

Statement of Common Ground – Heritage Matters

Former DXC Site, Euxton Lane, Chorley

Bellway Homes Limited (Manchester Division) & Chorley Borough Council

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Appeal Reference: APP/D2320/W/22/3309262

Author: KW/ST



Document Management

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V1	05.01.23	KW	ST	Peer Review
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Signed on behalf of the Appellant (Bellway Homes)

Mr Sebastian Tibenham MRTPI

Dated 23/01/2023

Signed on behalf of the Local Planning Authority (Chorley Borough Council)

Mr Richard Wood MRTPI

Dated 23/01/2023



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1. Introduction

- 1.1. Following the Case Management Conference on 5th January 2023, this Heritage Statement of Common Ground has been prepared at the request of the Planning Inspector.

2. Heritage Assets

- 2.1. The Appellant and Local Planning Authority are **in agreement** that:
- No designated or non-designated heritage assets are located within the appeal site.
 - The closest Listed Building is known as a 'Barn Circa 40 metres west of Stanfield House' (Grade II). The Barn is located to the south of the site on the opposite side of Euxton Lane at the existing signalised junction. The listing and location of the Listed Building is contained at **Appendix A**.
 - The appeal site lies adjacent to three non-designated heritage assets to the north west and west of the site (Runshaw College buildings (former Royal Ordnance Factory (ROF) Offices) and a WWII pillbox or guard post built into the perimeter wall as part of the Chorley Royal Ordnance Factory). Please refer to **Appendix B** for the locations and further details on these non-designated heritage assets.

3. Consideration of Heritage Impacts at the Application Stage

- 3.1. The Appellant and Local Planning Authority are **in agreement** that:
- The original application was supported by a Heritage Assessment prepared by Heritage Archaeology and dated August 2021. This Assessment has been provided as part of the appeal submission to the Inspectorate.
 - The Council consulted with Growth Lancashire Limited who provide the Council with independent advice on the heritage impacts of the development. Their comments are dated 4th February 2022 and relate to the original proposal for 118 dwellings on the appeal site. Their response was also provided as part of the appeal submission to the Inspectorate.
 - Both assessments confirmed that the proposals (as assessed) would meet the statutory test 'to preserve', causing no harm to the contribution made by the setting to the above heritage assets.
 - Whilst the proposed plans have altered since these assessments were carried out, the principal change has been the removal of 10 dwellings and the inclusion of an area of public open space within the appeal site in a location that is closest to the Listed Building to the south, and this change is a positive one in the context of assessing the impact on the Listed Building, which already confirmed no harm would occur.

- The letter contained at **Appendix C** confirms that based on the latest site layout, Heritage Archaeology's assessment of the effects of the proposals on this asset remains unchanged.

4. Heritage Assessment of designated heritage asset

4.1. In relation to the Grade II Listed Barn contained at Appendix A, The Appellant and LPA are in **agreement** that the significance of the Listed Building and its setting is accurately recorded in the Growth Lancashire Limited response dated 4th February 2021 and are in agreement on the following points in terms of considering the impact of the development on the significance of the Listed Building:

- The key impact consideration is in relation to the setting of the listed building rather than any direct impacts to the physical fabric of the listed building itself.
- The appeal site is located on the opposite side of Euxton Lane, which is a wide road and provides clear separation to the Listed Building and its associated curtilage.
- The closest and most visible part of the appeal site to the Listed Building is located adjacent to the existing signalised junction and comprises of existing hard standing and grassed verges.
- The arrival of the industrial and commercial buildings to the north of Euxton Lane in the 20th Century have resulted in pronounced changes to the wider setting of the listed building and together with other changes have gradually eroded the setting of the listed building and how it is now experienced.
- The significance of the listed building is therefore largely defined by the retained fabric of the building itself, primarily in the building's design, form and materials.
- The appeal site in its current form does not contribute any level of significance to the listed building and is deemed to be of neutral value.
- Whilst the proposed homes will be noticeable in the same context of the listed building, this does not translate to a loss of significance.
- Given the already eroded nature of the setting to the listed building and its neutral importance, the impact of the new development on the value of the setting will be very limited which is confined to visual changes to the wider landscape setting, which is different to the loss of significance.
- The proposals meet the statutory test 'to preserve' by causing no harm to the contribution made by the setting to the significance of the Listed Building.
- In light of the above, no balancing exercise is required as per NPPF paragraph 202.
- The appeal proposals meet the objectives of Chapter 16 of the NPPF and accord with the heritage policies of the Local Plan.



