

PEAR TREE LANE PLANNING INQUIRY

THURSDAY, 28TH MAY 2020, 10.00 AM

3 STATEMENT OF COMMON GROUND

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Application Reference 19/00654/OUTMAJ

Appeal Reference APP/D2320/W/20/3247136



Gladman Developments Ltd

Pear Tree Lane, Euxton

**ECOLOGY STATEMENT OF COMMON GROUND BETWEEN GLADMAN
DEVELOPMENTS LTD & CHORLEY BOROUGH COUNCIL**

28th May 2020

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Rev	Issue Status	Prepared / Date	Approved/Date
	Draft 1	SMM/ 06.05.20	07.05.20
	Draft 2	SMM/18.05.20	26.05.20
	Final	SMM/27.05.20	28.05.20

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1.0 INTRODUCTION & SCOPE

- 1.1 This statement of common ground has been jointly prepared between Gladman Developments Ltd and Chorley Borough Council.
- 1.2 This application seeks outline planning permission for the development of up to 180 dwellings of which 30% are proposed to be affordable. Access to the site is sought as part of this application and would be from School Lane via two new priority junctions to the west and north of the site. The outline plan includes for the provision of planting, landscaping, public open space, children's play area and surface water attenuation with all the details to be considered at reserved matters stage.
- 1.3 The application was refused permission on 13 November 2019 for the following reason:
- The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 – 2026. The Council has a five year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 – 2026. It is not considered that the material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.*
- 1.4 This Statement sets out the agreed matters of fact and agreed position relating to ecology between the Council, and the appellant.

Background**Application Site**

- 1.5 The application site is located to the south and east of School Lane and to the east of Euxton. The site comprises five field compartments and includes existing hedgerows and a small pond. The site is approximately 7.34 hectares in an area which is designated as 'Land safeguarded for future development' in the development plan. To the east of the site is open countryside within the Green Belt beyond Pear Tree Lane, and to the south is open countryside.

Surveys Submitted

- 1.6 The application was submitted on 8 July 2019 and was accompanied by an updated Ecological Appraisal (April 2019). That Appraisal provided a Phase 1 habitat and protected species survey, which concluded as follow:
- 1.7 The study area is dominated by improved grassland bounded by hedgerows that contain various mature trees. A small strip of woodland is located within the northern extent of the study area. A continuation of an off- site woodland bordering the southern boundary forms another small woodland area.
- 1.8 The grassland is of negligible nature conservation value. The hedgerows are habitats of principal importance under the Natural Environment and Rural Communities Act 2006 and their retention has been recommended. Where loss is unavoidable mitigation would be provided in the form of new native planting. Hedgerow H2 is considered an 'Important' hedgerow under the wildlife and landscape criteria of the Hedgerow Regulations 1997.
- 1.9 All retained trees and hedgerows are to be protected from damage and from soil compaction during works by maintaining fenced Root Protection Areas and would be managed with nature conservation in mind to maximise their value.

- 1.10 A small shallow watercourse, Rushton's brook, runs off-site along the southern boundary within the adjacent woodland. At one location in the south-eastern extent, this brook briefly enters the study area. The water course will be buffered from the development by a woodland buffer planting and incorporated into landscape design proposals.
- 1.11 A pond lies on an internal hedgerow within the centre of the study area. The habitat suitability assessment indicated that this pond was of average suitability for great crested newts in 2013 but below average in 2015 and 2019.
- 1.12 Presence/absence surveys were carried out on ponds within 500m of the study area where access was granted in spring 2013 and 2015. Great crested newts were absent throughout the surveys. Given the absence of this species from the on-site pond and the unsuitability of the grassland onsite the Ecological Appraisal concluded that great crested newts were likely to be absent from the study area.
- 1.13 The pond is to be retained and incorporated into the landscaping scheme with an appropriate buffer and be enhanced to maximise the benefits to local wildlife such as the creation of nearby hibernaculum for herpetofauna including GCN.
- 1.14 The results of bat activity surveys, including dusk transects and automated surveys confirmed the presence of six species – common pipistrelle (the most frequently recorded species), soprano pipistrelle, brown long-eared, noctule and two further bat species, *Nyctalus* and *Myotis* species that could not be determined to species level. The species composition and level of activity was typical of the habitats present, comprising foraging and commuting by common and widespread species at relatively low levels. As there has been no significant changes observed to the habitats present within the site surveyed it was concluded that the data collected in 2014 was sufficient to inform appropriate mitigation.
- 1.15 Thirteen trees were considered to have bat roost potential. These trees have been incorporated into the design however if their removal is required further survey via an aerial survey would be required. Light spill would be minimised on these trees, on retained woodland and the hedgerows to allow dark corridors for bat movement. If removal of any of these trees or woodland is required further survey work would be required.
- 1.16 The brook was considered unsuitable for otter, water vole and white clawed crayfish. However, the brook provided ecological value for a range of species and consequently recommendation made to adhere to best practice guidelines to prevent potential pollution impacts during the construction phase to prevent any adverse impacts on this feature.
- 1.17 The inclusion of bird and bat boxes onto existing trees or within new buildings would provide new opportunities for rest and shelter, increasing the ecological value of the site for locally present Lancashire Key Species such as starling and swift.

