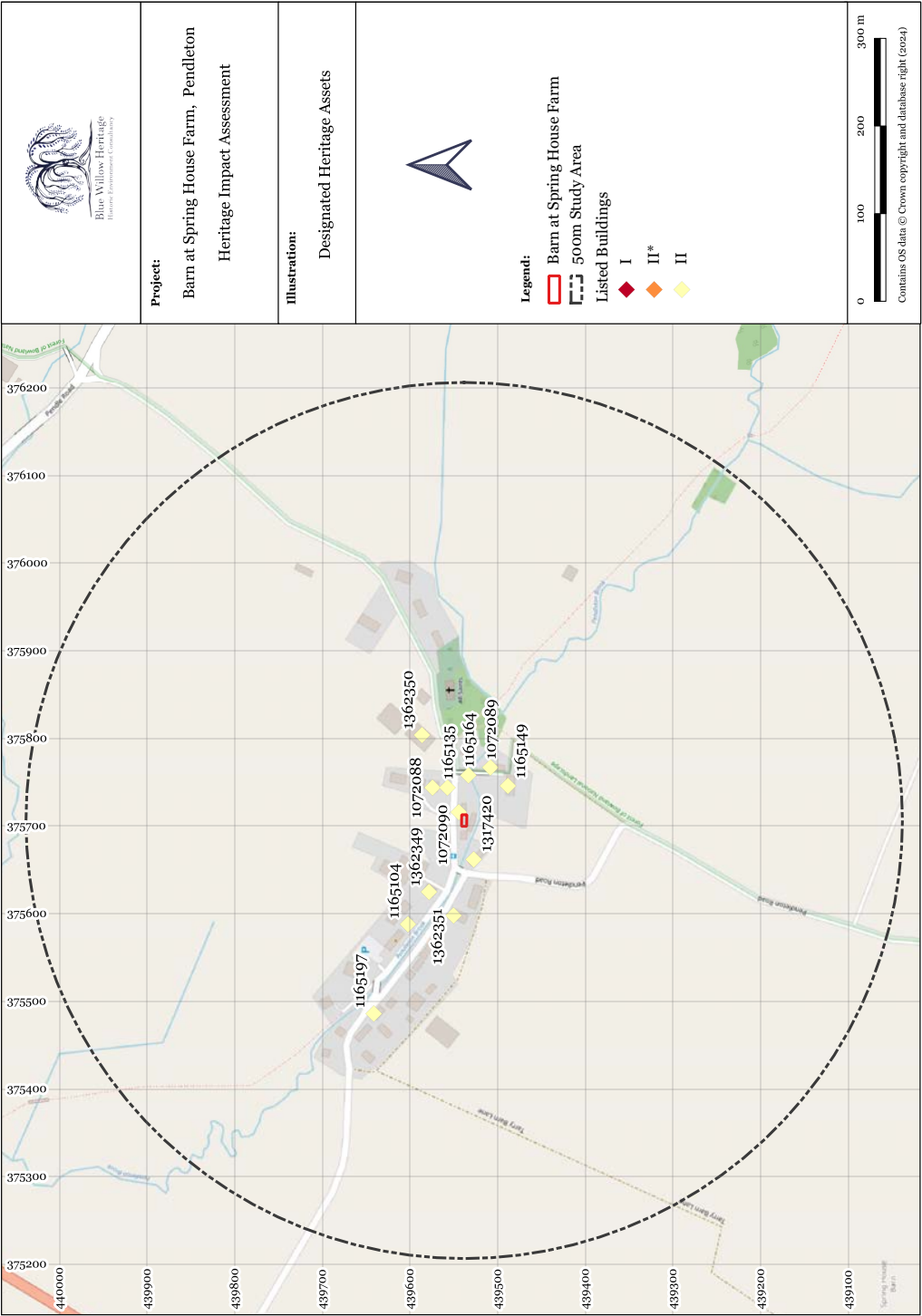


Figure 22: Designated heritage assets in the 500m study area

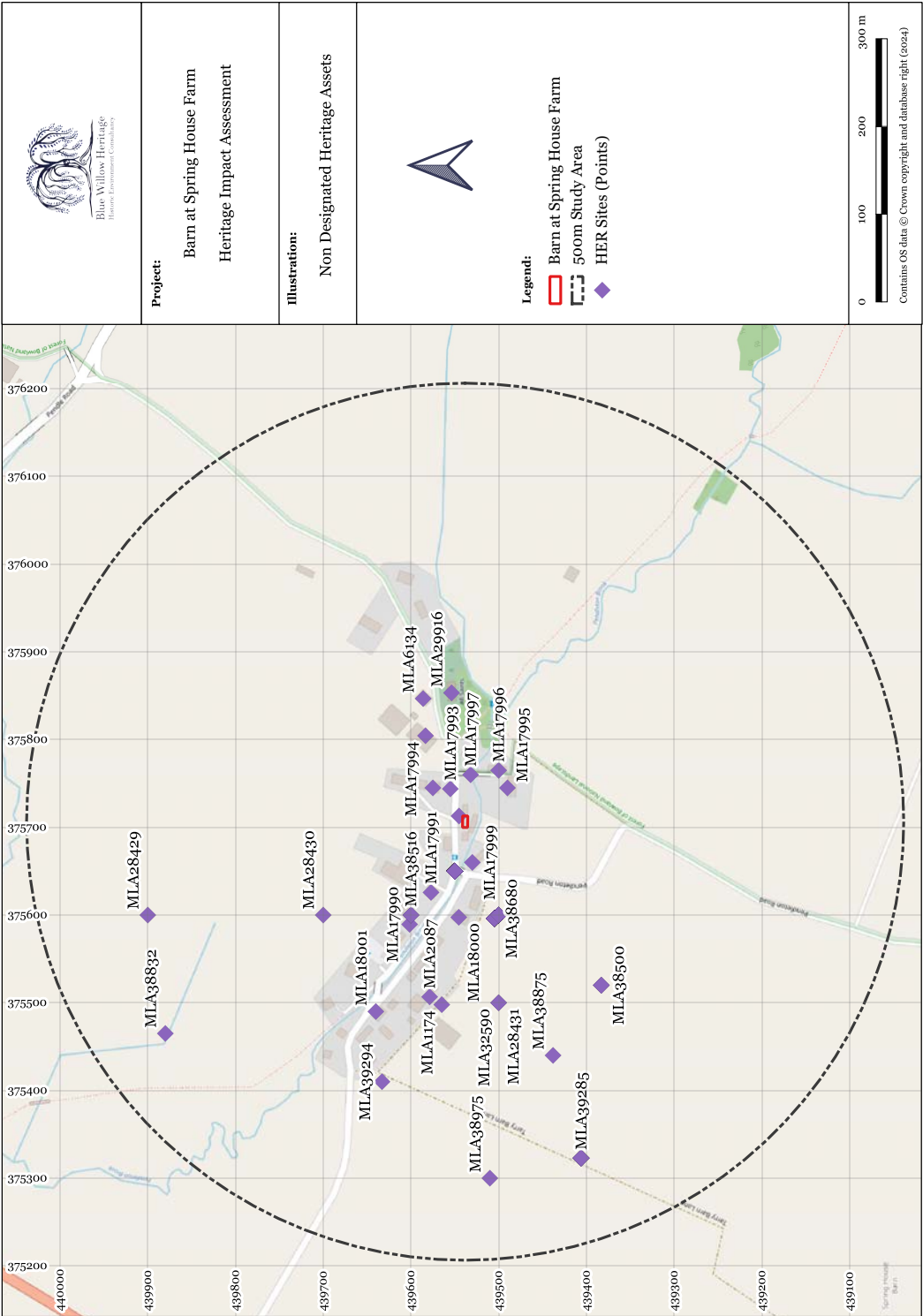


Figure 23: Non-designated heritage assets in the 500m study area

2.6 OTHER SOURCES

2.6.1 CARTOGRAPHIC SOURCES

Consultation of the historical mapping showed that, whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the study site. Indeed, several of these early maps comprise illustrations, with some of the earliest examples being Christopher Saxton's 1577 map of Yorkshire. Subsequent maps, such as those by William Smith (1602), Jan Jansson (1628), Yates (1786) and George Hennet (1830) continued to chart Lancashire's geography, offering more detailed depictions of the topography of the Pendleton area, but few depict Pendleton village or the study site itself.

- 1848** Information gleaned from this mapping does not show the site in any great detail until the ordnance survey map of 1848. At this point in time, the village of Pendleton was clearly visible and well established, with a variety of built form positioned to either side of the main thoroughfare, including residential, agricultural, educational and ecclesiastical structures. Beyond the boundary of the settlement, there lay rolling arable farmland/pastureland.

The study site was contained within a large plot, positioned to the south of the main thoroughfare. It appeared similar in form to how it does today, as a long linear structure of an east to west orientation, with two ancillary structures positioned to the south west and separated from the main farmhouse range by a small courtyard area, which was partially enclosed by boundary treatments to the east and west. Immediately south of the outbuildings, there lay the Pendleton Brook and to the east, there were two large garden areas, with well-defined boundaries.

