



HERITAGE STATEMENT – GARTH WYMOTT 2

Document title: Heritage Statement
Volume Code: GHX0000 Project Wide
Project: Garth Wymott 2
Document Number: 608623-0000-HEA-GHX0000-XX-RP-G-0001
Revision: Po6
Status: S3 Suitable for Review and Comment
Document Issue Date: 04/08/2021
Classification: Official

THA Ref:2020/5444
July 2021

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Cover: Application Site and Locale, 1940's

1.0 Introduction

1.1 Purpose

The Heritage Advisory Ltd. has been commissioned to undertake this Heritage Statement by the Mace Group. The document addresses proposals for the development of a prison site on land directly north of HMP Wymott, in conjunction with a new bowling green and club house to the south of HMP Wymott and new boiler house on land between HMP Wymott and HMP Garth, Lancashire (**Figure 1**). The document turns first to the historic evolution of both the site and wider locale before identifying relevant heritage assets and discussing the potential for their significance and/or settings to be affected by proposals.

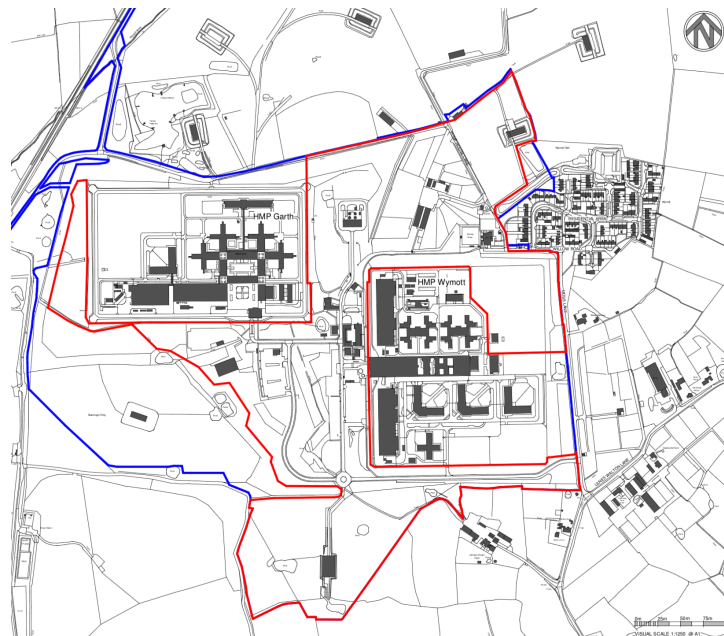


Figure 1: Site Location Plan

1.2 Proposals

Proposals for which planning permission is sought, comprise a 'hybrid planning application seeking: Outline planning permission (with all matters reserved except for access, parking and landscaping) for a new prison (up to 74,531.71 sqm GEA) (Class C2A) within a secure perimeter fence following demolition of existing buildings and

structures and together with associated engineering works; Outline planning permission for a replacement boiler house (with all matters reserved except for access); and Full planning permission for a replacement bowling green and club house (Class F2(c))'.

1.3 Heritage Assets

Whilst the proposed location of the application site is not subject to any statutory heritage designation, it is nevertheless located within the *setting* of a number of statutory designated heritage assets (**Figure 2 & Appendix 1**), including:

- 1) **Norris Farmhouse and Attached Barn, Ulnes Walton Lane**
List Entry Number: 1165144

