Trustees of the Standen Estate

Land South of Clitheroe

Regulation 22(2) of the Town & Country Planning (Environment Impact Assessment) Regulations 2011 - Any Other Information

Supplement to 2012 Environmental Statement

25 March 2013

AMEC Environment & Infrastructure UK Limited

Report for

Trustees of the Standen Estate
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Contents

1. Introduction

1.1 Background

The Trustees of the Standen Estate (the applicant) submitted a planning application to Ribble Valley Borough Council (RVBC) in October 2012 for outline planning permission for a residential-led mixed-use development on land to the south of the town of Clitheroe, Lancashire. The application included an Environmental Statement (ES) that summarised the findings of an Environmental Impact Assessment (EIA).

The proposals comprise the following key elements:

- 1 040 residential dwellings comprising:
  - 728 market homes;
  - 312 affordable homes;
  - 156 of the total (1 040) would be for elderly people (i.e. over 55 years of age) of which 78 would be affordable;
  - 0.8 ha to be reserved for retirement living within the total of 1 040 homes;
- 0.5 ha for local retail, service and community facilities;
- 2.25 ha of employment (Class B1) accommodating up to a maximum gross floorspace of 5 575 m^2;
- 2.1 ha of land for a primary school site;
- Public open space including green corridors and areas for tree planting and landscaping;
- An improved (roundabout) junction between Pendle Road and the A59;
- New vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor;
- New pedestrian and cycle accesses onto Worston Old Road;
- Temporary vehicular access onto Worston Old Road;
- New pedestrian and cycle access from the end of Shays Drive;
- Roads, sewers, footpaths, cycleways, services and infrastructure including:
  - A Sustainable Urban Drainage System;
  - New services such as gas, electricity, water and telecommunications.

Following consultations a number of responses to the application were received from statutory and non-statutory consultees. Those which have requested further information, and the topic in question, are outlined in Table 1.1.

Table 1.1 Land South of Clitheroe: Requests for Further Information

Consultee	Date of Response	Topic
Ribble Valley Borough Council Conservation Officer	22 October 2012	Cultural Heritage (ES chapter 8)
English Heritage	15 November 2012	Cultural Heritage (ES chapter 8)
Lancashire Gardens Trust	16 November 2012	Cultural Heritage (ES chapter 8); Landscape & Visual Assessment (ES chapter 9)
The Georgian Group	27 November 2012	Cultural Heritage (ES chapter 8); Landscape & Visual Assessment (ES chapter 9)
Natural England	27 November 2012	Landscape & Visual Assessment (ES chapter 9)
Lancashire County Council – Principal AONB Officer	29 November 2012	Landscape & Visual Assessment (ES chapter 9)

1.2 The Purpose and Structure of this Report

This report and the accompanying appendices address comments made by certain parties consulted by Ribble Valley Borough Council on the planning application lodged in 2012 to which the Environmental Statement relates.

This information is volunteered and comprises 'Any other information' in accordance with Regulation 22 (2) of the *Town & Country Planning (Environment Impact Assessment) Regulations* 2011. The report is structured as follows:

- Section 2 deals with issues raised in relation to Cultural Heritage, summarising the additional assessments undertaken (provided in Appendix A) and their results, and their implications for the EIA;
- Section 3 deals with issues raised in relation to Landscape and Visual Assessment, summarising the additional assessments undertaken (provided in Appendix B) and their results, and their implications for the EIA;
- Section 4 concludes the report with a summary of the work undertaken in response to the additional information (Regulation 22) request.

Also provided (in Appendix C) are detailed surface and foul water drainage management plans as provided to by United Utilities following their response to the planning application.

2. Cultural Heritage

2.1 Introduction

In response to comments in the consultation on the planning application, a Heritage Impact Assessment was produced for all the designated and undesignated assets adjacent to or within the site. The Heritage Impact Assessment was undertaken by Peter de Figueiredo, supported by Jenny Wetton.

2.2 Overview of the Additional Work Completed

In its response to the consultation for the planning application, English Heritage commented:

> *"English Heritage does not object to the proposal as shown on the illustrative masterplan in principle. However, in our view, the information submitted to support the application does not contain an adequate assessment of the significance of the designated and non-designated assets affected and the contribution that setting makes to their significance which means that [the] nature and extent of the impact and effects cannot be properly assessed in line with government policy and guidance. Or to allow/enable adequate mitigation measures (through the imposition of planning conditions) to be incorporated into the development proposal at the earliest stage."*

The heritage assets considered in the Heritage Impact Assessment are as follows:

- Standen Hall (Grade II*) with a mounting block to the south (Grade II);
- The Old Bothy cottage (Grade II);
- Littlemoor House and No.19 Littlemoor (Grade II); and
- Numbers 1-9 and 11-17 Littlemoor (Grade II).

Undesignated assets near to or within the site are as follows:

- A coach house to the south-west of Standen Hall;
- A barn to the north-west of The Old Bothy;
- The farm building and farmhouse at Higher Standen Farm;
- Standen Hall Farmhouse and the New Bothy Cottage;
- A derelict field barn to the south of Pendle Road and a series of stone field entries;
- A converted stable block adjoining Nos.1-9 Littlemoor; and
- A field barn to the west of Nos.11-17 Littlemoor.

The historic features of these assets are described in the Heritage Impact Assessment which forms Appendix A of this report. In addition there are views in the north and east parts of the site of Clitheroe Castle, which is a Grade I listed building, and the site could therefore be said to fall within the setting of the Castle.

2.3 Amendments to the Scope of the Assessment

The scope of the assessment has been extended to incorporate the requirements of consultees as set out in Table 1.1, specifically a Heritage Impact Assessment to cover designated and non-designated assets; to describe the historic development of Standen Hall and its grounds, particularly those to the north of the Hall and the development of the site; and to assess the significance of all the identified assets according to the guidance in the English Heritage document *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*, all as required by paragraph 128 of the National Planning Policy Framework. The Heritage Impact Assessment also analyses the significance of the setting of the assets and the impact of development on the assets and their settings, following the guidance in paragraphs 113 to 117 of the *Historic Environment Planning Practice Guide* (HEPPG) that accompanied PPS5 and in the English Heritage documents, *The Setting of Heritage Assets* (2011) and *Seeing the History in the View: A Method for Assessing Heritage Significance within Views* (2011).

2.4 Additional Baseline Information

Sources for the historical development of the site and heritage assets were historic maps, archive material and published references. The description of surviving historic features of the assets was based on inspection during site visits by Peter de Figueiredo and Jenny Wetton on 12 and 19 February 2013.

2.5 Implications for the ES

The analysis shows no change to the conclusions in the ES as regards significance of effect on the setting of Standen Hall, Clitheroe Castle and the undesignated assets but a potential significant effect on the setting of The Old Bothy and the listed buildings on Littlemoor should mitigation measures not be implemented.

Without mitigation, moderate adverse impacts are found in relation to a static viewpoint on the setting of the listed buildings at Littlemoor, and to the setting of The Old Bothy. Slight impacts on undesignated heritage assets are concluded in relation to a static view from Pendle Road southwards, and on the setting of Standen Hall from the important eastern approach to the Hall. Mitigation measures are proposed in relation to conservation; access to the site and interpretation; landscape and planning guidance. These will substantially offset the adverse effects of development so that there will be no significant effects on designated and undesignated heritage assets.

On balance, this assessment finds that the consequences of development of land at Standen Strategic Site as proposed would have a neutral impact on the setting of Standen Hall, Clitheroe Castle and the undesignated heritage assets, providing that suitable mitigation measures are implemented, but a minor adverse impact on the setting of The Old Bothy and the listed

buildings on Littlemoor. This would accord with Policy 134 of the *National Planning Policy Framework* (2012) that states that 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.

Table 2.1 below summarises the potential effects on the heritage assets considered in the Heritage Impact Assessment. The table assumes that the mitigation measures proposed would be implemented.

Table 2.1 Summary of Effects and Evaluation of Significance

Receptor	Value	Magnitude	Significance Level	Rationale
Listed buildings at Littlemoor	High	Low	Not sig.	Good design and high quality landscaping will reduce the impact of the proposed development.
Pagefield Crescent – undesignated assets and views of Clitheroe Castle	Low	Low	Not sig.	Retention of (undesignated) field gateways and views of Clitheroe Castle (where possible) reduces the magnitude of the effect.
Old Bothy/Higher Standen Farm	High/Low	Low	Not sig.	Open landscaped buffer will mitigate effects on the setting of the Old Bothy and Higher Standen Farm.
Standen Hall	High	Low	Not sig.	Only partial views of the development available from the grounds of Standen Hall. These will gradually reduce as landscaping matures.
Key:	**Value**	**Magnitude**	**Significance**	
	High Medium Low	High Medium Low None	Significant Not Significant	

3. Landscape and Visual Assessment

3.1 Introduction

In response to comments in the consultation on the planning application, photomontages were produced for two viewpoints within the Area of Outstanding Natural Beauty (AONB) around Pendle Hill, and one from Clitheroe Castle.

3.2 Overview of the Additional Work Completed

The viewpoint locations for the photomontages were agreed with Elliott Lorimer (Principal AONB Officer with Lancashire County Council email response 21 February 2013). The agreed viewpoints are as follows:

- The Wellsprings restaurant adjacent to the dry ski slope (viewpoint 15 in the ES/LVIA) at NGR 772389;
- Footpath on Pendleton Moor just below (west) of the 383 m spot height seen on the 1:50 000 map at NGR 778393; and
- Clitheroe Castle NGR 743417.

These are shown on Figure B1 in Appendix B of this report. To show the phasing of development and the effect of establishing vegetation, each viewpoint is shown in the following situations:

- Existing view;
- 5 years post completion of Phase 1 development;
- 10 years post completion of Phase 1 development; and
- 15 years post completion of Phase 1 development.

Note that 'post 10 years completion of Phase 1' etc. relates to the passage of time. The development of Phases 2 and 3 is shown within the photomontages as appropriate.

3.3 Amendments to the Scope of the Assessment

The LVIA in the ES that accompanied the planning application analysed the Landscape and Visual Impact of the proposed development through expert analysis of the significance of effects on visual receptors from 15 viewpoints surrounding the site in accordance with best practice and the *Guidelines for Landscape and Visual Impact Assessment 2nd ed* (Landscape Institute and Institute of Environmental Management and Assessment) 2002. There is no requirement in these guidelines for geo-referenced photomontages but they have been requested by Natural England and the Lancashire County Council AONB officer to better illustrate the effect of the proposals.

The photomontages are accurate geo-referenced views that show the scale and extent of the development relative to the surrounding context. They are produced by taking geo-referenced photographs (known location, direction of view and focal length lens). A surveyor locates at least five key points within each frame and these along with the viewpoints are located in the computer model of the development. This enables the view to be reproduced in the computer model; this wire-frame model is then over-laid on the viewpoint photograph and rendered appropriately.

3.4 Additional Baseline Information

Photographs were taken from the three additional viewpoints as agreed and, their locations fixed using a GPS device. Computer modelling was then used to produce photomontage images of the proposed development from the three viewpoint locations. The images were then rendered with tree planting shown at the following heights for the years:

Table 3.1 Photomontages - Rendered Tree Planting Information

Year	Height of Trees Planted as Extra Heavy Standards	Height of Trees Planted as Whips and Transplants in a Woodland Block
5	8 m	3 m
10	9 m	6 m
15	10 m	9 m

For each viewpoint photomontage and year, the visual impact has been analysed in the same manner as the original ES.

3.5 Implications for the ES

The additional photomontages and analysis are provided in Appendix B. The assessment shows no change to the conclusions in the ES. The photomontages support the conclusions of the report that assessed the effect from the two previously analysed viewpoints (1 and 3 in this report) and the additional viewpoint is significant during the construction period but not significant post-construction once tree planting has established.

4. Conclusions

The work volunteered in accordance with Regulation 22 (2) of the *Town & Country Planning (Environment Impact Assessment) Regulations* 2011 has been presented in this report and its technical appendices. The work has responded to comments raised with respect cultural heritage and landscape and visual impacts.

Following the additional work undertaken, it has been concluded that no significant effects would result from the proposed development with regards cultural heritage, and no further significant landscape and visual effects would occur over those already reported in the Environmental Statement which supported the original planning application in 2012.

Also provided (in Appendix C) are detailed foul and surface water drainage management plans as provided to United Utilities following their response to the planning application.

Appendix A
Cultural Heritage - Additional Information

61 Pages

Standen Strategic Site
Heritage Impact Assessment

Prepared for The Trustees of the Standen Estate

March 2013

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Contents

1 Introduction

1.1 The Standen Strategic Site is part of the Standen Estate and lies on the south east edge of the built-up area of Clitheroe. The land proposed for development appears always to have been used as farmland but includes a number of undesignated assets and parts of it lie nearby to Standen Hall and other listed buildings.

1.2 The land is owned by the Trustees of the Standen Estate which wishes to develop the land largely for residential dwellings supported by an area of local retail, service and community facilities in a hub located near to Pendle Road, a primary school site, the conversion of Higher Standen Farm to Class B1 commercial use and some new-build as well as recreational space including green corridors and an improved junction between Pendle Road and the A59.

1.3 Near to parts of the site are the Grade II* listed Standen Hall with a Grade II listed mounting block to the south, the Old Bothy cottage, Little Moor House and numbers 1 – 9 and 11-19 Little Moor which are all listed at Grade II. The listing descriptions are included at Appendix A but it should be noted that these refer to Nos. 11-17 as Nos. 11-15 and that No.19 is a small cottage attached to Littlemoor House. There are also a number of buildings and structures which could be considered as undesignated assets and which are described in Section 3. The Trustees of the Standen Estate have submitted an application for outline planning permission for the development of the land (3/2012/0942).

1.4 This report by Peter de Figueiredo, carried out with the assistance of Jenny Wetton (JW Conservation), is intended to serve as a supplement to the Cultural Heritage Chapter of the Environmental Statement, and in particular addresses concerns raised by English Heritage and other statutory consultees in their responses to the planning application. The report provides an historic and architectural analysis of the listed buildings, and an understanding of their development based on research and recording. A statement of significance identifying the principal features of interest in the listed buildings and undesignated assets and the contribution of setting to their significance is included, together with an assessment of potential impact on significance and setting of the buildings in the context of the NPPF.

1.5 The assessment has been carried out in accordance with the principles and guidance provided in the following documents: *Historic Environment Planning Practice Guide* (2010), English Heritage *Conservation Principles for the Sustainable Management of the Historic Environment* (2008), and English Heritage *Setting of Heritage Assets* (2011)

1.6 Jenny Wetton would like to thank the staff at Clitheroe Community History Library and at Ingham and Yorke, land agents, for their help with her research for this report and IBI Taylor Young for their help with graphics and photomontages.

1.7 This report is the copyright of Peter de Figueiredo and Jenny Wetton Conservation and is for the sole use of the organisations to which it is addressed. The document may not be used or referred to in whole or in part by anyone else without the express agreement of Peter de Figueiredo or Jenny Wetton, who do not accept liability for any loss or damage arising from any unauthorised use of this report.

2 History of Standen Strategic Site

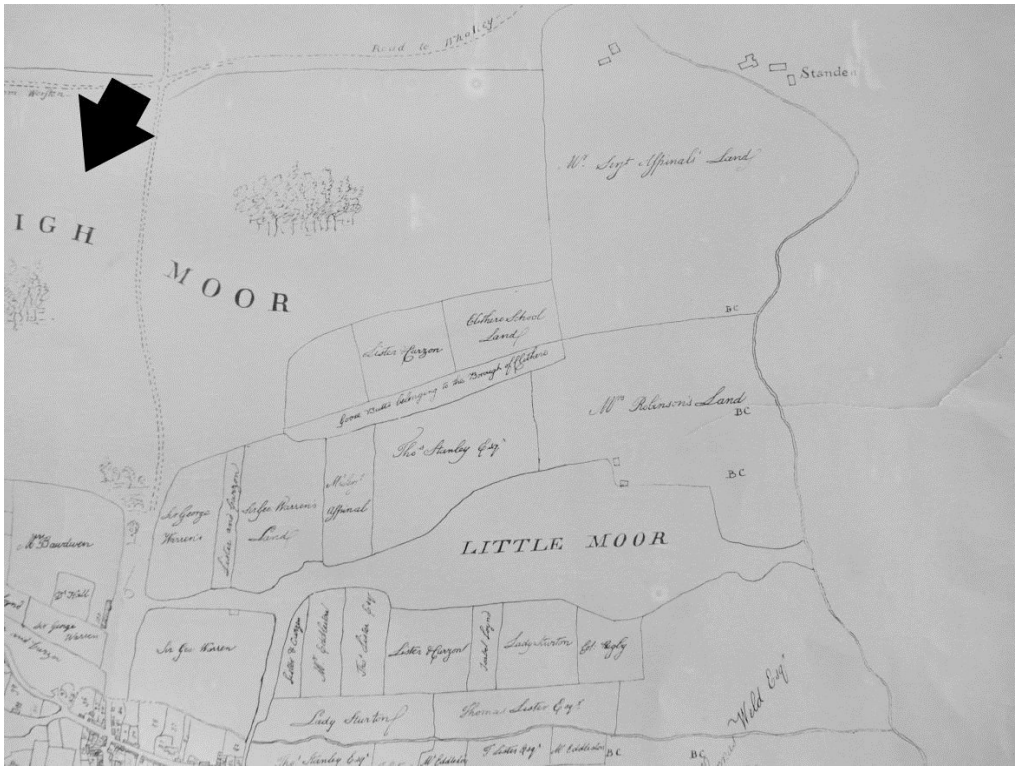
2.1 English Heritage's approach to sustainable management of the historic environment is set out in the document *Conservation Principles: Policies and Guidance*, 2008. The document states that the process begins with understanding and defining how, why and to what extent a heritage asset has significance. 'Only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm or loss.'[1] In order to identify significance, it is necessary first to understand its fabric, and how and why it has changed over time.

2.2 Although the Roman road running through the Ribble valley from Ribchester to Ilkley passed to the south of the present town, there was no settlement at this time. Settlement in the Clitheroe area appears to have developed from the Medieval period, following the establishment of a military structure by 1102, and may have consisted of dispersed farmsteads. The parish church of St Mary Magdalene, at the north end of the town, was in existence by 1122. The borough was created in the mid-12th century and may have confirmed an existing settlement. Burgage plots would have been laid out at the same time, within the Medieval core. A road led south to the ecclesiastical centre at Whalley and north-east and another provided access to Pendleton and Burnley, via Four Lane Ends to the north-east of the site. A house may have been built on the site of the present Standen Hall, south of Pendleton Brook, in the 15th century and Higher Standen is known to have been owned by the Aspinall family by the 16th century. After the Civil War, the Castle was largely destroyed but still served as the administrative centre for the Blackburn Hundred. The town reflected the importance of the Castle and was a successful market centre in its own right. Agriculture remained the main form of employment for many local people although, by the late 17th century, weaving had also become an important source of employment.