2.0 AGREED COMMON GROUND

- 2.1 The appeal proposals would not have any impact upon statutory designated ecology sites.
- 2.2 In respect of protected species, it is agreed that Greater Manchester Ecology Unit were consulted on the planning application and did not object to the proposals but did identify that there were significant ecological considerations that would need to be taken into account during the

determination of the application and the implementation of the development. However, it is agreed that suitably worded conditions can be secured to ensure that on-site ecological interest is secured at the Reserved Matters stage.

Ecological Surveys

- 2.3 It is agreed that ecology surveys and assessments that have been carried out to inform the current application have been undertaken by suitably qualified consultants and are to appropriate and generally proportionate standards.

Habitats

- 2.4 An updated habitat survey was completed in March of 2019 in support of this application. Whilst some of the surveys for great crested newts and for bats were completed in 2014 and 2015, since the overall ecological character of the site did not appear to have changed substantively since these bat and newt surveys were undertaken and due to the availability of additional survey information available for sites to the north, updated bat and newt surveys are not required prior to deciding this outline application.
- 2.5 It is agreed that although some of the original surveys were completed outside of the optimal survey season other supporting surveys have been conducted at more optimal times of year and along taking into account GMEU's own assessment of the character of the site, it is do not considered necessary for further habitat or botanical surveys to be carried out before determining the application.
- 2.6 It is agreed that the application site is dominated by relatively species-poor improved agricultural grassland that is not of substantive ecological value, although there are habitats on the site and very close to the site that have local value for wildlife, including hedgerows, trees, woodland and wetlands (stream course).
- 2.7 It is agreed that these habitats are capable of being retained and/or recreated as part of the scheme. It is agreed that undertakings have been given in the application documentation, including in the DAS and Framework Plans, that the important habitats found on the site will be retained and protected.
- 2.8 It is agreed that new landscape proposals would help to mitigate and off-set the residual harm. A comprehensive Landscape Creation and Management Plan for the site can be prepared and secured by condition of any approval that may be granted to this outline application.

GCN

- 2.9 The ecology surveys undertaken in support of the current and previous applications by FPCR have shown that great crested newts (GCN) are probably absent from the pond on the application site, and has assessed other ponds in the area as generally having low potential to support the species.
- 2.10 Separate surveys conducted by independent Ecological Consultants (for TEP) on a development site in the north recorded GCN in a pond within 150m of the application site in 2015, although this record was not subsequently confirmed by more intensive amphibian surveys carried out in 2016.
- 2.11 The species is known to occur locally from previous records for the wider area.

- 2.12 Based on its own field assessments and review FPCR concluded that it was unlikely that GCN would be present within the site. However, GMEU have stated that there are some habitats on this application site with some potential to provide feeding and shelter for newts, and as records have shown these to be present in ponds close to the site relatively recently, GMEU consider it is possible that great crested newts may be found on the application site and therefore could be harmed by the development proposal, particularly during any site clearance and development phases GMEU wish to observe a precautionary approach to great crested newts and other amphibians as part of development.
- 2.13 If great crested newts were found on the site, then under the Conservation of Habitats and Species Regulations 2017 (as amended) enacting the EU Habitats Directive into the UK, a licence may be required from Natural England to derogate the terms of this legislation before any work which has the potential to cause harm to GCN could commence. Before a licence can be granted the following tests must be satisfied. The tests are –
- i) That the development is “in the interest of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment”.
 - ii) That there is “no satisfactory alternative”.
 - iii) That the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.
- 2.14 In considering planning applications that may affect European Protected Species, Local Planning Authorities are bound by Regulation 9(1) and 3 of the Conservation of Habitats and Species Regulations 2017 to have regard to the Directives when exercising their functions. Government Circular 05/06 gives guidance to local authorities on how these issues should be considered. All three tests must be satisfied before planning permission is granted on a site.
- 2.15 As regards the third test it is noted that:
- No known great crested newt breeding ponds or optimal terrestrial habitat would be lost to the scheme.
 - Habitats on the application site with most value for amphibians are capable of being retained, protected, and enhanced.
 - Habitats to be lost to the scheme are sub-optimal for amphibians.
 - From the available evidence the local population of great crested newts is low, so there would be sufficient remaining habitat available locally to the east and south of the application site for newts if the development was approved to ensure long-term survival of the local population.
 - Connectivity between ponds in the wider landscape is capable of being retained.
 - The local conservation status of great crested newts is capable of being protected.
- 2.16 Given the above, it is agreed that the third test is capable of being satisfied. Whilst the above is agreed, GMEU consider further precautions for great crested newts are justified to avoid any potential harm and recommend that if permission were granted then a comprehensive Amphibian Mitigation Strategy would need to be prepared, implemented, and secured by condition placed on any approval that may be given to the scheme. Depending on the details of the scheme submitted and the implementation of the Strategy a License may be required from Natural England.

