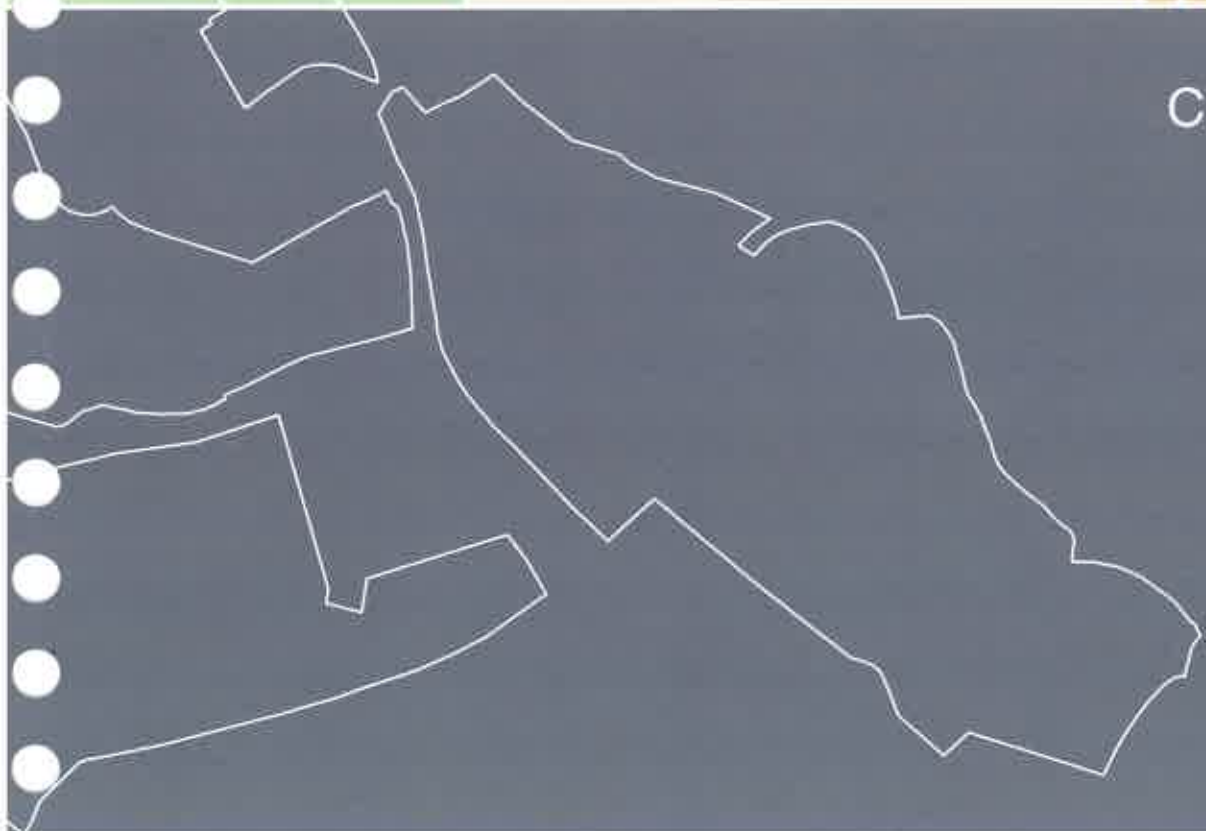




Kirk Mill

Chipping - Design & Access Statement

03.2014



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1.0 Introduction

The hybrid planning application seeks:

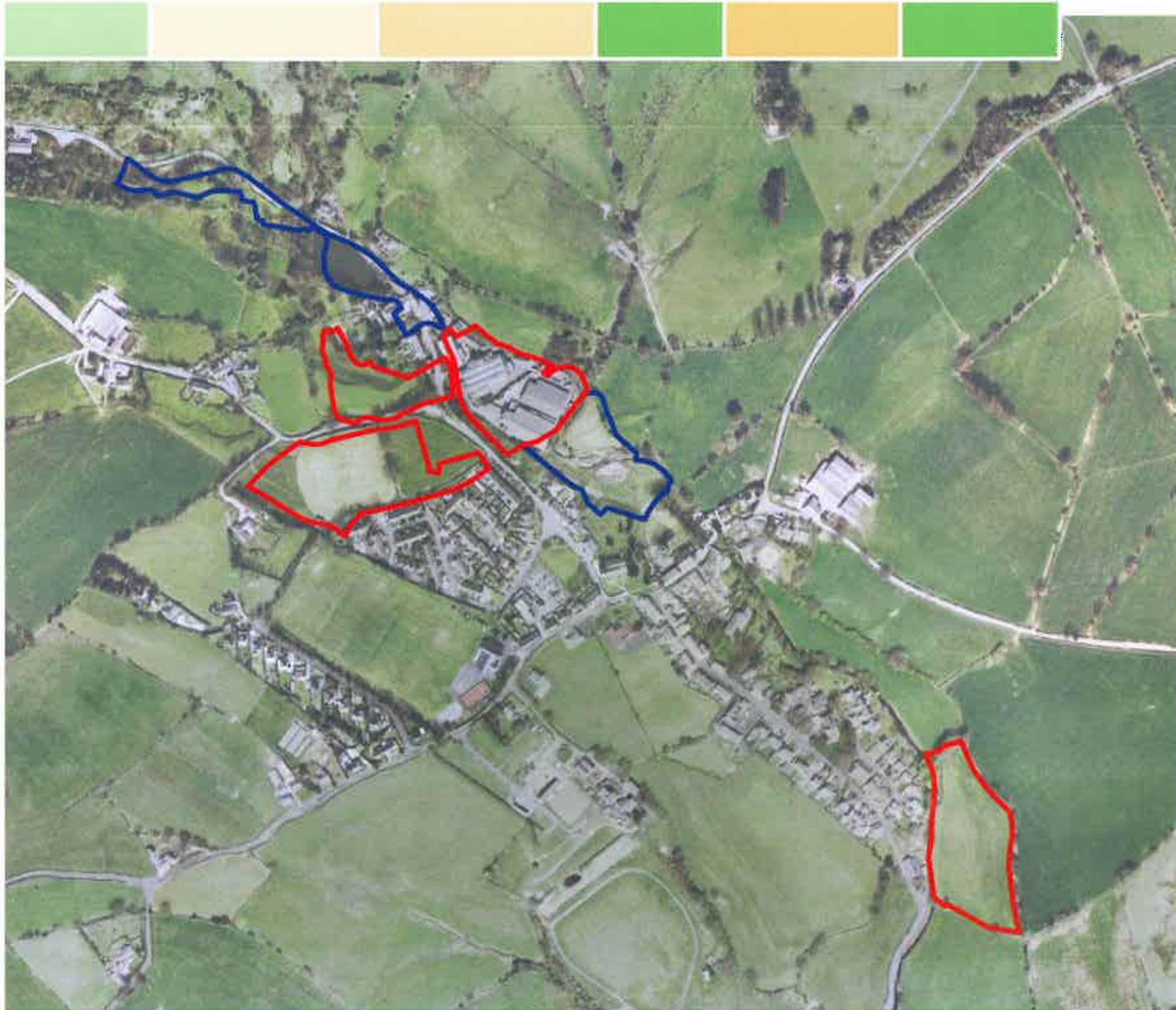
Full Planning Permission for:

- Change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Conversion of 18th Century barn building to create 7 x 3 bed suites.
- Hotel and Spa (20 bed).
- Wedding Venue.
- Kid's Club.
- Trailhead Centre.
- Cricket facilities and associated pavilion.
- Change of use to Malt Kiln House.

Outline Planning Permission for:

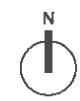
Up to 60 Residential Units (Use Class C3).

1.1 Purpose of The Document

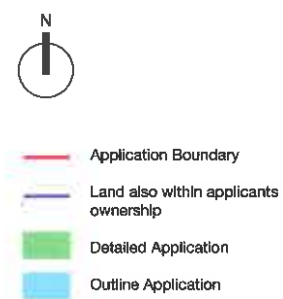
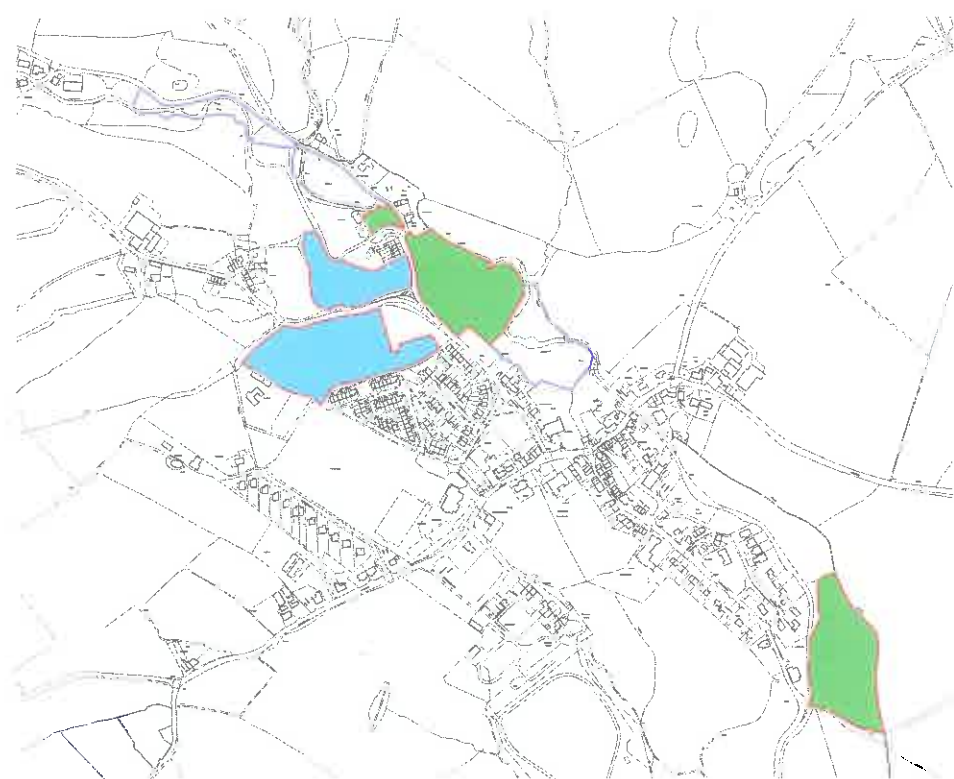


Histogram

NB, 53N Bowland Ltd's name has been changed to SCPI Bowland Ltd.



— Application Site Boundary
 — Additional Land in Ownership of Applicant



This Design and Access Statement has been prepared by 5plus Architects with input from Camlin Lonsdale and How Planning and the full environmental consultant team appointed on behalf of the owners in support of a hybrid application that seeks both outline and detailed approval for the development of Kirk Mill, Chipping.

This Statement has been prepared in conformity with Article 4 of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 (DMP 2013).

The purpose of this Statement is to describe the design principles and concepts that have been applied to the development and also how issues relating to access to the development have been dealt with.

The hybrid application seeks outline approval for:

- Up to 60 Residential Units (Use Class C3).
- Those parts of the development for which this application seeks detailed approval include:

- Change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Conversion of 18th Century barn building to create 7 x 3 bed suites.
- Hotel and Spa (20 bed).
- Wedding Venue.
- Kid's Club.
- Trailhead Centre.
- Cricket facilities and associated pavilion.
- Car Parking provision.
- Change of use to Malt Kiln House.

The structure and content of this statement conforms with the guidance available in 'Design and Access Statements, how to write, read and use them' (CABE 2006). This statement responds to the requirements of the Development Management Procedure Order 2010.

The application is supported by a suite of reports and documents which should be read in conjunction with this statement. Preparation of this Statement has been directly informed by a number of supporting technical studies. A full list of supporting documents can be found in the Planning Statement.

The hybrid application includes a Red-Line Plan and Parameters Plan.

The Parameters Plan sets out how different land uses will be located on the site, the access strategy, and the amount of development. It describes the elements for which Planning Permission is sought.

An Illustrative Masterplan is provided as part of the outline application for information only. It describes how the site might be laid out in accordance with the Parameters Plan, applying the design principles identified in this statement.


This illustrative plan is intended to demonstrate that it is possible to achieve the quantum of development envisaged, and to express the type and character of development envisaged for the site. It also demonstrates the character and quality of development anticipated across the site. Any layouts and representations of the final scheme are therefore only illustrative.



Village Plan Checklist

- Social and sheltered housing
- Creation of min 30 jobs
- Nursing home or Elderly care provision
- Broadband improvement
- Alcoholidays
- Riverside walk
- Burial site
- Car Parking
- Renewable energy on new developments

2.0 The Site



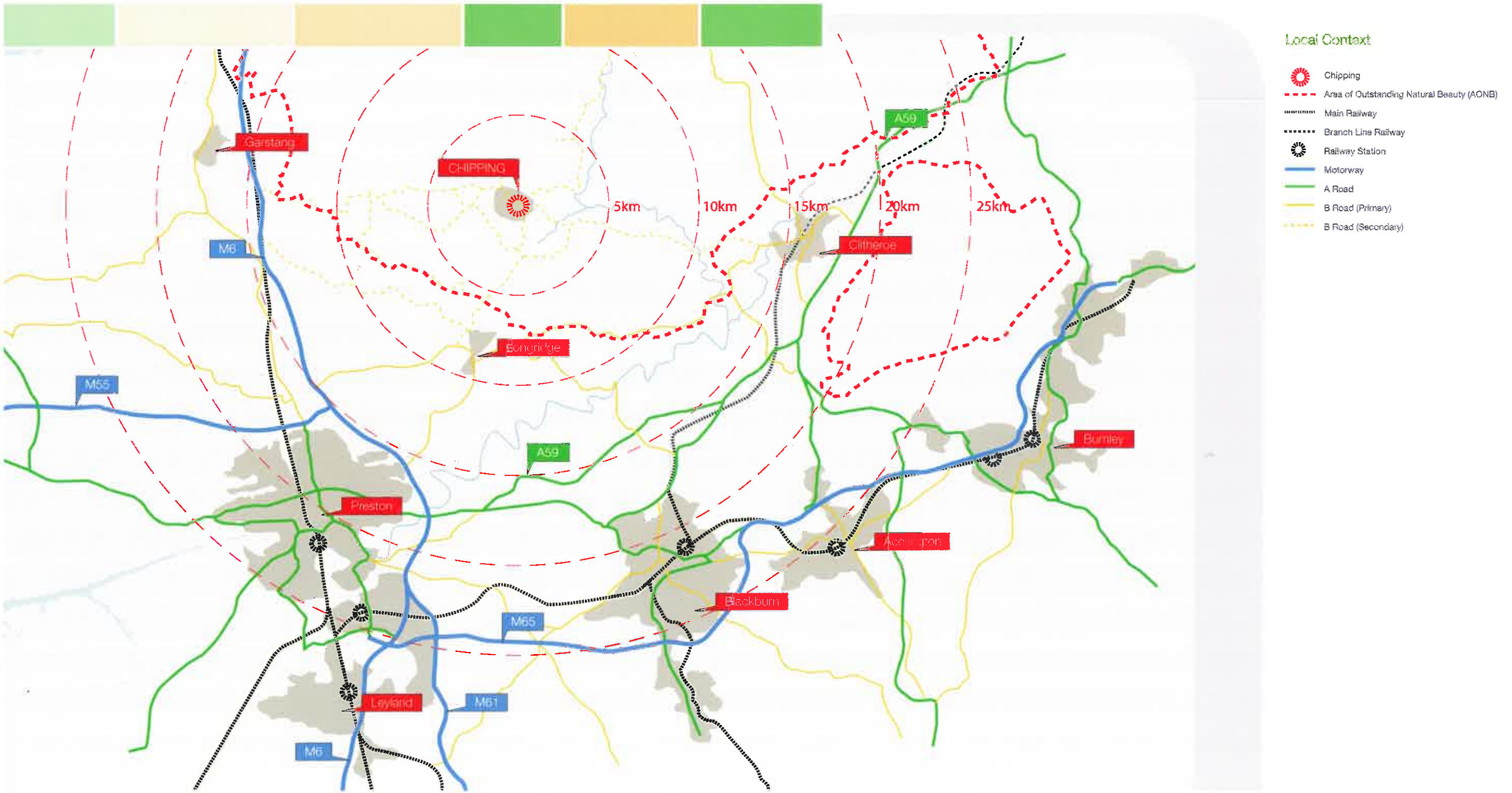
The foundation of any masterplan is a thorough investigation of the site and its context, both locally and regionally. From macro to micro the design team have sought to understand the specific contextual constraints and opportunities which make the Chipping site unique.