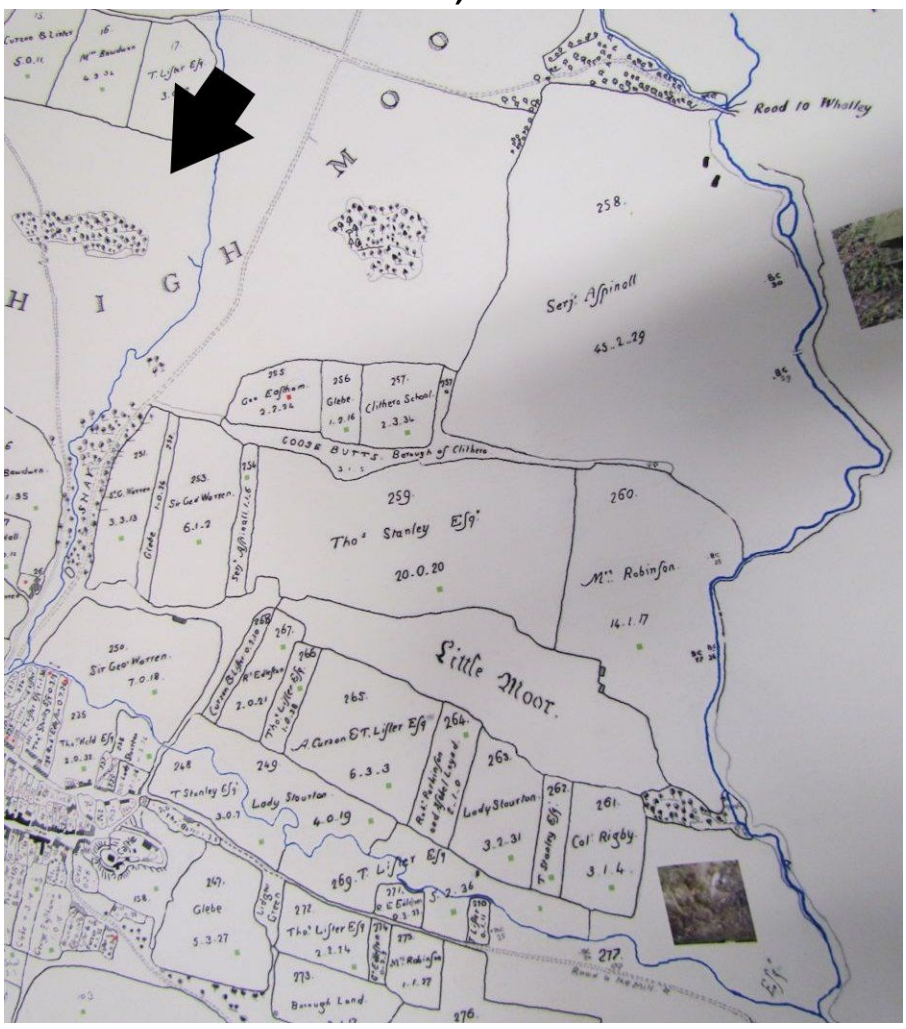
2.3 The earliest map of the site, dated to around 1740, shows Standen Hall and probably the older part of the coach house, The Old Bothy and the barn opposite north of Pendleton Brook, as well as Little Moor House and another cottage to the east on the eastern boundary of the Moor; the map is not detailed enough for the other cottage to be certainly identified but could be part of nos. 11-15. The same map also shows Pendle Road, Worston Road and the Borough crofts known as Goose Butts to the east of Little Moor. Standen Hall was re-built in 1757 by John Aspinall more or less on the old H-shaped plan and possibly to a design by Timothy Lightoler, although some earlier fabric was retained, and the principal front changed to the east although the drive remained from the south[2].

[1] English Heritage, *Conservation Principles, Policies and Guidance For the Sustainable Management of the Historic Environment.* London: English Heritage, 2008, 14

[2] C. Hartwell and N. Pevsner, *The Buildings of England: Lancashire: North*. London: Yale, 2009, 246



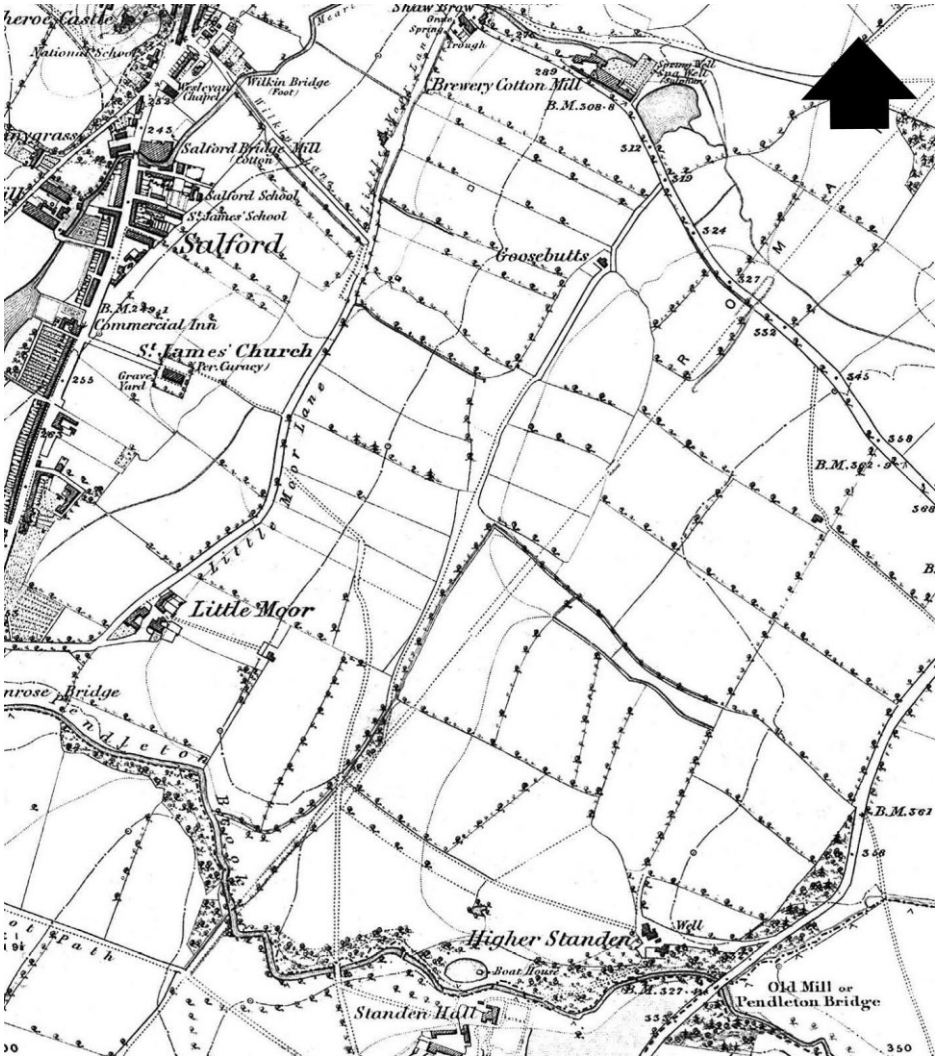
Plan of Horrocksford Estate, c1740



Plan of Clitheroe, Oddie, 1781

2.4 The next period of change was the late 18th century/early 19th century. The opening of the new Whalley Road in 1809 included a new bridge over the Pendleton Brook at Primrose Mill and stimulated development to the south of the town. The Bawden and Alexander map of 1822 shows that enclosure of Little Moor had taken place, the field barn to the east of Little Moor Road had been constructed and the 'foot roads' which form largely the line of the present footpaths running across the site. The barn is shown on the 1847 map as a small L-shaped building which, by 1882, had an extension to the north-east; the section at the south-east was demolished sometime after 1932 although the remainder is extant. The map may also show a building joined to the north of the Old Bothy and a small structure on the west side. The Apportionment for the 1822 map shows that all the land within the affected site was being used for agricultural purposes with some wood at the southern end of Goose Butts and along the valley of the Pendleton Brook to the north of the Hall. The only other exception is a brick kiln in plot 830, to the north of The Old Bothy. By 1847, all the cottages at numbers 1 to 9 and 11 to 15 Little Moor had been constructed, as was Higher Standen Cottage adjoining The Old Bothy. The footway running from Pendle Road to Worston Old Road had taken the current route along a field boundary. The 1847 map also shows the older section of the coach house for the Hall, together with a different configuration of buildings bordering and within the walled garden. The railway opened in Clitheroe in 1850 which would have enabled the importation of Welsh slates for roofs.

Map by Bawden and Alexander, 1822

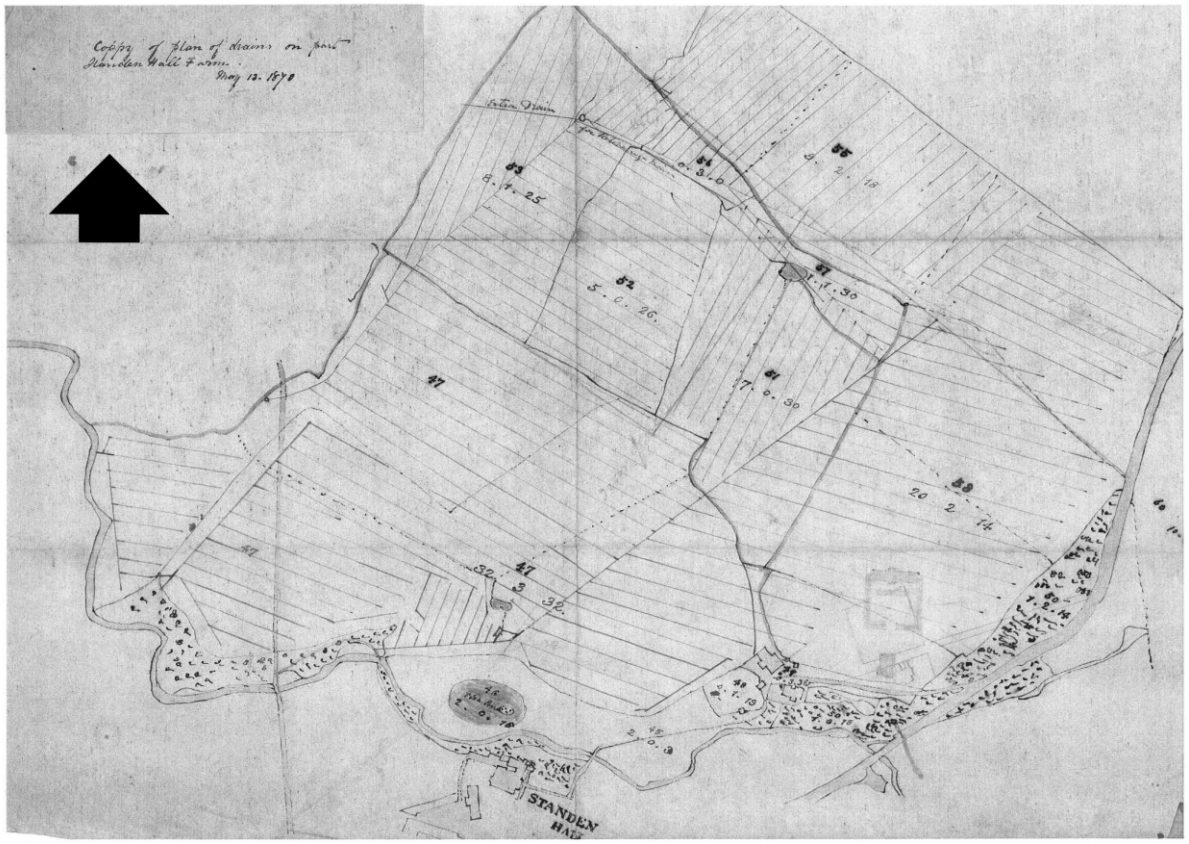


O. S. 1847

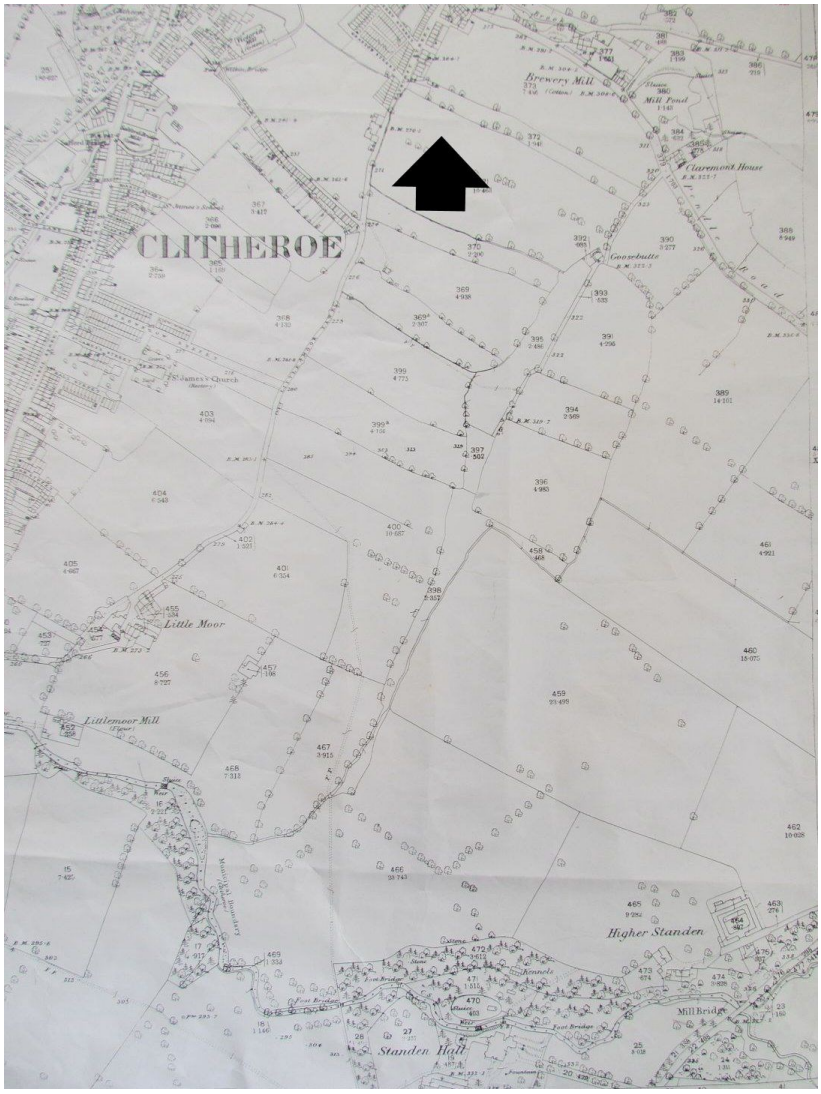
2.5 During the late 19th century, further development took place on the site. In around 1847[3], the west wing of Standen Hall was re-built, largely as a service wing and probably to a design by George Webster. In 1876, a single-story billiard room wing was added at the north-east end of the east wing. Between 1870 and 1886, the wood to the north of the Hall was extended northwards and dog kennels were built to the north of the fish pond. Between 1882 and 1886, a new drive was laid out from the east front of the Hall to Worston Road, with a lodge on the opposite side of the road. By 1882, a stable block had been added to the north-east of the cottages on Little Moor; an upper floor was later added to form the Standen Estate Office and the agent lived in Littlemoor House. A small protruding part at the south eastern end of Littlemoor House had been demolished. A corn mill had also been built to the south-west of the site, by Pendleton Brook and is still extant. By 1886, number 15 Littlemoor had been extended to the north-west with an additional cottage which was demolished by 1932 to enable widening of the road. To the north-east of The Old Bothy, Higher Standen Farm had been built with a new entrance to Worston Road. The 1893 plan shows landscaped grounds around the Hall with formal gardens south of the stable block. An undated historic photograph shows a rose garden which was

[3] C. Hartwell and N. Pevsner, *The Buildings of England: Lancashire: North*. London: Yale, 2009, 246

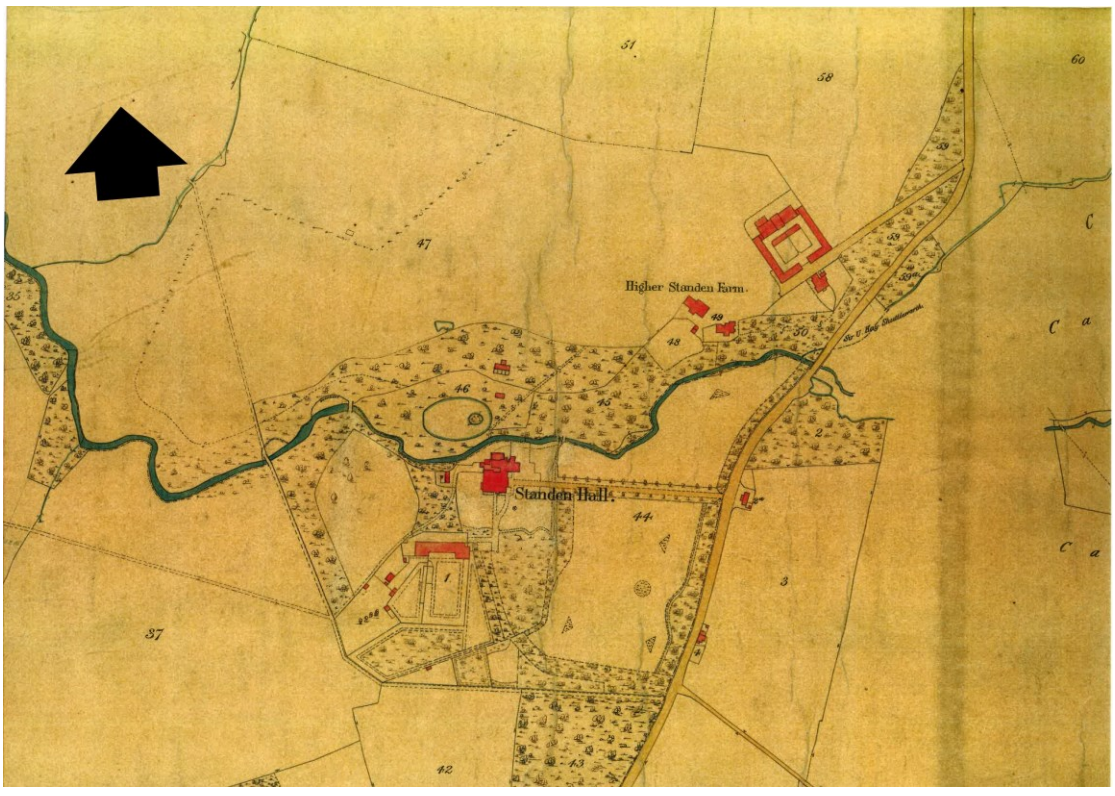
later lost to the deer. Two outbuildings between the Hall and the Stable Yard shown on the 1847 map had gone by 1893. The Standen Terrier of 1870 lists only the land to the west of the Hall as parkland, with the land to the south and even the east listed as fields and woodland.