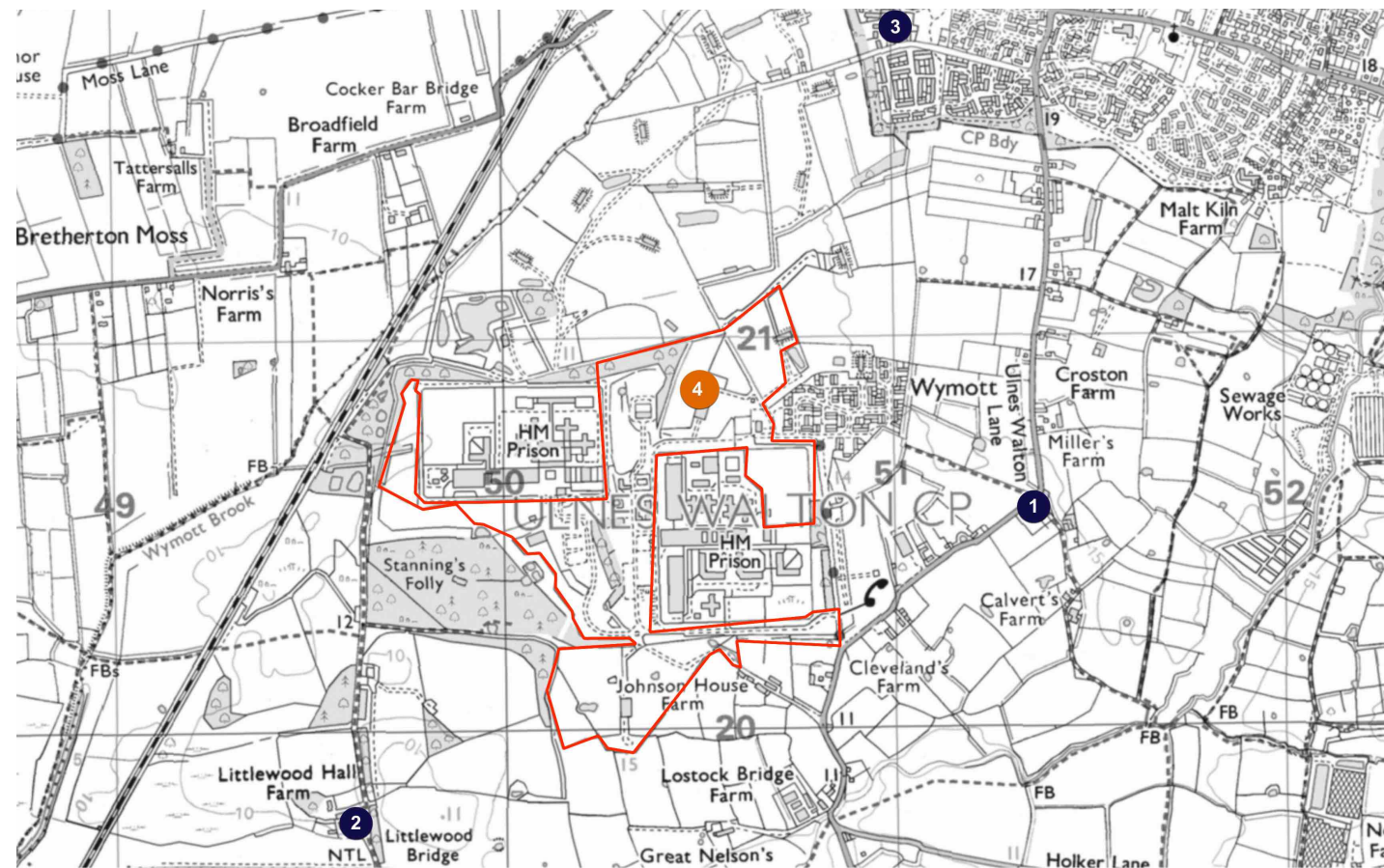


Figure 2: Distribution of Heritage Assets within Locale

- Date First Listed: 30th January 1987
- 2) **Barn Circa 75 metres East of Littlewood Hall Farmhouse, Ridley Lane**
List Entry Number: 1072514
Date First Listed: 30th January 1987
- 3) **4. Nixon Court, Leyland**
List Entry Number: 1317464
Date First Listed: 177th April 1967
- 4) **Ministry of Supply Depot** – Land associated with the application site, aforementioned existing prisons, and to the north is associated with former ROF Chorley. Given this association, this area and its features are considered a non-designated heritage asset.

1.4 Historic Environment Record
The local Historic Environment Record does not highlight any aspects of relevance to the application site. However, as outlined below, this is likely to be owing to the area's more recent history comprising part of a Ministry of Supply site and then prison.

1.5 Archaeological Potential
An archaeological desk-based assessment has been submitted as part of this application. For full information regarding the archaeological potential of this site, please refer to *Archaeological Desk-Based Assessment (Orion, June 2021)*.

1.6 Planning History
Given the evolving needs and requirements of the site as two operational prisons, individual buildings,

boundary walls and external areas etc. have been subject to a number of planning applications necessary to ensure the site's practical functioning and use.

1.7 Consultations Undertaken
As part of the formulation of proposals, Pre-Application advice was sought from the local planning authority and other relevant consultees. Lancashire County Council responded (received 3rd September 2020) with the Archaeology Planning Officer noting that the application site '*falls mainly within the area of the WWII munitions depot at Ulnes Walton*'. As such, it was '*recommended that any planning application be accompanied by a formal Heritage Statement*'. This has therefore been addressed.

1.8 Approach and Methodology
In accordance with *paragraph 189* of the *National Planning Policy Framework (NPPF)* this Heritage

Statement describes the significance of the heritage asset(s) with the potential to be affected in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance. In order to accurately, effectively and objectively carry out this assessment, a number of published guidelines were adhered to, including:

- 1) **Methodology** – *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12*. Historic England, 2019. (**Appendix 2**);
- 2) *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (Second Edition)*. Historic England, December 2017; and
- 3) *Conservation Principles for the Sustainable Management of the Historic Environment. Consultation Draft*. Historic England, November 2017.

2.0 Historic Background

- 2.1 Historically, the Lancashire Plain landscape included vast areas of mossland, supplying important resources such as peat and rough grazing for small local communities. Between the 12th and 14th centuries, population pressures drove small-scale drainage works, which brought the drier edges of this mossland into cultivation. Subsequently, Lancashire's early modern period saw a gradual progression from a predominantly rural county with a traditional pattern of settlement and land use to a county of industry with large towns, high levels of literacy and well developed trade and communications.
- 2.2 From the end of the 18th century to the middle of the 19th century, pressure to create more productive arable land resulted in a dramatic new landscape of large square fields enclosing areas of previously open land. The geometric pattern is widely evidenced across the county, but more specifically across the landscape within which the application site is located (**Figure 3**). It was not until the 20th century that land surrounding (and including) the application site was subject to extensive growth and redevelopment.
- 2.3 During the late 1930's, leading up to the outbreak of War in 1939, the British government sought to establish a strategy to enhance the capacity of three existing Royal Ordnance factories, and to further disperse armaments and munitions production away from major cities and the south east, which were deemed particularly vulnerable to air strike.
- 2.4 The Ministry of Supply therefore constructed a number of Royal Ordnance Factories and satellite sites. The government-owned munitions filling factory - Royal Ordnance Factory, Chorley - was one of the largest factories in the United Kingdom during the Second World War. Located in Euxton, near Chorley, Lancashire, this was designed and built to encompass the whole range of explosive filling activities including the manufacture and development of explosive weaponry and other devices. In particular, it would supply Allied armies with vast quantities of 25-pounder ammunition and howitzer shells.
- 2.5 ROF Chorley was one of the largest filling factories, constructed on a 376ha site between Euxton and Leyland. Building began in 1937 using 30 million bricks, 1 million cubic yards of concrete, 15,000 steel window frames, 25 miles of railway, and 1,500 buildings. The factory was designed to be completely self-sufficient, having its own water supply and electrical generators.
- 2.6 ROF Chorley was split into two areas by the railway and connected by a road bridge. The smaller area was the administrative site which contained the factory's main administration office, test laboratories, a medical centre, the MOD Police and a large canteen that was also used as an entertainment venue. The larger area, north of the railway was the main explosive - or ammunition filling - site.
- 2.7 The new factory employed over 1,000 production workers by the outbreak of the Second World War, and by June 1940 this had risen to nearly 15,000. ROF Chorley was the site where bouncing bombs - designed by Barnes Wallis and used in the Dambusters raid - were created. Additionally, between 1945 and the Korean War, ROF Chorley manufactured the concrete components for *Airey*; two-storey, pre-fabricated concrete houses.
- 2.8 After the war the decline in demand for munitions resulted in much of the factory being turned over to the continued production of concrete components for pre-fabricated houses, concrete railway sleepers for the newly nationalised British Railways, and manufactured clothing. In the 1980s it became part of the privatised Royal Ordnance PLC and later as a production unit of BAE Systems Global Combat Systems Munitions. ROF Chorley closed over 2005-07; the majority of the site being decontaminated and demolished before being sold off for housing as part of the new Buckshaw Village.
- 2.9 Despite construction during the early 20th century, ROF Chorley is not evidenced by relevant OS Map extracts. Until the mid 1990's (in the interests of security) British Ordnance Survey maps omitted ROF sites, instead illustrating the landscape as found previously.
- 2.10 Within such a context, the landscape within which the application site is located is understood to have been developed in conjunction with ROF Chorley as a Ministry of Supply Depot (MOS). MOS depots were built in a similar vein to Army Ammunition Depots but were not under military control as they predominantly contained unfinished materials or bulk explosives. Finished goods were then shipped to military depots.
- 2.11 Although an aerial photo of 1940 illustrates a number of munitions depot structures and associated road and rail links, a portion of this site was redeveloped during the latter half of the 20th century to provide prisons at HMP Wymott and HMP Garth (**Figures 4-6** – here it should be noted that aerial photographs do not depict the southern aspects of the application site due to mapping limitations, however, these extracts do illustrate the extent to which the existing and new site have encroached across the landscape to the north, including the Ministry of Supply depot, and its associated structures). HMP Wymott opened in 1979 as a short term Category C prison. In 1986, there was a large prison riot which caused serious damage to the fabric of living units within the jail. Another major riot occurred in 1993 resulting in two wings being demolished and replaced with new units.
- 2.12 HMP Wymott expanded over 2003-2004 with the addition of two new wings. Finally, in September 2008 a further house block was opened. Additionally, HMP Garth is located to the north west of HMP Wymott and was opened in October 1988, with a further residential unit (housing an additional 120 prisoners) being opened on 2nd July, 1997.