- 1895** By the time of the 1895 map, few significant alterations had been made to the study site. This is except for the westernmost outbuilding on the plot, which had been extended northwards up to the main road, creating a more well-defined foldyard.

- 1915** No further changes are visible to the study site between the ordnance survey mapping of 1895 and 1915.

- 2000** The first depictions of the study site within satellite imagery occur in 2000. Whilst the study site appears in satellite imagery of 1985, the quality of this imagery precludes any reasonable assessment of the layout and form of the study site. Few significant changes to the study site are visible between the ordnance survey map of 1985 and the satellite imagery of 2002.

- 2025** Equally few significant changes to the study site are visible between the satellite imagery of 2002 and 2025.

Historic mapping consulted is outlined in the table below:

Date Surveyed	Date Published	Map/Compiler	Author and Work (where known)
1844-46	1848	Ordnance Survey	Lancashire Sheet LV
1892	1895	Ordnance Survey	Lancashire Sheet LV.NE
1910	1915	Ordnance Survey	Lancashire Sheet LV.NE Revised 1910, Published 1915
2000		Ordnance Survey	The GeoInformation Group
2002		Ordnance Survey	Infoterra Ltd & Bluesky
2003		Ordnance Survey	Infoterra Ltd & Bluesky
2015		Google Earth	-
2018		Google Earth	-
2020		Google Earth	-
2021		Google Earth	-