Plan of Drains on Part of Standen Hall Farm, 1870



O. S. 1886



Clare Estate Plan, 1893

2.6 By 1912, the garage block on the north side of the Stable Yard had been built, either to store carriages or motor cars. Between 1912 and 1932, the new farmhouse was built at Higher Standen and a small extension had been added to the north-east corner of Little Moor House. In the late 20th century, the land around the northern half of Little Moor Lane and either side of Pendle Road was developed with housing.

O. S. 1912

O. S. 1932

3 Architectural Assessment of Heritage Assets

3.1 Standen Hall

3.1.1 Standen Hall was rebuilt in 1757 and is constructed of squared sandstone with projecting quoins and covered with hipped stone flag roofs. The east front is a symmetrical composition of three storeys and seven bays with a string course above the 1st floor and a moulded cornice. The central three 3 bays on the ground floor project to carry an attached giant order of Doric columns supporting an entablature with triglyph frieze with guttae and a dentilled moulded pediment with plain tympanum. The windows are timber-framed sliding sashes, being eight-over-eight on the 1st floor and three-over-three in the three right-hand bays of the 2nd floor, the remainder being single pane sashes and probably more recent replacements. All the windows have moulded architraves, the 3 central 1st floor ones with pediments of which the central one is segmental. The central doorway has Tuscan pilasters, a semi-circular head and a pediment on console brackets and is reached by three stone steps. There are two chimneys on the ridge with moulded cornices and square pots. Adjoining to the right is a later two-storey, three-bay wing in a similar style.

3.1.2 The south front has, at its right-hand side, two bays of the three-storey east block, the second floor above a moulded and dentilled cornice. Towards the centre of the facade is a recessed two-storey section of three bays in a similar style with an open Adamesque porch with corner urns and a central two-leaf door within a pilastered architrave and a pediment on console brackets, reached by two steps. This section features eight-over-eight sash windows. To the left are three bays of the taller two-storey 1858 wing. The interior is not affected by the proposal and has not been inspected.

3.1.3 The west wing was rebuilt in around 1858 largely as a service wing and is divided by a high sandstone wall. The three-bay south side of the west elevation is in a more Italianate style with a square pilastered bay window at first floor level with two-over-two sashes in moulded arched architraves and a moulded pediment. The three-bay service side is two storeys with an attic and has a central pilastered doorway, reached by plain steps, and two-over-two sashes. The attic windows project from a moulded pediment and have plain architraves and pediments, the central one being segmented. Both sides have rectangular chimneys on the ridge with moulded cornices. The north elevation is very plain and has later extensions with few windows.

3.1.4 Adjoining the east front at right angles is the single-storey billiard room of 1876 which has a basement accessible from the north side. The windows have moulded architraves and there is a tri-partite window at the east end. The basement on the north side has a segmental doorway and two segmental openings which contain fixed lights.

East Front

South Elevation

West Elevation

North Elevation

3.1.5 To the south of the Hall is a sandstone mounting block which is symmetrical with six steps on each side. The treads have nosings and are each carved from one piece of stone.

3.1.6 Standen Hall was rebuilt in 1757, possibly to a design by Timothy Lightoler who was initially a carver of stone architectural detailing and joiner based in Warwick.

In the 1750s and 1760s, he is known to have undertaken decorative work at Beauchamp Chapel in Warwick and at Burton Constable in Yorkshire. In 1757, he completed *The Modern Builder's Assistant* adding plans and elevations for a country house. During the 1760s, he developed a practice as an architect, his most important works included the Palladian Platt Hall (1764, listed at Grade II*) in south Manchester in the manner of John Carr, who had prepared detailed proposals, but for which Lightholer 'put in a more generous stair and designed artful Rococo plasterwork for the interior'[4]. There were also the domed Church of St Paul (1762) at Liverpool and the Octagon Chapel at Bath (1775, listed at Grade II*). He died in 1769. His design at Standen Hall was early in his architectural career and was similar in style to the later Platt Hall.

3.1.7 The service wing was rebuilt in around 1847 to a design by George Webster, of Kendal in Westmoreland. Little is known of his early life and training but he took over his father's practice in 1827 and developed a considerable practice in the north-west of England. Colvin says 'his classical public buildings and Gothic churches were standard products of their time but at Eshton Hall [1825-7, listed at Grade II*] in Gargrave and Underley Hall [1825-8, listed at Grade II*] in Kirby Lonsdale he designed two of the earliest country houses in the revived Jacobean style which became his speciality'[5]. He designed a number of other houses in the same style, including Moreton Hall (1829) in Whalley. He died in 1864. His design at Standen Hall is late in his work and not typical of his domestic architecture.

3.1.8 The two-storey coach house to the south-west of Standen Hall was built in two phases, of which the earliest may date to the late 17th/early 18th century and the later dates to the 1850s/1860s, both built in rubble stone at the front and in red brick at the rear with rubble stone at the top and covered in stone flag roofs. The earlier building consists of a 9-10 bay combined coach house and threshing barn. On the ground floor are two doorways with ashlar block surrounds, one at either end, two sliding sash windows in stone surrounds, two segmental openings which have been infilled with windows and a doorway in stone surrounds and three mullioned windows now sheeted. The first floor features a rectangular pitching eye, a pair of mullioned windows above the coach openings, a further two rectangular pitching eyes and a mullioned window in the gable over the slightly higher cart entry. The later section of the coach house has been converted to residential accommodation and appears to have been built on the site of an earlier building running north-south. The building has a window and door with stone surrounds on the ground floor, together with three wide segmental openings, the middle being slightly higher than the others. There are three circular pitching eyes, now glazed, on the first floor. A dentilled cornice topped with a pediment contains the Aspinall coat-of-arms. The rear of the earlier section is plain whereas that of the later section contains modern

[4] Clare Hartwell, Matthew Hyde and Nikolaus Pevsner. *The Buildings of England: Lancashire: Manchester and the South-East*. London: Yale, 2004, 39

[5] Howard Colvin. *A Biographical Dictionary of British Architects 1600-1840*. London: Yale, 1995, 1033

mullioned fenestration with two sets of French windows. Opposite the coach house is the early 20th century garage which has three openings with large double leaf doors and a segmental doorway and window with a fixed light.

The Coach House

Earlier Section of Coach House

Barn

Rear of Coach House

Aspinall Coat-of-Arms

Garage

3.2 The Old Bothy

3.2.1 The Old Bothy Cottage is believed to date from the 17th century and may have been built as the original home farm for Standen Hall, together with the barn opposite; Higher Standen Cottage dates from the late 18th/early 19th century.

They are both of two storeys and built in rubble with a pitched roofs covered in stone. The Old Bothy Cottage is lower and retains one early 17th century window of six lights on the front, south elevation with the remaining windows being a mixture of 18th century and later. At the east end is a massive external chimney breast with a rectangular ashlar stack at the gable which matches those on Higher Standen Cottage and may be later. The gable on the north side may also be a later addition and there are other, small one and two storey extensions on this side.

3.2.2 Higher Standen Cottage is built with quoins and has a doorway on the west side with a more recent porch and an infilled doorway with a plain architrave on the north side, now a window. Also on the west end at first floor level is a mullioned and transomed window with timber-framed sliding sashes in the upper part, the lower part having been infilled; the west end is rendered. There are two Venetian windows on the south elevation with plain keystones to the arched centre lights and two similar chimney stacks on the ridge with square pots.

The Old Bothy Cottage

17th Century Window

Higher Standen Cottage

Venetian Windows

Barn Opposite The Old Bothy Cottage

Nearby Shed

Higher Standen Farm

New Bothy Cottage and Standen Hall Farmhouse

3.2.3 The barn opposite the Old Bothy is built of rubble stone with quoins and covered with a pitched stone flag roof. There is a projecting cart entry on the south-west side with a wooden lintel, under a cat-slide roof with a small fixed light window in an ashlar surround to the left. A more recent sliding door has been fitted to the south-east elevation. The north-west elevation has three fixed light windows in ashlar surrounds on the ground floor and a smaller one at first floor level; there are also a series of square ventilation holes. Nearby is a small stone-built structure with a stone slate roof which is shown on the 1847 map and is probably a former farm outbuilding.

3.2.4 The main, single storey farm building and farmhouse at Higher Standen Farm dates from the 1870s /early 1880s, built around a central yard and is of red brick with a pitched Welsh slate roof. The associated one-to-two storey farmhouse, across the lane, is built in the same red brick, with its front entrance on the east and a back entrance facing the yard entrance, with steeply-pitched gabled roofs. The main farm building consists of a range of buildings around a central courtyard, those forming the entrance being four bays of which three have elliptical arched heads and one is full-height all with large two-leaf timber doors. At the end of each building is a gable with a segmental arched window with stone lintel. The north-east elevation has been much changed and is now a mix of concrete blocks and machined brick. Visible at the back of the courtyard interior is a brick cow shed with slate roof, behind which is a gable in the centre of the back range.

3.2.5 Standen Hall Farmhouse and the New Bothy Cottage dates from the early 20th century and has a roughcast finish, ashlar quoins, is covered with a Welsh slate roof with rendered chimneys. The central glazed door on the south-west elevation has a decorative timber storm porch and over-door light. On the ground floor are two mullioned and transomed windows and a six-over-one sliding sash on the other side of the door, all with stone lintels. On the first floor are two mullioned windows with stone details and similar sashes.

3.2.6 There are other historic features which could be considered as undesignated assets near Pendle Road and which have the potential to be affected by the proposals. One is a now derelict field barn to the south and the other is a series of stone field entries: one on the northern corner of the site where the footpath leaves the road, with a kissing gate; two sets by the field barn providing access to fields and another on Worston Old Road. The barn dates from between 1822 and 1847 and was two-storey with a pitched roof, showing remains of both stone and brick extensions. Doorways have plain stone surrounds and window openings have stone lintels and sills and there are round and square ventilation holes.

3.2.7 The 'foot road' along the route taken by the gateways is marked on the 1822 map and these may date from the late 18th century. The gateways have stone gateposts with incised vertical and horizontal decoration reminiscent of a fence.

The kissing gate is formed by two stone slabs set in a V-shape. Both the northern gates on Pendle Road are historic ironwork, others are modern.

Gateway on Pendle Road

Field Barn

Decorated Field Gateway

Decorated Field Gateway

3.3 Nos. 1-9 Littlemoor

3.3.1 This terrace of small 18th century and early 19th century houses of is of two storeys with a roughcast finish and covered with Welsh slates. Nos. 1 and 3 have three timber-framed, eight-over-eight sliding sash windows in plain stone architraves and No. 3 has an additional horizontal window with a more recent frame. Each has a panelled door with a glazed rectangular fanlight in a surround of stone pilasters and cornice. There is a back entry between the two houses.

3.3.2 No. 5 has three windows and No. 7 has two, all in plain stone surrounds and being timber-framed sliding sashes. Those in No. 5 are eight-over-eight and those in No. 7 are two-over-two. The door to No. 5 is panelled with a round-arched glazed fanlight, keystone and impost bands; there is a plain stone surround to the door of No. 7 which is part-glazed. No 9 has its main elevation to the south-west end with an outshut to the south-east and a hipped roof. The central part-glazed door has a cement surround. On the ground floor there are three timber-framed sliding sash two-over-two windows without horns and two on the first floor flank two small windows; one window on each floor has horns

and may be more recent replacements. There are three windows in the outshut, two of which are similar sashes.

1 and 3 Littlemoor

5 and 7 Littlemoor

9 Littlemoor

Converted Stable Block

3.3.3 Adjoining nos. 1-9 to the north-east is a converted two-storey, brick-built stable block dating from the 1850s-1870s and with a Welsh slate roof. The building appears to have had the upper storey added later, the lower part being built of a mixture of red and yellow brick and the upper part from a darker red brick with banded yellow brick. There are three bays either side of a projecting gabled entrance with a segmental stone archway springing from a string course. A coach entrance at the south-west end also has a segmental arched stone surround with timber two-leaf doors and there is a doorway with a plain stone surround at the north-east end. Two windows on the ground floor and those on the first floor are in segmental stone arched openings with stone sills. The timber-framed sashes may be modern replacements as all are without horns. The central gable has kneelers and a keystone and an unmarked plaque.

3.4 Nos 11-17 Littlemoor

3.4.1 This group of three cottages may date from the 18th or early 19th century and have a roughcast finish. Nos. 16 and 17 are semi-detached and no. 11 projects to the north-east; all are rendered and have pitched roofs, that on no. 17 is higher, slightly shallower and covered with stone flags and the others are covered with Welsh slates. There are two chimneys on the ridge of no. 17, one at the roof join between 11 and 17 and another within the roof of no. 16. No. 11 has a modern door in a simple stone surround reached by one stone step and three windows with three-sided stone surrounds and modern glazing. No. 17 has two windows above one in stone surrounds and a door with a semi-circular fanlight above a modern door. No. 16 has four eight-over-eight sliding sashes without horns in stone surrounds and a modern door in a plain stone surround on the north-east elevation; the visible first floor of the south-west elevation has two-over-two sashes in stone surrounds.

11 and 16 Littlemoor

16 and 17 Littlemoor

3.4.2 Lying to the west of 11-17 Littlemoor, is an unlisted two-storey field barn which dates from the late 18th century/early 19th century with a northern section dating from the 1850s/1860s. The southern section has no openings on the west elevation, on the south elevation is an opening which may have been a doorway but is now infilled, a small window with a shutter and a narrow stone lintel and an opening on the upper level which has also been infilled. The northern section appears to be an L-shaped building, much of which has since been obscured by a later addition, but has a pitched Welsh slate roof with a cat-slide over an outshut to the east. The later extension has two loading slots, two rectangular openings with stone lintels and a doorway, together with a dove cote in the roof.

South Elevations

North Elevations

3.5 Littlemoor House and No. 19 Littlemoor

3.5.1 These two-storey, stuccoed houses are built around a small walled courtyard and dates from the early 18th and early 19th centuries; there is not enough detailed pre-1850 map evidence to be able to identify the oldest part. In the south elevation of Littlemoor House is a two-storey bow, with a canopy to the ground floor. The semi-circular headed doorway has a small pediment over. On the east elevation of Littlemoor House at first floor level, there is a mixture of a long semi-circular headed window with fixed lights, two single-pane sashes and two eight-over-eight sashes in the return of No. 19. There are small single-storey buildings within the yard. On the north elevation at first floor level, there are two eight-over-eight sashes in No. 19 and two larger six-over-six sashes in a small extension to Littlemoor House dating from the early 20th century.

East Elevation

North Elevation

4 Significance of Heritage Assets

4.1 Introduction

4.1.1 Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy (CLG, *National Planning Policy Framework*, 2012). The NPPF defines the significance of a heritage asset as its value 'to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.' The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132).

4.1.2 The English Heritage document *Conservation Principles: Policies and Guidance* lists the following aspects in considering significance:

- Who values the place, and why they do so
- How those values relate to its fabric
- Their relative importance
- Whether associated objects contribute to them
- The contribution made by the setting and context of the place
- How the place compares with others sharing similar values

4.1.3 The heritage values that contribute to significance are varied and often interrelated. To assist the process of identification, English Heritage suggests that there are four distinct categories of value, which are defined as follows:

- **Evidential**: derives from the potential of a place to yield evidence about past human activity
- **Historical**: derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative
- **Aesthetic**: derives from the ways in which people draw sensory and intellectual stimulation from a place
- **Communal:** derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

4.1.4 There are four commonly accepted levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance
A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance
An undesignated asset important at a local to regional level, including lists of locally important buildings. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance
An undesignated asset important at a local level, including buildings which make a positive contribution to a conservation area. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral
The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive
The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

4.2 Heritage Values

4.2.1 Following this methodology, the listed buildings adjacent to the Standen Strategic Site can be identified to have the following heritage values:

Evidential Value:

4.2.2 There has probably been a house on the site of Standen Hall since the 15th century. The Hall is known to have been used by members of the Aspinall family since the 16th century and is still used as a family residence. The development of the Hall illustrates the changes in how the family has used it, particularly the move of the front entrance to the east side and the later change to the drive. There are some remains of the earlier house, including a hopper dated 1748. There is no map evidence of any pre-19th century planting scheme related to the Hall but it is possible that further investigation of the gardens may provide evidence of this.

4.2.3 The Old Bothy is believed to date from the 17th century and retains a 17th century window. It is likely that the nearby unlisted barn dates from the same period and that the buildings formed the original home farm for the Hall. The cart entry in the barn indicates that it was built as a threshing barn and the 1822 Apportionment indicates that the nearest field was a wheat field.

4.2.4 Little Moor House and one of the other cottages on the other side of the road are shown on the 1740 map, as is the older part of the unlisted Hall coach house. There are very few remaining early/late 18th century cottages in Clitheroe. The other cottages appear to date from the early 19th century.

4.2.5 The mounting block was built close to the coach house and stables and not far from the Hall and illustrates the use of horses by the family for activities such as hunting.

4.2.6 The field gateways on Pendle Road, within the fields and on Worston Old Road mark the historic route of the northern foot way and one has survived with its historic ironwork.

Historic Value:

4.2.7 The site is associated with the route of a Roman road and the remains of an associated earthwork have survived (the significance of this feature has been covered in the *Environmental Statement*, AMEC, October 2012).

4.2.8 Standen Hall, The Old Bothy, the associated historic farm buildings and Higher Standen Farm are associated with the locally significant Aspinall family which has owned land in the area since the 16th century. John Aspinall had the Hall rebuilt in 1757 with a new east frontage. The coach house and barn and associated garage contribute to the understanding of the changing uses of Standen Hall.

4.2.9 Standen Hall is associated with the nationally significant architect, Timothy Lightholer who designed the new Hall early in his career. He later went on to design the Grade II* listed Platt Hall in south Manchester.

4.2.10 Standen Hall is illustrative of the spread of the fashionable Palladian style in north Lancashire. The style was used by John Carr at Lytham Hall (now listed at Grade I) and Champness explains Thomas Clifton's expectations for his new house as 'to arrange the necessary conveniences with some degree of art' and goes on to say that 'his house became a model for the next generation…On the other side of the county near Clitheroe…the Aspinall family had their house, Standen Hall, rebuilt at least in part during the 1750s.'[6]

4.2.11 The barn opposite The Old Bothy, together with the small stone structure, Higher Standen Farm and the field barns to the east of Littlemoor and to the south of Pendle Road are evidence of many centuries of farming in the area.