In appraising the site unique constraints and opportunities have been identified.







A true understanding of these will lead to a successful masterplan that becomes site specific and unique.

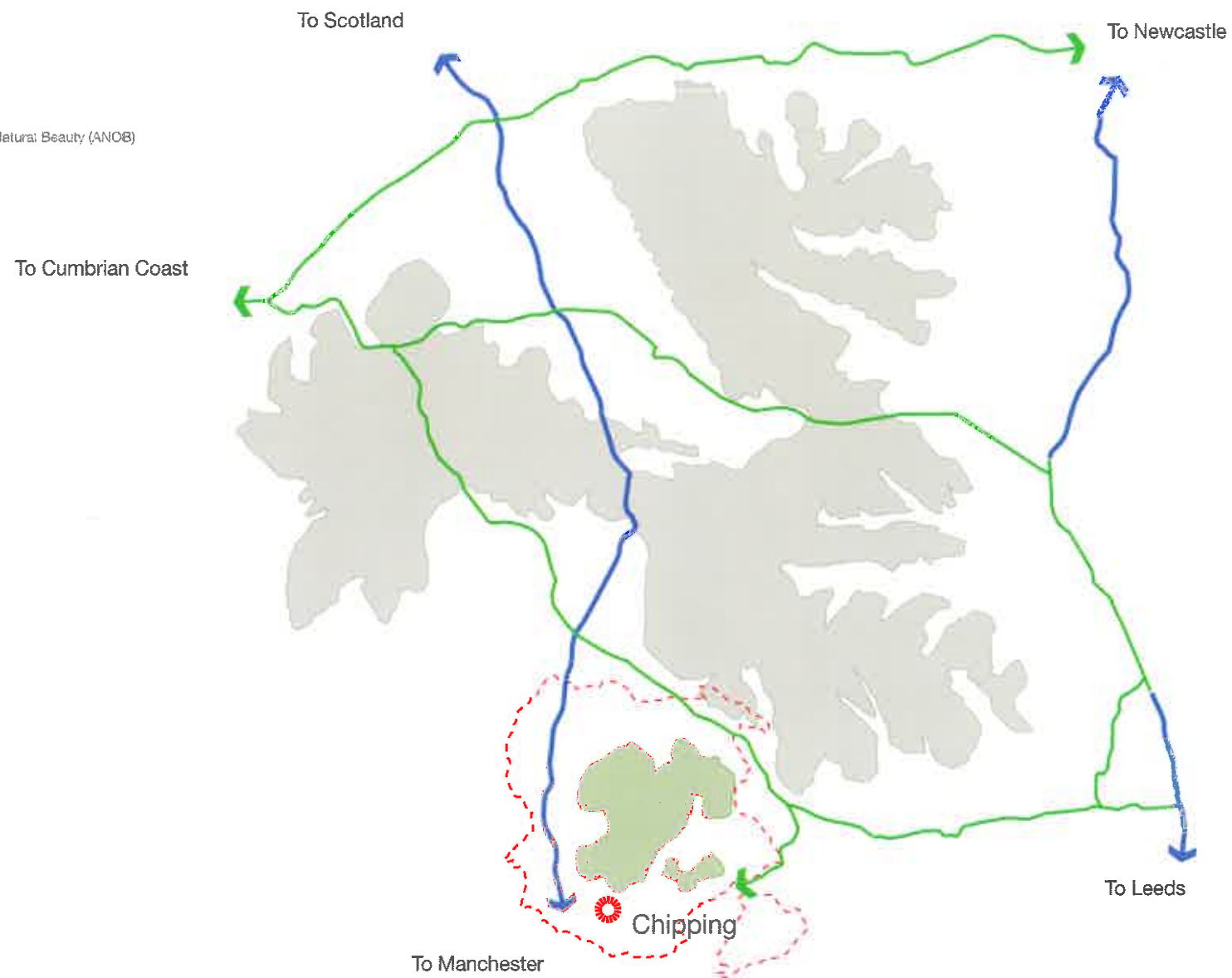
2.1 Site Analysis

2.1.1 Local / Regional Context



Regional Context

-  Chipping
-  Roads
-  Motorway
-  Area of Outstanding Natural Beauty (AONB)
-  National Parks
-  Forest of Bowland

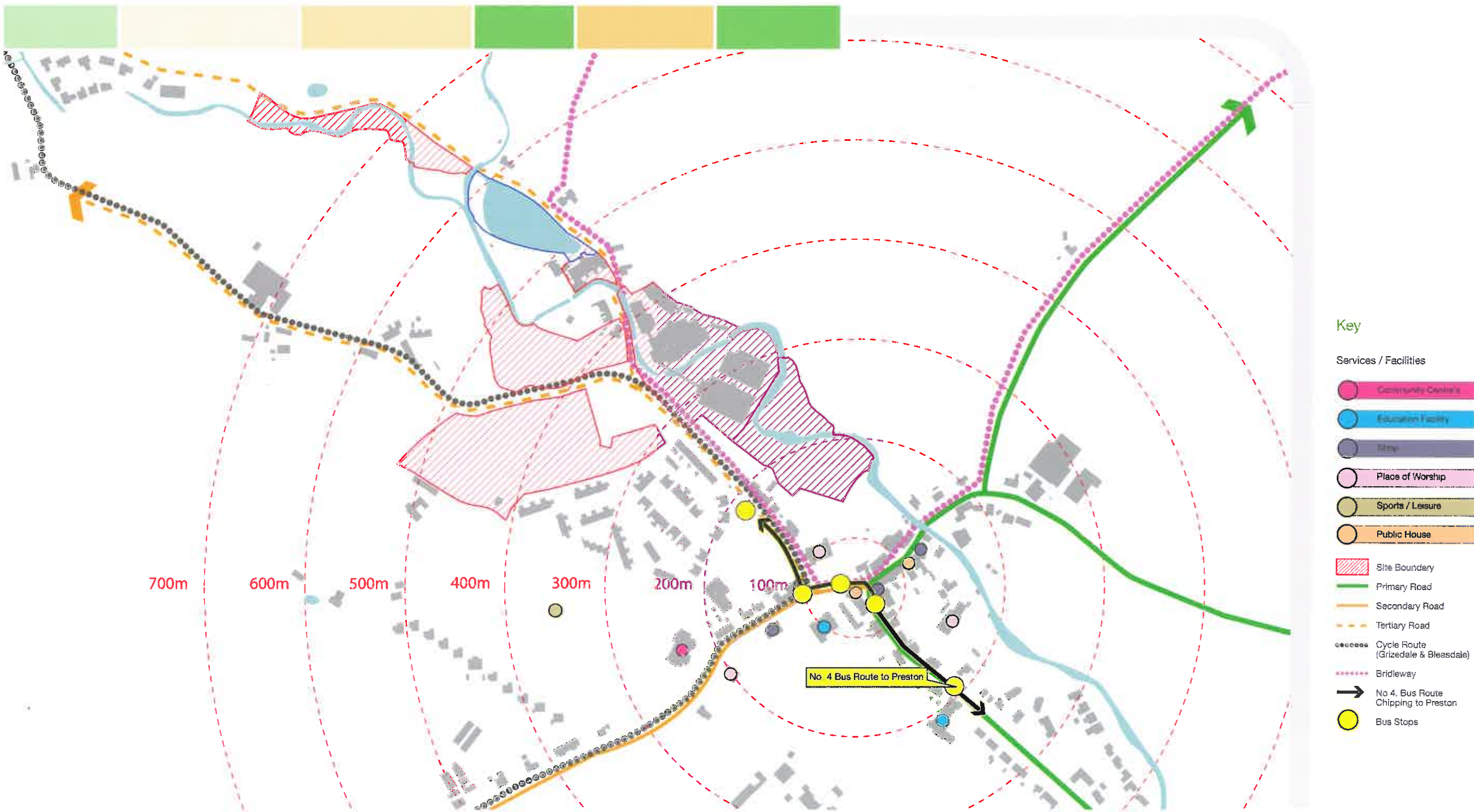


Village Context

The Parish of Chipping is situated approximately 8 kilometres north east of Longridge and 14 kilometres west of Clitheroe, in the heart of the Ribble Valley and on the edge of the Trough of Bowland Area of Outstanding Natural Beauty (AONB).

The following pages provide details of the historical growth of the village. The following paragraphs explore the relationship between the site and the village centre.

2.1.2 Local Amenities and Facilities



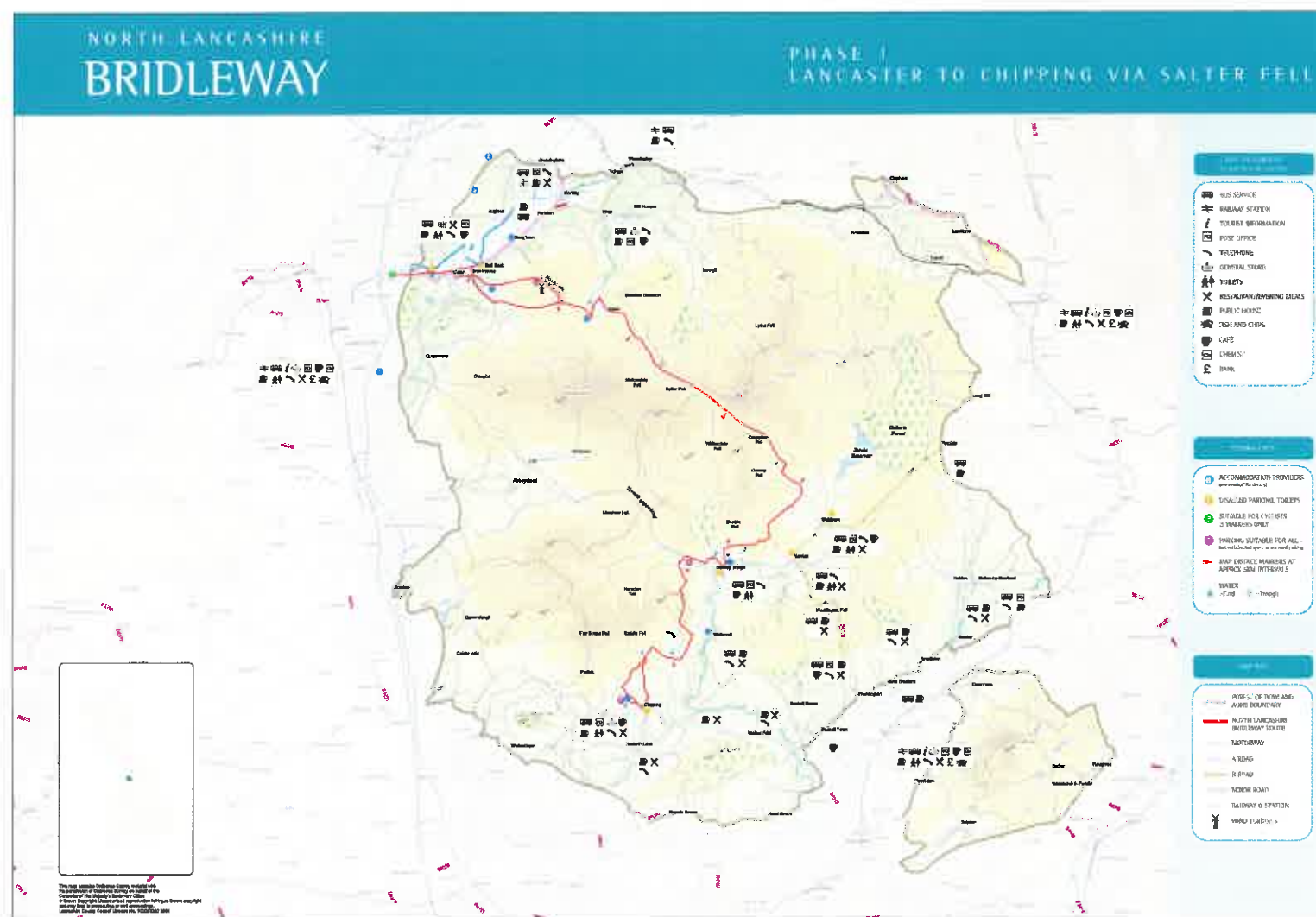
Local Services, Facilities and Public Transport Links

The draft Chipping Village Parish Plan recognises the importance of maintaining the viability of shops, pubs and other businesses, and transport services in the village.