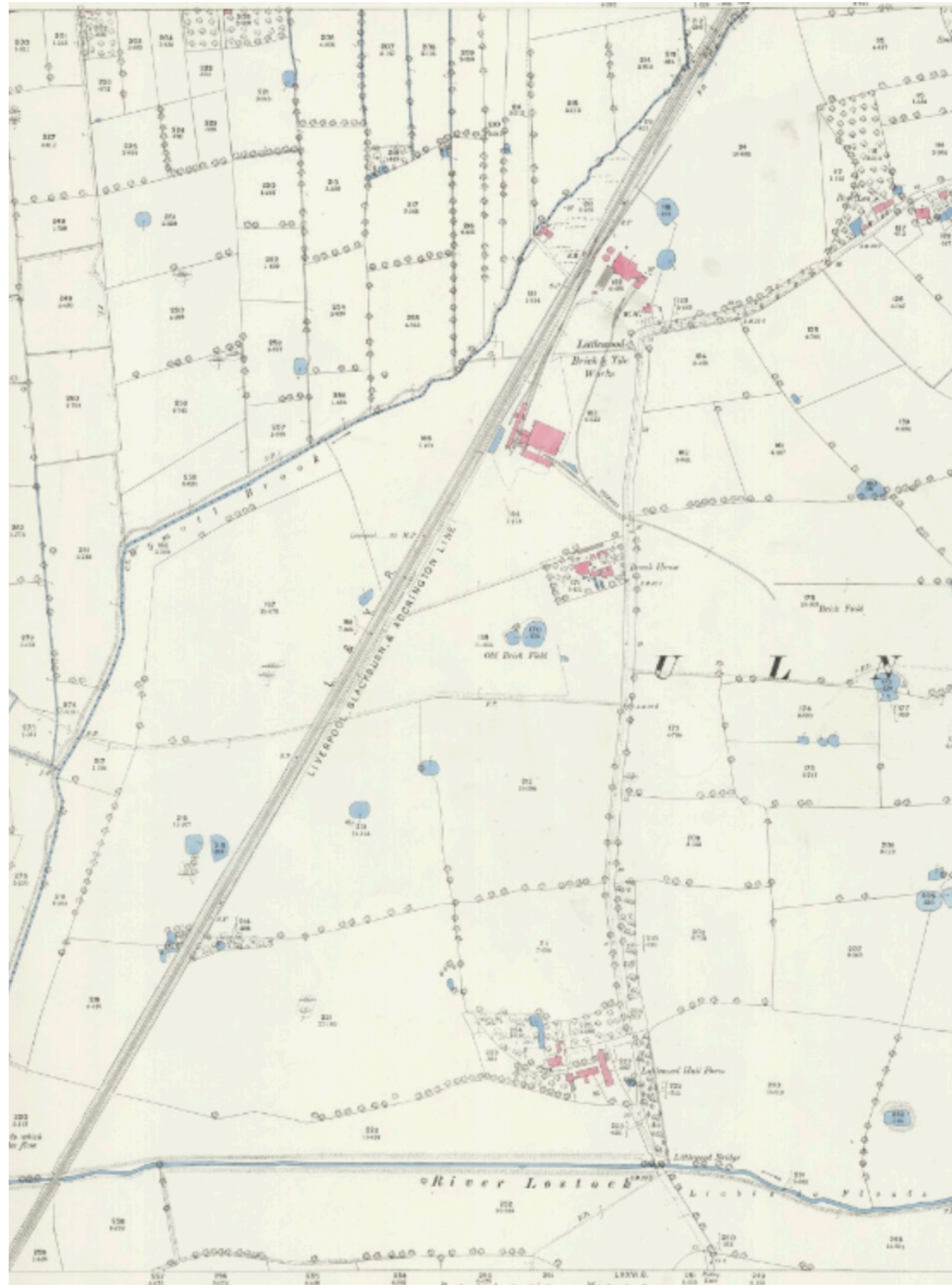
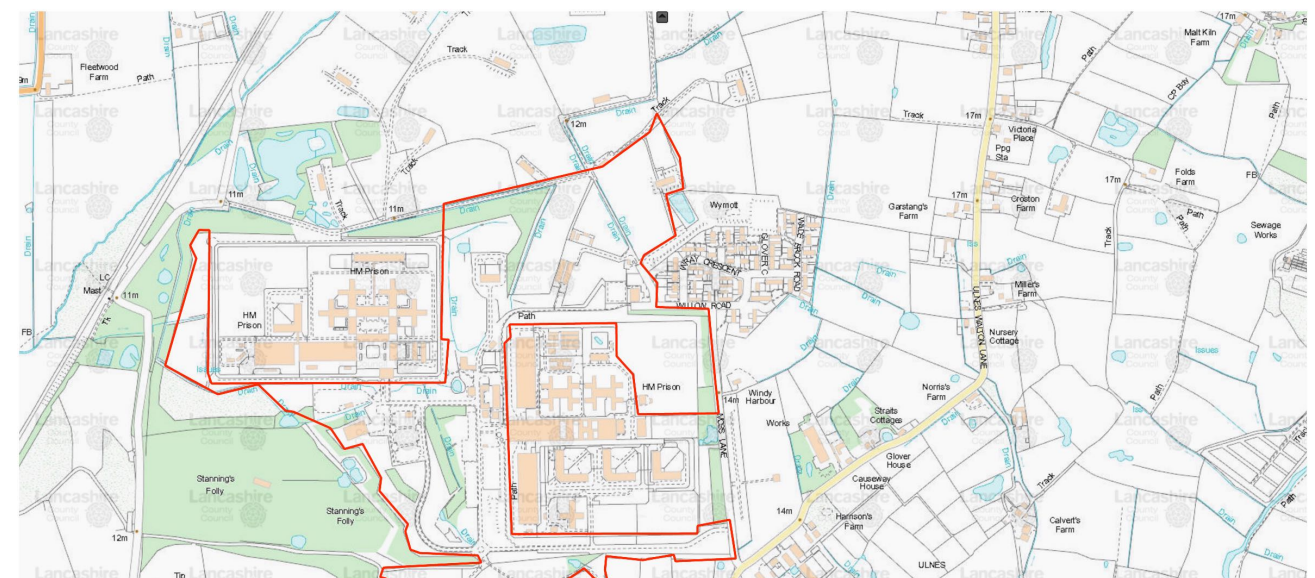
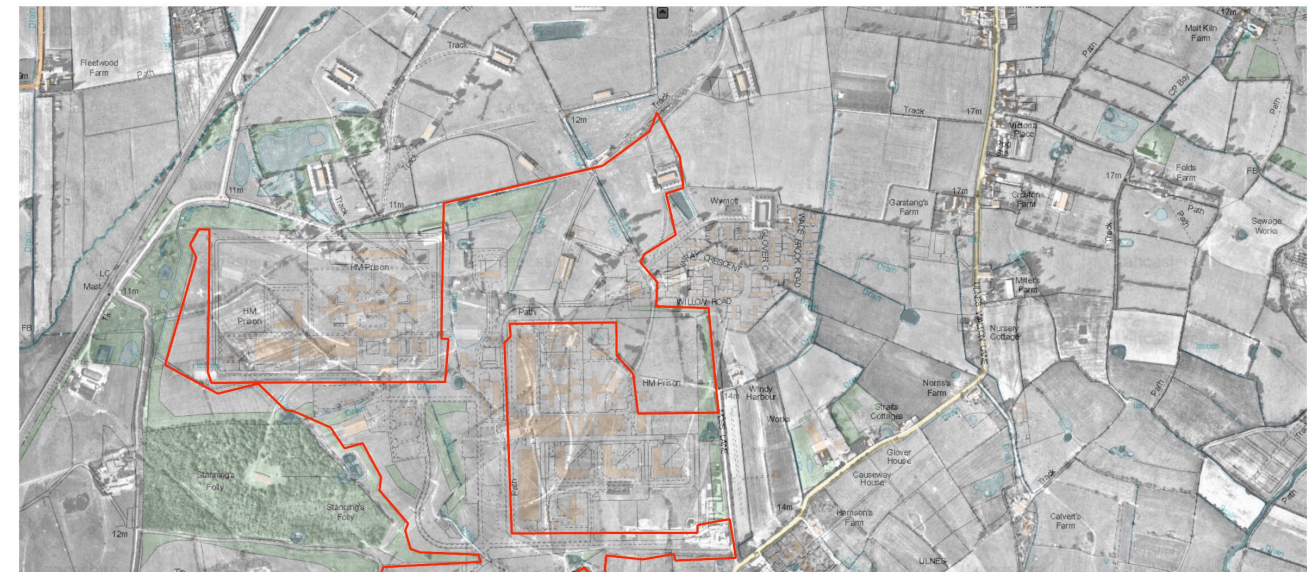