- There would be a net improvement in amenity as a result of the appeal proposal due to the provision of Public Open Space and bringing a vacant site back into viable re-use (as per paragraph 8.11 of the original SOCG signed and dated 06.01.2023).

5. Heritage Assessment of non-designated heritage assets

5.1. In relation to the non-designated heritage assets listed at paragraph 2.1, the Appellant and LPA are **in agreement** that:

- Due to the existing low significance afforded to the setting, the loss of significance caused by the new development will be negligible.
- As a result of the development proposals, there will be no discernible harm or loss of significance caused to the nearby Non-Designated Heritage Assets.
- In light of the above, no balancing exercise is required as per NPPF paragraph 203.
- There is agreement to the archaeological condition (18) contained in Appendix D of the original SOCG.



Appendix A – List Entry: Barn Circa 40m West of Stanfield House

BARN CIRCA 40 METRES WEST OF STANFIELD HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1204306**

Date first listed: **21-Feb-1984**

Statutory Address 1: **BARN CIRCA 40 METRES WEST OF STANFIELD HOUSE, EUXTON LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BARN CIRCA 40 METRES WEST OF STANFIELD HOUSE, EUXTON LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Lancashire**

District: **Chorley (District Authority)**

Parish: **Euxton**

National Grid Reference: **SD 56552 19617**

Details

SD 51 NE EUXTON EUXTON LANE

Barn c. 40 metres west of 5/112 Stanfield House - - II

Barn, probably early C18. Handmade brick on stone plinth, stone slate roof. Five bays rectangular plan (C19 shippon at rear; C18 extension to front of 4th bay); wagon door to front of 3rd bay; ventilation slits on 4 levels. Interior: lofted stable to 1st bay; various roof trusses, including at least one which appears to include former cruck blades; raking struts and collar.

Listing NGR: SD5655219617

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **357629**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 11-Jan-2023 at 15:56:08.