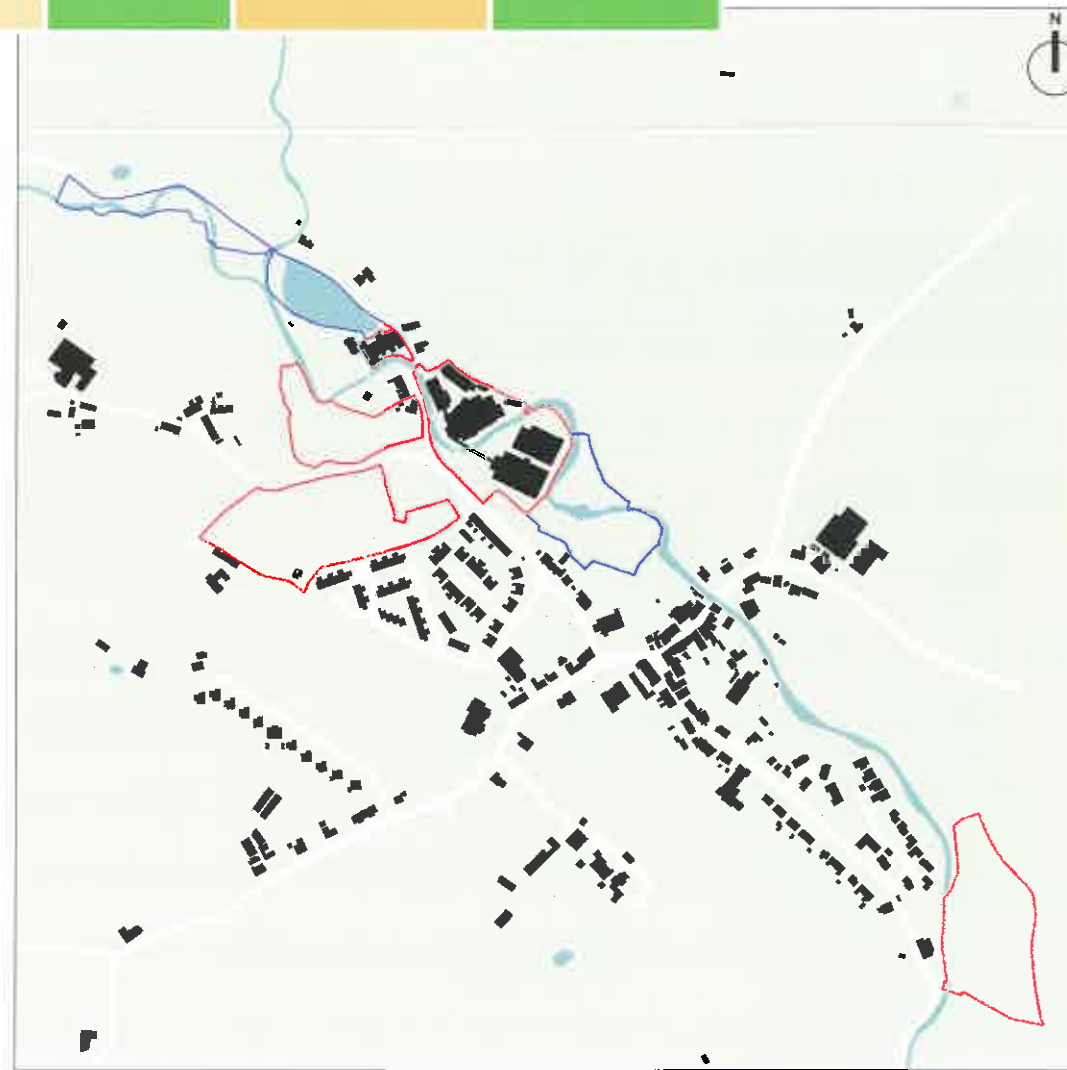
In particular, the current bus service which operates between Chipping and Longridge is highly valued as providing a link for workers, school and college pupils and other visitors both into and out of Chipping. The 'Little Green Bus' which provides a community service between Chipping and Clitheroe on a weekly basis also remains popular.

In terms of recreational facilities, the draft Plan seeks to retain the existing cricket pitch as a sports amenity for the village. There is also mention of a potential requirement for a replacement public bowling green and new outdoor play facilities for older children (the 12+ group).

Looking further afield, the village also provides access to the start of the North Lancashire Bridleway, highlighted on the diagram opposite. This connects the village to the Forest of Bowland in a very real way from a tourism perspective.



2.2 Detailed Site Analysis



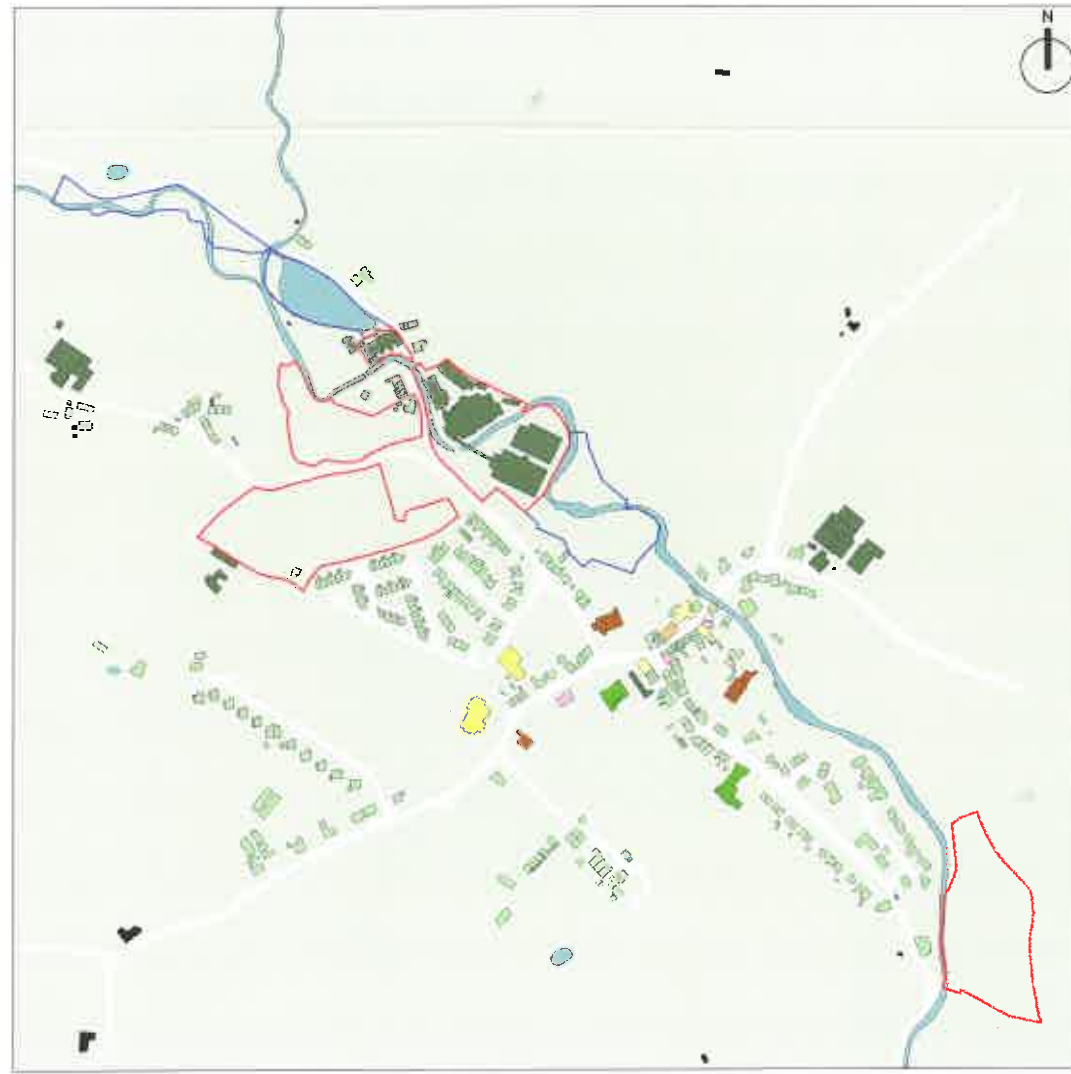
Village Built Form & Site Location / Ownership

■ Built Form



Village Boundary Relative to Site

■ Village Boundary



Conservation Boundary Relative to Site

Conservation Boundary

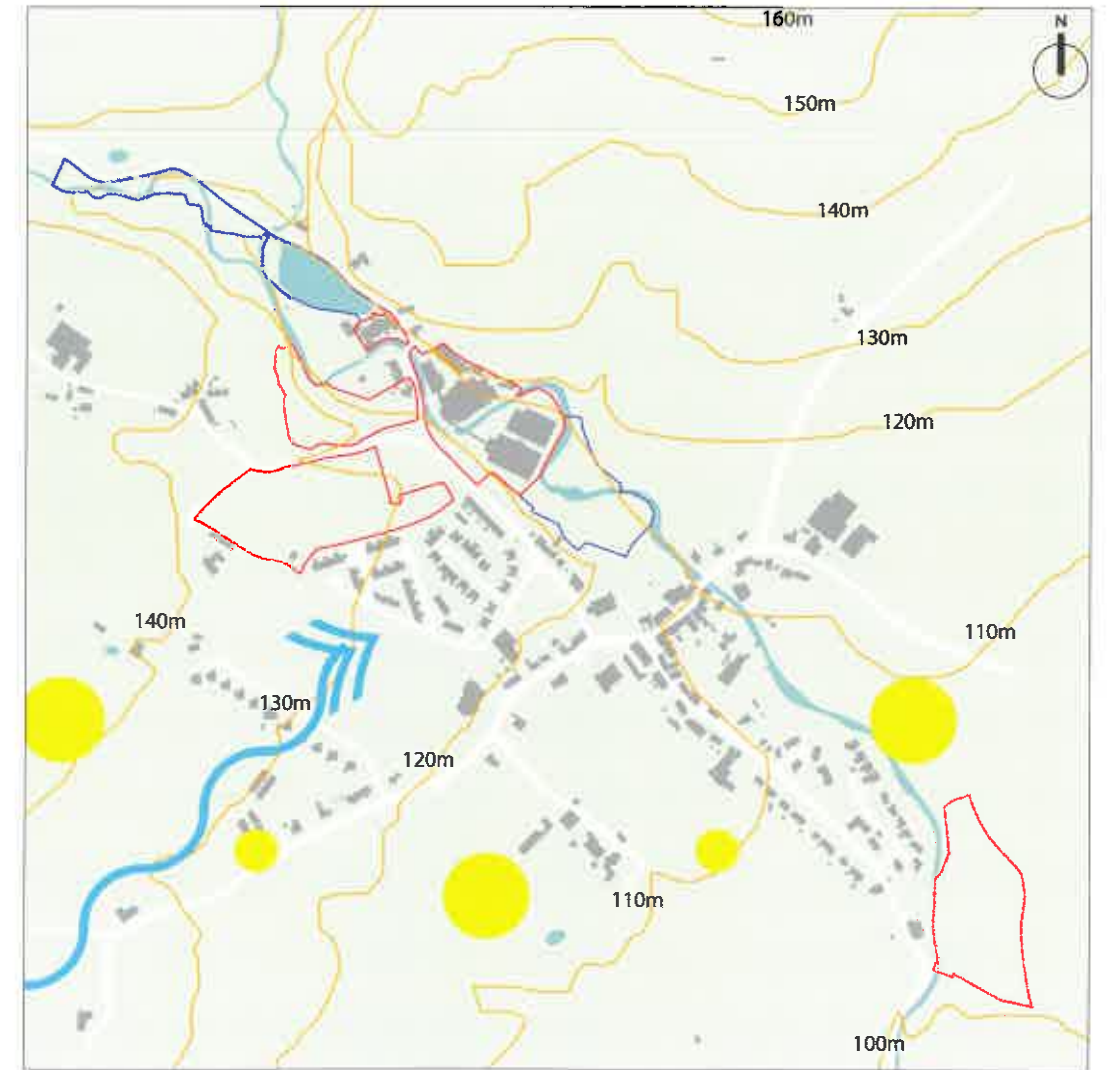
Building Use

Residential	Education	Leisure	Religion
Employment	Retail	Refreshment and Culinary	



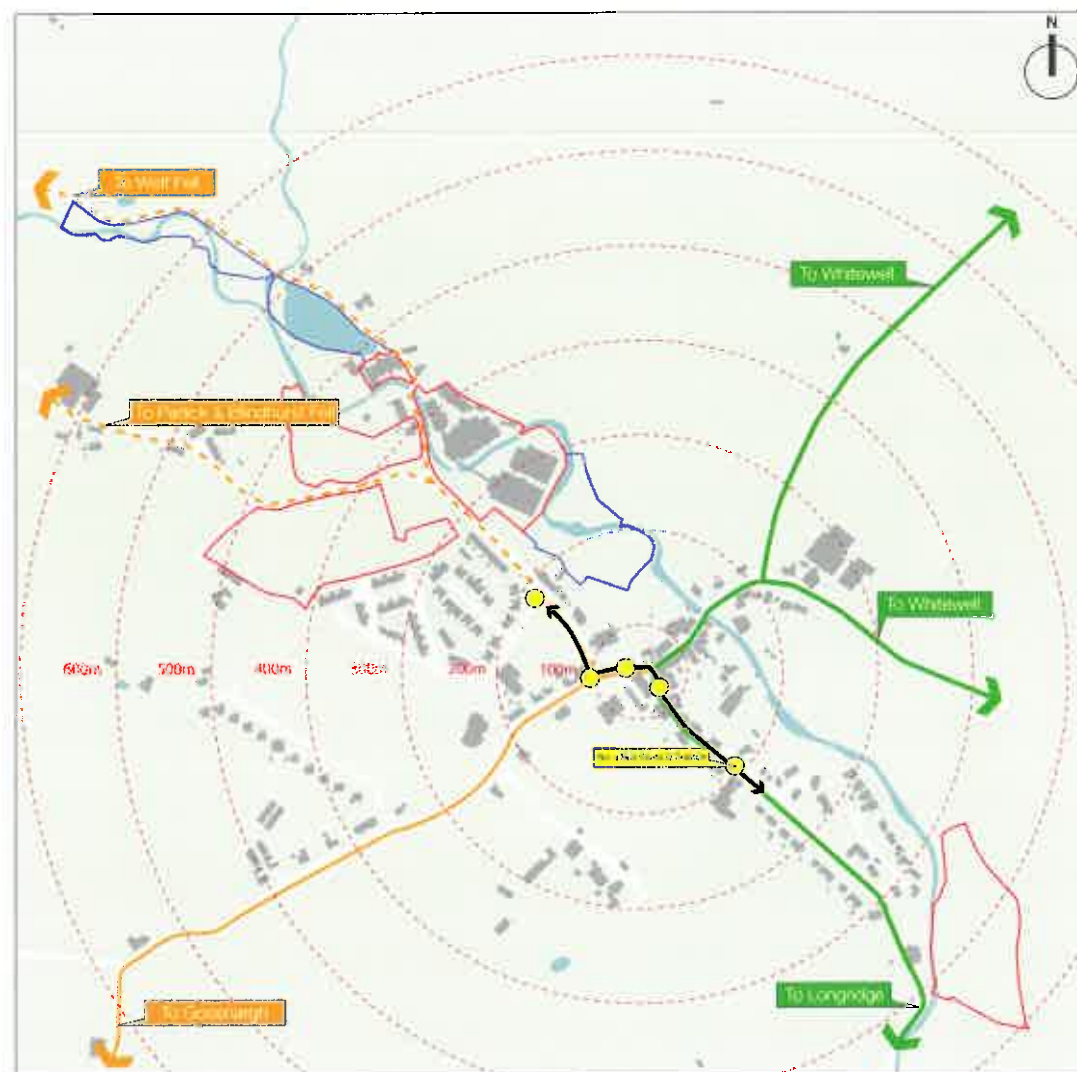
Formal Open Space and Connectivity

- Bridleway Route
- Cycle Route
- Footpath
- Recreation



Microclimate and Topography

- Contours
- Prevailing Wind
- Sun Path



Main Movement Routes

- Primary Route
- Secondary Route
- - - Tertiary Route
- No.4 Bus Route: Chipping
- Bus Stop

Gateways and Edges

- ⊙ Key Junction
- - - Edge

2.3 Surrounding Character Site Analysis





Images:

- A. Shops and facilities on Windy Street
- B. Looking West from the Church along Garstang Road
- C. View south along Garstang Road
- D. St Mary's Catholic Church
- E. The Parish Church of St Bartholomew, Chipping and the Cobbled Corner Cafe
- F. Windy Street looking North
- G. The community notice board
- H. Windy Street looking South
- I. The Recreation facilities
- J. Chipping Village Hall on Garstang Road
- K. Historic Sign for HJ Berry showroom

Character of the Village

The village has always been a thriving community, with a balance of industry, community and residential buildings. First references to the village are made in the Domesday book, and over the course of its development, Chipping thrived during the Industrial Revolution when there were seven mills located along Chipping Brook.