2022		Google Earth	Maxar Technologies
2023		Google Earth	Airbus
2024		Google Earth	Airbus
2025		Google Earth	Airbus

Table 1 Historic mapping consulted



Figure 24: Lancashire Sheet LV. Surveyed 1844 to 1846, Published 1848

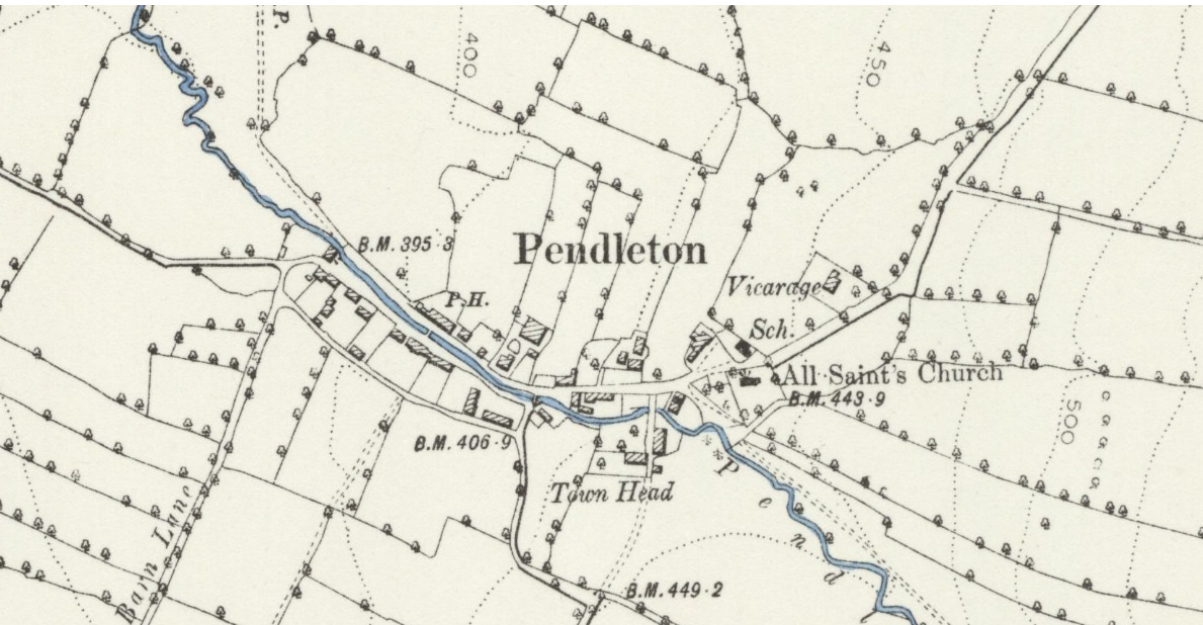


Figure 25: Lancashire Sheet LV.NE Surveyed 1892, Published 1895

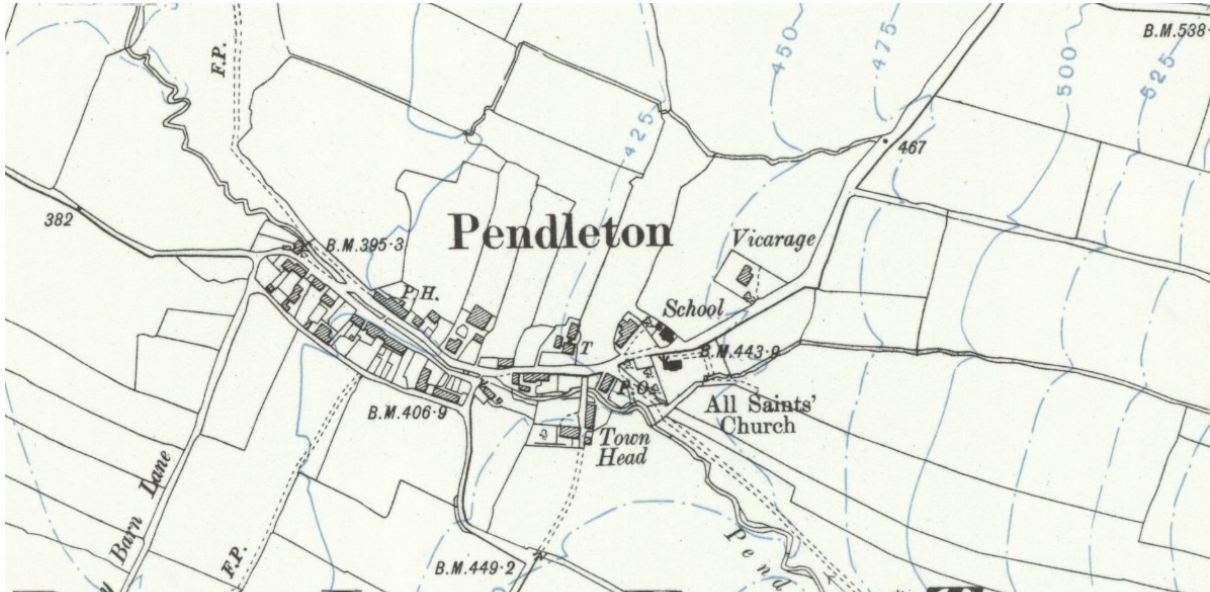


Figure 26: Lancashire Sheet LV.NE Revised 1910, Published 1915



Figure 27: Satellite Imagery of 2002 - Google Earth (2025) – The GeoInformation Group



Figure 28: Satellite Imagery of 2025 - Google Earth (2025) - Airbus

2.6.2 AERIAL PHOTOGRAPHY

Aerial photography was consulted as part of this assessment, in particular to supplement existing historic mapping. Only one image was recovered as part of the search. The image was captured in 1948 and includes views of the village of Pendleton as well as surrounding settlements. The image provides positive contributions to understandings of the topography and the layout of the village at this time, including the prevalence of built form. However, due to the fact that the image comprises a long-distance shot, it provides limited insight into the layout and form of the study site at the time.



Figure 29: Aerial photography of 1948 (Courtesy of Historic England – raf_540_66_v_5050)

2.6.3 ARCHIVAL SOURCES

Archival sources were consulted as part of this assessment, in particular to supplement existing historic mapping. A considerable amount of archival material was recovered as part of the search, most of which dates to the early 20th century. A majority of this material comprises archival images depicting the village centre, including landscape features such as Pendleton Brook, where local residents can be seen alongside domesticated animals such as horses. There are also numerous photographs pertaining to built form positioned throughout the village, including those dwellings which front directly onto the main road. Other structures evident include All Saints Church. Whilst none of these photographs provide views of the study site, they are nonetheless useful in providing insight into the topography of the land at the time as well as contributions to understandings of the historical development of the village of Pendleton more generally. In terms of other records, several archival documents were obtained as part of the search. The majority of these comprise documents, maps and parish records relating to village.

2.6.4 PREVIOUS WORK

The Historic Environment Record (HER) records 2 previous archaeological events and/or interventions within the 500 m study area, both of which are positioned c. 205m west of the study site. Record ELA3207 is detailed within the HER as comprising a geophysical survey which was conducted in advance of a development at High Standen Farm. A geomagnetic survey of an area of 47.53 ha of farmland was completed and revealed features of potential archaeological origin, including: a length of a Roman road; two possible ring ditches; possible pit alignments and miscellaneous ditch remains. In addition, several former field boundaries, paths, tracks and plough remains were identified as part of the survey, attesting to the far-reaching use of the landscape surrounding the village of Pendleton for agricultural purposes. Record ELA1700 relates to an archaeological excavation completed at Carriers Croft in 1975. The excavation uncovered two Bronze Age cinerary urns near the site of an urn which was accidentally uncovered in 1968.

Of the previous archaeological events and/or interventions identified above, all have been scoped out of further assessments. Given the nature of the proposed development, none of these, nor the other previous events noted within the Historic Environment Record (HER), are considered relevant to this scheme.

2.6.5 HISTORIC LANDSCAPE CHARACTERISATION (HLC)

There is no Historic Landscape Characterisation (HLC) record pertaining specifically to the study site. No further information regarding the attributes of the area has been provided by the historic environment record (HER).