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End of official list entry





Appendix B – Location & Details of Non-Designated Heritage Assets

Appendix A: Gazetteer of known heritage assets

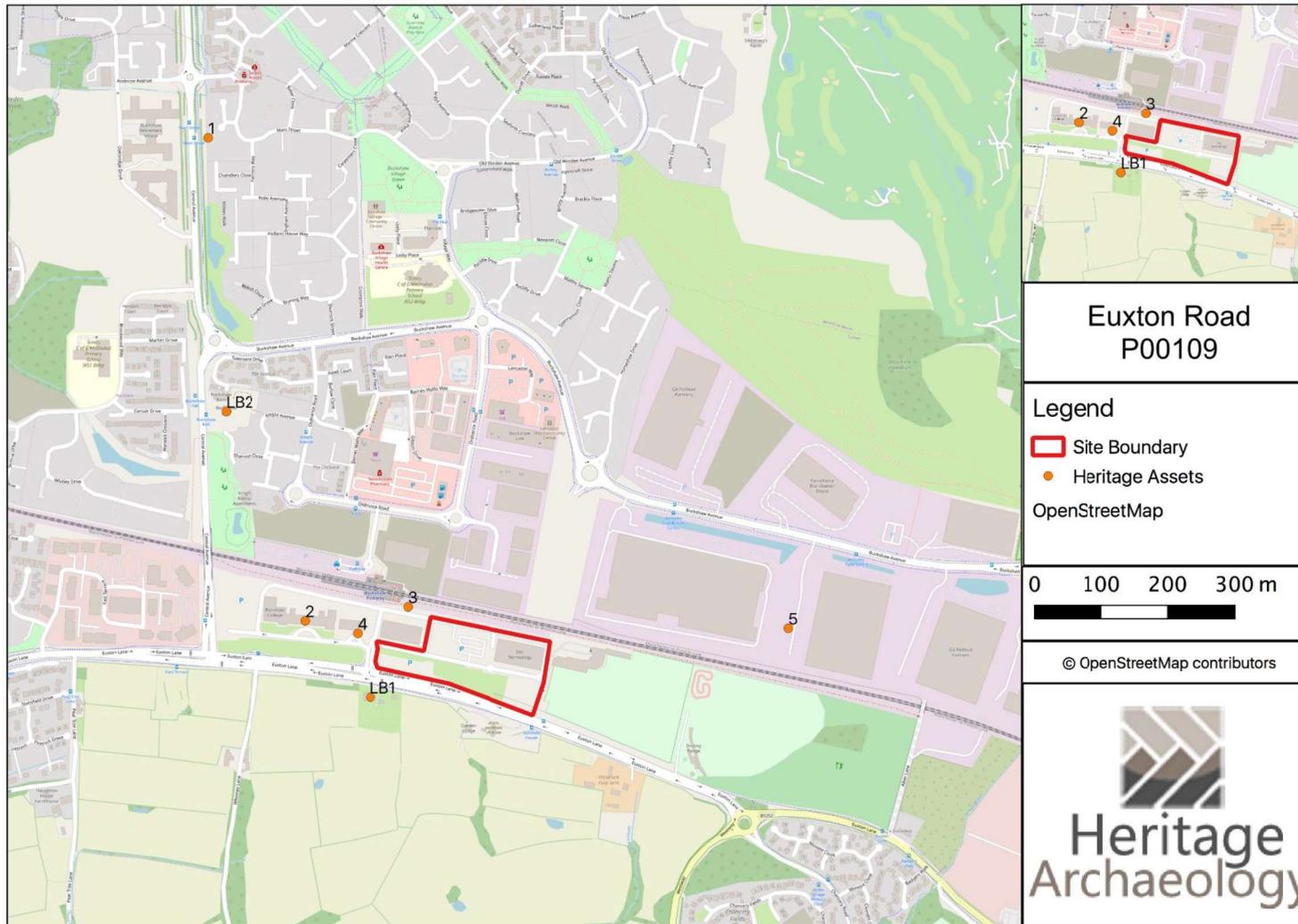


Figure 5: Location of known heritage assets

ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing
LB1	1204306/ PRN25358	LB II	Barn Circa 40 Metres West of Stanfield House	Barn, probably early C18. Handmade brick on stone plinth, stone slate roof. Five bays rectangular plan (C19 shippon at rear; C18 extension to front of 4th bay); wagon door to front of 3rd bay; ventilation slits on 4 levels. Interior: lofted stable to 1st bay; various roof trusses, including at least one which appears to include former cruck blades; raking struts and collar. The barn was surveyed prior to conversion to a dwelling.	Post medieval	High	356552	419617
LB2	1362139/ PRN25127 & PRN25376	LB II*	Buckshaw Hall	Manor house, probably early C17 or earlier, restored 1885, now unoccupied. Square-panelled timber-framing on a plinth of large sandstone blocks, with both wattle-and-daub and later brick infilling; slate roof with a chimney on the ridge, an external chimney at right side wall and another rising from the eaves behind this (all have brick flues with tumbled bricks between the flues, and the first 2 rise from stone stacks). H-plan with baffle-entry and 2-bay crosswings to a hall range; projecting staircase turret behind hall. Also building recording and dendrochronology analysis undertaken.	Post medieval	High	356299	420123
1	PRN12872	NDHA	Royal Ordnance Factory, Chorley	Filling factory, opened 1939, finally closed in 2005-7 and now mainly replaced with housing. Filling factory covering 928 acres, opened in 1939. When in full production during 1941, deemed the largest ammunition filling factory in the world. Sold to British Aerospace January 1987. Headquarters and registered office of Royal Ordnance PLC since 1990. Continues to manufacture initiators (small explosive devices), small arms and medium calibre ammunition. By 1994 Royal Ordnance Chorley reduced to site of 236 acres. Proposal to redevelop the rest of the site as an 'urban village on brownfield land' with the recreation of 275 acres of greenspace and the reopening of ROF Halt. First stage of redevelopment will be the reclamation of derelict and contaminated land. Risk of contamination of building fabric means the buildings need to be burned prior to demolition. The specialist nature of most of the buildings make them unsuitable for alternative use, so most will have to be demolished. Almost completely cleared by summer 2004.	Modern	Low	356271	420606
2	PRN36414	NDHA	Runshaw College	1930s prominent road frontage building associated with ROF Chorley site,	Modern	Moderate	356437	419753

ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing
			(former Royal Ordnance Offices), Euxton Lane, Euxton	now a college. A locally listed building. Royal Ordnance Offices, Euxton Lane. 1930s prominent road frontage building associated with ROF Chorley site, important social history.				
3	PRN36956	NDHA	Off Euxton Lane and Central Avenue, Buckshaw Village, Euxton	A series of WWII pillboxes or guard posts built into a perimeter wall as part of the Chorley Royal Ordnance Factory, Euxton. Part of a wider defence system. A unique pillbox built as part of the ROF. One of the few survivors of a wider defence system. Limited views are available from the adjacent (modern) bridge. This site appears to be perhaps a guard post rather than a pillbox of a standard design. The rectangular structure seems to be incorporated into the boundary wall on the south side of the railway and is rather tall for its plan size, probably with an intermediate storey inside allowing access to embrasures close under the roof. The site now sits to the rear of a small industrial/office development site. Examination of aerial photography, mapping and Google Street View images show that the site above is one of a series of surviving defensive structures on the south side of the railway here, probably associated with the defence of the former ROF offices (PRN36414/PRN40643). These are incorporated into a high boundary wall, which is no doubt part of the security/defence system. Defence posts are located on the wall between the railway and the former office site at SD 5621119863 and SD 5662019775, and possibly also SD 5688919720 and 5712819663. The wall between the offices and what is now Euxton Road contains a defended corner at SD 5708619496, with blocked embrasures and a further post may be at SD 5681519605. The distinctive brick wall that connects these posts is also of some significance.	Modern	Moderate	356621	419776
4	PRN40643	NDHA	Brisance House (BAE Systems Property and Environmental Services), Euxton Lane, Euxton	Former ROF office and laboratory. Prominent and strategic building, originally constructed as an office and laboratory to support the former Royal Ordnance Factory site. The term brisance relates to the shattering or crushing effect of a high explosive. Demolished 2018.	Modern	Negligible	356530	419730
5	PRN7898	NDHA	Ingham House, Euxton	Farmhouse and well shown on 1849 map. Site since redeveloped.	Post medieval	Negligible	357297	419732



Appendix C – Heritage Archaeology Letter

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Former DXC Site, Euxton Lane, Chorley
Bellway Homes Limited (Manchester Division)
Planning Application 21/01475/FULMAJ
Appeal Reference APP/D2320/W/22/3309262

Statement following review of changes to the application

This statement has been prepared by Helena Kelly, MCIfA, I am a director of Heritage Archaeology Ltd and authored the Historic Environment Assessment.

I have reviewed the revised planning layout, which was updated after completion of the Historic Environment Assessment. The main change between the assessed layout and amended layout is the removal of 10 dwellings and inclusion of public open space within the western part of the appeal site, that part being closest to grade II listed Barn Circa 40 metres west of Stanfield House, itself being the closest listed building to the appeal site.

Having reviewed the original assessment against the updated planning layout, my assessment of the effects of the proposals on this asset remains unchanged. The baseline characteristics of the Appeal site are that of modern urban development and it therefore makes a neutral contribution to appreciating the architectural and historic interest of the grade II listed building. The revised layout would provide open space rather than housing in the area immediately opposite the listed building, which is positive in relation to its setting, but the overall effects of the Appeal proposals remain neutral (neither harmful or beneficial) in relation to this asset, as concluded by the original assessment.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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