The Character of the village can be separated into a number of distinct typologies; historic dwellings, community buildings and more recent housing.

The prominent through routes of the village are lined with the historic dwellings. Mainly two storeys in height and stone faced, these buildings provide relatively narrow streets, with little parking opportunities, and represent the front facing character of the village. Some of these two storey properties also contain Village facilities, including a pub and local shop.

Distinct from these dwellings, there are also a number of larger buildings, including 2 churches, 2 primary schools, a community hall and a number of mill buildings. These purpose built facilities offer a wider range of support functions for the village. The village has taken pride in these facilities, and the general environment of the village; The village won the village section of the Royal Horticultural Society Britain in Bloom competition in 2009 picking up RHS Tourism and Gold achievement awards in the process.

More recently, in the Kirkfields and Kirklands areas, more modern 1960's housing has been developed, consisting mainly of two storey housing with pebbledash and render finishes.

2.4 Landscape Character Analysis



Lancashire County Council includes the village of Chipping and the surrounding area within the 'Undulating Lowland Farmland' in its 'A Landscape Strategy of Lancashire - Landscape Character Assessment'.

The key landscape characteristics of this character area are:

- Generally below 150m, lying between the major valleys and the moorland fringes.
- Underlying geology is largely masked by heavy boulder clays.
- Hedgerows predominate over walls.
- Lowland landscape is traversed by deeply incised wooded cloughs and gorges.
- Many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape
- Some of the most picturesque stone villages of the county occur within this well settled landscape type.
- The area contains many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal.
- High density of farms and scattered cottages outside the clustered settlements linked by a network of minor roads.

This broad area is further subdivided with the site area falling within Local character area 5B, Lower Hodder and Loud Valley, with the following description:

"This area forms part of the undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Witewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character."

The development area displays a number of these characteristics, but is not completely representative of this Landscape Character Area, as it has experienced significant modern residential expansion of the village, artificially channelled river corridors and industrial development concentrated in the later half of the last century.

Landscape Context

Landform and Drainage

The topography of the area is predominantly rolling land, crossed by steep sided stream valleys. Land varies from around 100m AOD in the wide valley floor, rising to over 200m AOD as it rises towards Parlick and Fair Snape Fell 4Km (2.5 miles) to the north of the village of Chipping. The development area ranges from 100m to 140m AOD.

Chipping Brook forms the largest water course within the study area, set in a north west/south east orientation. To the north of the village it is contained within a narrow, steep sided valley. The point at which the main contributory (Dobson's Brook) enters Chipping Brook, immediately north of the Kirk Mill pond, the valley form widens before it meets the main valley flood plain to the south of the village.

The landform has strongly influenced the historic settlement pattern of the area.

Land Cover and Land Use

Land use surrounding the village is predominantly pastoral agriculture supporting cattle and some sheep. The field size is small to medium and contained largely by well maintained dense hedgerows although hedgerow trees are limited to localised areas within the study area.

The steeply incised stream valley sides support native and planted stands of broadleaved woodland which together with the planned parkland landscape of the Leagram estate and small woodland copses leads to the impression of a well wooded landscape which is characteristic of the

Hodder and Loud Valley character area.

Small farmsteads occur evenly distributed across the well settled landscape. To the north of the village, the intact landscape and buildings associated with the Leagram estate form a locally distinctive landscape feature.

The village of Chipping is set within the mouth of the Chipping Brook valley as it emerges from its steeply incised watercourse to the north. More recent residential development has extended built form onto more elevated land to the north west of the historic village core. The village's long association with industry is still evident with the derelict buildings associated with the former chair manufactory concentrated on the low lying land between Kirk Mill and the Chipping Brook bridge.

The village sits at the heart of and contributes significantly to the Ribble valley food trail which promotes top quality, locally produced food and exceptional service.

As well as promoting the delights of local produce to residents and visitors, the trail also addresses some "meaty" issues, such as food miles, healthy living and rural economic sustainability.

2.4.1 Evolution of the Village



Chipping, a small village located to the north west of Olitheroe, is positioned within the Forest of Bowland ANOB. It lies within attractive, rural much visited countryside.

Evolution of the Village

The following extract, describing the evolution of the village, has been taken from the Chipping Local History web site: 'The name "Chipping" is derived from the Old English "ceping", which means "a market". The market developed near the bridge over Chipping Brook at the entrance to the vast Royal Forest of Bowland east of the village. This "Forest" was an area of ancient cattle farms, or "vaccaries", owned by the crown after the Norman Conquest and managed by State officials. Timber and the Royal deer were protected by "Forest Law", and in Leagram, adjacent to Chipping, a medieval deer park was created. The area passed into private ownership from the mid-16th century. To the west of Chipping outside Forest control, the land was divided into private manors, more populated and more diverse. The Chipping market was thus at a point of exchange between two different economies and a major outlet for the Bowland cattle farms.

There were two fairs (markets) each year, on the first Tuesday after Easter and on St. Bartholomew's day, August 24th. Cattle would be sold in the street. Farmers would take the opportunity of visiting the village shops, meeting tradesmen such as butchers and leather workers, and socialising in the alehouses. The last markets in Chipping were sheep sales, at the back of a local public house, the Talbot, in the 1950s.

By-trades were always important sources of extra income in the farming households, for example, cheese making, wood and leather working and especially textiles. Spinning and handloom weaving of wool and flax became increasingly important in the late 17th and 18th centuries. Some wool was available from local fell sheep, but dealers brought in supplies and sold on the finished thread or cloth. One of these cloth merchants, John Brabin, with his shop in the centre of the village, became the local benefactor founding

a school and charity by his will of 1683. Chipping flourished industrially when the waterpower of the district was fully developed. By the mid 19th century, there were seven water-powered mills on Chipping Brook.'

More recently the village has been dominated by the Berry Joinery and Chairmaking business which occupied the historic Kirk Mill and adjacent modern factory buildings and employed a significant number of people from the village.

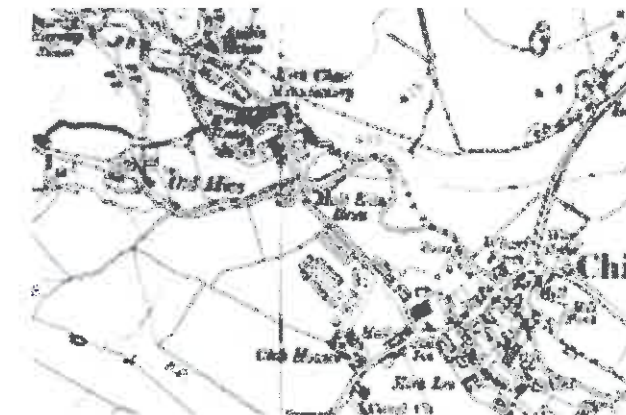
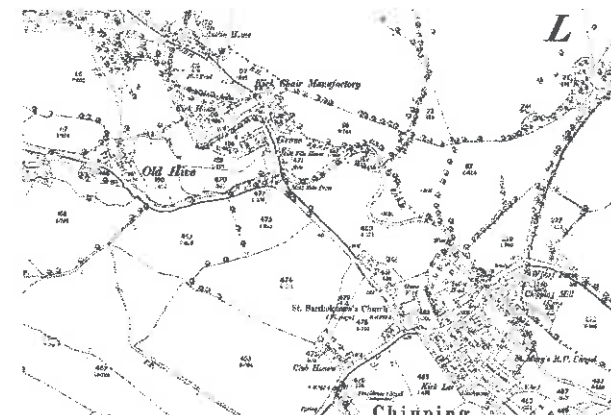
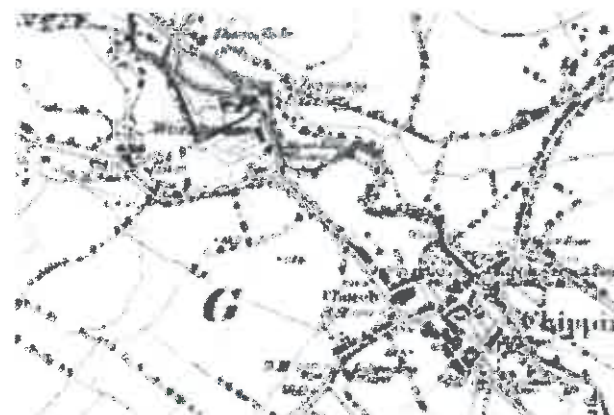


Image:

Left: View along Talbot Street

2.4.2 Character Areas within the Immediate Vicinity of the Development Area



- Character Areas:
- 1. Historic core
 - 2. Twentieth century expansion
 - 3. Steep wooded cloughs
 - 4. Surrounding farmland
 - 5. Leagram Estate

A number of discrete local landscape character areas can be identified within the landscape surrounding the proposed development area. Elements within this area are typical of Lower Hodder and Loud landscape character area identified within the Landscape Character assessment of the area prepared by Lancaster County Council.

Chipping Village

Historic Core

The picturesque limestone village core of Chipping is noted as retaining its vernacular charm in the Lancashire County Council Landscape Character assessment. The historic core, concentrated on Talbot Street and Windy Street has changed little from the late nineteenth century and the narrow streets bound by a mixture of Limestone buildings attracts many visitors. Planting within the area is limited. Views focus on the main circulation corridors and to the church of St Bartholomew, positioned to the north east of the junction between Talbot Street and Church Raik.

Twentieth century expansion

A significant village expansion, concentrated on higher ground to the north west of the village occurred in the mid twentieth century, comprising areas known as Kirklands, Kirkfield and Broad Meadow. Housing type and estate layout are much more uniform creating a bland, somewhat incongruous character with little attempt to positively integrate the area with the historic core. There is limited planting within the public realm which is dominated by roads, pavements and parking areas.

Surrounding Farmland

Small to medium sized fields enclosed by hedgerows and some standard trees occur to the north and west of the development area. A larger, more degraded field system associated with the wide valley floor landscape occurs to the south of the village. Farmsteads and small hamlets, such as Old Hive, are evenly distributed across the well settled landscape and are noted as a typical characteristic of the wider character area.

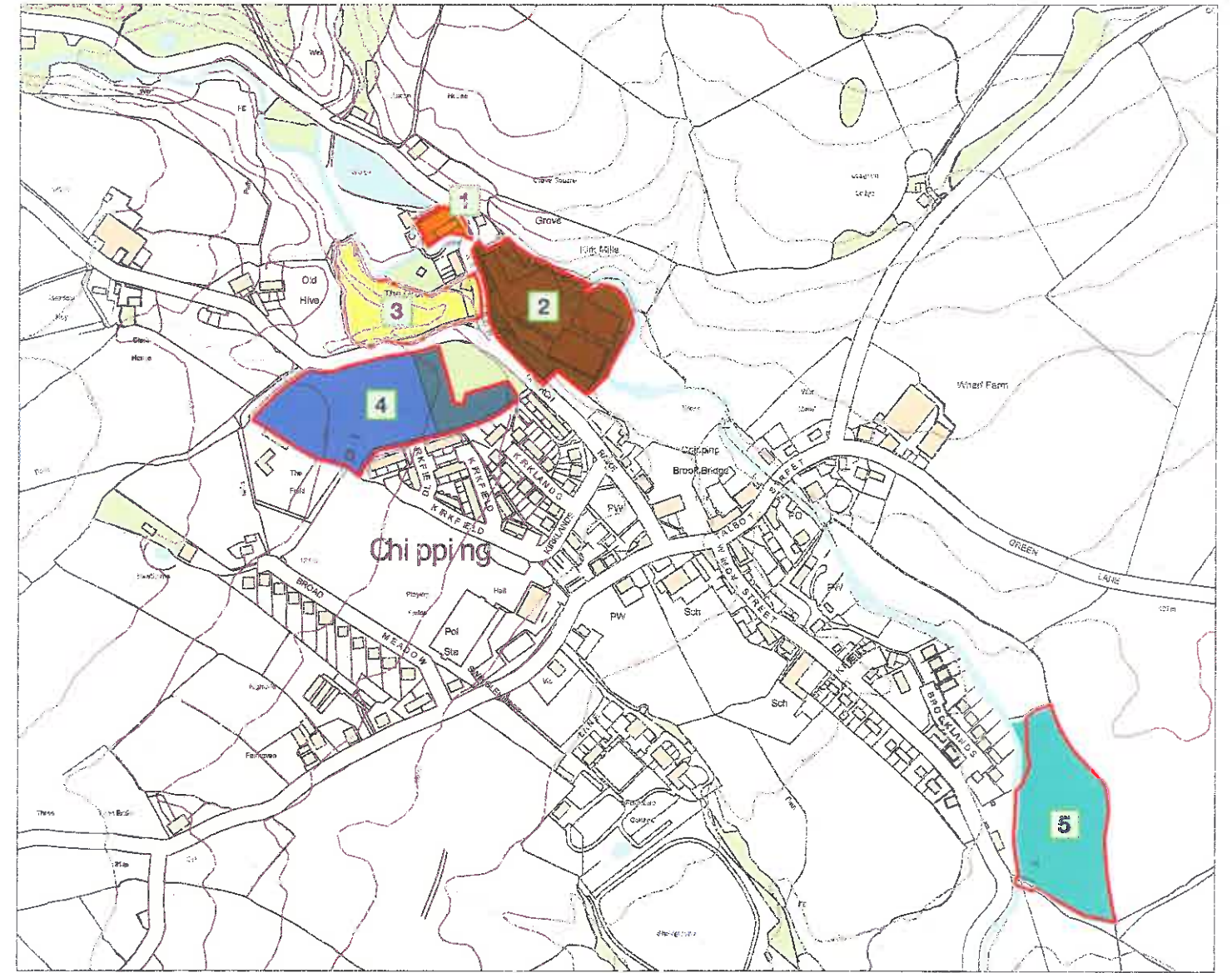
Steep Wooded Cloughs

A steep sided introspective wooded valley occupies land to the north west of the village and contains a narrow local access route. The interface with the road is formed predominantly by a thin hawthorn hedge that has been laid in the past. The bend in the road, which accommodates a bend in the brook corridor is retained by a stone wall with metal estate railings above. A number of small introspective commercial and residential developments, such as Tweddys Court, occur within this wooded landscape. A second, steep sided wooded clough, known as Nan King's Wood, containing the Dobson Brook water course runs north from the Kirk mill pond. This type of landscape is a typical feature of the undulating lowland farmland landscape character identified in A Landscape Strategy for Lancashire – Landscape Character Assessment.