[6] John Champness, *Lancashire's Architectural Heritage.* Preston: Lancashire County Council, 1989, 64

Aesthetic Value:

4.2.12 The design of the re-built Standen Hall has been described by Hartwell and Pevsner as 'a fine Palladian mansion with a seven-bay front…enriched by giant Doric columns, triglyph frieze and a pediment, and also by triangular and segmental pediments over the principal windows. (Round the corner, the house is clearly of three principal parts. There is a handsome Adamish porch here with corner urns…'[7] In a hierarchy of significance, the east and south elevations should be considered as of exceptional significance, the west elevation of high significance and the north elevation as of medium significance.

4.2.13 All the buildings are constructed of local sandstone and the Hall, The Old Bothy and no. 13 Littlemoor are covered with stone slates. The Littlemoor cottages illustrate vernacular features which are common to the area, such as eight-over-eight sliding sash windows in plain stone surrounds and a roughcast finish.

4.2.14 Nos. 1, 3, 5 and 13 Littlemoor have decorative doorways with fanlights and Littlemoor House has a large two-storey bow, indicating some design in their construction. This degree of detail may indicate that they were built for middle class people; the 1840 Census, although this could be 80 years after their construction, lists the occupants of houses on Littlemoor as an accountant, a book keeper, two calico printers and a farmer.

4.2.15 The Littlemoor houses define part of the historic eastern edge of Little Moor and the historic route which developed after its enclosure.

4.2.16 The east front of Standen Hall features fine quality decorative stonework but the artist responsible is unknown. The decorative field gateways also feature incised decoration but the craftsman responsible is also unknown.

Communal Value:

4.2.17 The use of the family coat-of-arms on the south porch of Standen Hall is symbolic of the Aspinall family's status in the area.

4.2.18 The inclusion of Venetian windows in the unlisted Higher Standen Cottage, adjacent to The Old Bothy, is also symbolic of the Aspinall family's status.

4.2.19 Standen Hall and Higher Standen Farm have provided employment for people over many years and continue to do so. The 1840 Census lists the farmer at Higher Standen, James Sutcliffe (who is listed in the 1822 Apportionment), and John Howarth who, with his son, Robert, were employed at the Hall as coachmen, as well as six servants living at the Hall. One of the occupants of the Littlemoor cottages was also listed as a farmer. The 1881 Census lists six servants living in the Hall, together with a butler and a head gardener living close by.

[7] Clare Hartwell and Nikolaus Pevsner, *The Buildings of England: Lancashire: North.* London: Yale, 2009, 247

4.3 Summary of Significance

4.3.1 The chief aspects of significance are:

- High degree of evidential value in the survival of historic features in Standen Hall and The Old Bothy and their continued association with the locally significant Aspinall family;
- High degree of evidential value in the survival of historic features in Littlemoor House and nos. 11-15 Littlemoor;
- Historic association with the nationally significant architect, Timothy Lightholer and his design of the new Hall in a Palladian style;
- Group value of the Littlemoor cottages and Littlemoor House;
- Use of local building materials and survival of vernacular features in the cottages, with some designed details in some.

4.3.2 Overall, the buildings and structures are considered to have the following levels of significance:

- Standen Hall is considered to be of exceptional significance for evidential, historic, aesthetic and communal values;
- The mounting block, The Old Bothy and Higher Standen Cottage are considered to be of high significance for evidential, historic and aesthetic values;
- The old barn opposite The Old Bothy and the adjacent small stone structure are considered to be of medium significance for evidential, historic and aesthetic values;
- Higher Standen Farm, with its main structure, associated farmhouse and the more recent farmhouse are considered to be of low significance for evidential, historic and aesthetic values with the modern structure to the east considered as intrusive;
- Littlemoor House and all the listed cottages at no. 1-15 are considered to be of high significance for evidential, historic and aesthetic values;
- The converted stable block on Littlemoor occupied by Ingham and Yorke is considered to be of medium significance for evidential and historic values;
- The field barns to the east of Littlemoor and to the south of Pendle Road are considered to be of low significance for evidential and historic values;
- The stone gateways on Pendle Road, by the field barn to the south and on Worston Old Road are considered to be of low significance for evidential and historic values.

5 Contribution of Setting to the Significance of Heritage Assets

5.1 Extent of Setting

5.1.1 The NPPF defines the setting of a heritage asset as 'the surroundings in which a heritage 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'.

5.1.2 The definition of setting is supported by a set of principles that allow the concept to be better understood for the purpose of both the plan making and development management processes. These are set out in paragraphs 113 to 117 of the *Historic Environment Planning Practice Guide* (HEPPG) that accompanied PPS5[8] and are as follows:

- Setting is the surrounding in which an asset is experienced. All heritage assets have a setting irrespective of the form in which they survive and whether they are designated on not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that asset, or may be neutral.
- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationships between places.
- Setting will therefore generally be more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.
- The setting of a heritage asset can enhance its significance whether or not it was designated to do so.
- The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. Nevertheless, proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.

5.1.3 The setting of the designated and undesignated assets under consideration falls into four groups which can be defined as follows:

- The setting of Standen Hall, which is principally the landscaped grounds surrounding the Hall, together with the parkland visible to the west, and the woodland belts to the north and east.

[8] The HEPPG provides generic guidance on decision making for changes that affect the historic environment. It remains in place as national guidance until it is replaced.

- The Old Bothy and associated buildings, and Higher Standen Farm which is contained by woodland to the west and south, but is more open to the north;
- The setting of the buildings on Littlemoor includes the road itself and the fields and open areas either side of the road;
- The setting of the field gateways and northern barn is Pendle Road, Worston Old Road and the fields along the route shown on the 1822 map.
- There are also views in the north and east parts of the site of Clitheroe Castle, which is a Grade I listed building, and the site could therefore be said to fall within the setting of the Castle.

5.2 Relationship between Setting and Significance

5.2.1 The NPPF definition of setting states that 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. In other words, setting does not have significance itself. It enhances or detracts from the significance of the heritage asset.

5.2.2 The significance of the heritage assets is set out in Section 4 above. The way in which that significance can be experienced and understood is influenced by its setting. Views both of the assets and from them are important, but environmental factors such as noise and weather conditions; spatial associations; and our understanding of the historical relationship between places can also play a part.

5.3 Contribution of Setting to Significance

Views of Standen Hall

5.3.1 Standen Hall is largely enclosed by historic woodland to the north, on either side of the Pendleton Brook, and by trees along its east drive, around the old south drive and along Worston Old Road. Robinson describes the setting: 'The house is closely embosomed in trees with only the peak of Pendle Hill obtruding form the outside world'[9]. The land rises steeply to the north of the Brook and the Hall is well below the level of the proposed site of development. There is a good linear view of the Hall in a formal setting westwards along the east drive, with its mature beech trees and formal stone gateway. Partial views northwards towards the Hall along the pathways of the formal gardens and a view through the trees southwards towards the north elevation add to the appreciation of the development of the Hall.

Views of the Old Bothy and associated buildings and Higher Standen Farm

5.3.2 The Old Bothy and its associated buildings and Higher Standen Farm are also enclosed by trees to the south but are open to the fields to the north at the

[9] J. M. Robinson, *A Guide to the Country Houses of the North-West.* Constable, 1991, 241

same level. However, there is a good linear view of the Hall in a formal setting westwards along the east drive, with its mature beech trees and formal stone gateway. Partial views northwards towards the Hall along the pathways of the formal gardens and a view through the trees southwards towards the north elevation add to the appreciation of the development of the Hall. There is also an unexpected partial view of The Old Bothy through the trees, upwards from Worston Old Road to the south of the bridge. A linear view of Higher Standen Farm along the drive and, further on, of The Old Bothy adds to the appreciation of the long history of agricultural use of the area.

View West Towards Hall Along East Drive

View West Towards The Old Bothy Along Drive

Views from Standen Hall

5.3.3 There are fine linear views along both the east and south drives, the latter with its pollarded lime trees. There are open views over the fields to the west of the Hall and the coach house and views across the walled gardens and orchard which add to appreciation of the setting.

View Northwards From Old Bothy Over Fields

Views from the Old Bothy and associated buildings and Higher Standen Farm

5.3.4 From The Old Bothy, there are open views northwards over the fields with their hedged boundaries including mature trees, including an important distant view of Clitheroe Castle on the hill and towards Longridge Fell.

Views of Buildings on Littlemoor

5.3.5 There are important linear views along Littlemoor in both directions, particularly of Littlemoor House, but also of the listed cottages, which show the enclosed feel of the centre of the former hamlet. There are contrasting open views across the fields towards the undesignated field barn, which is also visible from back gardens of houses on Lingfield Avenue and Hillside Close. Given the open location of the field barn, there will also be clear views towards the rear of the listed cottages. The openness of these views help to preserve the immediate setting of the tightly-knit former hamlet buildings.

View Northeast Along Littlemoor Road

View Northwards Along Littlemoor Road

Views from Buildings on Littlemoor

5.3.6 There are glimpsed views between the buildings on Littlemoor eastwards over the fields which also include the field barn and which add to the relationship between the hamlet and the surrounding land. With regard to the field to the west side of Littlemoor, the Council has resolved to grant planning permission for residential development.

Views of Northern Field Barn and Gateways

5.3.7 The field gateways on Pendle Road and Worston Old Road are set into the hedge where there are views southwards across the fields towards the unlisted field barn and north-west along the current footpath towards the barn. The footpath also provides good views of the decorated gateways within the fields.

Gateway on Pendle Road ***View Southwards Towards Field Barn***

Environmental Conditions

5.3.8 The relative quietness of Standen Hall contributes to its significance, for it allows a more contemplative appreciation of the nature of the area. Quietude is a consequence of its rural and partly wooded setting and the relative lack of nearby development, although traffic noise from the A59 to the east and from Pendle Road has a considerable impact and detracts from quietude.

5.3.9 The enclosed situation provided by the woodland belt to the north of Standen Hall (which has been supplemented with a recent rhododendron bank and extended to the north by additional recent planting of mostly coniferous species with some hardwoods, hedgerow plants, larch and specimen trees), together with the walled gardens and landscaped grounds and the woodland around the south of The Old Bothy and Higher Standen Farm contributes to a feeling of seclusion.

5.3.10 The modern housing developments to the north and south of the listed buildings on Littlemoor detract from the setting, particularly those to the north where the streets infill a former field and disrupt the linear development.

Historic Associations

5.3.11 The Hall's grounds were quite limited in 1870, to parkland to the west and formal gardens to the south of the Hall with the drive to the south. These included the coach house and farm and garden buildings which have a historical association with the Hall. The walled gardens include an orchard which has been replanted recently, with advice from the Fruit Conservation Trust, and a former rose garden which has been planted with vegetables.

5.3.12 The Old Bothy and Higher Standen Cottage, with the barn opposite, lie to the north-north-east of the Hall and are connected with it via a woodland path. They have a historical association with the Hall, though they cannot be considered to be within the curtilage. Higher Standen Farm, further to the east, represents a more recent version of that historic association.

5.3.13 The buildings on Littlemoor have a historical association with the town of Clitheroe to the north, as an outpost of development that dates back to at least the 18th century and define the eastern edge of the former Little Moor, prior to enclosure.

5.3.14 The field gateways and northern field barn are located along a footpath which also dates back to the 18th century and illustrate the longevity of the field boundaries, although the southern part of the route changed after 1822.

5.3.15 The landscape character of the area is described in *A Landscape Strategy for Lancashire: Landscape Character Assessment*[10] as undulating lowland farmland:

'This character area follows the upper reaches of the River Ribble between Bolton-by-Bowland and Long Preston on limestone geology. It occurs on the fringes of the Slaidburn Rolling Upland Farmland between 100 and 150m AOD. It is a highly rural area which is dominated by lush green pastures divided by hedgerows with many hedgerow trees. The mixed plantation woodlands associated with estates of Bolton Hall and Halton Place and the ancient woodlands along the Ribble itself contribute to the wooded character of this landscape character area.'

[10] Environment Directorate, *A Landscape Strategy for Lancashire Landscape Character Assessment*. Preston: Lancashire County Council, Dec. 2000, 52

6 Heritage Planning Context

6.1 National Planning Policy Framework

PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

6.1.1 Historic Environment Policies included in the *National Planning Policy Framework* (March 2012) replaced *Planning Policy Statement* 5 (PPS5). *The Historic Environment Planning Practice Guide*, which accompanied PPS5, remains in place as national guidance until it is replaced, though it should be read in the light of the NPPF, and cannot take precedence over the NPPF's policies.

6.1.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government sees three dimensions to sustainable development: economic, social and environmental, and these roles should be regarded as mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The planning system is therefore expected to play an active role in guiding development to sustainable solutions. Policies 126-141 are related to conserving and enhancing the historic environment.

6.1.3 Policies 128 and 129 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

6.1.4 Policy 132 states: '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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

6.1.5 Policy 134 states; '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 securing its optimum viable use.'

6.1.6 Policy 135 sets out the policy principle guiding the consideration of applications for consent relating to undesignated assets. It states that the effect of an application on non-designated heritage assets or their setting will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

6.1.7 Policy 136 states: 'Local planning authorities should not permit 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.'

6.1.8 Section 5 of the PPS5 *Historic Environment Planning Practice Guide* provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the nature of the significance and the level of importance are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.

6.1.9 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding.

6.2 *Conservation Principles: Policy and Guidance* (English Heritage) 2008

6.2.1 The English Heritage document *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* is intended to guide conservation thinking and practice in England. It defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

6.2.2 If the significance of a place is to be retained and its historic value sympathetically managed, further change will inevitably be needed. Development need not devalue the significance of the place, both its tangible values, such as historic fabric, or its associational values, such as its place within the landscape, provided the work is done with understanding.

6.2.3 The *Principles* state that there are no simple rules for achieving quality of design in new work, which could involve either working in a traditional or contemporary manner. The important factor is to respect the values established through an assessment of the significance of the building and its setting.

6.2.4 It is also suggested that features of lesser significance offer opportunities to create heritage values of tomorrow, which can be achieved if the quality of the new work is of a high standard of design, materials, detailing and execution.

6.3 Ribble Valley Planning Documents

6.3.1 The *Local Plan* Policy ENV19, currently in force, states 'Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

i) The desirability of preserving the setting of the building

ii) The effect of the proposed development on the character of the listed building

iii) Any effect on the economic viability of the listed building

iv) The contribution which the listed building makes to the townscape or countryside

v) The extent to which the proposed works would bring substantial benefits to the community including economic benefits and **enhancement of the environment.**'

6.3.2 The *Core Strategy* has been submitted to the Secretary of State for consideration and provides the following relevant definitions:

HERITAGE ASSET – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

SETTING OF A HERITAGE ASSET – The surroundings in which a heritage 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.

6.3.3 Key Statement EN5 states '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 find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies.
- 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.

7 Heritage Impact Assessment

7.1 English Heritage Guidance

7.1.1 The English Heritage *Principles* contains polices which guide the management of change to historic assets, in particular that they should be managed to sustain their values by:

'4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

4.6 New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.'

7.1.2 The English Heritage guidance *Seeing the History in the View: A Method for Assessing Heritage Significance within Views* provides guidance on assessing the impact of proposed development which has been used here. The following stages are taken to ensure consistency and objectivity in the assessment process, which focuses on the attributes of significance of the heritage assets for each of the views:

- Establish the importance of a viewpoint
- Description of the view
- Identify heritage assets and attributes of OUV in the view
- Understand the significance of heritage assets and attributes in the view
- Changing aspects of the view
- Assess the overall heritage significance in the view
- Assess the magnitude of impact on heritage assets and attributes of OUV
- Determine the overall impact
- Identify ways of mitigating the impact of the development if appropriate

7.1.3 As encouraged in the guidance, reliance has also been placed on the experience and professional judgement of the author as a historic environment 'expert'. A selection of views and photomontages from the LVIA assessment and others additional to it with graphics from the Design and Access Statement illustrate the nature of the impact.

7.1.4 As an aid to the assessment process, *The Setting of Heritage Assets* English Heritage provides a list of attributes for consideration. Those which are relevant to the development proposals and their impact on the setting of the assets are as follows:

Location and siting of development

- Proximity to asset
- Extent

- Position in relation to key views

The form and appearance of the development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Visual permeability (extent to which it can be seen through)
- Introduction of movement or activity
- Diurnal or seasonal change

Other effects of the development

- Noise, odour, vibration, dust, etc
- Change to general character (eg Suburbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability

Permanence of the development

- Anticipated lifetime/temporariness
- Reversibility

Longer term or consequential effects of the development

- Changes to ownership arrangements
- Economic and social viability
- Communal use and social viability

7.1.5 These issues are considered where relevant in the context of the views analysis and assessed in terms of impact on the setting of the identified heritage assets as set out below. The overall impact on significance is a combination of the importance of the view, the significance of the heritage asset and the magnitude of impact.

7.1.6 The four viewpoints selected for consideration are as follows:

- View 5 Littlemoor OS 743 407
- View 10 Residential properties on Pagefield Crescent …and the public footpath OS 753 412
- View 16 Areas D Higher Standen and B Southern Woodland
- View 17 East Drive to Standen Hall

7.1.7 An explanation of the proposed character zones is included in the Design and Access Statement.

7.1.8 The heritage impact assessment supplements the Cultural Heritage chapter of the Environmental Statement which in addition considers impact on archaeology.

7.2 Assessment Methodology

Magnitude of Impact

7.2.1 The magnitude of an impact is the degree of the effect of the development on the heritage asset. It can be defined as substantial, moderate, slight, or negligible. Magnitude of impact is ranked without regard to the value of the asset, as summarised in Table 1. Environmental impacts can be beneficial and adverse; short, medium or long-term; direct or indirect; permanent or temporary; and cumulative.

Table 1: Criteria used to Determine Magnitude of Impact

Magnitude of Impact	Description
Substantial	Significant change in surrounding environment; Complete destruction of the site or feature. Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the heritage asset and its cultural heritage value/historical context and setting
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage value/historical context and setting
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the heritage asset and its cultural heritage value/historical setting
Negligible	Negligible change or no material change to the site or feature. No real change in our ability to understand and appreciate the heritage asset and its cultural heritage value/historical context and setting

Significance of Impact

7.2.2 The significance of impact is assessed by combining the relative magnitude of impact (Table 1) with the relative significance of a particular receptor. A matrix is used to calculate the significance of the impact and this is shown in Table 2.

7.2.3 Impacts have been identified as those that would potentially lead to a change to the receptor or site significantly outside the existing range of baseline conditions.

Table 2: Impact Significance Matrix

Significance	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major-intermediate	Intermediate	Intermediate-minor	Neutral
Medium	Intermediate	Intermediate – Minor	Minor	Neutral
Low	Intermediate - Minor	Minor	Minor - Neutral	Neutral

7.3 Impact of Changes on the Significance of Standen Strategic Site

Impact on Key Views

View 5 Littlemoor OS 743 407

Winter View As Existing – Orange Outline Indicates Visible Portion of Site

Graphic of Detailed Character Zone 2

7.3.1 Importance of the Viewpoint

This view is taken from Littlemoor to the south-west of Littlemoor House looking north-east over the development site. The alignment of the road, the slope of the land east and open frontage means that parts of the east end of the site are visible when approached from the south.