Bats

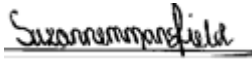
- 2.17 It is agreed that bat activity surveys were professional and adequate to provide a general overview of bat use of the site, and along with other complementary surveys conducted for development in the north have reinforced the understanding of bat usage of habitats locally. Bats have been shown to use parts of the site for foraging and it is agreed that bat use of the site has probably not significantly changed since the last surveys were conducted because the habitats have not significantly changed. Furthermore, it is agreed that bat feeding opportunities on the site are somewhat limited by the dominance of the species-poor improved grassland a view that is also supported by bat survey results indicating that the site is used by relatively small numbers of bats.
- 2.18 It is agreed that the most important habitats for bats on the site (hedgerows and trees as confirmed by bats surveys) are capable of being retained and/or recreated as part of the development, and there is extensive suitable bat foraging habitat around the application site, particularly to the east and south.
- 2.19 It is agreed that the development proposal is capable of being implemented without having a significant impact on local bat populations, providing that valuable habitats are retained, recreated, or enhanced.
- 2.20 Thirteen trees were identified during surveys with features with the potential to support bat roosts. These trees are to be incorporated into the design however if their removal is required it is agreed that further surveys would be required, with appropriate measures agreed in mitigation.

Birds

- 2.21 It is agreed that the bird community recorded from the site is not exceptional, and that as all nesting birds, their eggs and young are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended) in order to avoid any harm to nesting birds any vegetation clearance required should be undertaken outside of the optimum period for bird nesting (March to July inclusive).

3.0 DECLARATION

- 3.1 It is common ground between the parties that the proposals comply with the relevant legislation and relevant development plan policies in relation to ecological matters.
- 3.2 Greater Manchester Ecology Unit raised no overall objections to the application on ecological grounds but did identify that there were significant ecological considerations that would need to be taken into account during the determination of the application and the implementation of the development, and which can be secured by suitably worded conditions to ensure that on-site ecological interest is secured at the Reserved Matters stage.
- 3.3 This is a statement which the Council would need to consider, taking into account all of the representations made on the application, not just GMEUs comments
- 3.4 Unless otherwise stated, the content of this document is agreed by the Appellant and the Council.



**Dr Suzanne Mansfield. Director of Ecology.
FPCR Environment & Design Ltd.
Date: 28.05.2020**



Zoe Whiteside Chorley Council

**Derek Richardson Principal Ecologist.
Greater Manchester Ecology Unit for Chorley Borough Council.
Date: 28/05/2020**

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PEAR TREE LANE, EUXTON**APPLICATION NO: 19/00654/OUTMAJ****APPEAL REF: APP/D2320/W/20/3247136****HIGHWAYS STATEMENT OF COMMON GROUND WITH LANCASHIRE COUNTY COUNCIL**