Figure 3: Landscape Surrounding Application Site, 1893



Figures 4 – 6: Evolution of Landscape (1940 to Present)

3.0 Assessment of Proposals

3.1 As noted, the proposed development comprises a hybrid application which seeks *outline planning permission (with all matters reserved except for access, parking and landscaping) for a new prison (up to 74,531.71 sqm GEA) (Class C2A) within a secure perimeter fence following demolition of existing buildings and structures and together with associated engineering works; Outline planning permission for a replacement boiler house (with all matters reserved except for access); and Full planning permission for a replacement bowling green and club house (Class F2(c)).*

Given that proposals for the new prison site seek outline permission, aspects of detailing and materiality etc. are yet to emerge. However, given their relevance with respect to matters of *setting*, indicative layouts - showing location and orientation etc. - have been provided. Proposals for the new prison site (**Figure 7**) are therefore located to the north of HMP Wymott. Principally, proposals include:

- A total of seven house blocks to the north of HMP Wymott and east of HMP Garth, informally arranged around a central allotment area / area of open space. Four associated exercise areas would also be interspersed throughout the house blocks;
- An entrance hub proposed for the eastern corner of the application site, beyond which is a central service hub, kitchen, workshop and support building;
- The retention of existing vegetation, where possible, particularly where this defines the boundary;
- A parking area to the south east - accessed via Moss Lane - is also proposed;
- Small compounds/areas for substations or other services, distributed amongst the larger structures;
- A new boiler house, between HMP Garth and HMP Wymott; and,
- Separate pedestrian and vehicular entrances to the prison complex.

3.2 Whilst building heights are dependent upon finalised designs, the highest structures will comprise the house blocks, which are proposed to be four storeys. All other structures would have lower ridge heights, ranging from one to three storeys.