7.3.2 Description of the View

The view at this point is one of open fields with historic boundaries of hedges and mature deciduous trees and takes in Littlemoor House, above a high stone boundary wall, and the front elevations of nos. 13 and 15 on the left with the modern development and the field barn in the middle distance. In the far distance at a higher level is Pendle Hill. Turning to the right, the view also includes the late 19th century Littlemoor Mill with mature trees around it.

7.3.3 Heritage Attributes of the View

In this view, part of the south-west elevation of the listed Littlemoor House is visible over the wall, part of the listed nos. 16 and 17 around the coniferous hedges, and the west elevations of the undesignated barn.

7.3.4 Changing Aspects of the View

Although most of the trees in the view are deciduous, they are around the edge of the middle distance and will not obscure views of the heritage assets in summer. Since this is a long view, changes in weather conditions could have a marked effect on visibility. As the viewer is static, the viewpoint is determinate and the information contained in the view is constant. At night, the only light comes from street lighting along Littlemoor and adjacent houses.

7.3.5 Overall Heritage Significance of the View

The view provides information about the listed buildings, their relationship to one another and their landscape setting.

7.3.6 Magnitude of Impact on Setting of the Listed Cottages and Undesignated Field Barn

The planning application shows that:

- The current field gateway would be replaced by an entrance to the site for emergency vehicles, buses and pedestrians.

- A buffer of green space would extend a minimum of 10 metres from the boundaries behind the listed buildings to protect their local setting;

The illustrative plans show that:

- There could be a development of residential accommodation in a higher density to reflect the existing built form of Littlemoor, with houses extending upwards following the rising topography of the land. Houses will be oriented towards the road to allow views through;

- A new pedestrian/cycle road will be introduced from the entrance and around the southern boundary at the edge of the development.

7.3.7 Overall Impact on Significance

Littlemoor House and the other cottages are listed at Grade II and the NPPF advises that substantial harm should only be permitted exceptionally. Buildings considered as undesignated heritage assets and parts of structures in this category should be retained where possible, although there is usually scope for adaptation. The question to be addressed is how far the proposed change impacts on the setting of the designated and undesignated assets, and in that respect what effect it would have on their significance. The fact that the view will change is not in itself harmful, it is the degree to which the change of environment would impact on the values identified in the chapters above.

The development will be prominent on the approach northwards up Littlemoor and in significant, glimpsed views between the listed buildings from Littlemoor, in southerly and south-easterly directions which are currently across open fields but this would be mitigated by the landscaped green corridor. There will be a minimum of 10 metres between the boundary behind the listed buildings and the development which will be at its nearest to the east of no.13. Although ridge heights will vary because of the topography and design, the current long views towards Pendle Hill may be obscured, but these are not an important aspect of the assets' significance. At night, there will be lighting on the streets and in houses, where there is currently none, and car movements could contribute to a rise in noise levels.

Littlemoor and Littlemoor Road are within the urban fringe of Clitheroe, and consent has already been granted for development of the open land to the north west. When this development has been completed, the listed buildings will lose part of their semi-rural setting, and it will be important to ensure that the layout of the proposed Standen Strategic development and its proposed landscape buffer minimise the loss of openness to the rear of the listed buildings. Lower density development in this area would help to mitigate the impact, together with a high quality of landscape design and planting of the green corridor in advance of commencement of construction.

Without mitigation, the impact on significance of the listed buildings will be moderate adverse. With appropriate mitigation, this could be reduced to slight adverse.

View 10 Residential properties on Pagefield Crescent …and the public footpath OS 753 412

Winter View As Existing – Orange Outline Indicates Visible Portion of Site

Graphic of Detailed Character Zone 3

Sketch of View 3 Along Footpath

7.3.8 Importance of the Viewpoint

Pendle Road is busy and provides a main access between the A59 trunk road and Clitheroe. However, it is possible to stop to look at the view and a pavement provides access for pedestrians, although a dense hedge obscures the view along most of the road. There is a public right of way diagonally through the field towards the northern field barn and connects with Worston Old Road.

7.3.9 Description of the View

The view extends across the open field which is bounded by hedges and mature deciduous trees on two sides and by the property boundaries of modern development on the right, a mixture of timber fencing and coniferous trees. In the immediate foreground is the field gateway and stile; in the distance is the field barn.

7.3.10 Heritage Attributes of the View

There are views of the undesignated derelict field barn.

7.3.11 Changing Aspects of the View

Although most of the trees in the view are deciduous, they are around the edge of the far distance and will not obscure views of the field barn in summer, although the gateway would appear more set into the hedge. Since this is a long view, changes in weather conditions could have a marked effect on visibility. As the viewer is static, the viewpoint is determinate and the information contained in the view is constant. At night, the only lights come from the street lighting on Pagefield Crescent and the houses.

7.3.12 Overall Heritage Significance of the View

The view provides information about the surrounding landscape. The view contains three undesignated, decorated field gateways, including one on the far south-eastern corner of the field and one in the adjoining field, near to the barn. The gateway on Pendle Road retains both its original iron gate and that of the stile. There are significant views towards Clitheroe Castle from the footpath and from Worston Old Road.

7.3.13 Magnitude of Impact on Setting of the Field Gateway and Barn

The planning application confirms that the existing field gateways and footpath would be retained. Indeed, the illustrative master plan was changed to enable that to happen.

The illustrative master plan shows a number of changes, as follows:

- A new vehicular access into the site is proposed from Pendle Road which would provide the main vehicular access;
- Development of community, commercial, retail and housing including a primary school, with a higher density of development in the north-west corner of the site and along the access road;
- Installation of a children's play area in the foreground close to the field gateway;
- Retention of the existing right of way with a surface and lighting;
- The development will result in the loss of the field barn which is considered to be of low significance.

7.3.14 Overall Impact on Significance

The significance in the view relates to the undesignated field barn, the field gateways and the views of Clitheroe Castle. The development will result in the loss of the field barn. The gateways will be retained. The illustrative master plan has attempted to protect important views of Clitheroe Castle from the centre of the northern section of the development but the detailed design of the primary school needs to involve a sympathetic and high quality fencing to ensure that this view is retained. This could also be addressed at reserved matters stage. Another important view of Clitheroe Castle from Lane Ends Cottage on Worsten Old Road will be obscured by the development and it is recommended that the green corridor to the north is modified. Although it is recognised that this may affect the number of houses which could be provided, it would have the potential to mitigate the effects of development.

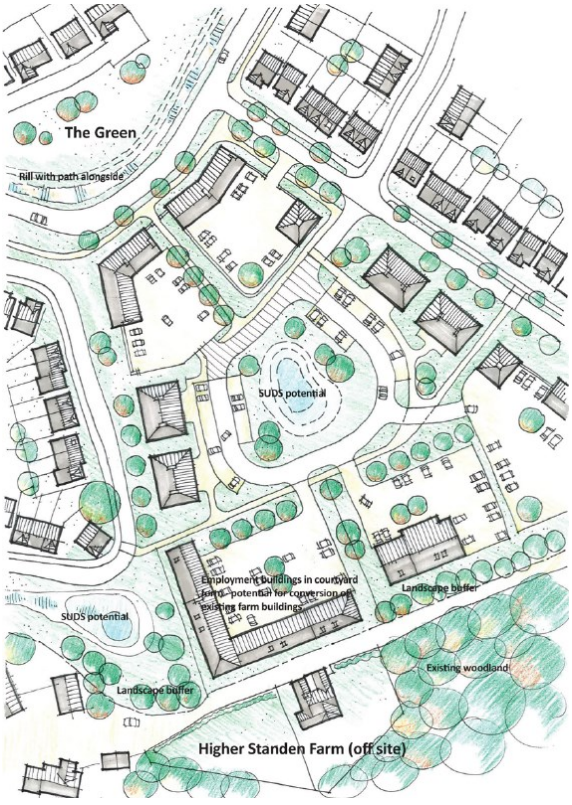
Without suitable mitigation to protect the undesignated heritage assets, the impact on their significance will be slight adverse. With mitigation, this would be reduced to negligible adverse.

View 16 Areas D Higher Standen and B Southern Woodland

Winter View Towards Clitheroe Castle As existing

Winter View from Northern Boundary of Woodland Towards Old Bothy and Higher Standen As Existing

Graphic of Detailed Character Zone 5



Graphic of Detailed Character Zone 6

7.3.15 Importance of the Viewpoint

At present, this view is only accessible from private property and is within the Standen Estate. This does not mean it is not important but does mean it is not currently possible for members of the public to see it.

7.3.16 Description of the View

The view is panoramic, extending from the northern edge of the woodland north of Pendleton Brook on the left with Longridge Fell at a high level, over open

fields with boundaries formed of hedges with mature trees in the middle distance, to Higher Standen Farm on the right, with Pendle Hill at a high level in the far distance. In the foreground are poles carrying electricity wires, new planting of trees and a deer fence.

7.3.17 Heritage Attributes of the View

There are clear views of the undesignated stone barn opposite the listed Old Bothy and its associated outbuildings and of the back of Higher Standen Farm, also undesignated. If the viewer moves, there are also good views of The Old Bothy itself.

7.3.18 Changing Aspects of the View

As the viewer moves around the view will change and the information contained in the view is increased. Since this is a long view, changes in weather conditions could have a marked effect on visibility. Although most of the trees in the view are deciduous, they are around the edge of the far distance and will not obscure views of the heritage assets in summer. At night, the only lights come from the occupied buildings.

7.3.19 Overall Heritage Significance of the View

The view includes the Old Bothy, Higher Standen Farm and associated farm buildings in a rural setting. The landscape here is much more open than it was in 1822 and boundaries have been removed and changed to reflect changing farming practices in the 19th and 20th centuries.

7.3.20 Magnitude of Impact on Setting of The Old Bothy and Undesignated Barn and Higher Standen Farm

The graphic sketches, of the illustrative proposals, show a number of potential changes on the application site as follows:

- Development of higher-density housing to the north and lower density housing to the north-west, up to the existing fence with a swale and a green wedge into the development to soften the edge;
- Retention of the existing undesignated barn and Higher Standen Farmhouse and the farmhouse opposite the main farm buildings;
- Two areas of housing separated by a green corridor with an activity/ecology trail running along it;
- Commercial development to the north-west and including Higher Standen Farm buildings to include conversion of the existing farm buildings and new build office buildings to the north and east of the existing buildings around a large courtyard, to create an employment cluster;
- The principal access route to the development will run in a green corridor to the north.

7.3.21 Overall Impact on Significance

The Old Bothy and Higher Standen Farm enjoy a secluded location, nestled against the woodland edge to the grounds of Standen Hall, with open views to the north. The development will have an impact on the openness of the setting.

The indicative masterplan shows that there will be an open buffer of 10 metres from the boundary of the undesignated barn and farmhouse to protect the setting of the Old Bothy with substantial landscaping. The layout of existing and new buildings also provides scope to protect and shield the character of the agricultural grouping. There will be some impact from night time street lighting and car movements could contribute to a rise in noise levels.

The intended activity/ecology trail would provide new public access to this area. Distant views of the Castle would be obscured by housing in places but opened up from others.

Without mitigation, the impact on significance of the listed buildings will be moderate adverse. With appropriate mitigation, this would be reduced to slight adverse.

View 17 East Drive to Standen Hall

Winter View Down Standen Hall East Drive As Existing

Winter View From Standen Hall Drive Facing North-East As existing

Photomontage Along Standen Hall East Drive After Completion of Phase 3

7.3.22 Importance of the Viewpoint

This view is only accessible from private property but is the primary approach to Standen Hall. Most viewers will see it while moving but that means that there is a series of viewpoints which change as the viewer approaches the Hall.

7.3.23 Description of the View

The primary view is a linear one along the surfaced drive and a line of planted mature beech trees. Beyond them on both sides is parkland which also contains mature trees. The immediate approach to the Hall is bordered on the right by a mature yew hedge. Beyond the hedge, the land slopes down towards the brook, allowing views towards the woodland belt which runs up the opposite slope towards the development site.

7.3.24 Heritage Attributes of the View

This is the principal approach to the Grade II* listed Hall. The east drive has a formal gateway flanked by a sandstone block wall topped with moulded and rounded coping stones. The large stone gate piers have a cornice and ball finials and there are smaller, plainer versions at the other end of the flanking walls. Opposite the gateway is the two-storey, rough cast Lodge with bargeboards and fenestration which appears to have been altered.

Winter View of East Gateway

The Lodge

7.3.25 Changing Aspects of the View

As the trees along the drive and many of those in the parkland and woodland belt to the north are deciduous, the view changes with the seasons. The Estate has undertaken additional planting within the Hall grounds, partly along the Worston Old Road boundary but also, significantly, along the northern edge of the woodland belt to the north, as described in section 5.3 above, which is intended to completely screen the development from the Hall and gardens.

7.3.26 Overall Heritage Significance of the View

The principal approach to Standen Hall has been down the east drive since the early 1880s, at which time it is believed that the trees were planted. Although the front entrance to the Hall was moved to the east façade when the Hall was

largely re-built in 1757, the approach from the south was retained. The Hall is considered to be of exceptional significance. Survey work of the gardens was undertaken in 1980 and included in *Historic Designed Landscapes of Lancashire* (1998), produced by E. Bennis and J. Dyke on behalf of English Heritage and Lancashire County Council.

7.3.27 Magnitude of Impact on Setting of Standen Hall

The geo-referenced photomontage above superimposes the proposed development on a photograph of the view and is, at this stage, just indicative of massing; more details on building materials and design would be appropriate at the reserved matters stage. It shows some minor changes, as follows:

- The front and ridges of development to the north will be visible to some extent through the trees, although more so in winter than in summer but this will lessen and disappear as the new planting to the north of the woodland belt grows and matures;
- The long-term management plan for the woodland belt includes the periodic renewal of trees to ensure screening for the Hall.

7.3.28 Overall Impact on Significance

The development will be visible on the northern horizon when viewed from the east drive and will change the character of the northern boundary of the setting of Standen Hall. The gables and ridges of the houses and lighting at night may be visible from the east drive, particularly from the point where there is a gap in the yew hedge to the right of the drive where the existing trees are less dense. However, this would lessen and disappear as the new planting to the north of the woodland belt grows and matures. Since this part of the site is proposed to be developed as the final phase, it is expected that the new planting will be semi-mature by the time that the houses are built, providing a densely wooded screen. There may also be some increase in noise levels, although this is unlikely to be more audible than the existing hum from the A59.

Without mitigation, the impact on significance of Standen Hall will be slight adverse, but since mitigation in the form of a dense woodland screen has already been implemented, the by the time that development takes places impact can be assessed as negligible.

7.4 Summary of Impacts

7.4.1 The study has considered the impact on the significance and setting of heritage assets in the context of four modelled views. Other potential effects have been considered. Table 3 provides a summary of assessment, taking account of mitigation measures as set out in section 10 below.

Table 3: Summary of Impact Significance

View	Heritage Asset	Identified Impact	Significance	Magnitude of Impact without mitigation	Magnitude of Impact with mitigation	Significance of Impact with mitigation
05	Littlemoor	Change of setting from hamlet to village settlement, with development of surrounding open land	High	Moderate	Slight	Minor
10	Pagefield Crescent	Potential loss of stone field entries and barn	Low	Slight	Negligible	Neutral
16	Old Bothy and Standen	Change of setting from agricultural group to village settlement	High/ Low	Moderate	Slight	Minor/Neutral
17	Standen Hall	Slight visibilty of houses from grounds of Hall	High	Slight	Negligible	Neutral

8 Mitigation Measures

8.1 Conservation

8.1.1 Although an outline application with all matters reserved, the trustees' current thinking is that part of the main farm building at Higher Standen Farm will be retained and refurbished for office use.

8.1.2 The Environmental Statement has proposed full archaeological recording of all the affected agricultural buildings and their immediate vicinities prior to conversion work or demolition, which has the potential to mitigate the effects of alteration work. However, even a very complete recording is not a replacement for the building itself and consideration should be given to retaining the field barn to the east of Littlemoor for conversion to other uses.

8.1.3 The field gates and stile at either end of the footpath between Pendle Road and Worston Old Road will be retained but it is recommended that the surviving historic gates be conserved and retained. It is also recommended that the field gates within the site by the derelict barn should be retained in situ if possible, or re-used elsewhere on site which would have the potential to mitigate the effects of development. This could be required through a planning condition.

8.1.4 All reserved matters applications for development affecting the setting of listed buildings and undesignated assets or the demolition of undesignated assets should be accompanied by a heritage impact assessment and pre-application discussions should include guidance on the extent of the setting and the required assessment method.

8.2 Access and Interpretation

8.2.1 The existing public footpaths will be retained and two new pedestrian and cycle route and an activity/ecology trail are proposed which will enable greater public access to the site and enhance public appreciation of the importance of the historic landscape.

8.2.2 The Littlemoor part of the site will become publicly accessible and, in order to ensure greater public understanding of the historic environment, it is recommended that interpretation of the development of Littlemoor be produced as part of the development which would have the potential to mitigate the effects of alteration work.

8.3 Landscape

8.3.1 The parameters plan lodged as part of the application (parameters which can for the subject of conditions on any planning permission) has provided a buffer between the development and the nearby listed buildings involving a minimum distance of 10 metres between the boundaries of all of the listed buildings and development. However, the intended semi-rural character of the gateway on Littlemoor is expected to become more formal with hard landscaping further into the development and this will be visible from Littlemoor. It is recommended that

the semi-rural character be maintained further into the gateway in the detailed design which would have the potential to mitigate the effects of development. This could be addressed at reserved matters stage.

8.3.2 The illustrative master plan indicates much use of green corridors and open spaces and it is necessary that the maintenance of these is ensured in the long-term by an agreement before development begins.

8.3.3 The illustrative master plan has attempted to protect important views of Clitheroe Castle from the centre of the northern section of the development but the detailed design of the primary school needs to involve a sympathetic and high quality fencing to ensure that this view is retained. This could also be addressed at reserved matters stage.

8.4 Design Guidance

8.4.1 The outline design has listed a number of relevant sets of design guidance but it is recommended that the following guidance is added to the list:

- English Heritage and CABE, *Building in Context: New Development in Historic Areas.* London: English Heritage and CABE, 2001
- English Heritage, *Constructive Conservation In Practice*. London: English Heritage, 2008
- English Heritage, *Streets for All: North West Manual.* London: English Heritage, 2006
- English Heritage and DoT, *Assessing the Effect of Road Schemes on Historic Landscape Character*. London: English Heritage and DoT, 2007

9 Conclusions

9.1 The report considers the impact of potential development on the significance of Standen Hall, Clitheroe Castle, The Old Bothy and the listed buildings on Littlemoor as well as a number of undesignated heritage assets.

