

---

# Land west of Pear Tree Lane, Euxton, Lancashire

---

## Heritage Statement

**Project:** Land west of Pear Tree Lane, Euxton, Lancashire

**Client:** Gladman Developments Limited

**Job Number:** 434735

**File Origin:** X:\2. National\Lancashire – HER – Land at Pear Tree Lane, Euxton

**Document Checking:**

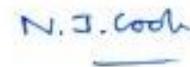
**Prepared by:** Natalie Aldrich, Senior Heritage  
Consultant

**Signed:**



**Checked by:** Dr Nikki Cook MCIFA  
Associate Director  
Principal Heritage & Archaeology  
Consultant

**Signed:**



## Executive Summary

*Savills Heritage Planning was commissioned by Gladman Developments Limited to produce a Heritage Statement (Built Heritage and Archaeology Assessment) to accompany an outline planning application in respect to the proposed development of land west of Pear Tree Lane, Euxton, Lancashire.*

*The Site comprises agricultural land located to the west of Pear Tree Lane and south of School Lane, to the east of the village of Euxton. The Site contains no designated heritage assets and no known non-designated heritage assets.*

*Baseline conditions, to inform the assessment of the significance of the heritage assets which may be sensitive to the proposed development, were established through consideration of the recorded designated and non-designated heritage assets within a 1km study area around the Site, via assessment of the Lancashire Historic Environment Record, and a desk-based review of publicly accessible sources of primary and synthesised information. There are 15 Listed Buildings within the study area, however only the Grade II Listed Houghton House Farmhouse, located c.20m from the north-east of the Site, is considered sensitive to the proposed residential development. Owing to the distance from the Site, intervening topography and built environment, no other designated heritage assets are considered to be sensitive to the development. The Site contains no known heritage assets.*

*It is deemed that the Site makes a minor contribution to the significance of Houghton House Farmhouse due to its close physical association to the former Farm complex, and to a minimal degree, its former use in relation to the Farmhouse and farm complex: however this relationship is now largely eroded due to changes in use of the former Farm buildings. The historic setting of the Farmhouse has also been compromised by the expansion of Euxton and the settlements development to the north, west and south of the Farmhouse since the mid-20<sup>th</sup> Century.*

*The assessment of the development of the Site and its wider vicinity has established that the Site has a low potential for features to exist dating to the prehistoric, Anglo-Saxon and early medieval periods. The existence of a Romano-British road, purported to pass through Euxton on a north-south axis, potentially on the route of Pear Tree Lane, to the immediate east of the Site, in addition to the potential for Romano-British activity and settlement in the Romano-British period at Euxton, affords a low to medium potential for features to remain, primarily focussed to the east of the Site.*

*Paragraph 196 of the National Planning Policy Framework requires that where development proposals will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal. The proposed development scheme includes the construction of residential dwellings and the illustrative masterplan has sought to respect the historic context of the Site.*

*An outline planning application was submitted to Chorley Council in 2016 in respect to the Site and proposals for up to 165 dwellings, planting and landscaping, informal open space, children's play area, surface water attenuation, two vehicular access points and ancillary works. The Conservation Officer at Chorley Council did not object to the proposals. The Lancashire Archaeological Advisory Planning Service (LAAS) also did not object to the proposals.*

*It is suggested that the development proposals will have an impact on the setting of Houghton House Farmhouse, but this is deemed to be to a minimal degree, by way of an increase in built development encroaching upon the previously undeveloped land to the immediate west of the House. Mitigation of any impact by way of the introduction of a strong boundary feature, in line with neighbouring existing hedgerows, to help screen the development; retention of open space within the Site at its north-eastern portion, to reduce encroachment, and introducing vegetation buffers.*

*The proposed scheme seeks to provide public benefits by way of delivery of new homes on a sustainable site, provision of a Locally Equipped Area for Play (LEAP) and informal public open space within the development, and providing footpath links which relate to existing Public Rights of Way (PRoW).*

*As such, any adverse impact upon the significance of Houghton House Farmhouse is deemed to be outweighed by the benefits the proposed scheme will bring.*

*Should it be deemed that further archaeological investigation be required, it is suggested that this can be secured by use of an appropriately worded planning condition, in relation to any approved development scheme.*

## Contents

<b>1.0</b>	<b>Introduction</b> .....	<b>1</b>
1.1.	Project Background.....	1
1.2.	The Site and its wider context.....	1
1.3.	Planning History.....	2
<b>2.0</b>	<b>Methodology</b> .....	<b>4</b>
2.1	Aims, objectives and scope.....	4
2.2	Assessment Methodology.....	4
<b>3.0</b>	<b>Historic Evidence</b> .....	<b>7</b>
3.1	Introduction.....	7
3.2	Historic Development of the Site and surrounding area.....	7
<b>4.0</b>	<b>Heritage Assets – Significance and Setting</b> .....	<b>18</b>
4.1	Introduction.....	18
4.2	Significance.....	18
4.3	Houghton House Farmhouse.....	18
<b>5.0</b>	<b>Assessment of Impact</b> .....	<b>21</b>
5.1	Introduction.....	21
5.2	Proposed Scheme.....	21
5.3	Houghton House Farmhouse.....	21
5.4	Potential archaeological remains.....	22
<b>6.0</b>	<b>Conclusion</b> .....	<b>23</b>
<b>7.0</b>	<b>References</b> .....	<b>25</b>
<b>Appendix 1: Summary of factors for determining the importance of known and potential heritage assets</b>		
	<b>26</b>	
<b>Appendix 2: Criteria to determine the level of impact (based on ICOMOS guidance)</b> .....		<b>29</b>
<b>Appendix 3: Planning Policy and Guidance</b> .....		<b>30</b>
7.1	Legislation.....	30
7.2	National Planning Policy Framework.....	30
7.3	Local Planning Policy.....	32

## Plates

<b>Plate 1:</b> Aerial view of the proposed development site (red boundary) and its environs .....	1
<b>Plate 2:</b> Extract of G. Hennet's Map of the County and Palatinate of Lancaster, 1829, indicating the approximate location of the Site .....	8
<b>Plate 3:</b> Extract of Euxton parish Tithe Map, 1847, detailing the Site .....	9
<b>Plate 4:</b> Extract of Ordnance Survey map, 1849, detailing the location of the Site .....	11
<b>Plate 5:</b> Extract of Ordnance Survey map, 1893, detailing the location of the Site .....	12
<b>Plate 6:</b> Extract of Ordnance Survey map, 1909, detailing the location of the Site .....	13
<b>Plate 7:</b> Extract of Ordnance Survey map, 1929, detailing the location of the Site .....	14
<b>Plate 8:</b> Extract of Ordnance Survey map, 1968, detailing the location of the Site .....	15
<b>Plate 9:</b> Extract of Ordnance Survey map, 1992, indicating the location of the Site .....	16
<b>Plate 10:</b> Aerial image of the Site and surrounding area, June 2018 © Google Earth .....	17

## Figures

Figure 1: Satellite image showing the proposed development site (red boundary) and 1km buffer (blue boundary). The designated heritage assets within the buffer, and the non-designated heritage assets included in the Lancashire HER, are indicated.....	33
--	----

## Periods referred to in the text

Palaeolithic	900,000 to 10,000 BC	Anglo-Saxon	410 to 1066
Mesolithic	10,000 to 4000 BC	Medieval	1066 to 1540
Neolithic	4000 to 2200 BC	Post-medieval	1540 to 1699
Bronze Age	2200 to 800 BC	18th century	1700 to 1799
Iron Age	800 BC to AD 43	19 <sup>th</sup> century	1800 to 1899
Romano-British	AD 43 to 410	20th century/Modern	1900 to present

## Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

In addition, the records held by the Lancashire HER, obtained on 14 February 2019, represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

## Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2019) National Planning Practice Guidance (NPPG; (Department for Communities and Local Government), and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

All Groundsure historic mapping is reproduced Crown copyright and database rights 2018 Ordnance Survey 100035207.

---

## 1.0 Introduction

---

### 1.1. Project Background

- 1.1.1. This Heritage Statement has been researched and prepared by Savills Heritage Planning to provide relevant and proportionate information to support an outline planning application for the development of land west of Pear Tree Lane, Euxton, Chorley, Lancashire (hereafter 'the Site'), centred at NGR 355859 419295. An aerial view of Euxton and the Site is shown at **Plate 1**.