3.3 A full, detailed application is also being submitted, seeking planning permission for a bowling club and associated club house, to the south of HMP Wymott (**Figure 8**).

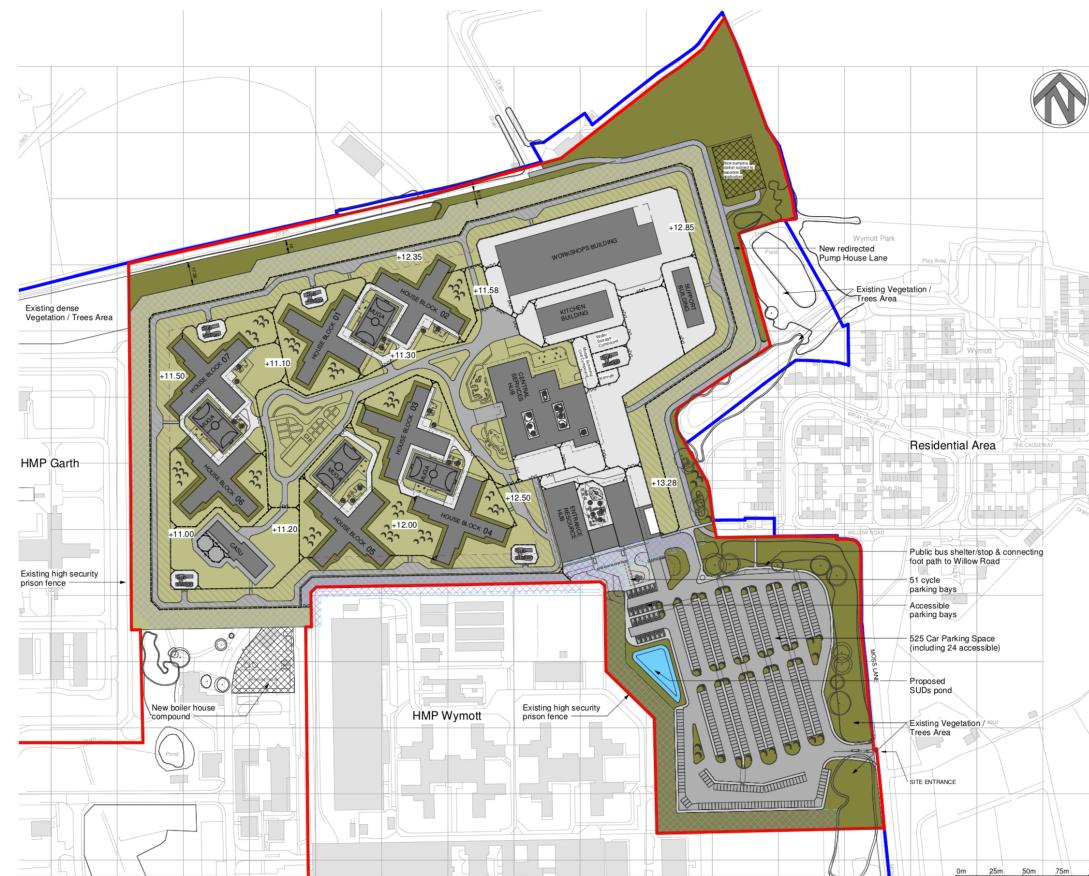


Figure 7: Indicative Proposed Layout

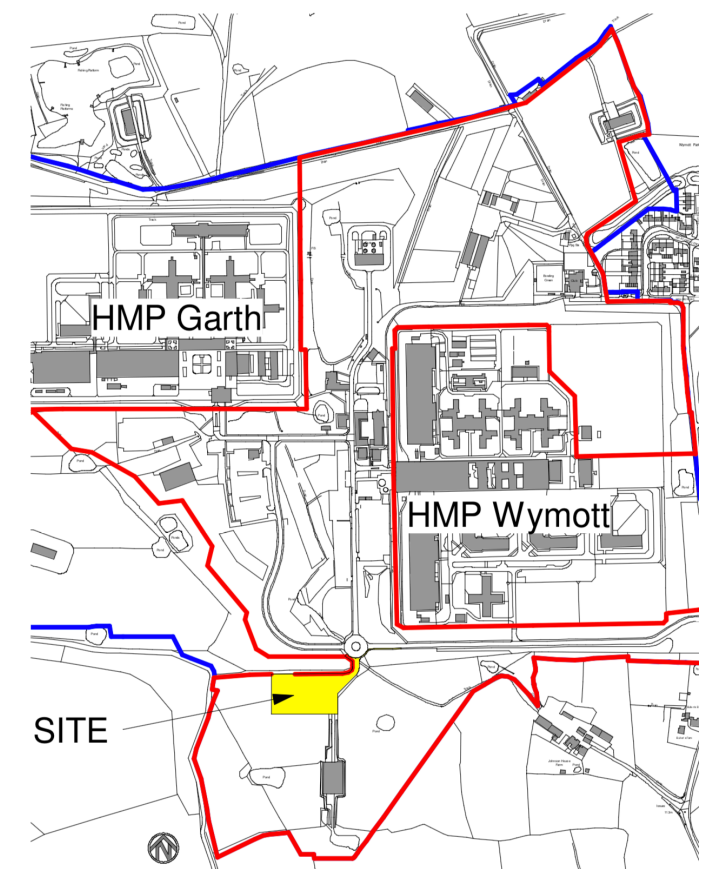


Figure 8: Proposed Bowling Club Location

4.0 Assessment

4.1 The following table sets out all heritage assets found to be relevant to early proposals; their distance from the proposed development site; what degree of 'interest' they exhibit; their consequently inherent significance; and, how the application site presently contributes toward this. The potential for impacts upon identified significance is then established, along with an assessment of how such impacts are able to be mitigated, as far as practically possible. At this juncture, it is pertinent to note that - with respect to significance - the following extract from Historic England's website (*Living in a Grade I, Grade II* or Grade II Listed Building*, 15.09.2020) sets out the following hierarchy:

'Listed buildings come in three categories of 'significance':

- Grade I for buildings of the highest significance
- Grade II* and
- Grade II

Here it is further noted that Grade II listed buildings make up 92% of all listed buildings.