Leagram Estate

The hall, estate buildings and remnant parkland/designated landscape occupies land to the north east of the village. Principle views orientate south westwards, away from the village and all buildings are heavily screened from the village and the Chipping Brook Clough by significant mature plantations. With the exception of Leagram Lodge and the adjacent estate entrance gates the boundary of the estate is not significantly marked by boundary walls or estate railing. An ornamental shelter belt occurs to the north of the local access road off Talbot Street/Green Lane.

2.4.3 Character Areas within the Development Area



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Images:
A. Kirk Mill Conservation Area
B. Modern factory site

The overall development area can be sub-divided into the following character areas, each offering differing opportunities and design cues to shape their development.

Kirk Mill Conservation Area

The rich history and architectural elements remaining within the Kirk Mill area have recently been recognised by the designation of the Kirk Mill Conservation Area. Kirk Mill, an early example of an Awkright type cotton mill, forms the centre piece of the area. The Kirk Mill footprint occupies a condensed section of land and due to the industrial activity that occurred within its curtilage, does not have any significant trees within its immediate vicinity. It is closely associated, both culturally and physically with the adjacent water course.

There are three significant, over mature horse chestnut trees and a mature yew tree that are positioned to the south of the river between the mill and the access track to The Grove and Kirk House. These trees contribute to the overall setting of the Mill, especially in views north along Malt Kiln Brow but lie outwith the development boundary.

Modern Factory Site

The biggest area of development occupies the site of the former Berry Chairmaking factory site. It is a low lying, visually introspective brown field site comprising a range of buildings from historic stone built barn associated with the Kirk Mill complex to large scale modern industrial buildings that pay little respect to the scale and sensitivity of their landscape setting. The northern aspect lies within the Kirk mill conservation area. There is currently no public access to this riverside location.

Within the developed area of this plot, trees are generally restricted to opportunistic self seeded locally indigenous species that have colonised sections of the river banks and steeply sloping boundary between the factory and the rural parkland of the Leagram estate to the north. Species are typically ash, oak, alder (river banks) and sycamore. These trees are not of great significance on an individual basis but do currently perform the beneficial role of screening the large scale industrial units from Malt Kiln Brow.

Built form within the external environment is industrial in nature and scale. The majority of the ground surface is covered in various sized slabs of in situ concrete. Much of the river corridor is contained within engineered channels, bound by substantial concrete walls. Overhead gantries and the large scale industrial buildings further compound the man made dominance over the potentially attractive natural elements of the site.

Character Areas:

-  1. Kirk Mill
-  2. Modern factory buildings
-  3. Malt Kiln House field
-  4. Former cricket ground
-  5. Chipping Brook south

2.5 Landscape Site Analysis

2.5.1 Kirk Mill



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raikie / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



Kirk Mill is a traditional three storey stone mill with timber framed single glazed windows and a pitched timber roof. It contains a former waterwheel (or remnants of), associated wheelpit and associated water management system.

The exterior of the building has been subject to a number of later alterations including a brick built flat roofed extension at the front of the building and insertion of two modern roller shutter doors at ground floor level.

There is a small yard area to the front which overlooks the River (Chipping Brook) and includes a large derelict crane which was previously used to get materials into the Mill.

To the rear is the mill pond which contains the water which previously powered the Mill, the short mill leat that carried the water from the pond to the waterwheel, and the tailrace which removed the used water. These features along with Kirk Mill itself are Grade II Listed. Extracts from English Heritage's listing are contained in Section 2.71 of this chapter. Details of the reasons for the listing are set out in that section.

The mill pond is bounded by Malt Kiln Brow and Mill Pond House to the east. Extensive woodland borders it to the north and west. This woodland extends further north on both sides of Malt Kiln Brow and provides a number of public footpath links to the countryside beyond.

Access to Kirk Mill is taken directly from Malt Kiln Brow which runs north to south, adjacent to the mill to the east. The Mill fronts onto a small number of cottages known as 'Grove House' and 'Grove Cottages'. Adjacent to the east is 'Grove Square'. Whilst all of these properties sit outside of SCPi Bowland Ltd's ownership, they form part of the more recently designated Kirk Mill Conservation Area (details of which are set in Section 2.71 of this chapter).

Kirk House which sits adjacent to Kirk Mill immediately to the west also forms part of the Kirk Mill Conservation Area but again, sits outside of SCPi Bowland Ltd's ownership.

Images:

- A. View north along Malt Kiln Brow adjacent mill pond
- B. Dwellings facing mill pond
- C. The mill pond on Malt Kiln Brow
- D. The mill pond on Malt Kiln Brow
- E. The frontage of Kirk Mill
- F. View of Brook parallel to Malt Kiln Brow

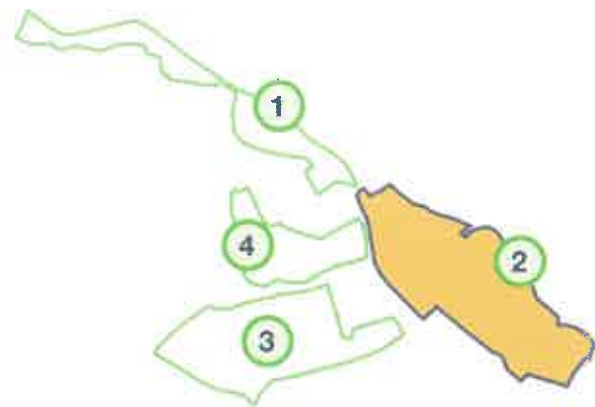


2.5.2 Main Mills Complex



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raike / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



The main mills complex starts opposite the Grove Cottages and extends south towards the village.

It comprises four principle buildings:

- The Windsor building;
- Traditional stone barn;
- Main factory; and
- Storage warehouse.

It also comprises extensive areas of hardstanding including an open sided timber store, which have been formed around Chipping Brook which runs through the main mills complex.

The Windsor building comprises two floors and is of brick and blockwork construction with a pitched asbestos roof. It sits opposite a traditional stone barn which is largely single storey. The barn does contain a timber mezzanine floor but access is from a fixed metal ladder suggesting the mezzanine was used for temporary purposes only.

Both the Windsor building and stone barn overlook a small courtyard area which can be accessed either from the vehicular gate at the northern extremity of the site (opposite Grove House) or from the main vehicular access to the site from Malt Kiln Brow. These buildings sit within the Kirk Mill Conservation Area, please see section 2.71 of the document.

The main factory sits to the south and is mainly single storey. It has a two storey office building on its front elevation. There are also a number of ancillary buildings of brick construction to the rear. There is also a large tower section at the northern elevation, previously used to house machinery.

Adjacent to the factory on the southern side of the River (Chipping Brook) sits the former storage warehouse and open sided timber store. Both are of concrete frame construction under asbestos roofs but with limited external loading, turning facilities or access, this again being limited to the principle site access from Malt Kiln Brow.

Overall, the combined buildings extend to approximately 65,000 sq.ft (circa 6,000 sqm) with an additional hardstanding area of approximately 2.46 ha.

Further south there is a large area of woodland which was planted for furniture production and straddles Chipping Brook on both sides. SCPi Bowland Ltd's ownership extends to the rear of the Talbot Hotel in the village.

Images:

- A. Chipping Brook to the south of the mill complex
- B. Drying sheds within the complex
- C. Chipping Brook looking south-east
- D. The mill complex
- E. The mill complex
- F. Chipping Brook looking south-east



2.5.3 The Hive (Land off Church Raikie / Malt Kiln Brow)



Key

1. Kirk Mill
2. Main Mills Complex
3. The Hive (Land off Church Raikie / Malt Kiln Brow)
4. Malt Kiln House and Surrounding Land
5. New Cricket Pitch Site



This area is situated to the south west of Malt Kiln Cottage and the wider Kirk Mills complex. It extends to approximately 1.82 ha and comprises a largely open area of land which is currently used as a cricket ground with a small pavilion towards the southern boundary.



To the east but within this area, the land was planted with a number of small trees for future furniture production.

Former Cricket Ground

An area of land, immediately adjacent to the Kirk field and Kirkland housing areas comprising of a semi improved field which was recently utilised as the village cricket pitch as well as an area of recently planted deciduous woodland. The unmanaged grassland is bound by traditional native hedges and isolated mature standard ash trees to the north and east. An over grown hedge/mature trees occurs along the boundary to the upper section of the Kirkland estate and the private residential unit called The Field. The access track (Footpath No FP97) to The Field, to the north west and outwith the development area is partially bound by an avenue of locally distinctive mature poplar trees.

The area of land to the east of the field has been recently densely planted with a predominantly deciduous woodland mix. The dominant species appear to be birch and hazel. The ground flora retains remnant grassland species from its former use as pastureland. The original boundary hedge between this newly planted area and the Kirkland estate is maintained however there are signs of breaching in a number of locations.

The eastern boundary of the development area is not defined on the ground. There are no official rights of way across the land although informal use of the area of recently planted trees is apparent.

Images:

- A. Existing dwellings on Church Raikie
- B. Boundary treatments on Church Raikie
- C. Junction of Church Raikie and Malt Kiln Brow
- D. Dwellings on Kirkfield adjacent the Hive site
- E. The Hive site
- F. The Hive site

2.5.4 Malt Kiln House and Surrounding Land



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raikie / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



To the south of The Grove and Grove Cottages (1-4) is Malt Kiln House which sits on a corner plot accessed from Malt Kiln Brow.

This is a detached stone cottage which has a small garden area to the front.

Malt Kiln House overlooks the Main Mills Complex to the east. To the west, the land rises up to meet land to the rear of The Grove and extends to approximately 0.81 ha. This is greenfield and fronts onto and can be accessed from Church Raikie.

Malt Kiln House Field

A parcel of land associated with Malt Kiln House encompasses a well defined topographic spur. A flat area of land more closely associated with the group of houses known as Old Hive drops away sharply to accommodate the two water courses (Chipping Brook to the north and small stream to the south of the field). This topographical feature creates a strong sense of enclosure around the cluster of buildings at the base of the hill within the Kirk Mill conservation area.

The grassland has not been intensively farmed. Tree planting is confined to the edges with the most significant occurring on the steep bank adjacent to the road. This supports a stand of mature deciduous, locally indigenous trees including sycamore, ash and oak typical of the wooded cloughs identified as a typical feature of the Hodder and Loud Valley Character area.

A stone retaining wall forms the boundary with the road corridor to the south west of the boundary of the field. This structure physically separates it from the elevated highway corridor. A small stream is located to the base of the wall and flows eastwards to join Chipping Brook in the vicinity of the existing factory entrance.

The remnant boundary hedge to the west is poorly defined, but contains three visually significant mature trees (lime, sycamore and ash). Large mature trees of ash and beech occur along the river boundary with The Grove and Kirk House. Informal private access to the field is currently gained via a short track off Malt Kiln Brow. There are no public rights of way across the land.

Images:

- A. Detail of kindling adjacent to Grove Cottages
- B. Land to rear of Grove Cottages
- C. Malt Kiln House from top of Malt Kiln Brow
- D. Land to rear of Malt Kiln House
- E. Malt Kiln House
- F. Grove Cottages



2.5.5 The Cricket Pitch Site



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raikie / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



The site for the new cricket pitch lies to the east of the southern gateway to the village.

The site is a greenfield and is approximately 1.39 ha in size. To the west of the site runs Chipping Brook with a stone bridge which currently offers access to the site from Longridge Road. Further west lies a small residential community off Brooklands. To the north, east and south of the site are greenfields and agricultural land.

Field to the south of village

A field adjoining Chipping Brook, to the south of the village has been identified to accommodate a new cricket ground for the village. It currently comprises semi-improved, low lying agricultural grassland. Chipping Brook and residential property boundaries bound the western edge of the field. Elsewhere boundaries are formed of remnant broken lengths of hedgerow and post and wire fencing. A small number of mature trees occur along the boundaries to the field and within the Chipping Brook corridor.

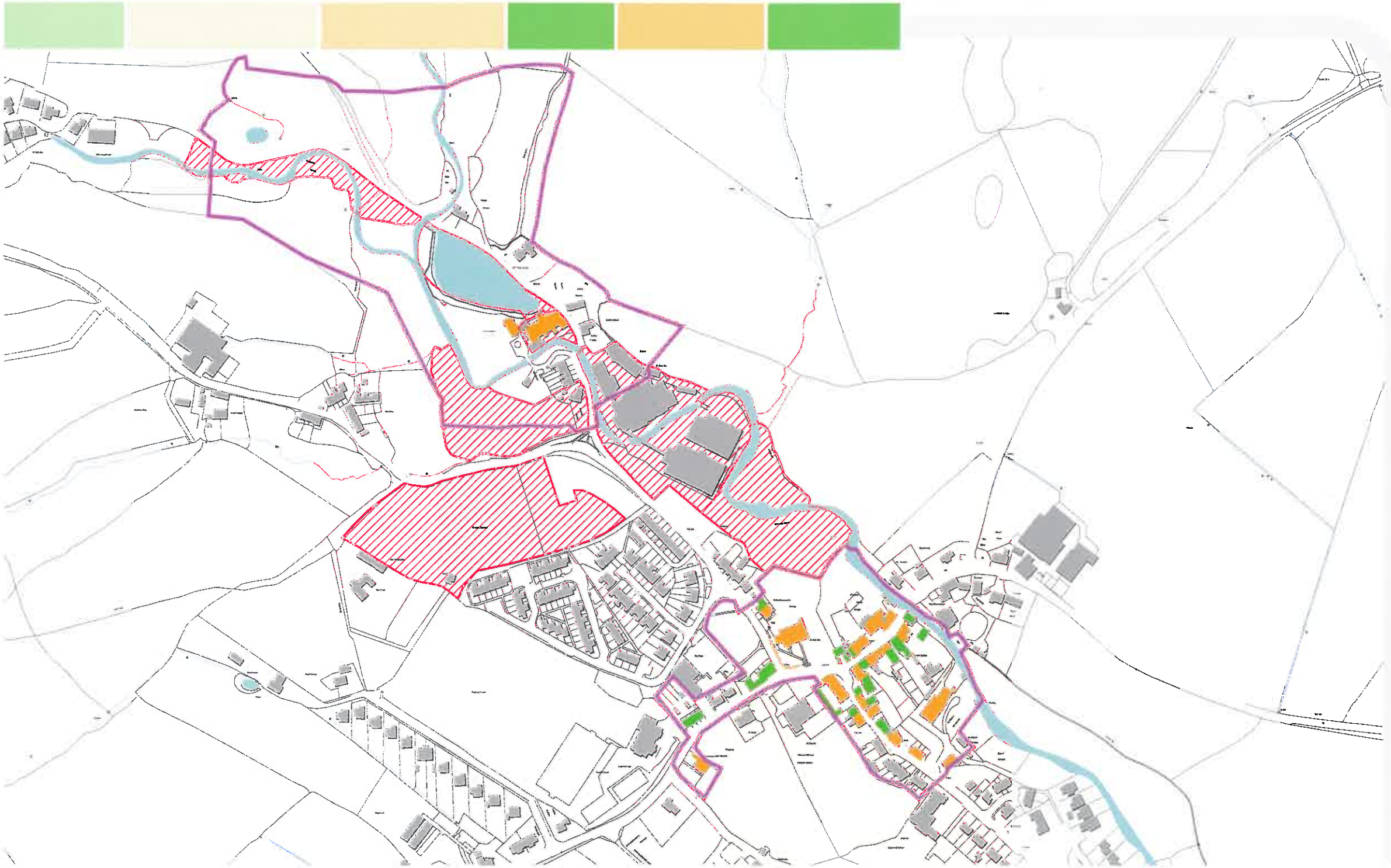
Access to the field is gained via a narrow stone bridge off Longridge Road to the south of Town End Barn. This bridge also forms the start point for a number of local footpaths (FP7, 8 & 30) that traverse this low lying landscape.