**Plate 1:** Aerial view of the proposed development site (red boundary) and its environs

### 1.2. The Site and its wider context

- 1.2.1. The Site comprises c.7.4ha of agricultural land, currently five fields laid to pasture and crops, which is bound by mature hedgerows and trees. The northern boundary is primarily comprised of a strip of woodland and a small section of land at the southern boundary also contains woodland. The eastern edge is bound by Pear Tree Lane, and the northern edge by School Lane. The location of a former pond is contained close to the centre of the Site.
- 1.2.2. Houghton House Farm is located to the immediate north-east of the Site: this includes the Grade II Listed Houghton House Farmhouse, and the former barn associated with the Farm, now known as Ladymac, and in residential use and separate ownership. The buildings at Pear Tree Farm and Pear

Tree Cottage are located to the south-east of the Site. The rear gardens of the residential dwellings to the east of School Lane and The Cherries abut the western boundary of the Site.

- 1.2.3. The Site rises from south-west to north-east, being located at c.51m aOD at its north-east edge and c.59m aOD at its south-west boundary.
- 1.2.4. The proposed development site does not contain any designated or known non-designated heritage assets. Pear Tree Lane, which abuts the eastern boundary of the Site, is recognised as the remains of a section of a Roman road (HER reference MLA32883 and HER reference MLA26078).
- 1.2.5. There are 15 Listed Buildings within 1km of the Site. There are no Locally Listed Buildings within 1km of the Site.

Name	Grade	NHLE reference
BUCKSHAW HALL	II*	1362139
EUXTON PARISH CHURCH	II*	1362144
HOUGHTON HOUSE FARMHOUSE	II	1072460
EUXTON HALL	II	1072464
CHAPEL CIRCA 50 METRES SOUTH EAST OF EUXTON HALL	II	1072465
GATE PIERS TO EUXTON HALL	II	1072466
SUNDIAL CIRCA 10 METRES SOUTH OF PARISH CHURCH	II	1072467
ROMAN CATHOLIC CHURCH OF ST MARY	II	1072468
GATE LODGE TO EUXTON HALL	II	1072469
BALSHAW HOUSE	II	1204200
BARN CIRCA 40 METRES WEST OF STANFIELD HOUSE	II	1204306
PRESBYTERY TO ROMAN CATHOLIC CHURCH OF ST MARY	II	1204410
GATE PIERS AT LODGE TO EUXTON HALL	II	1204419
BROXOP'S FARMHOUSE	II	1362142
BARN CIRCA 50 METRES NORTH EAST OF EUXTON HALL	II	1362143

- 1.2.6. Mapping of the designated and non-designated heritage assets (via the Lancashire HER) within the vicinity of the Site is included at Figure 1.

### 1.3. Planning History

- 1.3.1. The Site was subject to an outline planning permission application for up to 165 dwellings, planting and landscaping, informal open space, children's play area, surface water attenuation, two vehicular access points from School Lane and associated ancillary works, made to Chorley Council in May 2016 (Chorley Council reference 16/00489/OUT). The application, and subsequent Appeal, was refused, however these decisions were not made on heritage grounds.
- 1.3.2. The Conservation Officer did not object to the proposals, stating that there was potential for the Site to contain heritage assets as yet undiscovered and that the possibility of other buried archaeology being located within the site was less likely. The Conservation Officer considered the proposed

development acceptable, subject to a number of conditions, which included the use of landscaping to help screen Houghton House from any potential development within the Site so as to, as far as possible, maintain the current rural setting of the building.

- 1.3.3. The Lancashire Archaeological Advisory Planning Service (LAAS) also did not object to the proposals. Recognising the submitted Archaeological Desk Based Assessment, the LAAS stated that the report indicated that the *'site has low/nil potential for evidence from the prehistoric period, moderate/low potential from the Roman period, and low/nil potential from the Saxon, Medieval and Post-Medieval periods. The report goes on to say that no designated or undesignated archaeological assets have been recorded within the site. The most significant finding was a potential for sub-surface archaeological deposits from the Roman period along the eastern boundary of the site'*. The LAAS recommended that a condition should be attached to any approval of the scheme, requiring a programme of archaeological work following an agreed written scheme of investigation.

---

## 2.0 Methodology

---

### 2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- 1) Provide a heritage baseline assessment to understand the archaeological and historical background to the proposed development site;
- 2) Formulate an assessment of the importance/sensitivity of the known or potential heritage assets considering their archaeological, historic, architectural and artistic interests; and,
- 3) Formulate an assessment of the impact of the proposed development on the significance of the known heritage assets and their settings.

### 2.2 Assessment Methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated assets.

2.2.2 The importance/sensitivity of some heritage assets is formally recognised through designation (Scheduling of a monument, or the Listing of a built structure for example). The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

- 1) A **Heritage Asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
- 2) The **Setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage 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 (NPPF, Annex 2 Glossary);
- 3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.
- 4) **Value** is used in reference to the components of a heritage asset that determines its significance.

2.2.3 Guidance provided by Historic England in the document Conservation Principles: Policies and Guidance for the sustainable management of the historic environment (English Heritage, 2008)

introduced the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in NPPF):

- 1) **Evidential** (Archaeological) value. Deriving from the potential of a place to yield evidence about past human activity. This value is alternatively known as **Research** value.
- 2) **Historical** value. Deriving 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. This value is alternatively known as **Narrative** value.
- 3) **Aesthetic** (Architectural or Artistic) value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- 4) **Communal** value. Deriving 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.

2.2.4 The criteria for assessing the importance of heritage assets in terms of their evidential, historic, aesthetic and communal values are set out in more detail in **Appendix 1** and the definitions of heritage significance and importance are set out.

#### *Assessment of Setting*

2.2.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (2<sup>nd</sup> Ed.) – The Setting of Heritage Assets (December 2017)* are relevant to the proposals at the proposed development site.

2.2.6 The Historic England Guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

2.2.7 **Step 1** of the approach is '*identifying the heritage assets affected and their settings*'. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage dataset.

2.2.8 **Step 2** requires consideration of '*whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*'. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.

2.2.9 **Step 3** involves '*Assessing the effect of the proposed development on the significance of the asset(s)*'. This stage of the assessment addresses the key attributes of the proposed development, such as its:

i) Location and siting; ii) Form and appearance; iii) Additional effects; and iv) Permanence.

2.2.10 **Step 4** of the guidance should explore opportunities for ‘*maximising enhancement and minimising harm*’, while **Step 5** is to ‘*make and document the decision and monitor outcomes*’. For the purposes of this assessment, **Steps 1-4** of the process have been followed. **Step 5** is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

*Historical and Archaeological Baseline*

2.2.11 Baseline conditions were established through consideration of the historic environment within a 1km study area buffered from the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:

- 1) National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Britain from Above, and Viewfinder;
- 2) The Lancashire Historic Environment Record, received 14 February 2019;
- 3) Previous great literature reports; and
- 4) Historic manuscripts and maps available online.

2.2.12 It is recognised that the 1km study area creates an arbitrary line within which to consider effects and so the topography, elevation and landform around the Site was also considered in order to adjust/augment this study boundary as and where deemed necessary.

2.2.13 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

---

## 3.0 Historic Evidence

---

### 3.1 Introduction

3.1.1 The following section provides a brief summary of the historical development of the proposed development site and its environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the proposed development site.

3.1.2 Understanding the history and context of the relevant heritage assets is important to establish their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.

### 3.2 Historic Development of the Site and surrounding area

3.2.1 The Historic Environment Record holds no records within the Study Area which relate to the prehistoric period, and the understanding of the settlement pattern in the vicinity of the Site in the prehistoric period is limited.

3.2.2 The Study Area also provides little evidence of pre-Norman activity and settlement, however it is suggested that the name Euxton is a translation of the Anglo-Saxon 'Water Town Fort', indicating a settlement of some importance positioned on the Romano-British road running between Wigan and Lancaster. This would suggest some degree of settlement prior to the Norman invasion of England, despite Euxton not being recorded in the Domesday Book of 1086. The route of the Romano-British road is not clear, with the Lancashire HER and previous studies suggesting possible routes, either through the present village along the main Wigan Road, or on a more north-south axis to the east of the main road, or the east of the village, east of the Site, along Pear Tree Lane (see Figure 1).