| Heritage Asset | Interest | Significance | Impact on Significance | Avoiding Impacts | Justification | Recording |
|--|---|---|--|--|---|---|
| Norris Farmhouse and Attached Barn, approximately 570m east of application site. Designated Grade II. | <p>Archaeological Interest: N/A</p> <p>Architectural and Artistic Interest: Yes. Architectural interest resides with the design, construction and craftsmanship of this property, including its 'handmade brick, stone slate roofs', '2 bay end-baffle-entry plan', and 'wagon doorway and diamond-pattern breathers'.</p> <p>Historic Interest: Yes. Historic interest is very clearly exhibited by this structure, given its late 18th century origins.</p> | The immediate setting of this heritage asset remains relatively intact; it is therefore appreciable in the context of an isolated farmhouse set within a verdant, arable landscape. However, its wider setting was significantly altered during the latter half of the 20 th century when HMP Wymott was constructed to the west, introducing large-scale utilitarian structures into what is an otherwise undeveloped locale. | Inter-visibility and thus the interrelationship between the heritage asset and application site is limited due to intervening vegetation including scrub and woodland. Given the highly screened nature of the heritage asset, proposals are unlikely to affect this in any way (either negatively or positively), or the manner in which this is appreciated. Should taller structures at the site's south eastern extent be visible, they will be merely glimpsed; forming only one component part of a much wider view and therefore appreciated within the context of the whole prison site and what is a fundamentally utilitarian - and not agricultural - backdrop. | No works are proposed to this heritage asset. Proposals have sought to reduce the potential for impacts as far as possible via the siting and design of the proposed prison site. Therefore those buildings with the highest ridge height (house blocks) are proposed to be located beyond an existing tree belt at the south eastern boundary (to be retained) or as far as practically possible from the heritage asset, at the application site's north western extent. The design of the proposed housing blocks – assuming an 'X' configuration – will further reduce perceptions of mass across the application site. Additionally, larger blocks of built form – i.e the workshop – are again proposed to be appropriately sited in close | With respect to the relevant tests of the <i>NPPF (paragraph 199 etc.)</i> it is not considered that any harm would accrue via the implementation of proposals. However, it is considered that numerous public benefits would, in both the short and long term. Economic benefit would clearly result from the construction phase – principally due to the provision of jobs – whilst long term benefit would arise via the provision of a prison site in the form of new, modern, efficient prisons developed in accordance with the Prime Minister's announcement in August 2019. Proposals also demonstrably accord with local policy <i>BNE1 – Design Criteria for New Development</i> and <i>BNE8 – Protection and Enhancement of Heritage Assets</i> contained within <i>Chorley Borough Council's Local Plan (2012-2026)</i> . | Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary. |

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| | | | | <p>proximity to existing built form at HMP Wymott; thus ensuring that a logical continuation of built form prevails.</p> | | |
| <p>Barn Circa 75 metres East of Littlewood Hall Farmhouse, approximately 1.2km south west of application site. Designated Grade II.</p> | <p>Archaeological Interest: N/A Architectural and Artistic Interest: Yes. Architectural interest primarily lies in the design, construction and craftsmanship found at this property including that it has 'tall wagon doors', an 'exposed roof truss with kingpost and raked struts' at the northern gable, and 'timber-framed panels above the lintels'. Historic Interest: Yes. Historic interest is apparent across this structure, given its 'probably late c16 or early c17' origins, and its connection to the oxen house immediately to the west.</p> | <p>The immediate setting of this asset remains relatively intact, forming one of a number of isolated structures within an otherwise highly verdant landscape. However, the construction of both HMP Wymott and HMP Garth can be seen to have introduced large-scale utilitarian structures into this landscape, resulting in a wider setting already subject to negative impingement.</p> | <p>Inter-visibility and therefore the interrelationship between the heritage asset and proposed development site is limited due to intervening vegetation (including scrub and woodland); topography; and existing built form at the two prison sites. Given the highly screened nature of the heritage asset, proposals are unlikely to affect (either negatively or positively) the ability to appreciate this. Where taller structures are proposed, they are unlikely to form even a minor component in the view. Additionally, those proposed features in closer proximity to the heritage asset (i.e. bowling green and club house) have a limited perceptibility, particularly when considered in conjunction with existing built form at HMP Wymott that form a backdrop to this. When considered in totality, no impact upon setting is anticipated.</p> | <p>No works are proposed to this heritage asset. Proposals have however sought to reduce the potential for impacts as far as possible via the location of the proposed prison site. Therefore those structures - across the proposed prison site - with the highest ridge heights are located at the development site's northern and eastern extents; beyond existing built form associated with the HMP Garth and HMP Wymott. This ensures that proposed built form (again associated with the new prison site) is remote from the heritage asset, resulting in a consequent reduction in perception. Additionally, a proposed bowling green and associated club house will be located to the south of HMP Wymott. Although the introduction of this will be in closer proximity to the heritage asset than those structures associated with the new prison, these will form a minor addition to the landscape. Due to their low level, and limited perceptibility otherwise, in conjunction with existing structures across HMP</p> | <p>With respect to the relevant tests of the <i>NPPF (paragraph 199 etc.)</i> it is not considered that any harm would accrue via the implementation of proposals. However, it is considered that numerous public benefits would, in both the short and long term. Economic benefit would clearly result from the construction phase – principally due to the provision of jobs – whilst long term benefit would arise via the provision of a prison site in the form of new, modern, efficient prisons developed in accordance with the Prime Minister's announcement in August 2019. Proposals also demonstrably accord with local policy BNE1 – Design Criteria for New Development and BNE8 – Protection and Enhancement of Heritage Assets contained within <i>Chorley Borough Council's Local Plan (2012-2026)</i>.</p> | <p>Given the lack of impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary.</p> |