Images:

- A. Chipping Brook from the stone bridge
- B. Site from the stone bridge
- C. Site from south Longridge Road
- D. On Longridge Road looking into the site across the stone bridge
- E. Typical residential properties along Brooklands
- F. Site from north Longridge Road



2.6 Site Constraints & Opportunities



Key

-  Site Boundary
-  Listed Building
-  Building of Townscape Merit
-  Conservation Area

A significant body of technical work has been undertaken to establish existing site constraints and how these might be overcome, in addition, the opportunities the site presents to improve, in particular, linkages with the village.

2.6.1 Constraints

The key areas of consideration relate to flood risk and heritage assets. Technical reports and assessment have been undertaken to consider these issues, as well as other relevant considerations. These are:

- Flood risk assessment, including detailed modelling of Chipping Brook;
- Heritage assessment;
- Investigative highways work;
- Landscape and visual impact assessment, and aboricultural survey; and
- Ecological surveys.

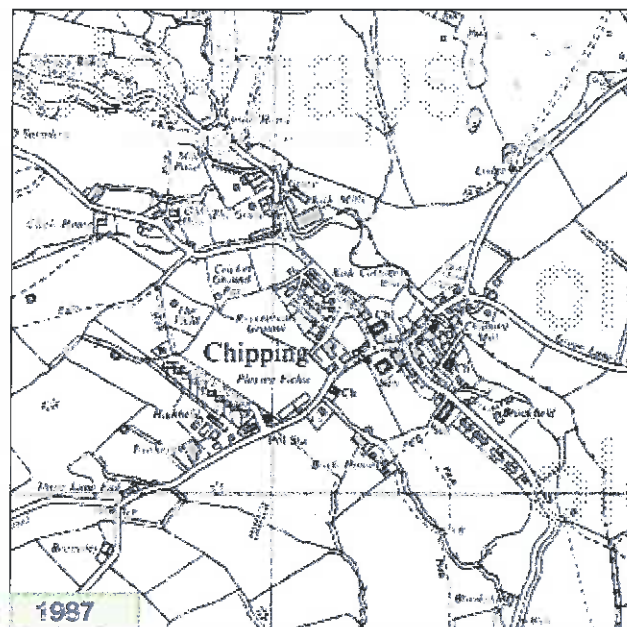
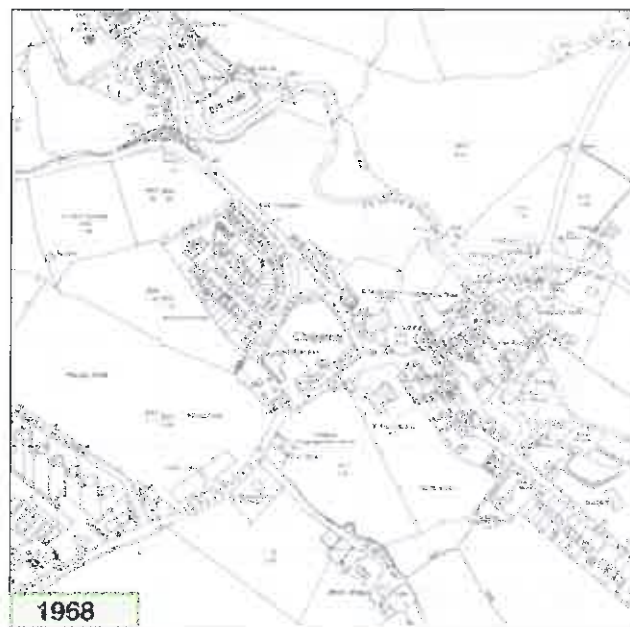
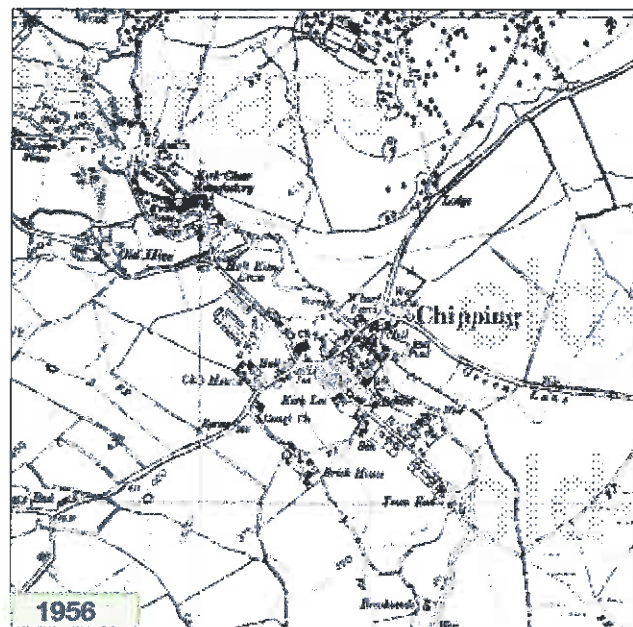
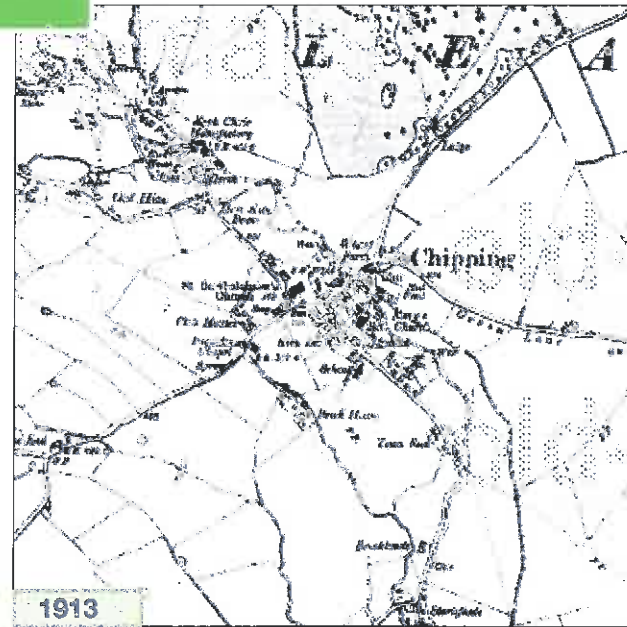
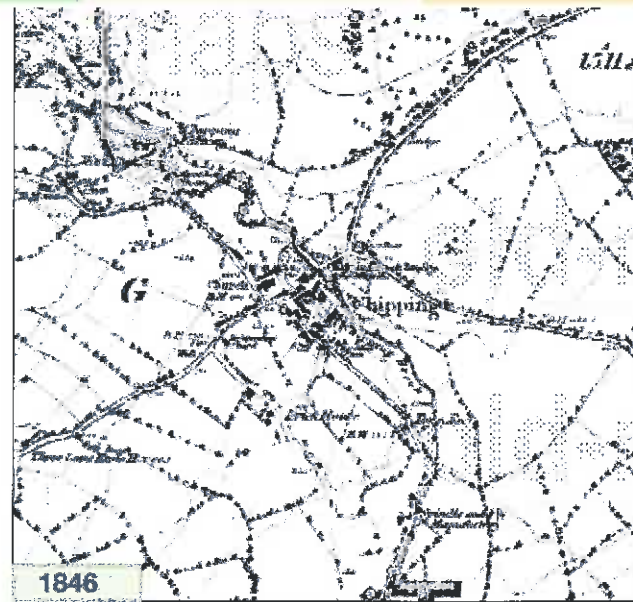
A summary of these assessments can be found in this chapter. The assessments have shown that there are no constraints which prevent the development of the site.

2.6.2 Opportunities

- Explore the potential to exploit potential therapeutic and/or culinary uses
- Explore the potential to draw on the villages' historic connections with local markets
- Develop appropriate uses for the development area and its immediate setting
- Ensure the scale of intervention is appropriate to its setting
- Encourage physical and visual integration through appropriate layout and proposed planting
- Utilise the nature of the localised topography to create bespoke responses
- Draw on existing vegetation cues
- Reference the local vernacular

2.7 Technical Assessment

2.7.1 Site History



“A significant body of technical work has been undertaken to establish existing site constraints and how these might be overcome, in addition, the opportunities the site presents to improve, in particular, linkages with the village.”

Site History

Historical Development

The Berry family commenced chair-making at Kirk Mill in 1840, and in 1890 moved to Kirk Mill which had been used for cotton spinning since its construction in 1785. The mill was bought by the Berry family in 1902 for £2,355! As business grew it expanded into surrounding sites to include space for production lines, offices, covered timber storage and warehousing with buildings being constructed in the 1940s and 1950s. Latterly small parcels of land were planted with trees that would in theory have been ready for cropping and furniture production in about 70 years’ time.

The former HJ Berry & Sons site was the last surviving mill until it ceased operations in February 2010, at which point it was Britain’s oldest chair manufacturer. A combination of mounting losses over a long period of time, restructuring of the import trade and the decline in the economy as a whole led to the firm’s demise.

SCPi Bowland Ltd’s (formally 53N) Involvement

In November 2010, following an extensive marketing period, SCPi Bowland Ltd was selected as preferred bidder for the majority of HJ Berry’s landholdings and after an extensive exercise bringing together the many unregistered land titles, SCPi Bowland Ltd completed its purchase in March 2011. Following this, SCPi Bowland Ltd engaged with a representative village group to ascertain a clear understanding of local priorities and aspirations for the site, and instructed a professional team to appraise the site and consider development options.

Current Status of the Site

As set out in Section 2.6, an area of the former HJ Berry & Sons site is designated within the Kirk Mills Conservation Area. In addition, when the furniture business ceased operations in 2010 and fearful of what might happen to Kirk Mill and the wider site, Ribble Valley Borough Council (RVBC) sought listed building status from English Heritage in order to protect Kirk Mill from any harmful works. Grade II Listed Building status was confirmed for Kirk Mill in May 2011.

In parallel, the Council also extended the Kirk Mill Conservation Area designation to include the woodland to the north of the Mill Pond on either side of Malt Kiln Brow, and Mill Pond House.

Plans showing the extent of the designations are provided in Section 2.6.

However, these designations have not prevented the buildings from falling into further disrepair, primarily as a result of two harsh winters and a number of continued break-ins and thefts. Whilst SCPi Bowland Ltd has sought to protect the buildings by undertaking a series of repair works to at least make the buildings windproof, watertight and secure, Kirk Mill itself, in particular, has been subject to continued theft and vandalism and the buildings as a whole are continuing to deteriorate.

Images:

Opposite. Historic plans opposite from 1846 - 1987

- A. Historic image of Chipping
- B. Historic image of Chipping
- C. Historic image of Chipping





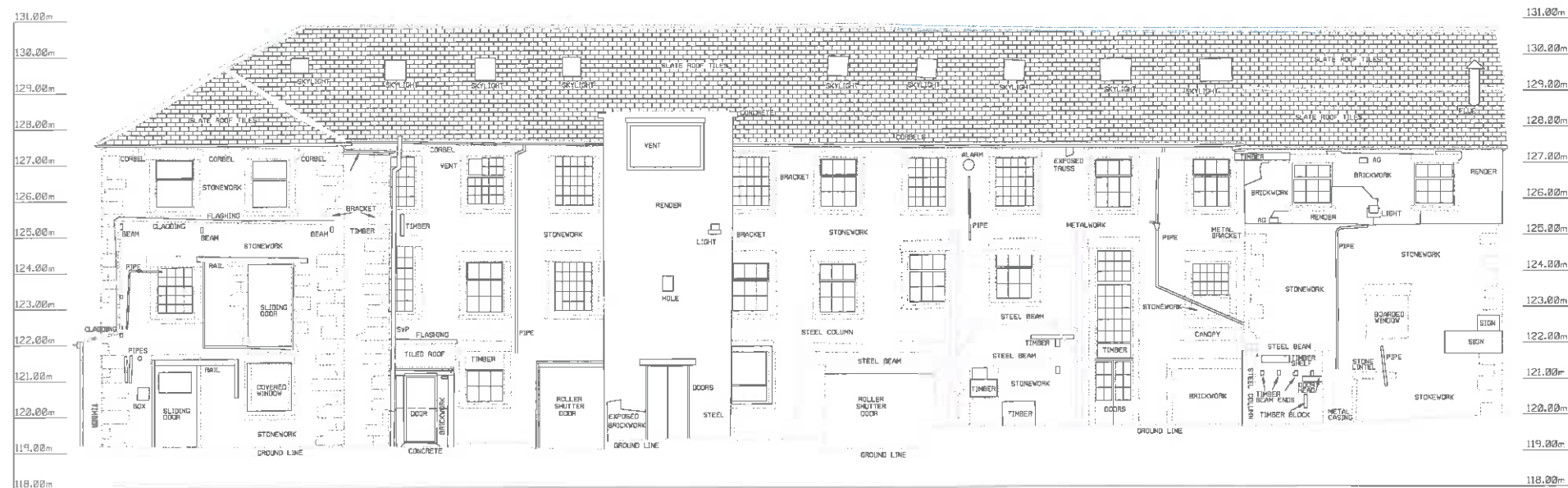
Summary of English Heritage Listing

Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat: Grade II listing

Date listed: 13 May 2011

Reason for designation: Kirk Mill is a former cotton spinning mill of 1785. It is listed for the following reasons

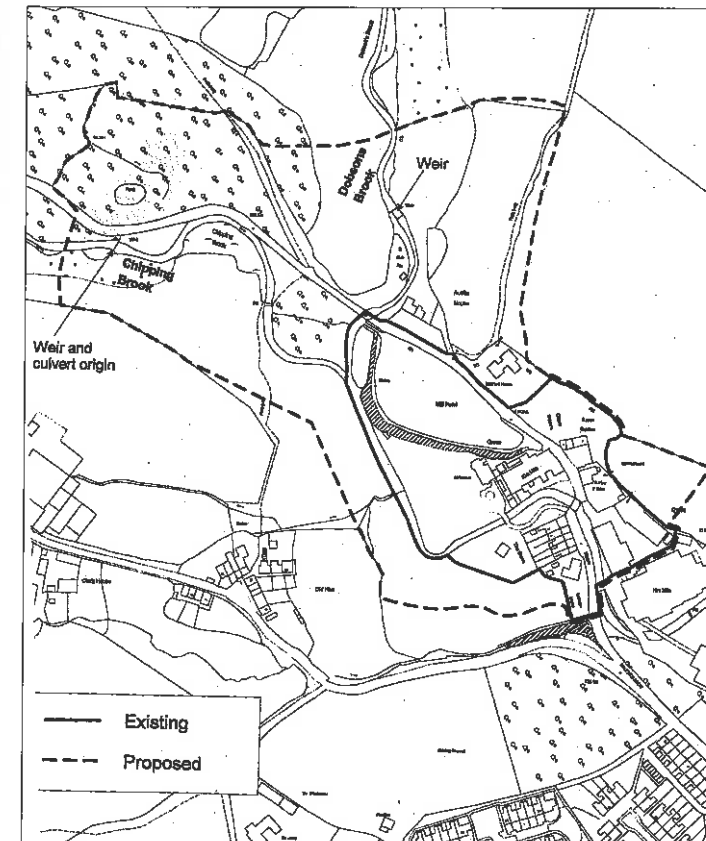
- **Rarity:** a rare surviving example of an Arkwright-type cotton spinning mill
- **Intactness:** retains contemporary water management system
- **Survival of original and early features:** retains many windows, doors, the wheelpit, waterwheel and driving gears
- **Historical:** one of the oldest surviving cotton spinning mills, representing one of the earliest examples of a textile factory
- **Layout:** the mill's development over its two hundred year history remains clearly legible.