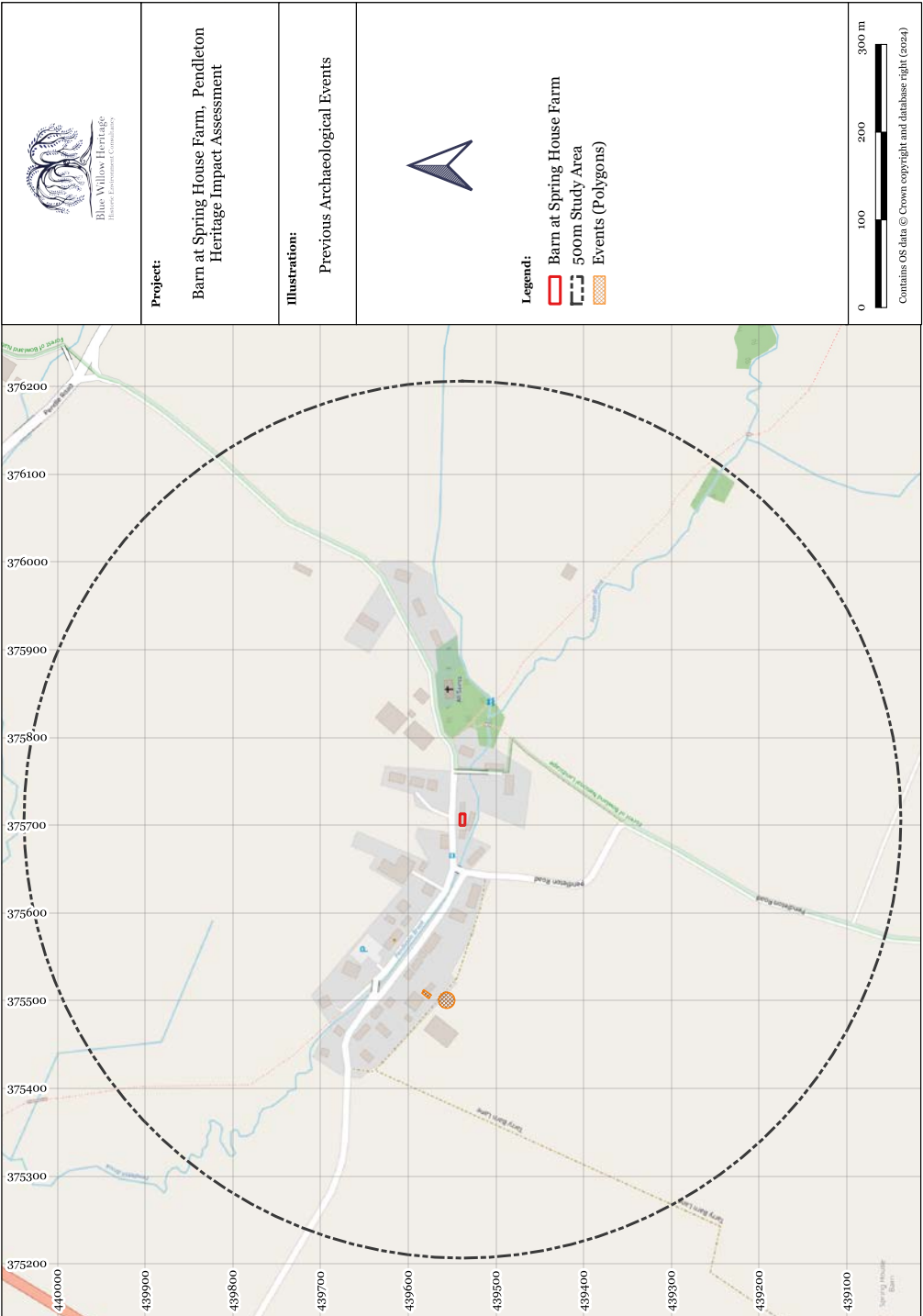


Figure 30: Previous archaeological events in the 500m study area

3. STATEMENT OF SIGNIFICANCE

The barn at Spring House Farm, which is located within the historic village and conservation area of Pendleton in Lancashire, comprises a substantial Grade II listed structure (NHLE 1072090). The barn forms part of the Huntroyde Estate and comprises an important example of rural vernacular architecture. The following section explores its significance further.

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four ‘interests’ identified within *NPPF* (MHCLG 2024). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset.

3.1 SPRING HOUSE FARM

Asset	Contribution of Study Site to Significance	
Spring House Farm	Archaeological Interest	The barn at Spring House Farm is considered to make significant contributions to the archaeological interest of the listed farmstead, in terms of the physical fabric of the building. Indeed, its fabric and form provide significant insight into historical farming practices in the Ribble Valley region, particularly in relation to its function as a combination barn - one that likely served multiple purposes such as housing livestock, storing hay or grain, and accommodating threshing activities. Of particular note are the large cart shed entrances on the north and south facing elevations. Indeed, the presence of cart entrances attest to the working of the surrounding arable farmland which is regionally known to have focused on cereal cropping and hay production for winter feed in the valleys and meadows. More generally, the barn at Spring House Farm is considered to provide contributions to understandings of the development of the farmstead from a courtyard/linear plan towards a more dispersed planform with a number of ancillary outbuildings and secondary yard spaces. The building is considered to derive considerable group value from its spatial and historical association with the main farmhouse range, other ancillary buildings contained within the plot as well as the surrounding land which forms part of the farmstead. On a larger scale, the barn is considered to contribute to knowledge of the size, development, and nature of farmsteads in the Ribble Valley area. Materials used in the construction of barn are also greatly informative of the evolution of local traditions and past construction techniques. This includes its basic composition – here predominantly comprising sandstone rubble, which is known to have been especially characteristic of the Bowland Fringe and Pendle Hill and Bowland Fells character area – as was the use of stone flagged roofs.
	Historic Interest	The barn at Spring House Farm is considered to make significant contributions to the historic interest of the listed farmstead. Given its considerable age and unique design, the barn is considered to hold inherent historic interest as a contributor to its significance. This is in part contained within the exterior of the building which is historically illustrative of the building’s former use as combination barn. The barn provides historical illustrative interest as a surviving example of a combination barn of its time and attests to the workings of agricultural operations undertaken by those living in the attached main farmhouse range. More generally, the barn contributes to the broader historic narrative of the Huntroyde Estate and Pendleton village. The barn has, in part, supported the agricultural economy of the estate and therefore reflects the estate’s longstanding influence on the area. The association with Huntroyde and its