9.2 The way in which significance can be experienced and understood is influenced by its setting. The assessment has been carried out in accordance with the English Heritage Guidance documents, *Conservation Principles* and *The Setting of Heritage Assets.*

9.3 The outline planning application to which this relates involves a single and extensive area of land, which is situated in the proximity of the above heritage assets. An informed illustrative masterplan has been prepared to indicate how development of the site might be configured.

9.4 The assessment has considered the potential visual impacts of development on the settings of the heritage assets in terms of a number of key viewpoints. Other potential effects of development have been assessed.

9.5 A number of changes in the localities of Standen Hall, The Old Bothy, the listed buildings on Littlemoor and the undesignated heritage assets are identified. These have been assessed in terms of the significance of impact on their settings. Without mitigation moderate adverse impacts are found in relation to a static viewpoint on the setting of the listed buildings at Littlemoor, and to the setting of The Old Bothy. Slight impacts on undesignated heritage assets are found in relation to a static view from Pendle Road southwards, and on the setting of Standen Hall from the important eastern approach to the Hall.

9.6 Mitigation measures are proposed in relation to conservation; access to the site and interpretation; landscape and planning guidance. These will substantially offset the adverse visual consequences of development.

9.7 On balance, this assessment finds that the consequences of development of land at Standen Strategic Site as proposed would have a neutral impact on the significance of Standen Hall, Clitheroe Castle and the undesignated heritage assets, providing that suitable mitigation measures are taken but a minor adverse impact on the significance of The Old Bothy and the listed buildings on Littlemoor. This would accord with Policy 134 of the National Planning Policy Framework that states that 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.

10 Sources

Maps

C1740 Horrocksford Estate

1781 Plan of the Borough of Clitheroe, M. Oddie

1786 Plan of Commons and Waste Grounds in the Borough and Town ship of Clitheroe, M. Oddie

1822 Map of the Borough and Township of Clitheroe, Bawden & Alexander

1847 Ordnance Survey, 6 inch, 1st edition

1870 Plan of Mains on part of Standen Hall Farm

1886 Ordnance Survey 1:2500, 1st edition

1893 Plan [of estate], W. & L. Clare

1912 Ordnance Survey 1:2500

1932 Ordnance Survey 1:2500

Published

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ENGLISH HERITAGE. *Conservation Principles, Policies and Guidance For the Sustainable Management of the Historic Environment.* London: English Heritage, 2008

ENGLISH HERITAGE. *Historic Environment Planning Practice Guide.* London: English Heritage, March 2010

ENGLISH HERITAGE. *Seeing the History in the View: A Method for Assessing Heritage Significance within Views.* London: English Heritage, 2011

ENGLISH HERITAGE. *The Setting of Heritage Assets*. London: English Heritage, 2011

'French Refugees Celebrated Christmas Mass at Standen Hall', [undated press cutting, Clitheroe Community Library]

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ROBINSON, J. M. *A Guide to the Country Houses of the North-West.* Constable, 1991
WOLFENDEN, E. 'Picture With a Story', *Lancashire Life*, April 1993, 26

APPENDIX A Listed Building Descriptions

Standen Hall 29.12.1952 GV II*

Country house, rebuilt 1757 (VCH) with west wing rebuilt c.1858. Squared sandstone with slate roofs. East front a symmetrical composition of 3 storeys and 7 bays, with projecting quoins, a string course above the 1st floor and a cornice. The central 3 bays on the ground floor project to carry an attached giant order of Doric columns supporting an entablature with triglyph frieze and a dentilled moulded pediment. Windows sashed, with glazing bars on the 1st floor and to the 3 right-hand bays of the 2nd floor, the remainder sashed with no glazing bars. All have architraves, the 3 central 1st floor ones with pulvinated friezes and pediments, the central one segmental. The central doorway has Tuscan pilasters, a semi- circular head, and a pediment on console brackets. 2 chimneys on ridge. Adjoining to the right is a 2-storey 3-bay wing in a similar style. Adjoining its front wall at right angles is the single-storey billiard room of 1876. The south front has, at its right-hand side, 2 bays of the 3-storey east block, the 2nd floor above a cornice. Towards the centre of the facade is a recessed 2-storey section of 3 bays in a similar style, with a central doorway with architrave, and pediment on console brackets. The doorway is within an open Adamesque porch with corner urns. To the left are 3 bays of the taller 2-storey 1858 wing, whose details are more Italianate on the west side. Interior appears to have been re-modelled in C19th. North room at front of east block has pedimented oak doorcases. Door in east front now enters under a stair with stick balusters and ramped handrail. 1st floor rooms not accessible at time of survey.

SD 74 SW PENDLETON
Mounting block approx. 40 metres south 6/117 of south front, Standen Hall - GV II

Mounting block, possibly early C19th. Sandstone. Symmetrical, with 6 steps on each side. Treads have nosings and are each carved from one piece of stone.

HIGHER STANDEN 1. 5295 The Old Bothy SD 74 SW 7/54 19.5.50. II 2. C17 and C18. 2 storeys in rubble. The C17 portion is lower and retains 1 early C17 window of 6 lights. The remaining windows are C18. In the C18 portion on the left are 2 Venetian windows, 1 per storey, with plain keystones to the arched centre lights.

LITTLE MOOR 1. 5295 (North-East Side) Nos 1 to 9 (odd) SD 74 SW 7/45 II GV 2. Terrace of small C18 or early C19 houses of 2 storeys, roughcast. Nos 1 and 3 have 4 windows, hung sashes with glazing bars, above 2, and 1 rectangular window to No 3. 2 doors of 6 fielded panels with glazed rectangular fanlights, stone pilasters and cornice. Nos 5 and 7 have 3 windows, stone surrounds. Door to No 5 of 6 fielded panels with round-arched glazed fanlights, keystone and impost bands, stone surround to door of No 7. No glazing bars to No 7. No 9 has main elevation to end. 2 windows flank 2 small windows. 3 windows to ground, no glazing bars. Cement surround, modern door. Penticed extension to rear. Nos 1 to 15 (odd) and Little Moor House form a group.

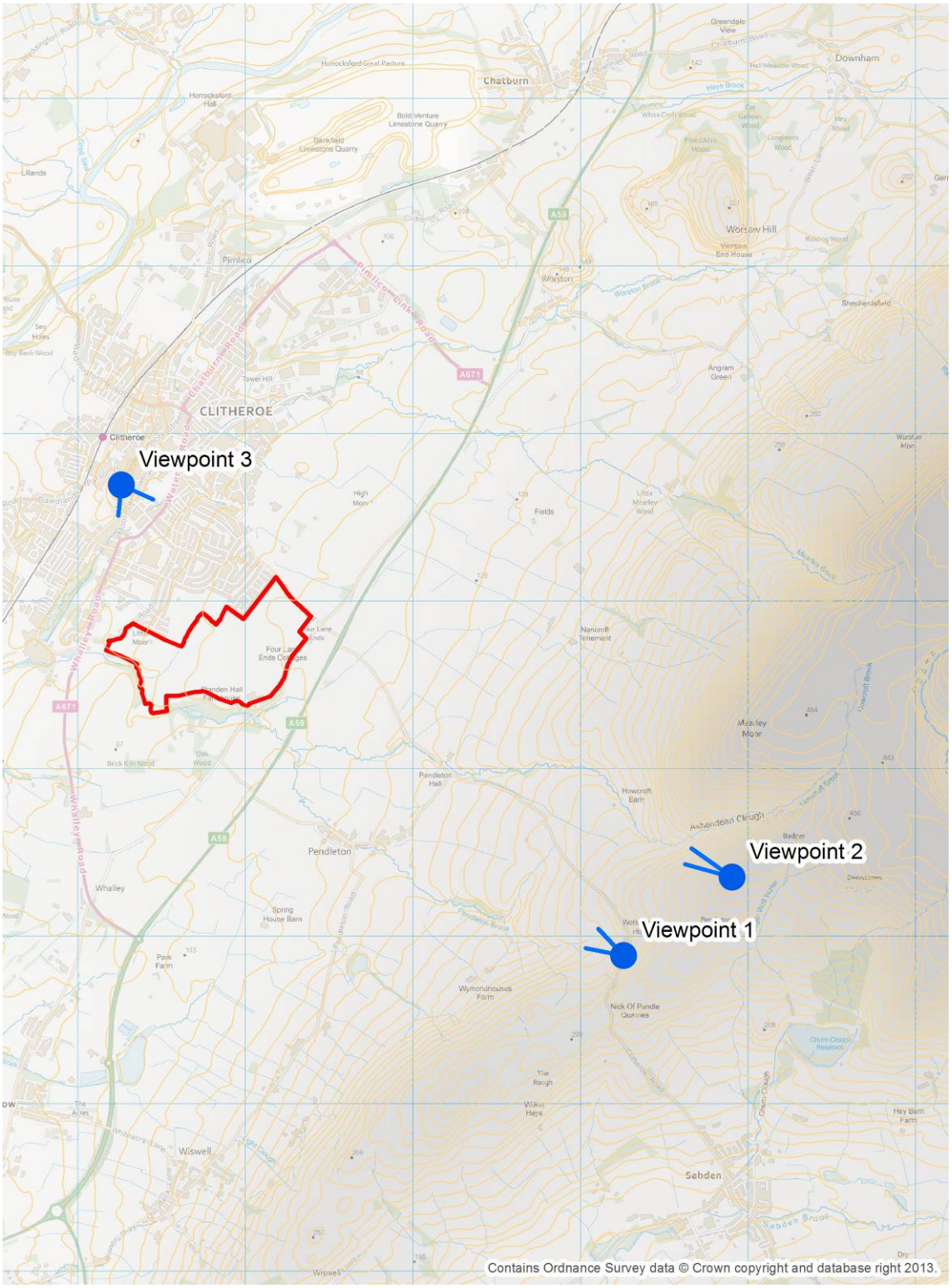
LITTLE MOOR 1. 5295 (East Side) Nos 11 to 15 [*sic*, should be 17](odd) SD 74 SW 7/44 II GV 2. Three C18 or early C19 cottages, No 11 behind the others and rendered, with 2 windows with lintels and modern glazing, above 1. Door in stone surround. No 13 has 2 windows above 1 and door with semi-circular fanlight, modern door. No 15 has 2 windows over 2, plain stone surround to modern door. Nos 1 to 15 (odd) and Little Moor House form a group.

LITTLE MOOR 1. 5295 (West Side) Little Moor House [and no. 19] SD 74 SW 7/46 19.5.50. II GV 2. Late C18 or early C19. 2 storeys, stuccoed. In the south elevation is a 2-storey bow, with a canopy to the ground floor. The semi-circular headed doorway has a small pediment over. There is a 2-light window and 1 of 3 lights, with a French window in the ground storey and 4 single-light windows in the upper storey. Glazing bars only to rear elevation. Nos 1 to 15 (odd) and Little Moor House form a group.

Appendix B
Landscape and Visual Assessment - Additional Information (IBI Taylor Young)

13 Pages

Figure B1 Plan Showing Location of the Viewpoints



Photomontage 1: Representative view from Pendle Hill AONB, view from Ski slope and Wellsprings pub OS 773 389 - this is viewpoint 15 in the LVIA for the ES submitted with the planning application. The analysis in the tables below is reproduced from the ES for reference.

Receptor	Sensitivity of Most Sensitive Receptor	Direction of View	Distance of View to Closest Boundary	Date of Photo	Weather and Lighting	Single Frame or Panorama
AONB PROW Public Road	High	North-west	2 500 m	28th February 2013	Bright, clear and sunny	Panorama

	Existing View (see Figure B2)
View description	Distant views of site over AONB and Pastoral Fields with strong hedgerow and mature trees. From this particular viewpoint the artificial ski slope is visible in the foreground. Long views to the Longridge Fell and Bowland Fell AONB.

	View Year 5 (see Figure B3)	View Year 10 (see Figure B4)	View Year 15 (see Figure B5)
View description	The developed edge of Clitheroe will move perceptibly toward the viewer. Phase 1 will have been constructed but the planting will not have matured and Phase 2 will be a construction site.	Phase 2 will have been constructed and Phase 3 will be a building site. Tree planting will be starting to make an impact on the longer views but not making a significant difference at this stage.	Construction work will be complete and planting will have a significant impact screening views such that the development will have settled into the landscape.
Magnitude of visual change (effect)	Medium	Medium	Low
Overall impact	Substantial/Moderate	Substantial/Moderate	Moderate
Significance of effect	Significant	Significant	Not Significant

Photomontage 1: Representative view from Pendle Hill AONB, view from ski slope and Wellsprings pub 377258, 438883

Figure B2 Existing View

Site highlighted in red (see above)

Figure B3 View Year 5

Figure B4 View Year 10

Figure B5 View Year 15

Photomontage 2: Footpath on Pendleton Moor just below (west) of the 383m spot height seen on the 1:50 000 map at 377905, 439352

Receptor	Sensitivity of Most Sensitive Receptor	Direction of View	Distance of View to Closest Boundary	Date of Photo	Weather and Lighting	Single Frame or Panorama
AONB PROW	High	North-west	2 880 m	28th February 2013	Bright, clear and sunny	Panorama

	Existing View (see Figure B6)
View description	Distant views of site over AONB and Pastoral Fields with strong hedgerow and mature trees. Long views to the Longridge fell and Bowland Fell AONB.

	View Year 5 (see Figure B7)	View Year 10 (see Figure B8)	View Year 15 (see Figure B9)
View description	The developed edge of Clitheroe will move perceptibly toward the viewer. Phase 1 will have been constructed but the planting will not have matured and Phase 2 will be a construction site.	Phase 2 will have been constructed and Phase 3 will be a building site. Tree planting will be starting to make an impact on the longer views but not making a significant difference at this stage.	Construction work will be complete and planting will have a significant impact screening views such that the development will have settled into the landscape.
Magnitude of visual change (effect)	Medium	Medium	Low
Overall impact	Substantial/Moderate	Substantial/Moderate	Moderate
Significance of effect	Significant	Significant	Not Significant

Photomontage 2: Footpath on Pendleton Moor just below (west) of the 383 m spot height seen on the 1:50 000 map. 377905, 439352

Figure B6 Existing View

Site highlighted in red (see above)

Site highlighted in red (see above)

Figure B7 View Year 5

Figure B8 View Year 10

Figure B9 View Year 15

Photomontage 3: Clitheroe Castle 374260, 441691

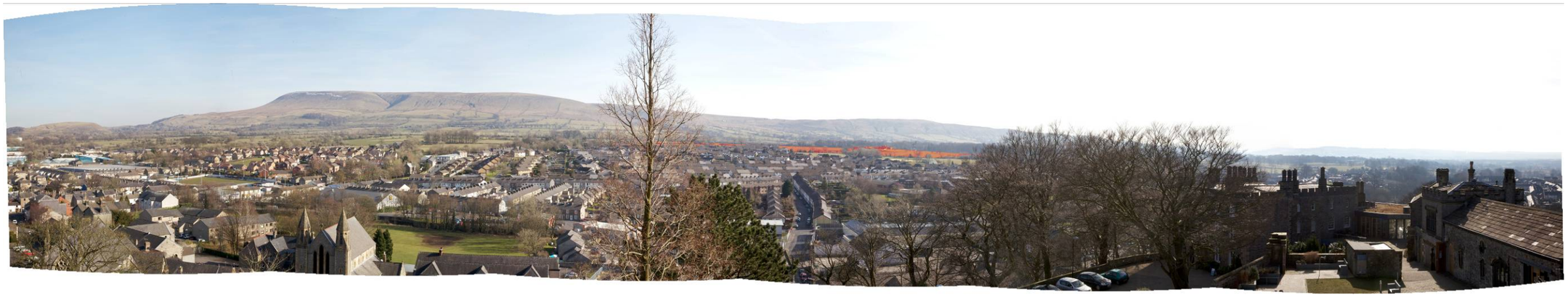
Receptor	Sensitivity of Most Sensitive Receptor	Direction of View	Distance of View to Closest Boundary	Date of Photo	Weather and Lighting	Single Frame or Panorama
Scheduled Monument and visitor attraction	High	South-East	870 m	6th March 2012	Bright, clear and sunny	Panorama

	Existing View (see Figure B10)
View description	View over Clitheroe roofscape. The site sits is the greenfields visible on the edge of Clitheroe in the middle of the photo running up to the farm buildings of Higher Standen in the mid-distance.

	View Year 5 (see Figure B11)	View Year 10 (see Figure B12)	View Year 15 (see Figure B13)
View description	Residential edge will be extended. There will be some additional tree planting which will soften and break-up the roofscape which will be less stark when compared to the existing roofscape. Phase 1 will have been constructed but the planting will not have matured and Phase 2 will be a construction site.	Phase 2 will have been constructed and Phase 3 will be a building site. Tree planting will be starting to make an impact on the longer views but not making a significant difference at this stage.	Construction work will be complete and planting will have a significant impact screening views such that the development will have settled into the landscape.
Magnitude of visual change (effect)	Medium	Medium	Low
Overall impact	Substantial/Moderate	Substantial/Moderate	Moderate
Significance of effect	Significant	Significant	Not Significant

Photomontage 3: Clitheroe Castle 374260, 441691

Figure B10 Existing View



Site highlighted in red (see above)

Figure B11 View Year 5

Figure B12 View Year 10

Figure B13 View Year 15

Appendix C
Drainage - Additional Information

30 Pages

Standen, Clitheroe
Foul Water Management Strategy

1. Introduction

This technical note summarises the management strategy for the proposed foul drainage network for the development at the Standen Site, Clitheroe. The site is centred on National Grid Reference (NGR): SD 74846 40704, at Clitheroe, in Lancashire. The proposed Greenfield development will consist of the following:

1. Approximately 1,040 Residential Dwellings;

2. A 2-Form Primary School;

3. Over 7,000m^2 area of Community, Retail and Employment Land.

The current requirement for this Management Strategy has arisen following a telephone discussion between Mr. Graham Perry of United Utilities Plc, and AMEC on Wednesday 23rd January 2013.

To enable United Utilities to assess the foul drainage aspects of the proposed development, the following information has been requested:

- An Indicative Masterplan for the proposed foul sewer network, showing the number of properties/ units to be built;
- A high level hydraulic assessment of the anticipated foul flows from the entire development;
- The proposed connection points into the existing Foul Public Sewer Network.

1.1 Approach to Managing Anticipated Foul Flows

In order to develop an effective Management Strategy for dealing with the anticipated foul flows from the proposed site, AMEC have undertaken the following:

- A review of the proposed nature and scale of the development in order to estimate the anticipated foul water discharge rate;
- Liaison with United Utilities to determine the location of existing public combined sewer network in the vicinity of the site;

- A review of the site topography to determine the extent of the catchment areas for the foul sewer network, for each proposed development block;
- Identification of suitable discharge points to the existing Public Combined Sewer Network; and
- Production of a schematic Drainage Layout Plan for the proposed Foul Sewer Network.