Kirk Mill Conservation Area

- Conservation Area
- Village Boundary



Kirk Mill Conservation Area

The Kirk Mill Conservation Area (CA) was only recently designated (February 2010) in response to concerns regarding the potential redevelopment of the site by the then present owners. The boundary originally centred on Kirk Mill and adjacent buildings, however, in April 2011 the Council agreed to extend its boundary to include additional features remaining in the landscape to the north.

The appraisal map (adjacent) identifies the extent of the Kirk Mill CA including its recent extension.

In its committee report (April 2011), the Council confirms that the purpose of the Kirk Mill CA is to not only protect the immediate 'hamlet' of buildings around and including Kirk Mill, but that 'a significant and positive element of the character and interest of Kirk Mill hamlet is its containment and relative isolation resulting from topography and location within a natural bowl'.

Whilst the purpose of a CA designation is not to protect individual buildings, the Council's original appraisal provides significant detail regarding the interest in Kirk Mill itself and on which the original designation was founded.

This information alongside English Heritage's listing of Kirk Mill and our own independent assessment of the heritage value of the former HJ Berry & Sons complex, provides a significant body of information which has informed the proposals in so far as those heritage assets which are of most value.

The main mill complex and drying barns lie in part outside of the Kirk Mill Conservation Area boundary.

Chipping Conservation Area

The Chipping Conservation Area (CA) was first designated in 1969. The CA appraisal undertaken at that time has since been updated by the Council and the latest document (prepared by the Conservation Studio on behalf of the Council) was published in 2005/06.

The Appraisal Maps (adjacent) identifies the extent of the Chipping CA which, as a result of the re-appraisal was extended to include the area west of St Bartholomew's Church. For the avoidance of doubt, the area identified as a 'proposed extension' has since been endorsed and officially forms part of the CA.

The special interest that justifies designation of the CA derives from a number of features, including:

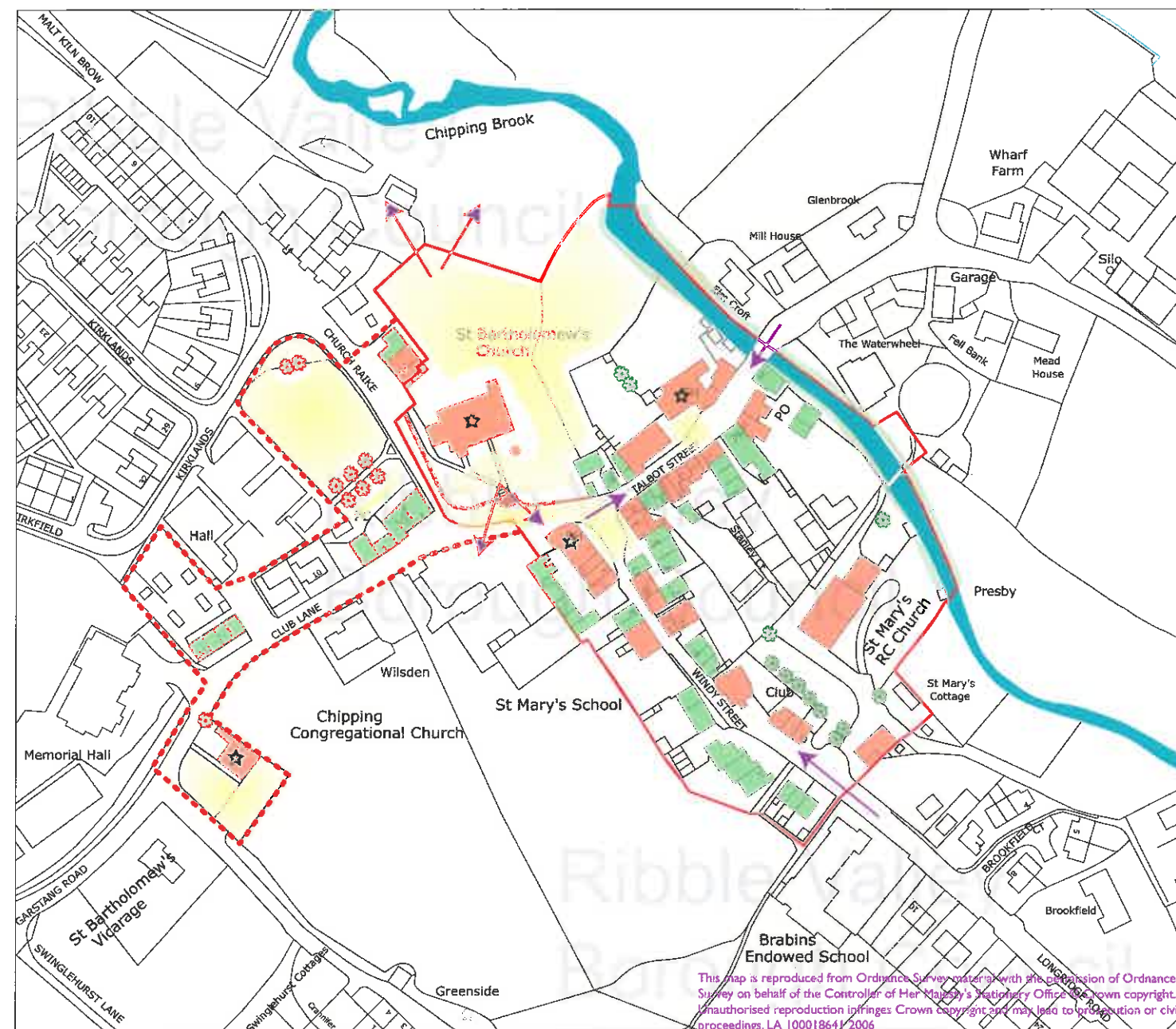
- The historic layout and street pattern of Talbot Street and Windy Street;
- The rural setting of the village in lowland farmland and views of Pendle Hill and the distant fells to the north;
- St Bartholomew's and St Mary's Churches, Chipping Brook and trees beside and in the churchyards;
- The historical association of the village with John Brabin a former cloth merchant with a shop in the centre of the village who became a local benefactor founding a school and charity by his will of 1683;
- Architectural and historic interest of the conservation area's buildings, including presence of 24 listed buildings;
- Prevalent use of local stone as a building material and areas of historic stone floorscape; and
- Open areas in front of The Sun Inn and Talbot Hotel.

The CA, which contains only part of the village, is predominantly residential in use. However, it also contains both aforementioned churches, three pubs and the Talbot Hotel. There is a Post Office and Craft Centre, general store and a few speciality shops.

Details of the importance of the landscape setting, townscape and settlement pattern and other key features of the CA are outlined in the appraisal.

Ribble Valley Borough Council
Chipping Conservation Area
Townscape Appraisal Map

- Conservation area boundary
- Proposed extension to conservation area boundary
- Listed Buildings
- Buildings of Townscape Merit
- Significant open spaces
- Important tree groups
- Important trees
- Important views
- Focal buildings



2.7.2 Archaeology and Cultural Heritage



Introduction

The planning application concerns five separate land holdings on the fringe of the village of Chipping in Lancashire. One of these land holdings is Kirk Mill, a former water-powered mill that dates to the late eighteenth century, with its associated mill pond and water-management features. It was amongst the first wave of cotton mills to be built in Lancashire, and continued to produce cotton yarn until 1866. Thereafter, it was taken over by the Berry family, who manufactured high-quality chairs until 2010. The historical importance of the mill is reflected in its statutory designation as a Grade II listed building, and its location in the heart of the Kirk Mill Conservation Area.

Whilst it has since been lying empty, and has inevitably suffered from neglect and decay, the mill retains much of its significant historic character, and forms the focal point of the Kirk Mill Conservation Area. The detailed planning application allows for the repair and adaptation of this significant heritage asset for long-term use as a hotel and gastronomic pub. The design proposals have been tailored very carefully to retain the historic integrity of the building, whilst removing modern additions that obscure the historic fabric and are currently detrimental to the overall character of the mill and its setting in the Conservation Area.

The design proposals also concern a modern factory complex that lies a short distance to the south-east of Kirk Mill. The Windsor building and barn building which are part of the factory complex are located within the Conservation Area. Detailed design proposals allow for the demolition of these redundant industrial buildings (greater detail on the extent of the proposed demolition works can be found in Chapter 7.4 of this document), and the redevelopment of the site as a hotel complex. Additional accommodation will be provided in an altered nineteenth-century stone barn that currently lies on the northern edge of the factory complex, which is to be converted for use as hotel cottages. In addition, design proposals allow for the development of a new cricket pitch and associated facilities, whilst an outline planning application concerns two areas of proposed residential development.

Kirk Mill - Appearance and Heritage

Kirk Mill is a three-storey, 14-bay mill of traditional stone construction, with projecting wings at both ends, and a stair tower against the northern wall. The original building was approximately 69ft (21.03m) long and 33ft (10.06m) wide, with a waterwheel that was powered by the Chipping Brook attached to the eastern elevation. The building had been widened by the early nineteenth century to enable larger machinery to be employed, and a new waterwheel was fitted. Whilst the waterwheel was the principal source of power in the mill, a steam engine was also installed to supplement the power requirements when there a low rate of flow in the brook. The mill was subject to various other alterations and additions during the nineteenth century, the evidence for which survives in the fabric of the building. This has been analysed as part of a detailed archaeological survey of the mill.

Further alterations were carried out during the building's long period of tenure as a chair works. These include the addition of a dust-extraction tower, the insertion of modern roller shutter doors on the ground floor, and the remodelling of a wing at the eastern end of the historic mill block. Some of these modern alterations currently detract from the important historic character of the building.

Overview of Significance

As a heritage asset, Kirk Mill is of value for varied types and levels of significance. The building retains considerable elements of historic fabric, cumulatively representing what is probably the best surviving example of an 'Arkwright-type' mill in Lancashire. It is of high significance for its external architecture and for its historical and evidential value. Elements of the original interior are also of high significance, although there are a few components that date to the twentieth century that are of low value, and detract from the historic character of the building.

The detailed design proposals for the repair and adaptation of Kirk Mill inevitably necessitate some change that will affect areas of significance within the building. These changes should be balanced against significant enhancements, which will remove some of the late additions to the site that currently detract from its historic character, and reverse the ongoing decay of the surviving historic fabric. Proposals for the redevelopment of the mill, and the construction of new building on the site of the modern factory, have been carefully considered to minimise potential conflict with the conservation of the listed building and its contribution to the Kirk Mill Conservation Area.

The group of derelict twentieth-century factory buildings situated adjacent to Kirk Mill, were erected to enable an expansion of the chair works. Notwithstanding their historical association with what was once an important local industry, the buildings are of little archaeological significance, and their replacement with modern buildings of an appropriate design and use of materials could potentially enhance the historic character of the adjacent Conservation Area.

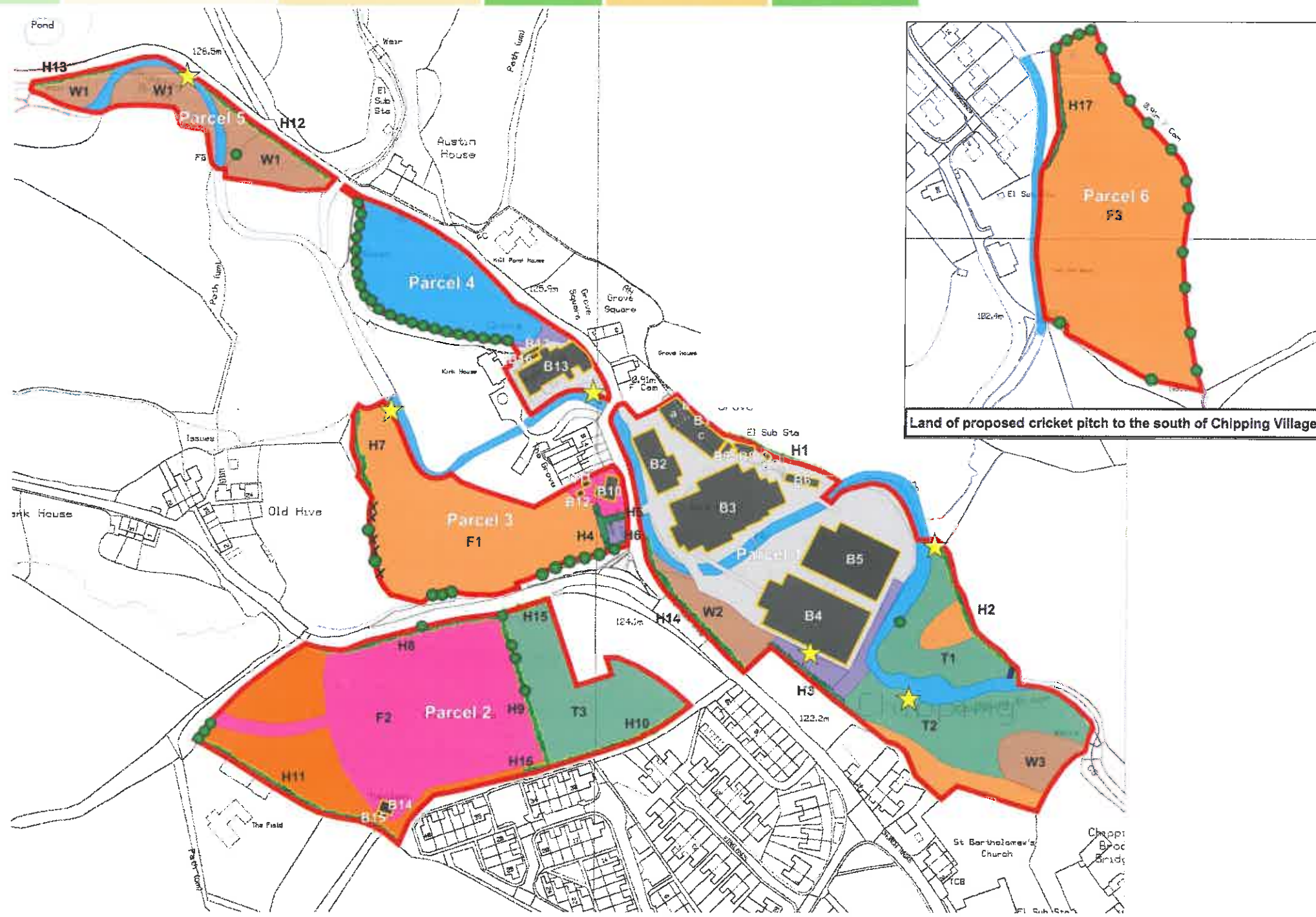
Archaeology

A rapid assessment of the below-ground archaeological resource has been made of application areas. Whilst buried remains of archaeological importance are likely to survive on the Kirk Mill complex, a review of the Lancashire Historic Environment Record, coupled historic map regression analysis, has concluded that none of the other areas contain known sites of archaeological interest, and the potential for buried remains of significance to survive in-situ is considered to be low.