3.2.3 The limited evidence discovered and confirmed to date would suggest that the potential for archaeological assets or features dating to the prehistoric period is low, as it is for the Anglo-Saxon and early medieval period. The evidence suggesting the potential route for a Romano-British road to pass through or close by to Euxton, would indicate a low to medium potential for Romano-British features to

remain at the Site.

3.2.4 Euxton was recorded as *Euckston* in 1212 (Victoria County History), and during the 13<sup>th</sup> and 14<sup>th</sup> centuries, the lands of the manor were variously held by and disputed between several local families: however the manor was held by the Molyneux family from the 14<sup>th</sup> Century until the early 18<sup>th</sup> Century.

3.2.5 The earliest maps which depict the area of the Site and the settlement at Euxton date to the late 18<sup>th</sup> Century: Yates's map of 1786 and Greenwoods map of 1818 (not reproduced) indicate a settlement based almost exclusively along the main north-south route based on the earlier Romano-British road. The 18<sup>th</sup> Century Euxton Hall (later rebuilt c.1850) is located at the south of the village. Hennet's map of 1829 (**Plate 2**) detailed and labelled structures to the north-east of the main settlement (the earlier mentioned maps indicate structures but these are not clearly identified), and this appears to indicate three structures at Houghton House (noted as *Hoghton House*). The Historic England Listing suggests that the Farmhouse probably dates to the later 18<sup>th</sup> Century, which is consistent with the historic mapping.

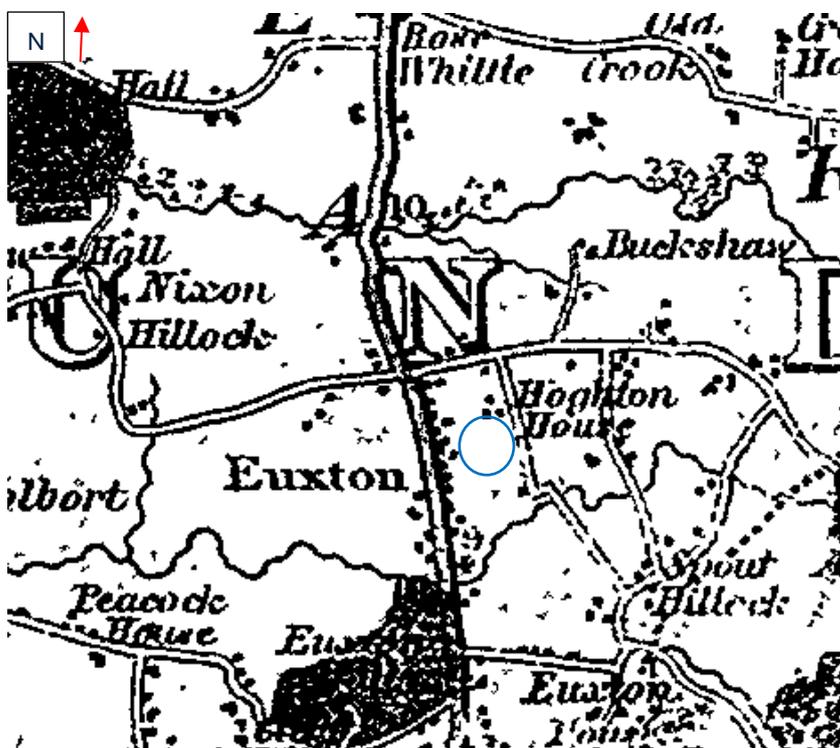


Plate 2: Extract of G. Hennet's Map of the County and Palatinate of Lancaster, 1829, indicating the approximate location of the Site

3.2.6 The Ordnance Survey First Series map of 1842 also details Houghton House, which was to the east of

the newly constructed railway line, with the majority of the rest of the village comprising a linear settlement to the west of the railway line. The OS First Series map also indicates Pear Tree House to the south of Houghton House, but in all maps to this point the detail of the structures and land use is limited.

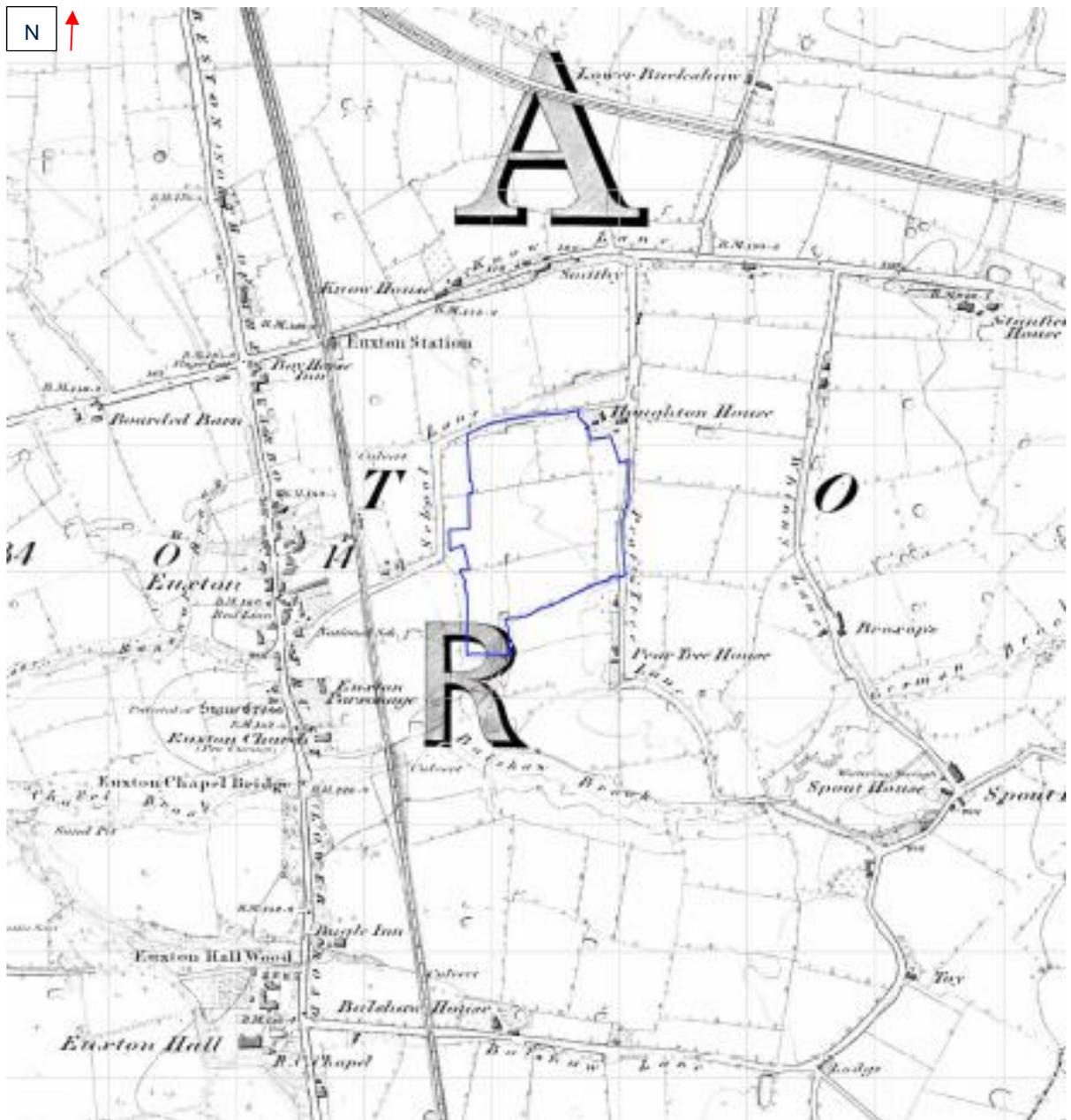


**Plate 3:** Extract of Euxton parish Tithe Map, 1847, detailing the Site

3.2.7 The Tithe Map for the parish of Euxton dates to 1847 (**Plate 3**), with the accompanying tithe apportionment of 1846. They indicate ownership and occupation of Houghton House (comprising two main buildings and several outbuildings at Plot 292, detailed as House, Outbuildings, Garden, Plantation etc) by John Garstang and Peter Smith respectively. The land within the Site, a mix of arable, pasture, meadow and woodland (Plots 294-300 and 309 and part of 307), was also in the same possession and occupation indicating a clear association with the Houghton House complex. The two main buildings at Houghton House (the square one in the centre of the complex, and the larger rectangular one to the east), correlate to the present Farmhouse and the barn, converted in the late 20<sup>th</sup> Century to residential

use. Access into the complex appears to have been from the north-east.