		estate livery, as evidenced by the red-painted doors and windows, underlines the continuity of estate ownership and management practices. It serves as a tangible link to the working history of the estate, and to the social and economic structures of rural Lancashire in the 18 th and 19 th centuries.
	Architectural and Artistic Interest	The barn at Spring House Farm is considered to make significant contributions to the architectural and artistic interest of the listed farmstead. One of the chief contributory factors to the barn's significance is its overall architectural style. The building embodies a level of unique design intent evident in preserved elements of its historic form and function, despite common misconceptions that utilitarian structures can lack obvious design intent. For instance, the form and function of the combination barn represented – regionally recognised as the largest structures on these farmsteads – holds architectural value largely by virtue of what this can tell us about the evolution of the historical function and flow of the space. Such particularly includes the arrangement of the cart entrances and door/windows, together with the arrangement of ventilation slits at first-floor level. The barn's architectural and artistic interest is particularly expressed along its principal, north facing elevation, where its unique design, exemplified by the arrangement of its original doorway and openings in addition to key decorative features such as attractive quoin stones can best be appreciated. The relative lack of substantial interventions affords this building a considerable degree of architectural interest despite its lack of individual designation. In particular, the retention of the original openings to the principal elevation has preserved impressions of the historic design narrative. Furthermore, it can be noted that the use of rubble stone along the external elevations strongly attests to the local vernacular in addition to highlighting the spatial and symbolic relationship between this site and various stone quarries in the vicinity. Overall, it can be stated that the composition of local stonework and stone roofs, in addition to various decorative features, adds substantial aesthetic character to the farmstead as a whole. This has been termed 'aesthetic value' by English Heritage which allows people to receive "sensory and intellectual stimulation from a place", including from the design value of the barn and experience of the surrounding landscape as a whole. It therefore pertains to their composition (views, proportion and form) and choice of materials. The way in which their layout, size and utilisation of local materials specifically embody the 'distinctive local character' of the region can also be termed 'design value' (Cameron 2002, 8; EH 2008, 30).
	Setting	The study site, semi-detached and situated within its own grounds, is considered to derive a contribution to its significance from its semi-rural location within the Ribble Valley. The barn itself forms part of a prominent structure positioned along the main road and is afforded inherent prominence due to its scale and massing. As such, this setting is considered to make a strong positive contribution to the overall significance of the barn at Spring House Farm. The proximity of the site to several other structures of an agricultural nature situated within the vicinity is also of utmost importance when attempting to understand the historic setting of this site – something which, again, is echoed strongly by the fabric of the building range itself.

4. ASSESSMENT

4.1 PHYSICAL IMPACTS

As previously noted in Section 1.4, the proposed development seeks to undertake remedial works to the existing roof structure of the barn at Spring House Farm, which is currently in demonstrably poor condition. Where possible, the existing stone tiles would be retained; any damaged or missing tiles would be replaced like-for-like using reclaimed stone tiles sourced from elsewhere on the estate. Repairs to associated roof timbers would also be carried out where necessary. Details of the application, including all supporting information and documents submitted alongside it should be consulted for further information. The impact of the proposed development is explored in more detail below.

4.1.1 REPLACEMENT ROOF

It is considered that removal and replacement of the existing defective roof tiles would result in some minor loss of original fabric, thereby partially denuding the significance of the barn, and the contributions it makes to the listed farmstead. However, it is considered that this loss would be highly limited in nature and the associated negative impacts incurred offset by the significant benefits inherent in securing the long-term future of the building. From a visual perspective, it is considered that the visual coherence of the principal elevation may be disrupted slightly as a result of the proposed scheme. However, as the replacement tiles are to be sourced like-for-like using reclaimed stone from elsewhere on the estate, the appearance of the roofscape is expected to remain largely unchanged. Moreover, with time, the materials would weather with time naturally, further diminishing any visual distinction and ensuring a coherent and sympathetic finish that aligns with the buildings historic character.

4.2 SETTING IMPACTS

The most pertinent elements of the setting in relation to the impacts of the proposed development are examined here.

4.2.1 VIEWS

As noted above, the study site fronts onto the main road leading through the village. The barn is therefore best viewed from this location, where it is afforded inherent prominence due to its scale and massing, in combination with the fact that it has been constructed tight up to the building line. Views of the study site, and particularly looking southwards from the roadside, are considered to be clear and allow for a good understanding of the function between the domestic farmhouse and the agricultural nature of the combination barn and ancillary outbuildings to the south west. Furthermore, views from this position encompass the setting of the building which comprises surrounding dwellings and structures of an agricultural nature, as well as arable farmland/pastureland which places the barn within its rural agricultural context. It is considered that views of the barn from the main road looking southwards would remain mostly unchanged as a result of the proposed scheme, given that the existing roof is to be replaced like-for-like. Whilst the visual coherence of the principal elevation may be disrupted slightly, it is considered that the appearance of the roofscape is to remain largely unchanged and that, with the passing of time, the replacement stone slate roof tiles would naturally weather and ultimately appear similar in colour and finish to the existing materials evident on the remainder of the roofscape of the barn.

The pattern of the buildings contained within the small holding are such that views of the barn are limited when looking west along the main road from the east. Indeed, only views of the north facing elevation of the barn are considered possible from this point, with the main farmhouse range comprising the dominant feature within these views. When looking east along the main road from the west, views of the study site are considered possible but are limited to the north facing elevation of the building as well as the upper portion of the west facing elevation. As the road then bends round to the west, only views of the upper portion of the west facing elevation are considered possible. Views of the north facing elevation and west facing elevation are considered possible from the upper storeys of neighbouring dwellings, and particularly those positioned to the north west and south west. However, those from the neighbouring dwellings located to the south west are considered to be interrupted by intervening mature

vegetation. Views of the rear elevation of the study site are generally considered to be limited to within the grounds of the farmstead but may be possible from the upper storeys of the aforementioned neighbouring built form positioned to the south west. Again, it is considered that views of the barn from these viewpoints would remain mostly unchanged as a result of the proposed scheme, given that the existing roof is to be replaced like-for-like.

No other meaningful views are considered possible to and from the study site.

4.2.2 SETTING IMPACTS TO CONSERVATION AREA

As a unique example of rural vernacular architecture, the barn at Spring House Farm makes positive contributions to the setting and significance of the Pendleton Conservation Area. Overall, it is considered that the proposed development would initially disrupt the visual coherence of the conservation area, as a result of the removal of existing material where necessary. However, this visual impact is considered to be limited, owing to the fact that any damaged roof tiles would be replaced like-for-like. Furthermore, with the passing of time, the replacement stone slate roof tiles would naturally weather and ultimately appear similar in colour and finish to the existing materials evident on the remainder of the structures contained within the small holding.

Ultimately, it is not considered that the proposed scheme would detract from the overall aesthetic value of the conservation area in the long term. Similarly, it is not considered that the proposed scheme would have an adverse impact on either the setting or significance of the designated and non-designated heritage assets positioned throughout the conservation area, which have been identified as part of this assessment and discussed in depth in Section 2.5 of this report.

5. CONCLUSIONS

This assessment finds that some elements of the proposed works would result in a highly limited visual impact to the listed farmstead from within the conservation area, by virtue of the fact the replacement tiles are to be sourced like-for-like using reclaimed stone from elsewhere on the estate. As such, the appearance of the roofscape is expected to remain largely unchanged. Moreover, with time, the materials would weather with time naturally, further diminishing any visual distinction and ensuring a coherent and sympathetic finish that aligns with the building's historic character.