Images:

- A. The south-facing elevation of Kirk Mill
- B. The remodelled south wing of Kirk Mill
- C. The east-facing elevation of Kirk Mill
- D. The mill pond, looking towards Kirk Mill
- E. View across the modern factory
- F. An area subject to the outline application

2.7.3 Ecology



Key

- STUDY AREA
- ROUGH GRASSLAND AND IMMATURE TREES
- SEMI-IMPROVED GRASSLAND
- WOODLAND
- AMENITY GRASSLAND
- HARDSTANDING
- BUILDING
- SCRUB
- BROOK / POND
- SCATTERED SCRUB
- TREE
- SPECIES-RICH HEDGEROW
- HEDGEROW
- HIMALAYAN BALSAM
- WET ISSUE

Ecology

An Ecological Assessment of the application site and wider study area has been undertaken by Ecology Solutions Ltd. This has included reviewing a variety of existing data sources as well as a Phase 1 Habitat Surveys carried out between April and July 2011 together with update checks in June 2013. In addition specific surveys were undertaken in respect of bats, Badgers, Dormice, Otter and Water Vole. Assessment work has identified that there are no statutory nature conservation designations within or immediately adjacent to the site – the nearest being Bowland Fells Special Scientific Interest (SSSI), which lies approximately 1.7km northwest of the site. This SSSI is also designated as a Special Protection Area (SPA) on account of presence of Annex 1 bird species. This SSSI/SPA is separated from the site by minor roads, existing residential development, agricultural land and open countryside and given the existing habitats and the nature of the proposals it is not considered that any development proposed on Land at Chipping will have an adverse effect on this statutorily designated site.

The nearest non-statutory designated site is Clark House Farm Pasture Biological Heritage Site (BHS; designated for its diverse grassland communities which represent a species rich pasture, as well as areas of scattered copse) which lies adjacent to some of the application site land parcels. Given the nature of the proposals within the sections of the application site directly adjoining the BHS it is not considered that development would adversely affect this non-statutory site such to the implementation of standard construction safeguards.

The Phase 1 Habitat Survey reveals that within the application site and wider study area habitats that have relatively higher ecological value (in the context of the local area) are the existing woodland, trees, Chipping Brook and the hedgerows albeit value is often tempered by the widespread presence of the invasive Himalayan Balsam. There are also areas of higher ecological quality rough grassland beneath immature trees that are located within the wider study area but which are not within the development footprint. Retention and enhancement of these features is able to be accommodated as part of the masterplan with the control of Himalayan Balsam a significant benefit of the scheme. The majority of semi-improved grassland, amenity grassland and areas of hardstanding identified have limited ecological value in terms of species content, and losses are of negligible ecological significance.

No evidence of Badgers, Dormice, Otter or Water Vole was recorded within the site.

Two buildings present on site (the existing Mill and Barn) have been identified as minor/small daytime roosts for Pipistrelle and Myotis bats. These buildings are to be retained and renovated as part of the development proposals. The majority of bat activity recorded within the site was from Common Pipistrelle bats, with low to moderate activity recorded from Soprano Pipistrelle and Myotis bats. Bat activity was largely localised to areas of water (Mill Pond and Chipping Brook), hedgerows and around buildings identified as current bat roosts.

Based on the results of the Ecological Assessment undertaken, the retention of features of ecological value as part of the detailed design process and the incorporation of further mitigation/enhancement measures (such as additional landscape planting) mean that ecology will not preclude the development of this site.

The retention of loft voids within the renovated Mill and Barn, and the enhancement of these will allow improved access and roosting opportunities for bats. A sensitive lighting regime will ensure dark corridors are retained for bats, whilst the inclusion of bat boxes within the site will provide further roosting opportunities. The majority of hedgerows, rough grassland and woodland habitats on site are to be retained and enhanced and these will provide continued foraging and commuting opportunities for bats. The planting of new native hedgerows and trees/woodland will provide enhanced opportunities for birds, while the erection of bird boxes within the site will also provide new nesting opportunities for birds.

Should a hydropower scheme be finalised, mitigation measures should ensure that upstream and downstream habitats are protected accordingly. Measures to allow continued migration of aquatic species in the Chipping Brook would also be necessary and mitigation would need to include the provision of Eel ladders and fish passes. In conclusion, through the implementation of the safeguards and recommendations set out within the Ecological Assessment report it is considered that the proposals accord with planning policy with regard to nature conservation at all administrative levels.

2.7.4 Flood & Drainage

Flood Risk

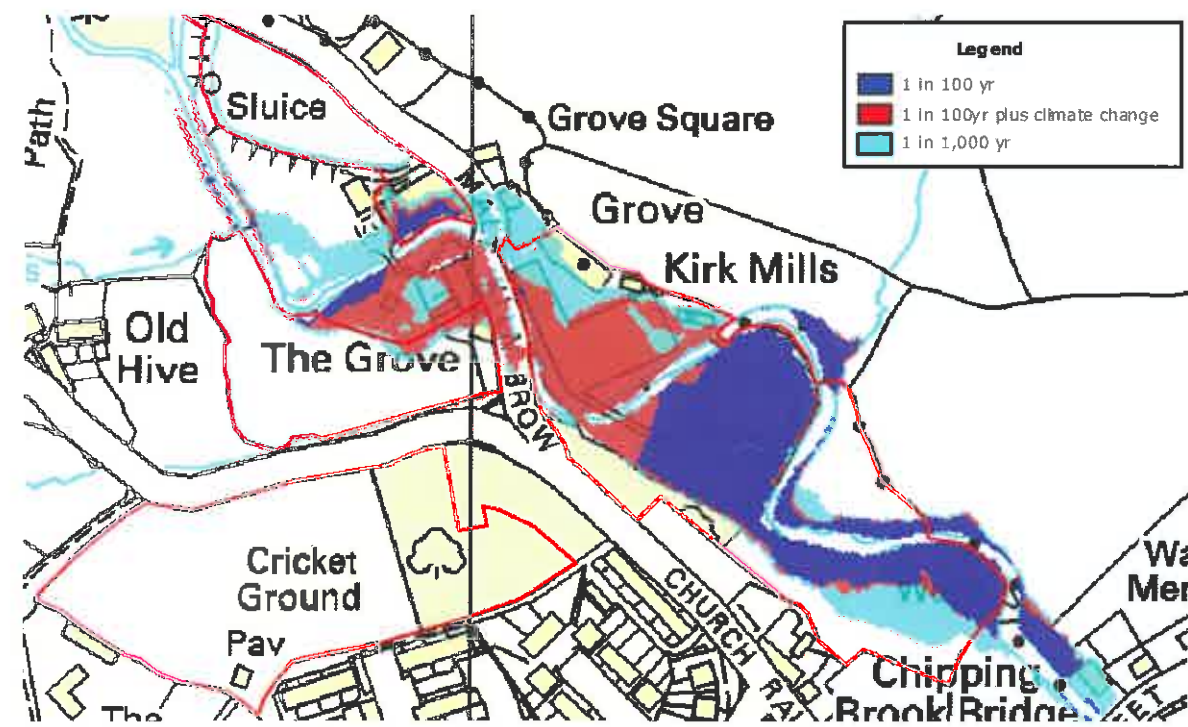
Weetwood has undertaken an extensive modelling study of Chipping Brook and Dobsons Brook in order to assess the existing fluvial flood risk to the site and to identify measures to mitigate this risk such that the site can be developed safely and without increasing flood risk elsewhere.

A baseline river model has been developed using industry standard hydraulic modelling software. The channel and site topography were defined using survey and LIDAR data.

Research indicates that the majority of the site is at low susceptibility to groundwater flooding, although part of the Kirk Mills complex may have a higher susceptibility. The extent of flooding is exacerbated by impermeable surfaces causing water to flow into other areas of the site rather than discharging back into the channel.

The model outputs indicated that the proposed mitigation measures are effective in significantly reducing the extent of flooding and does not increase flood risk elsewhere. On the basis of the model outputs, a large proportion of the development site would be located within Flood Zone 1 and 2.

Modelled Flood Outlines - Baseline Scenario



2.7.5 Transport

Access & Transport

The proposed access strategy for the Chipping site has been adopted in accordance with current local and national transport policy.

As specified in NPPF the access proposals have been developed to accommodate the efficient delivery of goods and supplies by creating routes to commercial/leisure areas away from residential properties, create safe layouts for pedestrians and cyclists through permeable internal layout design which offers priority over motorised vehicles and provide linkages to local public transport services currently operating within the village.

Lancashire County Council and local residents have been consulted throughout the development of the site access strategy.

The traffic impact of the proposed development has been assessed based on an agreed scope of works with highway officers at Lancashire County Council.

The proposed development provides multiple access points off the local highway network to the various land uses proposed. This access strategy has been developed to disperse the proposed development traffic across a wider area rather than concentrate traffic demand at a single point of access. This approach has been discussed in detail with Lancashire County Council and is considered acceptable.

2.7.7 Landscape and Visual Analysis



Large scale industrial sheds (former chair making factory)

Proposed leisure facilities and associated parking

Longridge Fell

St Bartholemews Church

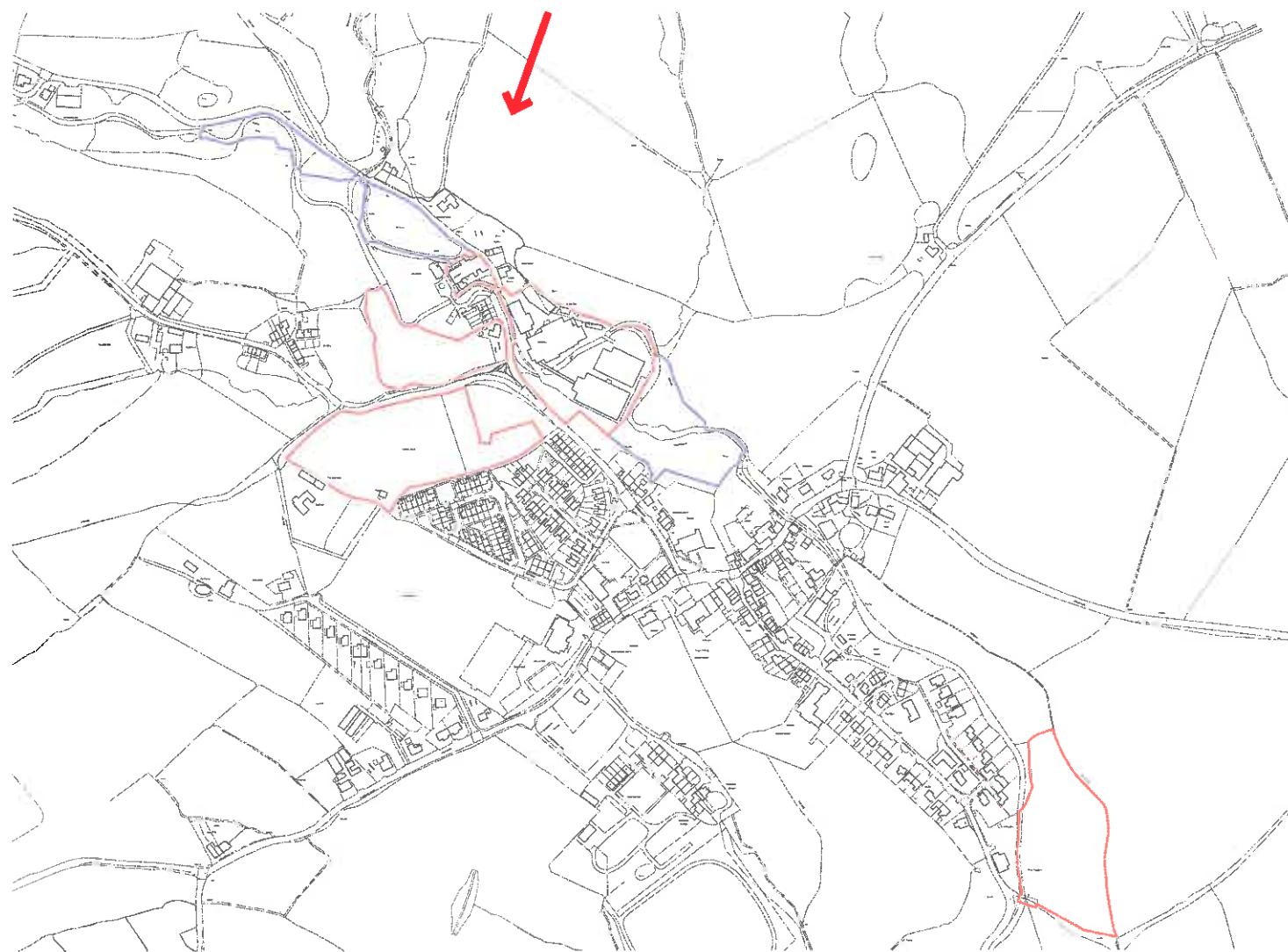
Kirklands housing area

Proposed residential development (former cricket pitch)

Old Hive



(Left) View south from hill top.
 (Below) Location from which photo was taken.



Topography forms a significant element in shaping the current extent of development within the area and the visibility of the proposed development areas.

The historic core of the village of Chipping is set within the mouth of the Chipping Brook valley as it emerges from its steeply incised watercourse to the north. More recent residential development has extended built form onto more elevated land to the north west of the historic village core.

The zone of visual influence for areas of development associated with the low lying Listed Mill and former Chair making factory is limited by surrounding topography and the limited public access to surrounding areas.

The area of land identified for the provision of a new village cricket ground is potentially visible across a wide area due to its position within a low lying predominantly featureless landscape with a limited number of elements, such as hedgerows and built form, that may restrict views of the area.

There are more distant, elevated views from the surrounding fells such as Longridge (3 - 4Km to the south). The village of Chipping is visible however specific elements within settlement are not definable.