- 3.2.8 In the wider area, the road system of School Lane and Pear Tree Lane appears to have changed little since the 1840s. The majority of the settlement of Euxton lies along the early north-south route labelled as *Euxton Burgh*, which is located west of the North Union Railway line, parallel to the main road. The introduction of the railway line appears to divide the village core from the buildings and land to its east. The structures and land to the south of the Site, at Pear Tree House (plots 301, 302, 303, 304, 306 and 308) are noted as in separate ownership and occupation.
- 3.2.9 The North Union Railway was a recent introduction; the line was opened in 1838 and Euxton Station was located to the north of the village.
- 3.2.10 The Ordnance Survey map of 1849 (surveyed 1844-1847, **Plate 4**) indicates the landscape and settlement of Euxton in greater clarity, with School Lane, Pear Tree Lane, Houghton House and Pear Tree House clearly indicated. The five structures at Houghton House are indicated, with the Farmhouse indicated as a rectangular building. The linear settlement of Euxton can be understood as the main body to the north of the Church, with a southern element based around Euxton Hall to the south.



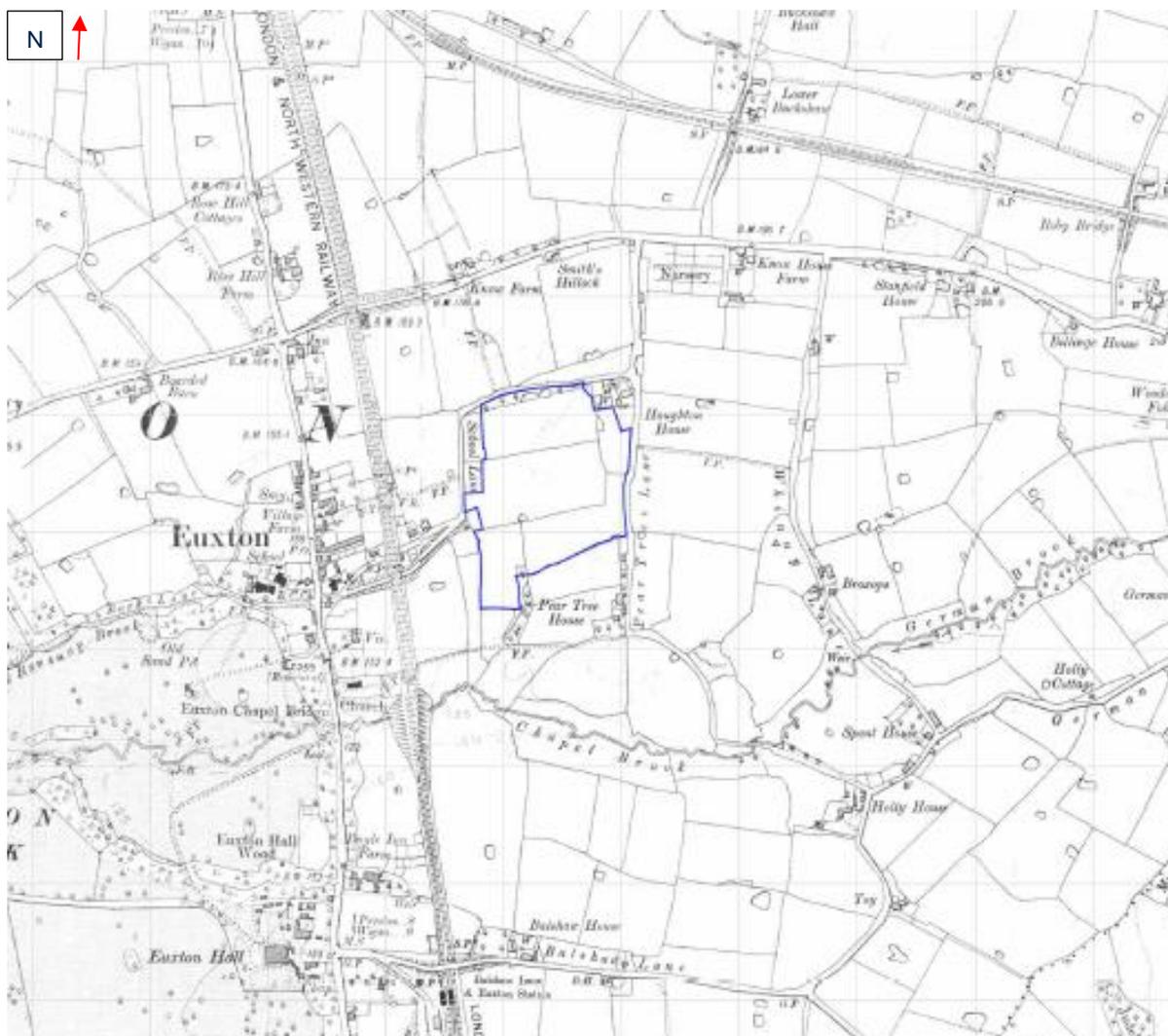
**Plate 4:** Extract of Ordnance Survey map, 1849, detailing the location of the Site

3.2.11 By 1894, two field boundaries had been removed from the fields to the west of Houghton House, which comprise the Site, as indicated in the Ordnance Survey map of 1894 (**Plate 5**), thus merging Plots 296 and 297, and 299 and 300, as annotated on the Tithe map. Houghton House is indicated as comprising only three structures, with access to the Farmhouse from the north-west of the complex, off School Lane.



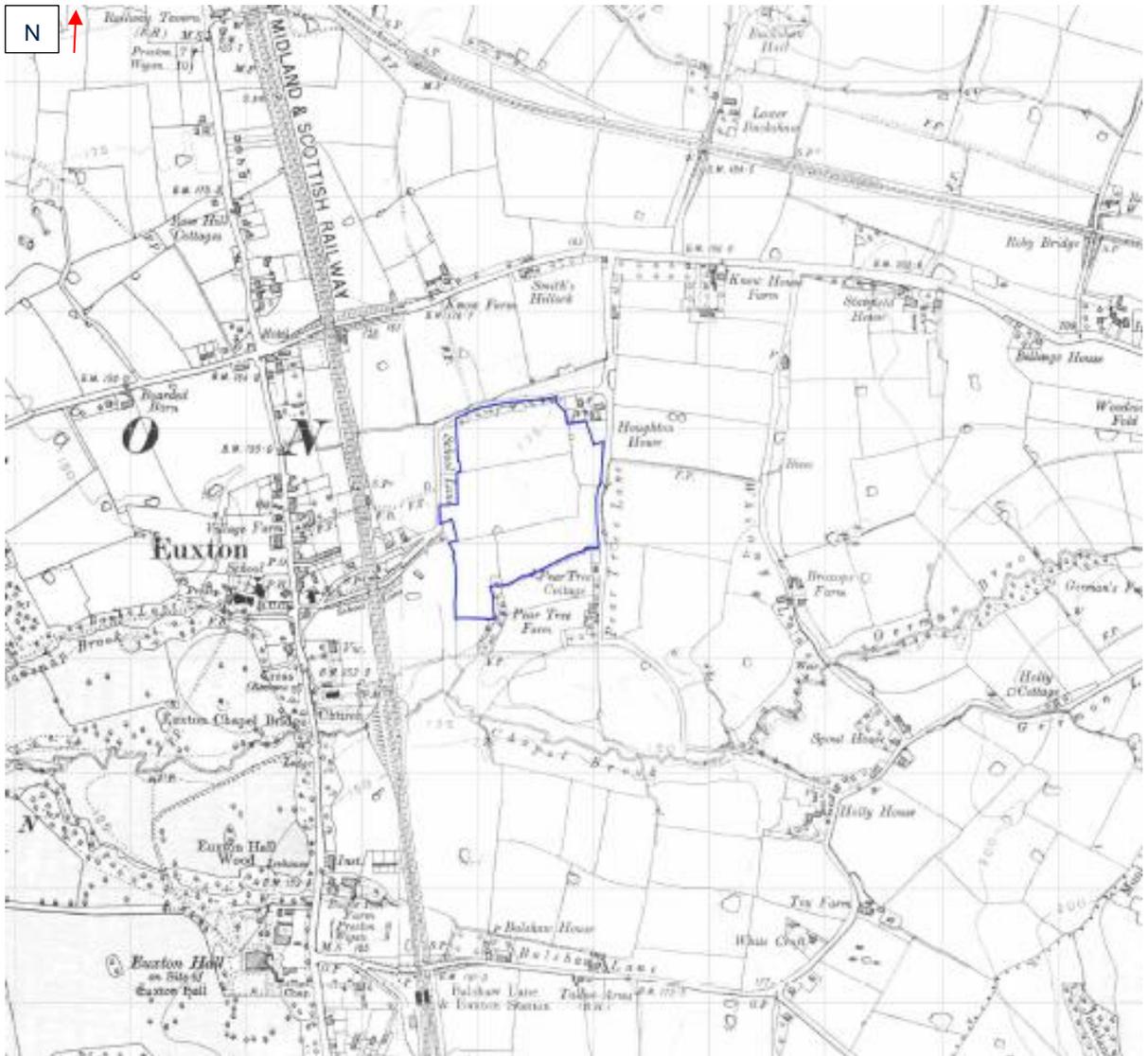
**Plate 5:** Extract of Ordnance Survey map, 1893, detailing the location of the Site