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| | | | | Wymott , impacts are again reduced. Given the location of the proposed prison site - being separated by existing, utilitarian built form – in conjunction with the minor addition of the bowling club, new structures will not alter the overall views from this heritage asset or the way in which it is appreciated. | | |
| 4. Nixon Court, approximately 820m north east of application site. Designated Grade II. | Archaeological Interest: N/A Architectural and Artistic Interest: Yes. Architectural interest primarily lies in the design and construction of the asset which has <i>'handmade brick with some stone quoins at ground floor, stone plinth, stone slate roof'</i> . Historic Interest: Yes. Historic interest is apparent across this structure, given its early 18 th century construction and evolution from farmhouse to house. | The setting of this heritage asset is already significantly altered - during the late 20 th century - with the construction of residential development at Moss Side, effectively encompassing the heritage asset to the north, south and west. The heritage asset's immediate setting is now characterised by uniform, estate-scale residential development as opposed to historic associations with what was formerly a rural, undeveloped landscape. | No impact upon significance would result following the implementation of proposals. New built form is at a significant remove from this heritage asset and will be effectively screened via existing vegetation (including woodland), topography and intervening built form. Given the highly screened nature of the heritage asset, proposals are unlikely to affect (either negatively or positively) the ability to appreciate this. | No works are proposed to this heritage asset. Proposals have sought to further reduce the potential for impacts via the design of proposed housing blocks, in combination with the location of larger structures such as the workshop. Therefore the new housing blocks will be located as far as practically possible from this heritage asset with their 'X' configuration serving to further reduce perceptions of scale and mass. Additionally, larger blocks of built form such as the workshop are located at a significant remove from this heritage asset, beyond existing, dense vegetation to be retained. Finally, of particular pertinence is the aforementioned residential development within this heritage asset's immediate locale which demonstrably screens longer distance | With respect to the relevant tests of the <i>NPPF (paragraph 199 etc.)</i> it is not considered that any harm would accrue via the implementation of proposals. However, it is considered that numerous public benefits would, in both the short and long term. Economic benefit would clearly result from the construction phase – principally due to the provision of jobs – whilst long term benefit would arise via the provision of a prison site in the form of new, modern, efficient prisons developed in accordance with the Prime Minister's announcement in August 2019. Proposals also demonstrably accord with local policy BNE1 – Design Criteria for New Development and BNE8 – Protection and Enhancement of Heritage Assets contained within <i>Chorley Borough Council's Local Plan (2012-2026)</i> . | Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary. |

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| <p>Ministry of Supply Depot. N/A</p> | <p>Archaeological Interest: Yes. The landscape within which the application site is located in conjunction with the wider local to the north '<i>potentially may hold evidence of past activity</i>'. Architectural and Artistic Interest: Yes. Architectural interest primarily resides with technologies associated with the construction of buildings across this landscape, for the purposes of housing munitions. Historic Interest: Yes. Historic interest is apparent across the landscape, particularly given its former association with ROF Chorley.</p> | <p>Identified as a non-designated heritage asset given the history, layout and associated features of the surrounding landscape, including those identified by the LPA as comprising '<i>a number of former depot structures and their associated road and rail links</i>'.</p> | <p>Inherent interest and / or significance of this non-designated heritage asset has been diminished following the closure and wholesale redevelopment of ROF Chorley, for which said asset was constructed. Associations between the two have undergone considerable erosion. More generally, the inherent interest and/or significance of the former munitions depot has been diminished following the construction of HMP Garth and HMP Wymott, whereby existing structures and infrastructure were lost to facilitate the erection of these prison buildings. Although it is acknowledged that proposals will result in the loss of another munitions depot and associated infrastructure, the loss is considered minor when considered against the number of surviving features across the landscape more generally. Therefore, a high degree of existing structures - highlighting the historic narrative of this landscape – would remain unaffected following the implementation of proposals. Particularly where they are to be retained and where their</p> | <p>views to and from the proposed prison site. Proposals are deliberately sited peripherally and to the north of existing development at the two prison sites, thus ensuring that proposed built form creates a logical continuation of development in this location. Whilst it is acknowledged that this will result in the loss of existing fabric - which currently contributes to the wider non-designated heritage asset - such loss is understood to be minor when all other elements to the north are considered in totality. Furthermore, the location of proposed built form - in close proximity to existing built form - will not impinge significantly upon the wider legibility of existing features (depots, roads and rail links etc.) comprising features of the previous MOS use.</p> | <p>With respect to the relevant tests of the <i>NPPF (paragraph 199)</i>, it is not therefore considered that <i>any</i> harm would accrue following the implementation of proposals. Economic benefit would clearly result from the construction phase – principally due to the provision of jobs – whilst long term benefit would arise via the provision of a prison site in the form of new, modern, efficient prisons developed in accordance with the Prime Minister’s announcement in August 2019. Furthermore, should the relatively small scale of proposals be considered in terms of the wider context of the MOS site as a whole, they more than amply comply with the requirements of <i>paragraph 197</i> which states that '<i>the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset</i>'. Proposals also demonstrably accord with local policy BNE1 – Design Criteria for New Development and BNE8 – Protection and Enhancement of Heritage Assets contained within <i>Chorley Borough Council’s Local Plan (2012-2026)</i>.</p> | <p>Whilst proposals would result in merely very limited impacts upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording may be deemed necessary as a matter of condition at full planning stages.</p> |
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| | | | setting has already been significantly altered following the construction of existing prison buildings. | | | |
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5.0 Summary

- 5.1 Historically, the area within which the application site is located was characterised by a sparsely settled arable landscape. However, during the 20th century the government sought to disperse armaments and munitions production away from major cities and the south east. As a result, a number of Royal Ordnance Factories were constructed with one of the largest being ROF Chorley. Within such a context, the application site and its immediate locale is thought to have been developed in conjunction with ROF Chorley, as a Ministry of Supply Depot.
- 5.2 Although a number of structures associated with this depot - including road and rail links - are still apparent across the landscape, a number were lost following the construction of HMP Wymott and HMP Garth during the 20th century. Given this historic narrative, those elements identified as being associated with ROF Chorley and the Ministry of Supply are considered a non-designated heritage asset. Otherwise, all other relevant heritage assets are designated Grade II and are located at some remove from the application site.
- 5.3 Principally, proposals comprise the erection of a number of buildings upon the northern extent of the complex, allowing the provision of a new prison site in line with the Prime Minister's requirement to build modern, efficient prisons. Given the peripheral location of this new site, in conjunction with its considered design and layout, impacts upon the significance of relevant heritage assets have been assessed as being extremely limited, particularly where existing features such as topography, vegetation and built form, intervene to reduce the potential for such perceptions and/or inter-visibility still further.