Representing a balanced judgement between the potential impact of the unauthorised works and conservation benefits inherent in removing elements of fabric which are at present compromising the long term future of the building, it is considered that the proposed development would result in a moderate positive impact on the significance of the listed building and as such, contributes to the fulfilment of the environmental objective of 'sustainable development' as defined in the NPPF (MHCLG 2024). The development seeks to complete somewhat urgent repairs to a heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its long-term conservation thereby ensuring its continued contribution to quality of place.

It is also considered that the proposed development is in line with local planning policy in that it would preserve, and to some extent enhance the significance of the listed building. It is also considered to be appropriate in terms of sympathetic materials, detailing and use of high quality, traditional materials whilst also ensuring the building becomes fit for purposes for the 21st century and beyond.

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APPENDIX 1 – GAZETTEER

Name
Pendleton Conservation Area

Table 2 Conservation Areas in the 500 m study area

NHLE	Name	Grade
1072088	TOWN FARMHOUSE	II
1072089	FORMER COACH HOUSE AND STABLES NORTH EAST OF TOWN HEAD	II
1072090	SPRING HOUSE FARMHOUSE AND BARN ADJOINING TO WEST	II
1165104	HAYHURST COTTAGE AND HAYHURST FARMHOUSE	II
1165135	PAIR OF GATEPIERS ON ROADSIDE, SOUTH OF TOWN FARMHOUSE	II
1165149	TOWN HEAD	II
1165164	PAIR OF GATEPIERS ON DRIVE, APPROXIMATELY 30 METRES NORTH OF TOWN HEAD	II
1165197	BULCOCKS FARMHOUSE	II
1317420	STORK HOUSE	II
1362349	SCHOFIELD FARMHOUSE	II
1362350	DICKINSON FARMHOUSE AND BARN ADJOINING TO NORTH EAST	II
1362351	DOCK HILLOCK AND BARN ADJOINING TO SOUTH	II

Table 3 Listed buildings in the 500 m study area

UID	Name
MLA1174	Brookhouse, Pendleton
MLA17990	Hayhurst Cottage and Hayhurst Farmhouse, Pendleton Village
MLA17991	Schofield Farmhouse, Pendleton Village (North Side)
MLA17992	Town Farmhouse, Pendleton Village
MLA17993	Town Farmhouse, Pendleton Village
MLA17994	Dickinson Farmhouse, Pendleton Village
MLA17995	Town Head, Pendleton Village
MLA17996	Town head, Pendleton Village
MLA17997	Town Head, Pendleton Village
MLA17998	Spring House Farmhouse, Pendleton Village
MLA17999	Stork House, Pendleton Village
MLA18000	Dock Hillock, Pendleton Village
MLA18001	Bulcock's Farmhouse, Pendleton
MLA2087	Carriers Croft, Pendleton
MLA28429	Pendleton
MLA28430	Pendleton
MLA28431	Pendleton

MLA29916	All Saints Church, Pendleton
MLA32575	Schofield (known as)
MLA32590	Pendleton (known as)
MLA33184	PENDLETON (known as)
MLA33185	PENDLETON (known as)
MLA35812	PENDLETON (known as)
MLA35813	PENDLETON (known as)
MLA35945	Pendleton (known as)
MLA35946	Pendleton (known as)
MLA35997	Pendleton (known as)
MLA36001	Pendleton (known as)
MLA36002	Pendleton (known as)
MLA36003	Pendleton (known as)
MLA36005	Pendleton (known as)
MLA36006	Pendleton (known as)
MLA36007	Pendleton (known as)
MLA36037	Pendleton (known as)
MLA36038	Pendleton (known as)
MLA36039	Pendleton (known as)
MLA36040	Pendleton (known as)
MLA36042	Pendleton (known as)
MLA36043	Pendleton (known as)
MLA36204	PENDLETON (known as)
MLA36205	PENDLETON (known as)
MLA36206	PENDLETON (known as)
MLA36212	PENDLETON (known as)
MLA36213	PENDLETON (known as)
MLA36221	Pendleton (known as)
MLA36461	PENDLETON (known as)
MLA36465	Pendleton (known as)
MLA36467	PENDLETON (known as)
MLA36468	PENDLETON (known as)
MLA36469	PENDLETON (known as)
MLA36477	PENDLETON (known as)
MLA36478	PENDLETON (known as)
MLA36479	PENDLETON (known as)
MLA36480	PENDLETON (known as)
MLA36481	PENDLETON (known as)
MLA36509	PENDLETON (known as)

MLA36517	Pendleton (known as)
MLA36520	PENDLETON (known as)
MLA36643	PENDLETON (known as)
MLA36694	PENDLETON (known as)
MLA36696	PENDLETON (known as)
MLA36697	PENDLETON (known as)
MLA36698	PENDLETON (known as)
MLA36700	PENDLETON (known as)
MLA6134	Pendleton National School
MLA38010	South of Rock Terrace, Pendleton
MLA38183	South of Rock Terrace, Pendleton
MLA38189	South of Rock Terrace, Pendleton
MLA38277	South of Rock Terrace, Pendleton
MLA38278	South of Rock Terrace, Pendleton
MLA38279	South of Rock Terrace, Pendleton
MLA38280	South of Rock Terrace, Pendleton
MLA38306	South of Rock Terrace, Pendleton
MLA38333	
MLA38336	South of Rock Terrace, Pendleton
MLA38337	South of Rock Terrace, Pendleton
MLA38338	South of Rock Terrace, Pendleton
MLA38349	South of Rock Terrace, Pendleton
MLA38350	South of Rock Terrace, Pendleton
MLA38352	South of Rock Terrace, Pendleton
MLA38381	South of Rock Terrace, Pendleton
MLA38382	South of Rock Terrace, Pendleton
MLA38383	South of Rock Terrace, Pendleton
MLA38386	South of Rock Terrace, Pendleton
MLA38403	South of Rock Terrace, Pendleton
MLA38409	South of Rock Terrace, Pendleton
MLA38417	South of Rock Terrace, Pendleton
MLA38418	South of Rock Terrace, Pendleton
MLA38419	South of Rock Terrace, Pendleton
MLA38420	South of Rock Terrace, Pendleton
MLA38421	South of Rock Terrace, Pendleton
MLA38459	South of Rock Terrace, Pendleton
MLA38460	South of Rock Terrace, Pendleton
MLA38477	South of Rock Terrace, Pendleton
MLA38498	Pendleton (known as)