3.2.12 By the end of the 19<sup>th</sup> Century, the wider landscape of agricultural fields with detached complexes of structures appears to have experienced little change since the mid-19<sup>th</sup> Century. The detached complexes of structures included Broxops and Stanfield House to the east, and Spout House and Balshaw House to the south. The railway line to the east of the village core appears to dominate the immediate landscape of the village, which remained a largely linear settlement. There is limited evidence of expansion however; the Ordnance Survey map of 1911 (**Plate 6**), indicating the construction of St Mary's Roman Catholic Church and Presbytery to the west, along Bank Lane, which occurred during the 1860s.



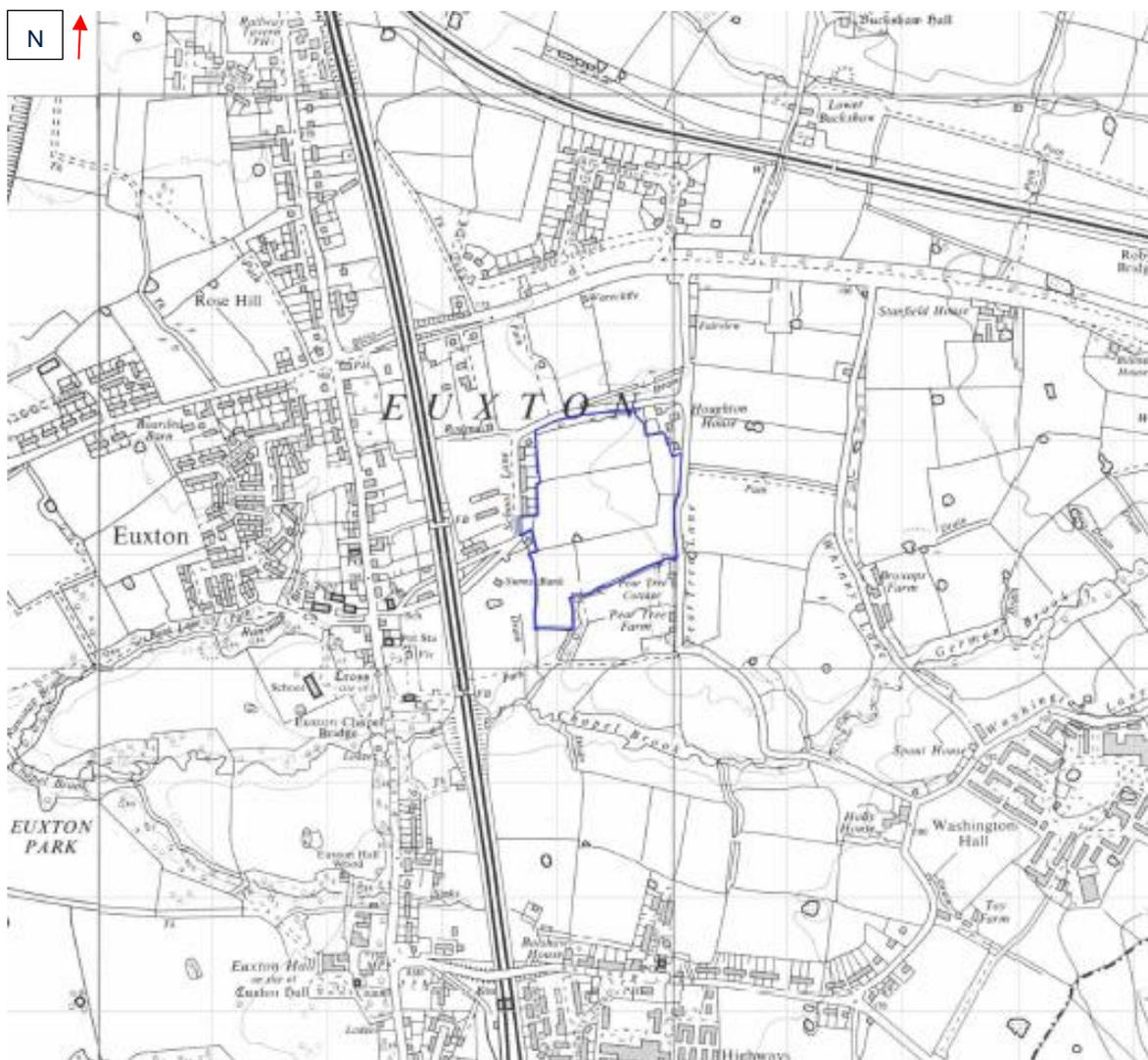
**Plate 6:** Extract of Ordnance Survey map, 1909, detailing the location of the Site

3.2.13 Through the first half of the 20<sup>th</sup> Century, there appears to have been limited expansion at Euxton, with development largely concentrated to the south of the village in the vicinity of Euxton Hall (**Plate 7**). The main structures at Houghton House remained, but the outbuildings appear to have been constructed, extended or removed through the mid-20<sup>th</sup> Century, presumably as requirements and agricultural practices evolved. These outbuildings were primarily located to the south of the complex, south and south-west of the large barn, which today forms Ladymac.