- 5.4 Where some, limited harm is anticipated with respect to the identified non-designated heritage asset, this will be substantially outweighed by the numerous public benefits resulting from the implementation of proposals. Proposals can therefore be seen to respond to not only the relevant sections of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, but also the wider regulatory context, where *paragraph 190* of the *NPPF* sets out that the LPA should take account of 'the desirability of new development making a positive contribution to local character and distinctiveness'. Proposals have therefore responded positively to the locale's historic context and achieved a high standard of design and layout that results in no adverse impacts upon identified designated heritage assets or their *settings*. For this reason, the principle of redevelopment is not considered to be at odds with the significance of the application site and/or its wider locale.



6.0 Sources of Information

National Planning Policy Framework, 2021

Planning (Listed Buildings and Conservation Areas) Act, 1990

Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12. Historic England, 2019. (**Appendix 2**);

The Setting of Heritage Assets Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017;

Conservation Principles for the Sustainable Management of the Historic Environment. Consultation Draft. Historic England, November 2017; and

Chorley Borough Council Local Plan 2012-2026

A Landscape Strategy for Lancashire, Lancashire County Council, 2000

Appendix 1.0 Designation Records for Heritage Asset(s)

Whilst the proposed location of the application site is not subject to specific national heritage designations it is located within the setting of a number of statutory designated heritage assets, including:

1) Norris Farmhouse and Attached Barn, Ulnes Walton Lane

List Entry Number: 1165144

Date First Listed: 130th January 1987

Details: Farmhouse. Dated 1757 at 1st floor above door. Handmade brick, stone slate roofs. House: 2-bay end-baffle-entry plan with outshut to rear of 1st bay; 2 storeys and attic, 2-course band; doorway at left end with large rectangular stone lintel, at 1st floor over the door a shouldered datestone inscribed N, with a heart in the centre; two 3-light casements on each floor, all R T 1757 with segmental gauged brick heads; gable chimneys. Rear has inter alia 2 small 2-light casements and a similar opening to the attic in the 2nd bay. Interior of less interest. Barn continued to the right on a slightly lower level has a segmental-headed wagon door offset to the left, left of this a horizontal rectangular window at ground floor and a square window above, to right a blocked window and a door both with rectangular stone lintels, rear has a reduced wagon doorway and diamond-pattern breathers. Interior: roof of 2 collar trusses with curved angle-struts and 2 pairs of purlins.

2) Barn Circa 75 metres east of Littlewood Hall Farmhouse, Ridley Lane

List Entry Number: 1072514

Date First Listed: 30th January 1987

Details: Barn. Probably late C16 or early C17, altered in C18. Plinth of 3 courses of sandstone blocks, brick walls replacing former timber-framed walls, slate roof. Five bays; tall wagon doors opposed in middle bay; north gable has exposed roof truss with kingpost and 3 raked struts each side. Interior: some wallposts visible beside the doorways, which have timber-framed panels above the lintels with straight bracing to the wallplate; others probably surviving but encased in brick piers; scarf-jointed wallplates; 4 collar trusses with angle struts, tie-beams with vacant mortices for former arch bracing; 2 pairs of trencled purlins, the lower windbraced from below. The surviving visible structure matches that of the oxen house immediately to the west (q.v.), with which it is probably contemporary.

3) 4, Nixons Court, Leyland

List Entry Number: 1317464

Date First Listed: 17th April 1967

Details: Farmhouse, now house. Dated 1719 on lintel, altered, recently renovated. Handmade brick with some stone quoins at ground floor, stone plinth, stone slate roof. Double-depth 2-bay plan with projecting porch. Two and a half storeys, symmetrical, with gable chimneys, bands on 2 levels; 2½-storey gabled porch has rusticated stone surround to segmental-headed outer doorway, large lintel with shouldered panel lettered in relief N/R I/1719, a vertical rectangular window on each floor above, the lower with gauged brick head; 2 other windows on each floor, all like these except that at ground floor to left which has been altered, all with altered glazing, and those to the attic in gabled ½-dormers. Right gable wall has a tall narrow firewindow with gauged brick head and a 2-course band over it, and a doorway to the rear bay (this being a gable-end baffle-entry); rear has 6 simple rectangular windows, those in the centre being stairlights, all with similarly altered glazing. Interior: front and rear rooms of 2nd bay each have an inglenook with stone heck and stopped-moulded bressumers; ovolo-moulded beams on both floors; full-height closed-string staircase with panelled rectangular newels, turned balusters; smoke hoods at 1st floor over the inglenook; plank doors with moulded surrounds attached.

4) Ministry of Supply Depot – Given the layout and associated features of this landscape this is considered a non-designated heritage asset.

Appendix 2.0 Methodology

- 2.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the *National Planning Policy Framework (NPPF)*, and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 2.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 2. Understand the significance of the asset(s)
 3. Understand the impact of the proposal on that significance
 4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 5. Look for opportunities to better reveal or enhance significance
- 2.3 These five steps effectively fulfil the requirements of both *paragraphs 189 & 190* of the NPPF (**paragraph 2.3 & 2.4**). Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residual harm is justified.
- 2.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a 'suggested structure for a statement of heritage significance'. This structure – to be applied across this Statement of Significance – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out documentary research, architectural historic and archaeological investigation, including (where necessary) fabric and comparative analysis, desk-based assessment and a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset**
 - a. For each heritage asset, describe the following interests:
 - i. Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - ii. Architectural and artistic interest – there are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture;

- iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.
 - 4. **Impact on the Significance**
 - a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
 - b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
 - c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
 - d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.
 - 5. **Avoid Harmful Impact(s)**
 - a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
 - b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
 - c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.
 - 6. **Justification for Harmful Impacts**
 - a. This is the opportunity to describe the justification for the proposals.
 - 7. **Recording**
 - a. Where there would be an impact on the significance of the heritage asset, any further archeological analysis and recording proposed should be detailed.
 - 8. **Summary**
 - a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
 - b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided, can be helpful, as a summary of the proposal.
- 2.5 Here it is pertinent to note that *Advice Note 12* states that 'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'. Thus, this document sets out the individual significance of buildings pertinent to the application site.