MLA38499	Pendleton (known as)
MLA38500	Pendleton (known as)
MLA38516	Hayhurst Farm, Pendleton
MLA38517	South of Rock Terrace, Pendleton
MLA38518	South of Rock Terrace, Pendleton
MLA38519	South of Rock Terrace, Pendleton
MLA38544	South of Rock Terrace, Pendleton
MLA38545	South of Rock Terrace, Pendleton
MLA38546	Hayhurst Farm, Pendleton
MLA38547	South of Rock Terrace, Pendleton
MLA38548	Hayhurst Farm, Pendleton
MLA38549	South of Rock Terrace, Pendleton
MLA38550	South of Rock Terrace, Pendleton
MLA38551	South of Rock Terrace, Pendleton
MLA38552	South of Rock Terrace, Pendleton
MLA38553	South of Rock Terrace, Pendleton
MLA38554	South of Rock Terrace, Pendleton
MLA38555	South of Rock Terrace, Pendleton
MLA38618	South of Rock Terrace, Pendleton
MLA38619	South of Rock Terrace, Pendleton
MLA38620	South of Rock Terrace, Pendleton
MLA38624	East of Spring House Farm, Pendleton
MLA38625	East of Spring House Farm, Pendleton
MLA38647	South of Rock Terrace, Pendleton
MLA38648	South of Rock Terrace, Pendleton
MLA38673	South of Rock Terrace, Pendleton
MLA38674	South of Rock Terrace, Pendleton
MLA38675	South of Rock Terrace, Pendleton
MLA38676	South of Rock Terrace, Pendleton
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MLA38737	East of Spring House Farm, Pendleton
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MLA38774	East of Spring House Farm, Pendleton
MLA38775	East of Spring House Farm, Pendleton
MLA38777	East of Spring House Farm, Pendleton
MLA38805	East of Spring House Farm, Pendleton
MLA38828	East of Spring House Farm, Pendleton
MLA38832	North of Pendleton village
MLA38833	South of Rock Terrace, Pendleton
MLA38834	South of Rock Terrace, Pendleton
MLA38840	South of Rock Terrace, Pendleton
MLA38841	South of Rock Terrace, Pendleton
MLA38842	South of Rock Terrace, Pendleton
MLA38843	South of Rock Terrace, Pendleton
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MLA38846	South of Rock Terrace, Pendleton

MLA38847	South of Rock Terrace, Pendleton
MLA38848	South of Rock Terrace, Pendleton
MLA38875	East of Tarry Barn Lane, Pendleton
MLA38926	South of Rock Terrace, Pendleton
MLA38975	West of Cockshutt's Farm, Pendleton
MLA38978	West of Mitton Hall, Little Mitton
MLA38991	East of Spring House Farm, Pendleton
MLA39048	East of Spring House Farm, Pendleton
MLA39049	East of Spring House Farm, Pendleton
MLA39050	East of Spring House Farm, Pendleton
MLA39051	East of Spring House Farm, Pendleton
MLA39052	East of Spring House Farm, Pendleton
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MLA39258	East of Spring House Farm, Pendleton
MLA39259	East of Spring House Farm, Pendleton
MLA39285	West of Cockshutt's Farm, Pendleton
MLA39286	West of Cockshutt's Farm, Pendleton
MLA39289	West of Cockshutt's Farm, Pendleton

MLA39290	West of Cockshutt's Farm, Pendleton
MLA39291	West of Cockshutt's Farm, Pendleton

Table 4 Non-designated heritage assets in the 500 m study area

UID	Event Name	Event Type
ELA1700	Carriers Croft: Excavation	EVT
ELA1700	Carriers Croft: Excavation	EVT

Table 5 Previous archaeological events in the 500 m study area

APPENDIX 2 – LEGISLATION, POLICY AND GUIDANCE FRAMEWORK

LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in the table below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the <i>Ancient Monuments and Archaeological Areas Act (1979)</i> , are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under <i>The Ancient Monuments (Class Consents) Order 1981</i> , as amended by <i>The Ancient Monuments (Class Consents) Order 1984</i> , which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> . Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The <i>Hedgerow Regulations (1997)</i> include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 6 Legislation relating to cultural heritage in planning

POLICY

NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework (NPPF)* (MHCLG 2024), which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the built and historic environment is specifically noted as being a part of one of the three key objectives contributing to sustainable development. Specifically, environmental objectives can be realised by schemes which serve to: 'protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'
207	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
208	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
209	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
210	In determining applications, local planning authorities should take account of:

	a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
211	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
212	When considering the impact of a proposed development on 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 the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
213	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional
214	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
215	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 proposal including, where appropriate, securing its optimum viable use.
216	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
217	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
218	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁷³ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
219	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Table 7 Key passages of NPPF in reference to cultural heritage

LOCAL POLICY

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development, this is currently represented by the saved policies of the saved policies of the *Ribble Valley Core Strategy 2008-2028* (Ribble Valley Borough Council 2014). Within this document, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Key Text
EN5	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
DME4	In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. • Conservation areas Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area. • Listed buildings and other buildings of significant heritage interest Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist. • Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported. • Scheduled monuments and other archaeological remains Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported. Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported. Where it can be demonstrated that that

	the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation. Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved. In line with NPPF, Ribbles Valley aims to seek positive improvements in the quality of the historic environment through the following: a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas. B) supporting redevelopment proposals which better reveal the significance of heritage assets or their settings. C) production of design guidance. D) keeping conservation area management guidance under review. E) use of legal enforcement powers to address unauthorised works where it is expedient to do so. F) assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process. The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.
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Table 8 Summary of relevant local planning policy

GUIDANCE

NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

- National Planning Practice Guidance (NPPG) (MHCLG 2019)
- Conservation Principles, Policies and Guidance (EH 2008)
- Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment (HE 2015)
- Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets (HE 2017)
- Historic Environment Good Practice Advice in Planning. Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 2019)
- Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (CIfA 2014a)
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014b).

APPENDIX 3 – METHODOLOGY AND SOURCES

OVERVIEW

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (CIfA 2014a; 2014b; 2019; HE 2008; 2015; 2016; 2017).

The following tasks were undertaken as part of this assessment:

- Consultation of historical mapping, freely available satellite imagery, and archival sources
- Compilation of appropriate desk-based and online resources including the National Heritage List for England
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish current conditions and make an assessment of potential effects on heritage assets
- Rapid appraisal of heritage significance of existing site and/or building
- Preparation of an assessment of known and potential physical and setting effects.

WALKOVER SURVEY

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in March 2025 and comprised an assessment of the building and its environs.