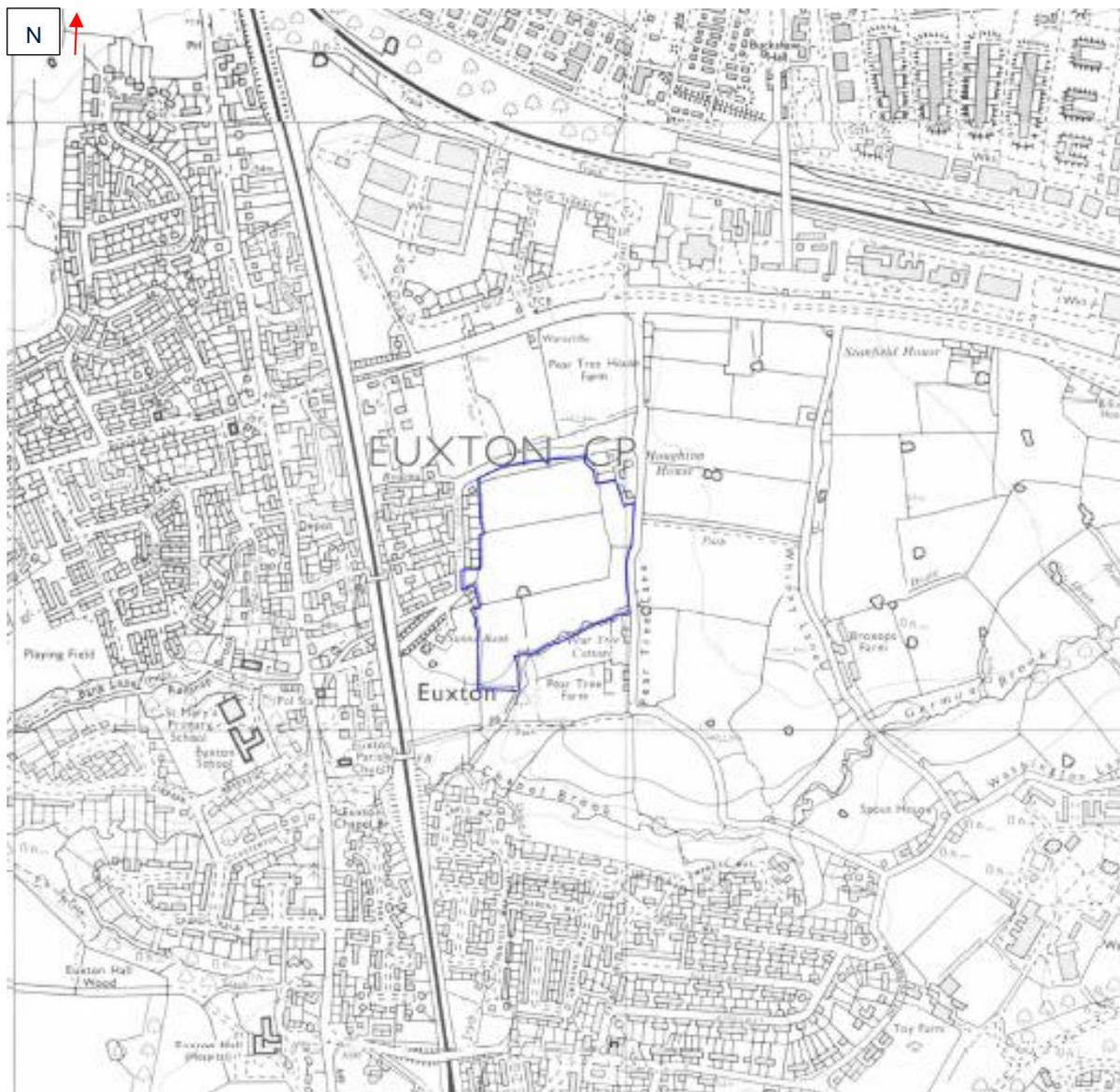
**Plate 7:** Extract of Ordnance Survey map, 1929, detailing the location of the Site

3.2.14 Post-Second World War expansion occurred primarily to the west of the historic main road through Euxton, north and south of Runshaw Lane, including Woodside, Greenside and Barnside, and also to the south of the village, north-east of Euxton Hall, along the Wigan Road, and along Balshaw Lane, notably to the south, at Highways. The Ordnance Survey map of 1968 illustrates this expansion, which continued through the rest of the century (**Plate 8**).



**Plate 8:** Extract of Ordnance Survey map, 1968, detailing the location of the Site

3.2.15 The expansion can be seen in the OS map of 1992 (**Plate 9**), which indicates that the landscape to the south and east of the historic core of Euxton had been developed to a large extent, effectively connecting the older elements based upon the main settlement to the north and the area of Euxton Hall to the south, and with increased residential development north of Balshaw Lane. Smaller infill development spread out from the historic core, including residential development between the railway line and School Lane, west of the Site.



**Plate 9:** Extract of Ordnance Survey map, 1992, indicating the location of the Site

3.2.16 By 2018 the land north of Euxton Road had also been developed with residential housing: this was on land of the former Royal Ordnance site, which had originally developed to house the Royal Ordnance complex in the late 1930s. Development to the south-west of the Site, at The Cherries, further expanded the settlement to the east of the railway line. These recent developments, primarily to the east of the railway line, have resulted in the historic core of the village, based upon Wigan Road (formerly Euxton Burgh) once again forming the centre of the settlement. The conversion of the outbuildings within the historic Houghton House complex to provide residential accommodation and ancillary structures and landscaping has also been undertaken.



**Plate 10:** Aerial image of the Site and surrounding area, June 2018 © Google Earth

3.2.17 More recently, residential development within the three fields to the immediate north of School Lane, north of the Site, commenced in 2017, further expanding the settlement of Euxton.

---

## 4.0 Heritage Assets – Significance and Setting

---

### 4.1 Introduction

4.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

4.1.2 The planning policies listed in **Appendix 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.

### 4.2 Significance

4.2.1 Historic England suggest that the aspects that reflect significance are the four values that people associate to a place: aesthetic value, evidential value, historic value and communal value. However, the NPPF defines the significance of a heritage asset as *“The value of a heritage asset 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 definition largely corroborates the four values identified by Historic England in the *English Heritage Conservation Principles Policies and Guidance 2008*, although the Historic England Guidance takes a broader approach.

### 4.3 Houghton House Farmhouse

4.3.1 Houghton House Farmhouse was constructed in the late 18th Century. The building is constructed of coursed sandstone blocks with large quoins, with the house of two storeys and arranged in a rectangular double pile three-bay range. On the west facing elevation a pilastered doorcase is centrally placed with a raised cornice, complemented by a rounded gutter cornice. The doorcase is flanked by two ground floor casement windows with glazing bars, with three window openings on the first floor with large and irregular jamb stones. This arrangement is replicated somewhat on the rear, east facing, elevation, with the addition of a tall rounded-headed stairlight with a ground floor doorway to the left. The roof is gable ended, finished with slate, with stone chimney stacks over opposing gable ends.

*Historic value*

4.3.2 The Farmhouse, formerly the primary building within the Houghton House complex, possesses some historic value as a heritage asset through its place in the agricultural economy of Euxton. It is one of several instances of former agricultural complexes in Euxton, formerly comprising a main structure with associated ancillary buildings, others which remain extant include Balshaw House and Broxops Farmhouse. The legibility of Houghton House Farmhouse has been impacted by the 20<sup>th</sup> and 21<sup>st</sup> Century use of the building, its former outbuildings and surrounding land, and this has also impacted its aesthetic value, and contribution to its setting. As such, its historical value is deemed to be of a medium value.

*Aesthetic value*

4.3.3 The Farmhouse retains some degree of group value with its former outbuildings: however, division of the holding and conversion of its outbuildings, now with no ancillary or functional relationship with the Farmhouse, has eroded this quality. The architectural interest of the building lies in its symmetrical form combined with the use of vernacular walling materials. It is deemed to be of medium aesthetic or architectural value.

*Evidential value*

4.3.4 The modern use of the Farmhouse is likely to have impacted the evidential value of its interior fabric. The construction and removal of several outbuildings within its curtilage over time may contribute to its potential to better understand the building and its immediate site, however it is considered that the Farmhouse's evidential value is low to medium.

*Communal value*

4.3.5 The Farmhouse is not deemed to possess any communal value, having always been a private family dwelling.

*Setting*

4.3.6 The surrounding landscape, constituting the extended setting of the Houghton House, was formerly predominately rural, but is now transitional from rural to urban in relation to Euxton, lying to the west. To the south-east of the farmhouse historically stood an orchard, providing a strong visual buffer between the former farmhouse and the land to the south. The principal elevation faces west, suggesting

approaches to the house along School Lane comprised the most formal and historically meaningful views of the house.

4.3.7 Although views are limited between the asset and the majority of the Site, it does serve to provide rural context, with a subsequent minor positive contribution to the significance of the asset. However, any such contribution has been heavily reduced by the introduction of 20<sup>th</sup> Century residential developments to the west and north.

---

## 5.0 Assessment of Impact

---

### 5.1 Introduction

5.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.2 The ethos of heritage policy and guidance in a planning context is not to preserve in aspic, but to manage change in the historic environment. Heritage policy in both its national and local contexts are detailed in **Appendix 3**.

### 5.2 Proposed Scheme

5.2.1 The proposal is for residential development, outlined in the Masterplan which accompanies this planning application. The proposals include the construction of up to 180 dwellings, alongside access from School Lane at the south-west and at the north of the Site, and the provision of an equipped play space.