It is proposed that the development will be split into 3 separate phases. Phase 1 is planned to start in the next 5 years; Phase 2 in the next 5 to 10 years, and Phase 3 in the next 10 to 15 years. As each of these phases is going to progress separately, the foul discharge rates and proposed sewer network have been assessed separately for each phase. A phasing plan for the site has been included in Appendix A, drawing No. 29421/N/CVD/112/A.

It is worth noting that at this stage, the proposals relate to an Illustrative Masterplan. The Phasing Plan is also illustrative.

1.2 Surface Water Management Strategy

A Surface Water Management Strategy for the site has been previously produced by AMEC which details the proposed approach to the management of surface water on the site. For completion, a copy of this report has been included in Appendix B. A schematic Layout Plan for the proposed surface water sewer network (Drawing No. 29421/N/CVD/114/B) has been included in Appendix C.

The Surface Water Management Strategy proposes that all surface runoff from the entire development will be managed and attenuated on site using a combination of new Underground Surface Water Storage Devices and Sustainable Urban Drainage (SuDS) Structures such as Attenuation Ponds, Swales and Filter Drains. Surface Water will be discharged at Greenfield Rate to existing watercourses within the footprints of the proposed development. The Environment Agency has stipulated a Greenfield Runoff Rate for the site equivalent to 10 litres per second per hectare. It is not proposed to discharge any surface water to the existing Public Combined Sewer Network.

2. Proposed Foul Water Management

2.1 Existing Foul Drainage Arrangements

Through discussion with United Utilities and a perusal of the Sewer Records procured by AMEC, a total of 4 No. potential points of connection of anticipated foul drainage from the proposed development into the public sewer network have been identified. It has been confirmed by United Utilities that there is potential capacity within these sewers to receive the anticipated foul flows from the site. The four potential connections identified are:

1. Connection into the existing 300mm diameter combined Public Sewer located in Whalley Road.
2. Connection into the existing 300mm diameter combined Public Sewer located in Lingfield Avenue - This option may require a small degree of land requisition as it will be crossing private property.
3. Connection into the existing combined Public Sewer located in Shays drive - This option may require a small degree of land requisition as it will be crossing private property.
4. Connection into the existing Combined Public Sewer located at Pendle Road.

In addition to the three options listed above, there is also a potential for connecting directly into an existing Wastewater Treatment Works. The Clitheroe Wastewater Treatment Works is located approximately 1.4 km to the south west of the proposed development. This option may require the provision of a new Pumping Station and associated Rising Main. The Rising Main would require land requisition and it would have to cross the Pendleton Brook, the A671 and the "Whalley to Clitheroe" Railway.

2.2 Foul Flow Rate Calculations

At this stage, the proposed site layout and phasing of the development are indicative, with approximate dwelling numbers or plan areas applied to each plot. (Refer to the Phasing Plan in Appendix A). Each development phase has been split into sub-plots of development of a like nature with the scale of each sub-plot identified on the Phasing Plan.

Using these approximate details, flow rates have been assessed for the each sub-plot, see Table 1 below. The resultant total anticipated Foul Flow from the entire development has been estimated to be in the region of 55l/s. These calculations were based on the following principles:

- Domestic, 4000 l/unit/day*****
- Industrial, 0.75 l/s/ha*****
- Retail, 0.5 l/s/ha*****
- School Foul Flow Rates based on an estimation of the number of individual Sanitary Appliances included.+

***** *Clause 2.12 Sewers for Adoption* + *BS EN 12056:part 2*

Table 1 Estimation of anticipated foul flow for each plot

Sub Area	Use	Qty Units/Area		Calculated Foul Flow (l/s)
1A	Domestic	120	qty	5.6
1B	Domestic	150	qty	6.9
1C	Domestic	70	qty	3.2
1D	School	80.7	units	6.3
1E	Ancillary Community & Retail	1500	m2	0.1
2A	Domestic	175	qty	8.1
2B	Domestic	245	qty	11.3
3A	Domestic	230	qty	10.6
3B	Industrial	5575	m2	0.4
3C	Domestic	50	qty	2.3
			Total	**54.9**

2.3 The Proposed Arrangement

A Schematic Plan for the management of the anticipated Foul Drainage from the proposed development (Drawing No. 29421/N/CVD/113/B) has been included in Appendix D. Due to the site topography and the fact that there is presently no Public Foul Drainage System in existence in the southern boundary of the site, part of the proposed foul drainage system may have to incorporate some form of pumping arrangement within its design. The proposed scheme optimises the proportion that will discharge via gravity systems. Based on available capacity within the existing individual sewer networks, these may need to be revised at Reserve Matters/ Detailed Design Stage.

It is proposed to discharge the Foul Flows arising from Phases 1 and 2 in their entirety, via new Gravity Sewer Systems. Foul Flows generated in the Phase 3 of the proposed development is likely to require the introduction of some form of localised Pumping Arrangement. The proposed Discharge Rates and associated Catchment Areas have been stated in Table 2 below. The stated Discharge Rates are indicative at this stage and have been based on the Schematic Phasing Plan and the proposed Foul Drainage Network.

The topography of the site has dictated that two thirds of the foul flows are proposed to feed into the Combined Sewer in Whalley Road. The remainder are proposed to discharge into the Pendle Road and Shays Drive sewers.

At this stage, it is not proposed to utilise the potential gravity connection into the existing Public Combined Sewer Network in Lingfield Avenue as it is located at a high point on the site, and would also require some aspect of sewer requisition. This connection point could however be used for discharge from the proposed Pumping Station in Phase 3, in order to reduce the total flow into the Whalley Road sewer if necessary. To ensure that the pumped flows do not exceed

the available capacity within this existing sewer, an oversized pumping station or other below ground storage tank may be required to act as a buffer tank. Consideration will have to given to dealing with possible septicity, arising from long term storage of foul sewerage.

Due to the site topography, it will be necessary to split the Phase 1 area into two catchments. Proportions of the anticipated foul flows from sub areas 1A and 1B could be split between the existing connection points at Pendle Road and Shays Drive. Alternatively, all of the anticipated foul flows from the whole of Phase 1 could drain into the connection point in Pendle Road, however this option would require some localised ground rising of up to 5m or the installation of a pumping station.

Table 2 Proposed Routing of Anticipated Foul Drainage

Discharge Point	Catchment	Proposed Discharge Rate (l/s)	Total Discharge Rate (l/s)
Gravity fed to Existing Combined Sewer in Pendle Road	1A 1/2	2.8	17
	1B 2/3	4.6	
	1C	3.2	
	1D	6.3	
	1E	0.1	
Gravity fed to Existing Combined Sewer in Shays Drive **or** Via Rising Main in to Pendle Road	1A 1/2	2.8	5.1
	1B 1/3	2.3	
Gravity fed to Existing Combined Sewer in Whalley Road	2A	8.1	32.7
	2B	11.3	
	3A	10.6	
	3B	0.4	
	3C	2.3	

It is worth noting that at this stage, the proposals relate to an Illustrative Masterplan. The Phasing Plan is also only illustrative at this stage.

An alternative for the disposal of waste water from the site is a new Rising Main constructed to feed directly into the Clitheroe Waste Water Treatment Works. The Rising Main would require land requisition and the crossing of existing infrastructure such as Penleton Brook and a railway line. The potential benefit of this option would be that a higher discharge rate could be agreed with United Utilities and therefore less storage capacity would be required on site.

3. Conclusion

This report proposes an Outline Strategy for the management of the anticipated foul flows from the proposed development at the Standen site. It takes into account the proposed phasing plan which will be developed over the next 5 - 15 years.

It is proposed to drain the majority of the anticipated foul flows from the site by way of gravity, into the existing Combined Public Sewer Network via three new Connection Points in Whalley Road, Shays Drive and Pendle Road.

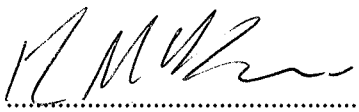
A new Pumping Station may be required for a small proportion of the anticipated foul flows from the Phase 3 Development. This can be discharged via a Rising Main into the proposed network feeding into the Combined Public Sewer in Whalley Road.

An alternative option for the discharging of foul flows directly into the existing Wastewater Treatment Works located south west of the site via rising main and pumping station would land requisition.

The Discharge Rates stated in this report are indicative at this stage and have been based on the Schematic Phasing Plan and the Schematic Plan for the proposed Foul Drainage Network.

It is worth noting that at this stage, the proposals relate to an Illustrative Masterplan. The Phasing Plan is also only illustrative at this stage.

Author: RobMcBain



Reviewer: Sammy Spaine

Appendix A
Phasing Plan – Drawing No. 2941/N/CVD/112

ANCIL. COMMUNITY & RETAIL 1,500m²

1D

2 FORM PRIMARY SCHOOL

1E

70

1C

1A

120

1B

150

2B

245

175

2A

230

3A

50

3C

5,575m² EMPLOYMENT

3B

Shays Drive

Pendle Road

Worston Road

A59

Littlemoor

Lingfield Avenue

Higher Standen Farm

Pendleton Brook

Standen Hall

DESCRIPTION

REV	DATE	DESCRIPTION	DRN	CHK	APP
A	24/01/2013	DRAFT ISSUE	PW	PM	MB

REVISIONS

REV	DATE	DESCRIPTION	DRN	CHK	APP

NOTES:

LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- SUB-PLOTS
- NO. OF DWELLINGS

DRAFT

SCALE: NOT TO SCALE

PROJECT TITLE:
PROPOSED DEVELOPMENT AT STANDEN ESTATE, CLITHEROE

DRAWING TITLE:
ILLUSTRATIVE PHASING AND APPROXIMATE DWELLING NUMBERS
23/01/2013

CLIENT:
TRUSTEES OF STANDEN ESTATES

amec

DRAWING No.
29421/N/DWD/112

Original Drawing Size - A3

Appendix B
Surface Water Management Strategy

Standen, Clitheroe Surface Water Management Strategy

1. Introduction

This technical note summarises the existing surface water drainage at the proposed Standen site and details the proposed surface water management strategy for the new development.

1.1 The Site

The site is centred at National Grid Reference (NGR) SD 74846 40704 just west of the A59 at Clitheroe, Lancashire. The site is surrounded by existing residential properties at the northwest edge, with some recreational playing fields. The existing estate manor, Standen Hall and grounds are situated to the southeast. The site is bounded to the north by Pendle Road and to the north of this road by open fields. To the south the site is bounded by a narrow, deep valley containing the Pendleton Brook. The site is entirely greenfield and consists of grazed grassland.

1.2 Topography

A topographic survey carried out in August 2011 shows that elevations on the main site range from 114.1mAOD at the Four Lane Ends junction, to 79.0mAOD adjacent to the Pendleton Brook in the south and to the west adjacent to Littlemore Lane. In general, the site slopes westwards with the exception of the steep slope and small tributary ravine situated in the south of the site.

Clitheroe is located in the Ribble Valley which is an undulating, broad bottomed, fertile valley lying between the moorland hills of Pendle Hill to the east, Waddington Fell and the Bowland Hills to the north west and Longridge Fell to the south west. The headwater valleys of the catchment are steep sided with numerous minor tributaries, giving way to shallower sloped valley sides with wider floodplains in their middle courses.

1.3 Hydrology, Drainage, Hydrogeology and Soils

1.3.1 Hydrology and Drainage

Pendleton Brook is the nearest named watercourse to the site, flowing along part of the site's southern boundary, in a westerly direction. At its closest point to the site the banktop ground elevation is approximately 79.0mAOD. At the downstream end of the site, the watercourse has a catchment area of 6.3km^2. An un-named watercourse rises on site and flows south through the middle of the site, to the Pendleton Brook. This watercourse falls from around 98mAOD in its

upper reaches within the site, to 78mAOD where it joins the Pendleton Brook. This tributary has a catchment area of around 0.3km^2 as measured to the confluence with the Pendleton Brook.

In general the watercourses lie within narrow steep-sided valleys which separate them from the main development area. Upstream of the site, the Pendleton Brook passes under the A59; the catchment above this point is predominantly rural.

1.3.2 Geology, Hydrogeology and Soils

British Geological Survey (BGS) digital geology mapping[1] data shows the bedrock at the site to be of the Bowland High Group and Craven Group, made up of interbedded Mudstone, Siltstone and Sandstone. Specifically, the BGS website indicates that the Clitheroe Limestone Formation and Hodder Mudstone formation are the bedrock formations under the site. The superficial geology is made up of Till and Diamicton.

At the site the bedrock is designated as a Secondary A aquifer. The Environment Agency (EA)[2] website defines this as *"A permeable layer capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers".* The superficial Diamicton/Till is not classified as an aquifer. The LANDIS Soilscapes[3] database indicates that the soils present on the site are: *"slowly permeable, seasonally wet acid loamy and clayey soils.*

The Flood Estimation Handbook (FEH) FEH CD-ROM gives an SPRHOST value of 42.1 for the site. This indicates a moderate to low soil permeability, and hence high greenfield run-off rates. The Flood Studies Report Winter Rainfall Acceptance Potential (WRAP) Map also indicates that the site is located with a zone of low permeability, on the basis of soil characteristics. This is consistent with the FEH CD-ROM, which gives a BFIHOST value of 0.349 indicating a low permeability catchment. This value indicates that approximately 35% of the total mean flow is (for the catchment to the site) is from groundwater.

The FEH CD-ROM for the year 2000 gives the urbanisation of the catchment as 0.005. This indicates that the catchment is predominantly rural, with limited development.

[1] See: http://www.bgs.ac.uk/geoindex/

[2] See: http://www.environment-agency.gov.uk/homeandleisure/117020.aspx

[3] See: http://www.landis.org.uk/soilscapes/

2. Approach

The proposal is for the development of a greenfield site and therefore, attenuation of surface water run-off to greenfield rates is required. The Environment Agency has requested attenuation to a maximum greenfield rate of 10 l/s/ha (see Appendix A). Attenuated flows will drain into the Pendleton Brook. Sustainable Drainage Systems (SuDS) will be utilised to meet this requirement.

2.1 Existing drainage arrangements

As the site is currently a greenfield site there are no existing surface water arrangements and the water is allowed to soak away or otherwise drain naturally. The soils are fairly impermeable in nature and result in a high run-off rate relative to more permeable soils.

2.2 Attenuation calculations

Storage capacity within the site has been sized to ensure that there will be no flooding within the site for rainfall events up to and including the 1% annual probability event over the lifetime of the development, which is normally considered to be 100 years for residential development. A 30% increase in rainfall intensity has therefore been added to account for the effects of climate change up to 2115, as given in Table 5 in the technical guidance to the National Planning Policy Framework (NPPF). Peak flows from the site will be limited to a peak rate of 10 l/s/ha as stipulated by the EA. Rainfall for the site has been based on catchment descriptors from Version 3 of the FEH CD-ROM, based on NGR SD 74846 40704.

Storage requirements were determined for storms of varying duration to determine the critical storm duration requiring the maximum storage volume. This was used to assess the storage requirement of the drainage system for the proposed development. Hydraulic modelling has been undertaken using version 12.6 of the Windes hydraulic modelling package. It is proposed that the development will be split into 3 separate phases, with Phase 1 progressing in the next 0 to 5 years, Phase 2 in the next 5 to 10 years and Phase 3 in the next 10 to 15 years. As each of these phases are going to progress separately, attenuation requirements have been assessed separately for each phase. Tables 1.1 to 1.3 summarise the outcomes of this assessment. All modelling has been undertaken for the 1% Annual Exceedance Probability (AEP) Event which is equivalent to a 1 in 100 year event, with a 30% factor for climate change, with flows being limited to a peak discharge rate of 10 l/s/ha as stipulated by the EA.

It should be noted that these are initial attenuation volume estimates based on the outline design, at this stage it has been assumed that approximately 65% of each of the proposed development phases will consist of impermeable surfaces, which is a typical value for developments of this

nature. Once further details are known on the proposed site layout, more detailed modelling should be undertaken.

Table 2.1 Surface water storage requirement for phase 1

Criteria	Modelling Outputs
Site area	18.351 ha
Total Impermeable area-based on assumed 65% developed area of the 18.351 ha site	11.928 ha
Maximum Allowable Discharge-based on a rate of 10l/s/ha as stipulated by the EA	119 l/s
Approximate Attenuation Required	10,070 m^3
Critical Duration Event	1440 min winter storm

Table 2.2 Surface water storage requirement for phase 2

Criteria	Modelling Outputs
Site area	18.864 ha
Total Impermeable area-based on assumed 65% developed area of the 18.864 ha site	12.262 ha
Maximum Allowable Discharge-based on a rate of 10 l/s/ha as stipulated by the EA	123 l/s
Approximate Attenuation Required	10,320 m^3
Critical Duration Event	1440 min winter storm

Table 2.3 Surface water storage requirement for phase 3

Criteria	Modelling Outputs
Site area	11.466 ha
Total Impermeable area-based on assumed 65% developed area of the 11.466 ha site	7.453 ha
Maximum Allowable Discharge-based on a rate of 10l/s/ha as stipulated by the EA	75 l/s
Approximate Attenuation Required	6,210 m^3
Critical Duration Event	1440 min winter storm

The total attenuation requirements for the 3 phases of development will be approximately 26,600m^3, although as noted this is based an outline design and will be subject to further assessment at detailed design stage.

2.2.1 Requirements of the Drainage System

The drainage system is required to limit the peak discharge rate from the site to 10 l/s/ha for all events up to the 1% AEP (1 in 100 year) rainfall event, including a 30% allowance for climate change. In order to do this it has been estimated that attenuation storage of around 26,600m^3 is required for the whole site.

Any piped drainage system provided as part of the development should be designed to cope with the 1:30 year storm event (3.33% AEP event) without surcharging. Whilst in more extreme events the drainage system may surcharge, site levels and gradients will be designed in such a way that overland flow generated from the site does not cause flooding of on-site properties or increase the risk of flooding outside the site for any event up to the 1 in 100 year + climate change event.

Based on the information currently available, it appears that the geology is not sufficiently permeable for infiltration to be the main form of surface water control, at detailed design stage infiltration testing should be undertaken to confirm that this is the case.

2.3 The proposed SuDS solution

It is recommended that a combination of SuDS and below ground storage systems be incorporated on the site. In line with best practice, a SuDs management train of - source control, site control and regional control, should be followed. This approach to the surface water runoff will mimic the natural site drainage and provide benefits to the water quality and flood risk, while maximising the biodiversity and amenity opportunities for the proposed development.