SIGNIFICANCE

DEFINING SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significant Criteria
NPPF (MHCLG 2024)	The statement of heritage significance is based upon four ‘interests’ and their relative ‘importance’: • Archaeological • Architectural • Artistic • Historic
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 9 Criteria for assessment of significance

ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in *Note 2 of the Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally ‘objective’ scoring of significance, and there will always therefore be an element of interpretation and professional judgement within a considered assessment. There is no ‘one size fits all’ criteria for assessing the level of significance, as each asset must be evaluated individually against the four interests outlined within *NPPF*. The following table outlining relative significance is intended to be used as a guideline for determining the level of significance any given element of an asset holds or the level of contribution it makes to the asset’s overall significance.

Relative Significance	Description
High	Elements of a heritage asset and/or place which are of key national significance, comprising one of the best and/or only surviving examples of its type, or being associated to other assets of equal or greater significance. Potential for a high degree of communal value, stemming from important social and/or historic events, movements, or ideas.
Medium	Elements that contribute to the character and understanding of an asset or place, providing further historical and/or spatial context to other features of equal or greater significance. Features can be considered good and representative examples of a building or site type, being of local and/or regional significance, but surviving examples may be common nationally. Potential for historic and/or spatial association to other heritage assets of equal or greater significance, as well as a moderate degree of communal value.
Low	Elements that are of minor contribution to significance, either in and of themselves, or in terms of their contribution to our understanding and/or appreciation of an asset, but crucially also not considered to disturb or detract from significance.
Negligible	Elements which make a highly limited contribution to significance, whereby their absence and/or alteration would not meaningfully impact upon our understanding and/or appreciation of an asset.
None	Elements which are wholly modern and considered to hold no discernible heritage value, or elements (such as unknown below-ground archaeological remains in cases where the potential has been identified as low) where it is not possible to be certain on the basis of the evidence currently available.
Detracts	Elements of the physical fabric and/or setting of a heritage asset which detracts visually from or obscures understanding of more significant elements. Their removal and/or improvements to mitigate their impact on an asset is encouraged.

Table 10 Criteria for assessing relative significance

DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting *NPPF*) ‘the surroundings in which an 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’ (*ibid.*, 2). A staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.*, 7):

- Identify which heritage assets and their settings may be affected

- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset's setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development
- Other effects of the development, including
- Physical effects such as changes to a skyline or environmental factors such impact of noise, dust, lighting, hydrology or soil chemistry
- Changes to wider context such as the alteration of landscape character or use
- Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (MHCLG 2019) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being...an ability to... experience that setting".

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: "elements of a setting may make a positive or negative contribution to the significance of an asset". Acknowledging this, "the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting" (MHCLG 2019), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of 'buried assets' (Historic England 2017, 5).

ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial discrimination of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise before further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

IMPACT

ASSESSING IMPACT

The final stage of this assessment, following the establishment of the existing significance of the asset, is to understand the impact of the proposal upon that significance in line with *Good Practice Advice Note 12* (Historic England 2019, 3) in relation to analysing the significance of heritage assets. It is generally considered that negative impact should, in the first instance, be avoided; failing that, it should be minimised, such as by the proposal being reversible. Any negative impact should be justified in accordance with the social, economic, and/or environmental objectives in *NPPF* and, where possible, mitigated. Proposals are also encouraged to incorporate any opportunities to better reveal or enhance significance.

ASSESSING HARM

Harm is defined by Historic England as ‘change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place’. Development or alterations are not, by definition, considered to result in harm; this is only applicable where the development or alteration reduces the significance (derived from the four interests out-lined in *NPPF*) in a way which is harmful. The scale of harm, or negative impact, ranges from negligible to minor to moderate to major. This is further explored in the table below.

ASSESSING POSITIVE IMPACT

As part of this assessment, opportunities for positive impacts which better reveal or enhance the significance of the heritage asset. Positive impacts, depending on their scale of impact (minor, moderate, or major) have the potential to offset and/or balance negative impacts of equal scale, i.e. a minor negative impact resulting from an element of the scheme may be offset by a minor positive impact resulting from an element of the scheme, on balance resulting in an overall neutral impact to significance.

SCALE OF IMPACT

As previously noted, proposals are required to avoid or minimise and, where required, mitigate impact upon the significance of a heritage asset. Harmful impacts or negative impacts on aspects of significance may, if applicable, be justified by public benefit and/or offset by enhancing other aspects of significance. The overall scale of impact is, as part of this assessment, determined by assessing the balance of positive and negative impacts resulting from the individual elements of the scheme, as well as any justification by public benefit and/or mitigation of impact. The following table outlines the criteria utilised as part of this assessment to determine the overall impact, assessing both positive and negative impacts.

Level of Impact	Criteria for Determining Level of Impact
Major Positive	Major beneficial impact, resulting in alterations which improve and/or better re-view elements of medium to high significance.
Moderate Positive	Medium beneficial impact, resulting in alterations which improve and/or better reveal elements of moderate significance.
Minor Positive	Low beneficial impact, which is limited in scope and/or affects elements of low significance.
Neutral	Alterations which will neither meaningfully enhance nor detract from significance.
Negligible	None or very limited impact, overall preservation of significance.
Minor Negative	Low adverse impact, which is limited in scope and/or affects elements of low significance.
Moderate Negative	Medium adverse impact, potentially amounting to ‘less than substantial harm’ as defined in <i>NPPF</i> .
Major Negative	High adverse impact. Potential for ‘substantial harm’ and/or total loss as defined in <i>NPPF</i> .

Table 11 Criteria for assessment of impact

It is important here to distinguish between a neutral impact to an element of a scheme versus an overall neutral impact of a scheme. In the case of the latter, an overall neutral impact does not constitute no change, but rather the result of a planning balance taking into account the positive and negative impacts of a scheme where one is considered to outweigh the other.

SOURCES

NATIONALLY DESIGNATED SITES

The National Heritage List for England (NHLE) was consulted to allow an assessment of designated heritage assets, including:

- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites

This assessment has considered all designated assets within the 500 m study area. All assets within the study area have been assessed in terms of potential setting effects.

HISTORIC ENVIRONMENT RECORD

The Lancashire County Council Historic Environment Record was consulted for the study area of 500 m around the study site. Information concerning the site and its immediate vicinity has allowed for an assessment of potential physical impacts, whereas other sites were examined in order to allow both an assessment of the general archaeological and historic character of the area and also to feed into the assessment of setting, over and above any potential effects on designated heritage assets.

CARTOGRAPHIC SOURCES

Assessment of relevant mapping held in archives and digital mapping available online was undertaken to provide information on the archaeological potential of the proposed development site and its historic development.

PUBLISHED AND UNPUBLISHED SOURCES

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
 - Tudor: AD 1485 – 1603
 - Stuart: AD 1603 – 1714
 - Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900

- Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present



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