### 5.3 Houghton House Farmhouse

5.3.1 The provision of a large area of open space to the north of the study site will ensure that the proposed built development remains some distance from the asset and will also greatly reduce any views of the proposed development from Houghton House. This will ensure that while an element of the setting of Houghton House will become developed, the main area of development within the Site will be set back from the north-eastern edge. This boundary will be strengthened through the use of vegetation to screen the Farmhouse from the development site. The proposed development will lead to some erosion of the building’s setting, effectively continuing the eastward expansion of Euxton experienced since the mid-20<sup>th</sup> Century.

5.3.2 Therefore, it is deemed that overall the proposed development will result in a very minor reduction of the significance and setting of Houghton House by way of the development in the previously

undeveloped land formerly related to the House for agricultural use, but this change is considered to equate to the lowest end of less than substantial harm and outweighed by the public benefits of the scheme.

5.3.3 The Site contains a number of hedge and tree line boundaries within a field system which largely echoes that recorded in the Tithe Map of 1847. This would indicate they should be considered of historic importance. The proposals seek to retain these boundaries for the most part, which would retain the character of the field system within the Site and in relation to the Farmhouse, and allow an understanding of the historic layout of the land.

#### 5.4 **Potential archaeological remains**

5.4.1 This assessment has considered the potential for as yet to be discovered archaeological assets and concludes that there is low potential for evidence from the prehistoric period, and from the Anglo-Saxon, medieval and post-medieval periods. It is considered that there is a low to medium potential for evidence from the Romano-British period. The lack of current recorded evidence does not preclude the possibility of features remaining within the Site.

5.4.2 The proposed development at the Site will impact on below-ground archaeological remains where present. These impacts can be mitigated by an agreed programme of archaeological works drawn up in conjunction with the LPA's archaeological advisors which could be made a condition of any planning consent granted for the scheme.

---

## 6.0 Conclusion

---

- 6.1.1 Savills Heritage Planning was commissioned by the Gladman Developments Limited to produce a Heritage Statement to assess and identify those heritage assets affected by the proposals for a residential led development on land west of Pear Tree Lane, Euxton, Lancashire to provide new residential dwellings as part of an outline planning application.
- 6.1.2 Following assessment of the Lancashire HER and other heritage datasets, the designated and non-designated heritage assets in the vicinity have been identified and the only heritage asset deemed to be sensitive to the proposed development is considered to be the Grade II Listed Houghton House Farmhouse, located to the north-east of the Site.
- 6.1.3 It is deemed that the Site contributes to the setting of the Houghton House Farmhouse to a minor degree; the area of the Site located to the north-east portion contributing the greatest degree, by virtue of its proximity to the Farmhouse and historic relationship with Houghton House Farm. As such, it contributes to a minimal degree to the significance of Houghton House Farmhouse as a heritage asset.
- 6.1.4 Present known evidence does not indicate a high potential for below ground archaeology to remain extant within the Site: features dating to the Romano-British period are considered to be most probable.
- 6.1.5 It is considered that the proposals as part of the current outline planning application would result in a very minor reduction to the significance and setting of Houghton House Farmhouse: the mitigation strategies proposed as part of the design framework include the retention and reinforcement of landscaping to the Site boundary and within the Site; retention of the historic field boundary features; and the introduction of limited built development at the north-east section of the Site. As such, the proposed development has sought to minimise the impact to the historic environment by respecting its historic context, which reflected in the scheme layout. In accordance with Para. 196 of the NPPF, it is considered that the public benefits of the scheme will outweigh any harm to the significance of Houghton House Farmhouse.
- 6.1.6 Any impact to below-ground archaeological remains can be mitigated through an agreed programme of archaeological works, drawn up in consultation with the LPA's archaeological advisors.

6.1.7 This Heritage Statement meets the requirements of the NPPF and provides sufficient information in regards to heritage considerations relating to the proposal, as currently known.

---

## 7.0 References

---

- Department for Communities and Local Government, 2019. Planning Practice Guidance: Conserving and enhancing the historic environment, s.l.: DCLG.
- CgMs Consulting, 2016. Land West of Pear Tree Lane, Euxton, Lancashire. Archaeological Desk Based Assessment. Report ref. PC/RS/14483
- Chorley Council, 2019. Planning Policy
- Chorley Council, 2019. List of Locally Important Buildings
- English Heritage, 2008. Conservation Principles, Policies and Guidance, York: English Heritage
- Historic England, 2018. The Setting of Heritage Assets. 2nd Ed. [Online]  
Available at: <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/> [Accessed 27 February 2018].
- Historic England, 2019. Search the List. [Online]. Available at:  
<https://historicengland.org.uk/listing/the-list/> [Accessed 13 February 2019]
- Ministry of Housing, Communities & Local Government, 2019. National Planning Policy Framework, s.l.: MHCLG.
- National Library of Scotland, 2019. Find By Place. [Online] Available at: <https://maps.nls.uk/> [Accessed 13 February 2019]
- Old Maps, 2019. Map Search. [Online] Available at: <https://www.old-maps.co.uk/#/> [Accessed 13 February 2019]
- RPS CgMs, 2016. Land West of Pear Tree Lane, Euxton, Lancashire: Built Heritage Statement. RPS CgMs Ref: JCG21651

---

## **Appendix 1: Summary of factors for determining the importance of known and potential heritage assets**

---

Value	Importance	Factors determining the relative importance
<b>Evidential</b>	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character.
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way – limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity)
<b>Historical</b>	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of 20th/21st century alterations to the historic buildings and landscapes.
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (e.g. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings
	None	There are no legible heritage assets and their associations are not understood.

Value	Importance	Factors determining the relative importance
<b>Aesthetic</b>	High	The aesthetic values of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The aesthetic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic values as they have been removed by inconsiderate modern development. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.
<b>Communal</b>	High	Heritage assets which provide a sense of togetherness for those who experience it. Assets that hold the ability for people to feel a sense of collective experience or memory, and in which a collective identity can be understood. They may provide a feeling of reverence, remembrance or commemoration. The asset represents something which may be larger than the asset itself, and may represent an event or being despite any loss of fabric or character of the asset.
	Medium	The sense of a collective identity or collective commemoration may be limited by the lack of understanding of the event or asset. The process of time has lessened the meaning of the event or asset for the community or that meaning may be limited to specific groups or at a regional or local level.
	Low	The ability of the asset to create or reinforce a sense of togetherness for a community may be limited by later development which has encroached upon the asset or its setting. The ability of the asset to elicit a shared reaction or understanding has been severely impacted by the loss of, or major change to, the setting of the asset.
	None	Heritage assets that do not bring people together by providing a shared experience, memory or place of commemoration.

## Appendix 2: Criteria to determine the level of impact (based on ICOMOS guidance)

Level of impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	<p>Changes to most or all key archaeological materials, such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on setting.</p>	<p>Change to key historic building elements such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on significance.</p>	<p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.</p>
Moderate	<p>Changes to many key archaeological materials, such that the resource is clearly modified.</p> <p>Considerable changes to setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Changes to many key historic building elements, such that the resource is significantly modified.</p> <p>Changes to the setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.</p>
Minor	<p>Changes to key archaeological materials, such that the resource is slightly altered but remains understandable.</p> <p>Slight changes to setting that are tangible but without impact on significance.</p>	<p>Change to key historic building elements, such that the asset is slightly different but remains appreciable.</p> <p>Change to setting of an historic building, such that it is noticeably changed but without impact on significance.</p>	<p>Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.</p>
Negligible	<p>Very minor changes to key archaeological materials, or setting without consequential effect on significance.</p>	<p>Slight changes to historic building elements or setting without consequential effect on significance.</p>	<p>Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.</p>
No change	No change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.

---

## Appendix 3: Planning Policy and Guidance

---

### 7.1 **Legislation.**

7.1.1 Legislation relating to listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.1.2 The Planning (*Listed Buildings and Conservation Areas*) Act 1990 provides that with regard to applications for planning permission affecting listed buildings or their setting:

*“s.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

#### *Hedgerow Regulations 1997*

7.1.3 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are over 30 years old and either: incorporate, or are associated with, a Scheduled archaeological feature or site; mark the boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or forms an integral part of a pre-1845 field system.