Surface Water runoff should primarily be collected and attenuated at or near its source where it falls as rain. The drainage system should then drain via gravity to a series of SuDs structures such as swales, rills and small detention basins which will be placed in landscaped areas throughout each of the three proposed phases of the development. Flows from these will then drain to the Pendleton Brook and its un-named tributary.

As noted in Section 2.2 attenuation volumes have been calculated based on the assumption that 65% of the development will be impermeable, giving a total of 31.643ha of impermeable area. Based on outline design a total of 26,600m3 of storage will be required for the entire site, for phase 1 this will require 10,070m^3 of storage, phase 2 will require 10,320m^3 and phase 3 will require 6,210m^3. This phased approach to the proposed SuDS features will ensure that the development of the attenuation features progresses concurrently with the development phases.

At detailed design stage, once the development plans are finalised detailed modelling should be undertaken to confirm the exact run-off rates and attenuation requirements. If it is found that there are higher attenuation requirements than have been calculated at this outline stage there is scope to increase the surface water storage by providing additional attenuation capacity.

2.4 Conclusion

Outline hydraulic modelling has been undertaken to confirm that sufficient space will be provided on site to manage surface water run-off and ensure that there is no increase in surface water flood risk as a result of the development. For phase 1 it was found that 10,070m^3 of storage will be required, 10,320m^3 for phase 2 and 6,210m^3 for phase 3, giving a total of 26,600m^3 of storage to maintain surface water run-off to the existing peak run-off rate of 10 l/s/ha as stipulated by the EA. These volumes are for the 1% AEP event with a 30% allowance for climate change. Based on the outline design there is sufficient space available on site to provide these attenuation volumes via SuDS systems prior to discharging to the minor on site watercourse and the Pendleton Brook at Greenfield rate. As noted at detailed design stage additional modelling should be undertaken to design the full drainage system and to finalise the required attenuation volumes.

Produced October 2012

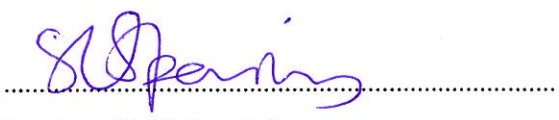
Author: Neil Malone

Reviewer: Lianne Grogan

Revised January 2012

Author: Rob McBain

Reviewer: Sammy Spaine



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Appendix A
Environment Agency Correspondence regarding discharge rates

Dawson, Emily

From: Worswick, Colin
Sent: 03 April 2012 10:33
To: NW North Preston, Information Requests
Subject: PRE3187_DFR 31936 - Land at Higher Standon, Clitheroe - FRA

Colin Worswick

Development and Flood Risk Engineer
North Area, North West Region
01772 714259
07741 019565

From: Worswick, Colin
Sent: 22 March 2012 10:02
To: 'stewart.griffiths@amec.com'
Subject: RE: 31936 - Land at Higher Standon, Clitheroe - FRA

Stewart,

I can confirm that both sites lie within Flood Zone 1. We are not aware of any flooding incidents, however you are advised to contact Ribble Valley Borough Council who may have more detailed local records. Surface water run-off must be restricted to existing greenfield rates which is 10l/s/hectare. You will require Flood Defence Consent to culvert or divert any watercourses.

Regards

Colin Worswick

Development and Flood Risk Engineer
North Area, North West Region
01772 714259
07741 019565

From: stewart.griffiths@amec.com [mailto:stewart.griffiths@amec.com]
Sent: 20 March 2012 14:28
To: Worswick, Colin
Subject: 31936 - Land at Higher Standon, Clitheroe - FRA

FAO: Colin Worswick

I understand that you cover the Clitheroe Area.

We are undertaking a Flood Risk Assessment for a couple of development sites in Clitheroe - see attached layout plan(s).

a) **Site 1 - 4 Acre Site**(Post Code BB7 1HF)

The site is located between Little Moor and Little Moor View as indicated by the attached plan.

b) **Site 2 - Main Development Site**(covering an area of approx 70 ha)

Located to the east of Little Moor Road, as indicated on the Drawing.

Could you advise me whether there are any flooding restrictions on this site, for our inclusion in our Flood Risk Assessment Report?
We understand that the site is located in a Flood Zone 1 Area, but could you confirm this.

Any queries then contact me on the number below.

Regards

Stewart Griffiths
Senior Civil Engineer
AMEC
Amec Environment & Infrastructure UK Limited
Windsor House, Gadbrook Road, Northwich CW9 7TN, UK
Tel +99 (0)1606 354800
Direct +44 (0)1606 354812 mobile +44(0)7896 213922
stewart.griffiths@amec.com
amec.com/ukenvironment

----- Forwarded by Stewart Griffiths/NOR/ENTEC/NWG on 20/03/2012 14:03 -----

From: "Welsby, Cliff" <cliff.welsby@environment-agency.gov.uk>
To: "stewart.griffiths@amec.com" <stewart.griffiths@amec.com>
Date: 15/03/2012 12:15
Subject: RE: 31936 - Land at Higher Standon, Clitheroe - FRA

Stewart.

Colin Worswick is the engineer for Clitheroe area.

Tel. 07741 019565

Cliff.

From: stewart.griffiths@amec.com [mailto:stewart.griffiths@amec.com]
Sent: 14 March 2012 10:08
To: Welsby, Cliff
Cc: Carter, Philip A; andrew.worsdale@amec.com
Subject: 31936 - Land at Higher Standon, Clitheroe - FRA

Hi Cliff,

We have a couple of Greenfield sites in Clitheroe where we have been asked to undertake an Outline FRA.

Who is the EA contact for this area?

Regards

Stewart Griffiths
Senior Civil Engineer
AMEC
Amec Environment & Infrastructure UK Limited
Windsor House, Gadbrook Road, Northwich CW9 7TN, UK
Tel +99 (0)1606 354800
Direct +44 (0)1606 354812 mobile +44(0)7896 213922
stewart.griffiths@amec.com
amec.com/ukenvironment

From:	"Welsby, Cliff" <cliff.welsby@environment-agency.gov.uk>
To:	"stewart.griffiths@amec.com" <stewart.griffiths@amec.com>
Cc:	"Carter, Philip A" <PCARTER@environment-agency.gov.uk>
Date:	07/03/2012 10:28
Subject:	RE: 31936 - Site at Lightfoot Lane, Fulwood, Preston - FRA

Stewart.

As detailed by Philip on site attenuation will be required for surface water at existing "green field" rates usually considered to be 10l/sec/hec.
Any works to the culverted watercourse may require Agency formal consent.
Please contact me again should you need to apply for any consents.

Regards

Cliff.

From: stewart.griffiths@amec.com [mailto:stewart.griffiths@amec.com]
Sent: 07 March 2012 09:59

To: Welsby, Cliff
Cc: andrew.worsdale@amec.com; sammy.spaine@amec.com
Subject: 31936 - Site at Lightfoot Lane, Fulwood, Preston - FRA

Cliff,

Further to Phil Carter's e:mail below, are you aware of any site specific issues for the site at Lightfoot Lane (location plan attached) which will need to be included in the FRA?

Many Thanks

Stewart Griffiths
Senior Civil Engineer
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amec.com/ukenvironment

----- Forwarded by Stewart Griffiths/NOR/ENTEC/NWG on 07/03/2012 09:53 -----

From:	"Carter, Philip A" <PCARTER@environment-agency.gov.uk>
To:	"stewart.griffiths@amec.com" <stewart.griffiths@amec.com>
Cc:	"Welsby, Cliff" <cliff.welsby@environment-agency.gov.uk>
Date:	07/03/2012 09:47
Subject:	RE: 31936 - Site at Lightfoot Lane, Fulwood, Preston - FRA

Stewart

The engineer who covers the area is Cliff Welsby - you can contact him directly on 01772 714016 but I've also copied him into this e-mail.

I can confirm that the area is Flood Zone 1 and any development must ensure that surface water run-off from the site is restricted to existing rates (to be identified in the FRA). From the OS map of the area, there is an ordinary watercourse flowing through the site in a northerly direction, under the motorway, in culvert. The risk of flooding due to blockage or under capacity of the watercourses and culverts on site will need to be considered in the FRA, as will the potential for removal of any culverts that could reduce flood risk.

I would recommend contacting Cliff to see if he has any other site specific issues that would need to be considered in the FRA. Kind regards

Philip

Philip Carter
Planning Liaison Officer
Environment Agency
PO Box 519
South Preston
PR5 8GD
01772 714219

Flooding data Request - Standen Road, Clitheroe

Finch, Peter to: richard.breakspear 14/02/2012 14:42

Richard,

Thank you for your Email dated 13th.February 2012.

There are no major recorded flooding incidents on Standen Road, except for the occasional blocked gully that can cause a localised flooding problem.

Regards
Peter Finch
Principal Engineer (Ribble Valley)
Environment Services East
Lancashire County Council
01254 770960

RE: Sewer flooding data request , site at Standen , Clitheroe, Lancashire

Planning Liaison to richard.breakspear 20/02/2012 12:23

Hello Richard

Information as requested

DG5 Sewer Flooding

I have checked our records and have found a DG5 flooding issues within the immediate vicinity of the proposed development. The reported issue is on Turner Street, Clitheroe.

Please note that United Utilities Water plc (UUW) can only record and check flooding events which are reported to us and we have to comply with our Regulators instructions on the qualification of flooding events to place on the 'at risk' register.

This assesment does not include any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which UUW has no control and not a facet of sewer capacity.

If I can be of any further assistance in the meantime then please don't hesitate to get in touch.
Regards
Graham Perry

From: richard.breakspear@amec.com [mailto:richard.breakspear@amec.com]
Sent: 13 February 2012 10:15
To: Planning Liaison
Subject: Sewer flooding data request, site at Standen, Clitheroe, Lancashire

Hi,

I would like to request information on past/existing incidences of sewer flooding in support of a Flood Risk Assessment being prepared for a residential development site at Standen, Clitheroe, Lancashire.

I've checked on your website, under Developer Enquiries (http://www.unitedutilities.com/Wastewaterconnections.aspx) and cannot find a link to the information I require.

The site is immediately west of the A59, (see attached plan). The approximate grid reference for the centre of the area of interest is: SD 74917 40684
Or see:
http://gridreferencefinder.com/?gr=SD7491740684%7CPoint_s_E%7C0&z=15&v=h&t=Point_s_E

Best regards,

Richard

Dr Richard Breakspear

Dawson, Emily

From: Griffiths, Stewart on behalf of Dawson, Emily
Sent: 26 March 2012 10:13
To: Dawson, Emily
Subject: 29421 - Land at Higher Standon, Clitheroe, Lancs

Note the response I received from UU last week, for your information.

Regards

Stewart Griffiths
Senior Civil Engineer
AMEC
Amec Environment & Infrastructure UK Limited Windsor House, Gadbrook Road, Northwich CW9 7TN, UK Tel +99 (0)1606 354800 Direct +44 (0)1606 354812 mobile +44(0)7896 213922 stewart.griffiths@amec.com amec.com/ukenvironment

----- Forwarded by Stewart Griffiths/NOR/ENTEC/NWG on 26/03/2012 10:13 -----

From:	"Perry, Graham" <Graham.Perry@uuplc.co.uk>
To:	<stewart.griffiths@amec.com>
Date:	19/03/2012 16:21
Subject:	RE: 29421 - Land at Higher Standon, Clitheroe, Lancs

Hello Stewart

Further to our discussion, I can confirm that we would accept free foul discharge from 50 domestic units into the 300mm combined sewer crossing the site but we would not accept any surface water. Under the terms of Building regulation H3 & PPS25, you must discharge to either soakaway on site or to the nearby watercourse.

We would have no objection to you diverting the existing 300mm combined sewer that crosses the site providing that you enter into a Section 185 Diversion agreement before starting.

“United Utilities Water plc (UUW) will provide information on connection points and maximum permitted discharge rates to public sewers in response to enquiries by developers and in response to Planning Applications where Planning Authorities have elected to consult UUW on drainage matters.

However, the points of connection and discharge rates cannot be allocated and reserved for a particular development. UUW reserves the right to revise the connection point and discharge rate current at the time that a formal application for connection to public sewer is made, in order to take account of possible changes in discharges to the public sewer between the date of the enquiry and the date of the connection being required”.

Regards

Graham Perry

From: stewart.griffiths@amec.com [mailto:stewart.griffiths@amec.com]
Sent: 13 March 2012 13:17
To: Perry, Graham
Subject: 29421 - Land at Higher Standon, Clitheroe, Lancs

Graham,

FYI

I don't think you received this drawing last time!

Regards

Stewart Griffiths
Senior Civil Engineer
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Amec Environment & Infrastructure UK Limited Windsor House, Gadbrook Road, Northwich CW9 7TN, UK Tel +99 (0)1606 354800 Direct +44 (0)1606 354812 mobile +44(0)7896 213922 stewart.griffiths@amec.com amec.com/ukenvironment

----- Forwarded by Stewart Griffiths/NOR/ENTEC/NWG on 13/03/2012 13:20

From: Stewart Griffiths/NOR/ENTEC/NWG

To: "Perry, Graham" <Graham.Perry@uuplc.co.uk>

Date: 13/03/2012 13:09

Subject: 29421 - Land at Higher Standon, Clitheroe, Lancs

Hello Stewart,

My initial thoughts would be that this is a significant development that will have a major impact to our network and receiving treatment works.

Surface Water

All surface water from this site must be drained directly soakaway / SUDS or to the watercourses running through the site. You will need to discuss your proposals with the EA to agree discharge points / flow rates

Foul

We are currently carrying out a detailed assessment of the area and we should know the impact that your site has to our assets in the near future.
For your purposes I would suggest that will be capacity issues on the network & treatment works.

Regards

Graham Perry

From: stewart.griffiths@amec.com [mailto:stewart.griffiths@amec.com]
Sent: 05 January 2012 16:34
To: Perry, Graham
Subject: 29421 - Land at Higher Standon, Clitheroe, Lancs

Hi Graham,

Happy New Year!

We have a site in your area which we are assessing from a drainage capacity point of view.

The location of the site is attached (Postcode BB7 1PP) for your information, which is located to the South East of Clitheroe.

We are in the process of requesting Sewer Record information from UU.

Anticipated development will consist of approx 1040 residential properties and 7500 m2 of office space.

Could you advise me on the capacity of the local sewerage systems to accommodate such a development?

Appendix C
Schematic Surface Water Drainage Layout Plan – Drawing No. 2941/N/CVD/114

DESCRIPTION

REV	DATE		DWN	CHK	APP
A	24/01/2013	DRAFT ISSUE	PP	RM	SS

REVISIONS

REV	DATE		DWN	CHK	APP
B	30/01/2013	FIRST ISSUE	PP	RM	SS

NOTES:

1. DO NOT SCALE FROM THIS DRAWING
2. ALL DIMENSIONS AND LEVELS IN METRES UNLESS NOTED OTHERWISE
3. TOPOGRAPHICAL SURVEY DATA OBTAINED FROM SURVEY OPERATIONS, DATED JULY 2011.
4. ALL SERVICES SHOWN ARE INDICATIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM LOCATIONS BEFORE ANY WORK IS UNDERTAKEN.
5. THE SERVICES INFORMATION OBTAINED FROM THE STATUTORY SERVICE PROVIDERS HAS NOT BEEN VALIDATED BY AMEC. FUTURE USERS OF THIS PLAN MUST ENSURE THAT THE ACCURACY OF THE INFORMATION IS CHECKED & PROVEN.
6. THIS PLAN IS ONLY SCHEMATIC AND HAS BEEN PRODUCED FOR THE PLANNING STAGE ONLY. FURTHER DEVELOPMENT WILL BE REQUIRED AT RESERVED MATTERS STAGE.

LEGEND:

- PHASE 1 – INDICATIVE SURFACE WATER DRAINAGE ROUTE TO CONSIST OF SUDS STRUCTURES
- PHASE 2 – INDICATIVE SURFACE WATER DRAINAGE ROUTE TO CONSIST OF SUDS STRUCTURES
- PHASE 3 – INDICATIVE SURFACE WATER DRAINAGE ROUTE TO CONSIST OF SUDS STRUCTURES
- PROPOSED RISING MAIN
- SURFACE WATER ATTENUATION POND
- RILLS TO PROVIDE SURFACE WATER ATTENUATION
- EXISTING WATER COURSE
- SITE BOUNDARY

DRAFT

SCALES: NOT TO SCALE

PROJECT TITLE:
PROPOSED DEVELOPMENT AT STANDEN ESTATE, CLITHEROE

DRAWING TITLE:
SCHEMATIC DRAINAGE LAYOUT FOR PROPOSED SURFACE WATER SEWER

CLIENT:
TRUSTEES OF STANDEN ESTATES

amec
WINDSOR HOUSE, CADBROOK BUSINESS CENTRE, CADBROOK ROAD, NORTHWICH CW9 7TN
TEL: (01606) 354800 FAX: (01606) 354810

DRAWING No.
29421/N/CVD/114

Original Drawing Size – A0

Appendix D
Schematic Foul Water Drainage Layout Plan – Drawing No. 2941/N/CVD/113

DESCRIPTION

REV	DATE		DWN	CHK	APP
A	24/01/2013	DRAFT ISSUE	PP	RM	SS

REVISIONS

REV	DATE		DWN	CHK	APP
B	30/01/2013	FIRST ISSUE	PP	RM	SS

NOTES:

1. DO NOT SCALE FROM THIS DRAWING
2. ALL DIMENSIONS AND LEVELS IN METRES UNLESS NOTED OTHERWISE
3. TOPOGRAPHICAL SURVEY DATA OBTAINED FROM SURVEY OPERATIONS, DATED JULY 2011.
4. ALL SERVICES SHOWN ARE INDICATIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM LOCATIONS BEFORE ANY WORK IS UNDERTAKEN.
5. THE SERVICES INFORMATION OBTAINED FROM THE STATUTORY SERVICE PROVIDERS HAS NOT BEEN VALIDATED BY AMEC. FUTURE USERS OF THIS PLAN MUST ENSURE THAT THE ACCURACY OF THE INFORMATION IS CHECKED & PROVEN.
6. THIS PLAN IS ONLY SCHEMATIC AND HAS BEEN PRODUCED FOR THE PLANNING STAGE ONLY. FURTHER DEVELOPMENT WILL BE REQUIRED AT RESERVED MATTERS STAGE.

LEGEND:

- PHASE 1, FOUL SEWER ROUTE
- PHASE 2, FOUL SEWER ROUTE
- PHASE 3, FOUL SEWER ROUTE
- PROPOSED RISING MAIN
- SITE BOUNDARY
- EXISTING WATER COURSE

DRAFT

SCALES: NOT TO SCALE

PROJECT TITLE:
PROPOSED DEVELOPMENT AT STANDEN ESTATE, CLITHEROE

DRAWING TITLE:
SCHEMATIC DRAINAGE LAYOUT FOR PROPOSED FOUL SEWER

CLIENT:
TRUSTEES OF STANDEN ESTATES

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