### 7.2 **National Planning Policy Framework**

7.2.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF), which was first published by the Department for Communities and Local Government (DCLG) in March 2012, with a second edition issued in July 2018 (further revisions in February 2019).

7.2.2 The policies set out in NPPF also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.2.3 The 2012 NPPF set out the Government’s planning policies and outlined the presumption in favour of sustainable development, defined by three principles: economic, social and environmental. The way in

which the 2018 revised edition of the NPPF supports the delivery of sustainable development has now been altered. The policy paragraphs no longer constitute the Government's view of what sustainable development means for the planning system, the three 'dimensions' to sustainable development are now 'objectives', and it is confirmed that they are not criteria against which decisions can or should be judged. Economic, social, and environmental gains are no longer to be sought 'jointly and simultaneously'; instead, the objectives are to be pursued in 'mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The presumption in favour of sustainable development is retained, but some changes have been made to its detailed articulation. There is now also greater emphasis on Design, with the addition of a new introductory paragraph to the design chapter, emphasising the importance of high quality buildings and places.

- 7.2.4 Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy, which is broadly unchanged since 2012, although there has been some reordering and the addition of subheadings (paragraphs 184-202).
- 7.2.5 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, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 193).
- 7.2.6 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).
- 7.2.7 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 196).
- 7.2.8 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 (para 197).
- 7.2.9 Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred

(para 198).

7.2.10 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 200).

7.2.11 In para 192 it states that 'In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

7.2.12 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions; heritage assets may also be considered to be valued components of the historic environment. The NPPF recognises that heritage assets are a non-renewable resource, and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.

### 7.3 **Local Planning Policy**

7.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise.

7.3.2 The proposed development site is located in the Borough of Chorley. As such, local planning policy is covered by Chorley Council's planning policies. The Council adopted the Chorley Local Plan in July 2015. The Local Plan contains the following policies which are considered relevant to the current proposals:

7.3.3 Policy BNE1 – Design Criteria for New Development - follows the same direction as Policy 17 in the

Core Strategy (2012) in terms of ensuring that the scale, materials, plot ratio etc. of new development does not significantly impact the surrounding area. However, Policy BNE1 also requires that proposals do not adversely affect the character or setting of listed buildings, Conservation Areas or other heritage assets including locally important areas.

- 7.3.4 Policy BNE8 – Protection and Enhancement of Heritage Assets - states that planning applications will be granted where they sustain, conserve, and where appropriate enhance the significance of the heritage asset, its character, the setting and the surrounding historic environment. In addition, applications which affect a heritage asset or its setting will be granted if they are in accordance with the Local Development Framework, Historic England guidance, a Heritage Statement and where appropriate Council guidance and recommendations from Conservation Area Appraisal and Management Proposals. Historical information discovered during the course of investigations shall be submitted to the Lancashire Historic Environment Record.
- 7.3.5 Relevant policies are also contained in the Central Lancashire Core Strategy, adopted in July 2012:
- 7.3.6 Policy 16 – Heritage Assets - looks to safeguard heritage assets from inappropriate development which could harm their significance. Developments, which seek to protect and/or enhance the asset's historic significance, local character and setting will be supported, with particular support for heritage assets in poor condition or at recognised at risk.
- 7.3.7 Policy 17 – Design of New Buildings - requires that new development will respect the character and appearance of the local area through appropriate development siting, scale, design, materials, plot ratio and landscaping. The design of new development must safeguard and enhance the built and historic environment.
- 7.3.8 The Central Lancashire Design Guide Supplementary Planning Document adopted in October 2012 suggests that proposed developments integrate into the existing natural, built and historic environments identify and respect local distinctiveness, character, site history, materials, existing layout and forms of buildings and surrounding environments.

This page has been  
left intentionally  
blank

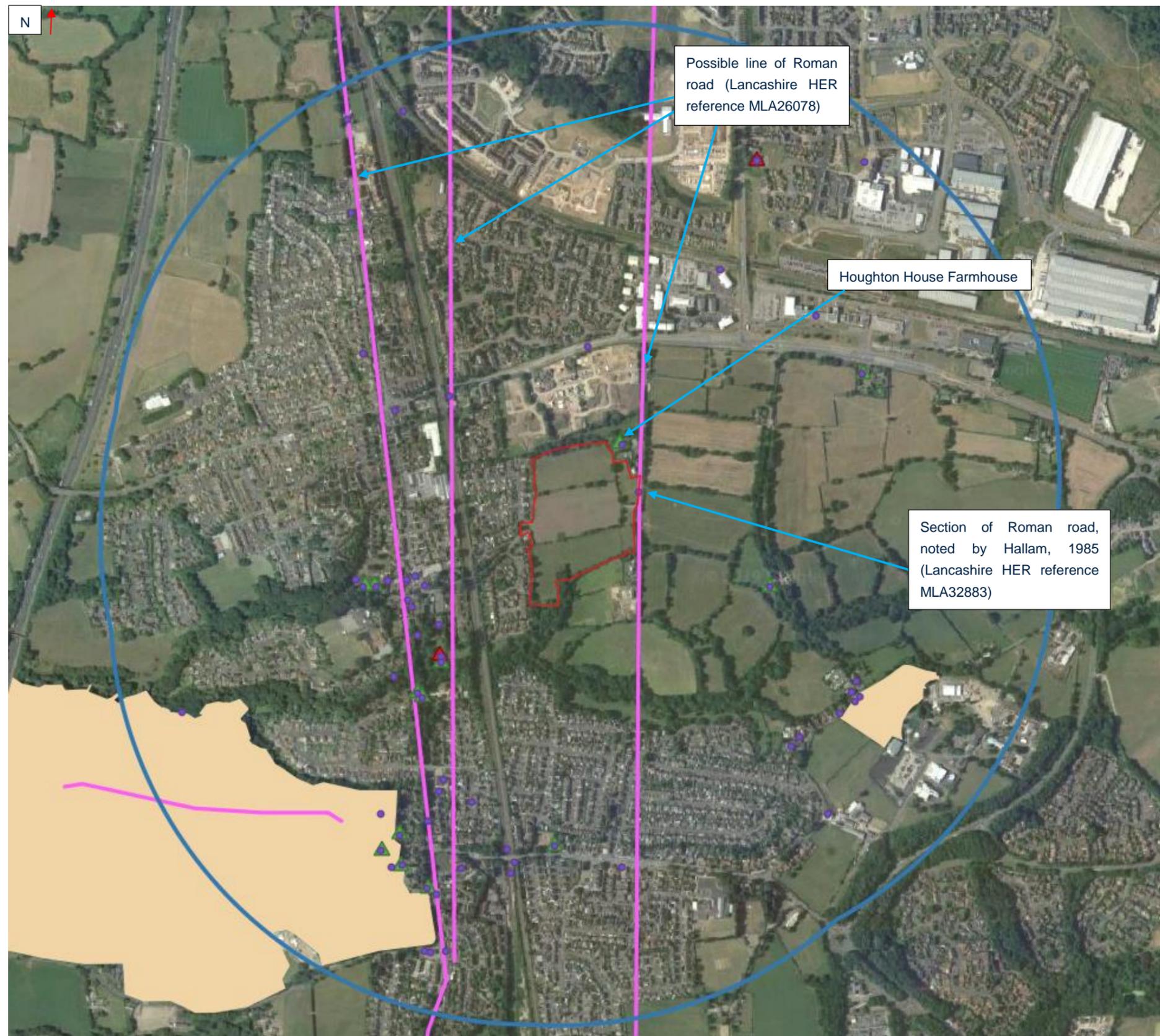


Figure 1: Satellite image showing the proposed development site (red boundary) and 1km buffer (blue boundary). The designated heritage assets within the buffer, and the non-designated heritage assets included in the Lancashire HER, are indicated

This page has been  
left intentionally  
blank



Savills (UK) Ltd

Wessex House, Prior's Walk, East Borough, Wimborne, BH21 1PB

† 01202 856800 f 01202 856801 e [wimborne@savills.com](mailto:wimborne@savills.com)

[www.savills.co.uk](http://www.savills.co.uk)