1. This Statement of Common Ground (SoCG) sets out the highways/transportation matters relating to the local highway network that are agreed between the Appellant, Gladman Developments Limited, and the local highway authority Lancashire County Council (LCC).
- 2. Existing Conditions**
 - 2.1 Local highway network: The description included in the Transport Assessment (TA) report ref 1318/3/D is agreed as being representative of the existing arrangements/facilities for the:
 - Local highway network,
 - Pedestrian facilities,
 - Cycle facilities,
 - Public transport infrastructure.
- 3. Current Accessibility to Jobs, Shops & Services**
 - 3.1 The information in Chapter 5 and Figure 3 of the TA report ref 1318/3/D about the existing amenities/facilities in Euxton and the surrounding area are agreed. This includes the 400m, 800m, 1200m, 1600m and 2000m walk isochrones for the Appeal Site.
- 4. Existing Pedestrian Facilities**
 - 4.1 The existing pedestrian footpaths and Public Rights of Way (PROW) shown in Figure 4 of TA report ref 1318/3/D Chapter 5 are agreed.
- 5. Existing Cycle Facilities**
 - 5.1 The 2000m and 5000m cycle distances for the Site shown on Figure 5 are agreed. The existing cycle routes on Figure 6 are also agreed.
- 6. Existing Public Transport**
 - 6.1 The existing public transport infrastructure is described in the TA report ref 1318/3/D Chapter 6.
 - 6.2 The two nearest bus stops to the Appeal Site are on Euxton Lane and are within 600m. There are also bus stops on Wigan Lane with 600m of the Appeal Site centroid. It is agreed that these bus stops are outside of the recommended desirable distance of 400m, but are considered to be within an acceptable distance of the Appeal Site.
 - 6.3 The 109 bus service calls at the stops on Euxton Lane and Wigan Road that are within 600m of the Appeal Site. It is operated by Stagecoach and currently has an hourly service Monday to Saturday and on Sundays. Prior to the Covid19 outbreak, the 109 bus service operated with a 30 minute frequency Monday-Saturday during the day, with an hourly service in the evening and on Sundays.
 - 6.2 Chapter 6 of TA report 1318/3/D also includes a summary of the walk/cycle distances to Euxton Balshaw Lane and Buckshaw Parkway rail stations and the facilities and train services. These are also agreed as being a reasonable estimate of these distances.

7. Sustainability

- 7.1 It is agreed that, whilst most amenities and services are beyond the desirable 400m walk distance suggested by the CIHT publication 'Providing for Journeys on Foot' (2000), the location of the Appeal Site is sustainable and has access to a range of amenities and public transport infrastructure which will meet the everyday needs of residents of the Appeal Site.

8. Study Network of Junctions

- 8.1 The extent of the junctions examined within the TA report is agreed and comprises:

Ref	Junction	Control
SJ1A	Site/School Lane (proposed)	priority control,
SJ1B	Site/School Lane (proposed)	priority control,
SJ2	Wigan Road/School Lane	traffic signals,
SJ3	Wigan Road/Euxton Lane	traffic signals,
SJ4	Wigan Road/Dawson Lane	traffic signals,
SJ5	Euxton Lane/Pear Tree Lane	priority,
SJ6	Euxton Lane/Buckshaw Village	traffic signals,
SJ7	Euxton Lane/West Way	roundabout,
SJ8	Euxton Lane/Hospital	traffic signals,
SJ9	Euxton Lane/A6 Preston Road	signalled roundabout,
SJ10	A6 Preston Road/A674	signalled roundabout,
SJ11	M61 J8	signalled roundabout,
SJ12	West Way/Southport Road	roundabout,
SJ13	Wigan Road/Balshaw Lane	mini-roundabout,
SJ14	Wigan Road/Dawber's Lane	mini-roundabout.

9. Traffic Data

- 9.1 The following are agreed:

- Traffic count data included in the TA report ref 1318/3/D,
- That the agreed count data in the TA report are suitable for the purposes of junction assessment in the TA,
- The times when the traffic impact of the appeal development is greatest are the weekday AM & PM peak hours. Identified in the TA as follows:
 - SJ1-3 & 5-6: 0800-0900 1645-1745,
 - SJ4: 0730-0830 1630-1730,
 - SJ8-11: 0745-0845 1700-1800,
 - SJ7 & 12-14: 0800-0900 1630-1730.

10. Accident Records

- 10.1 The 5 year accident data summarised in Chapter 3 of TA report 1318/3/D was based on data used to support the previous application (16/00489/OUTMAJ). This was due to the Lancashire

Constabulary not providing new accident data in time to be included in the planning application.

- 10.2 The latest 5 year accident data available on Crashmap has been reviewed and is summarised in Technical File Note 4, Appendix A.
- 10.3 It is also agreed that there is no requirement for accident mitigation works (or a study to investigate the potential mitigation) to be undertaken as part of the Appeal development.

11. Access Arrangements

- 11.1 The Appeal Site access arrangements are indicated on Drg No 1318/09/G. This indicates the formation of 2No priority-controlled T-junctions on School Lane. The Appeal Site access arrangements are agreed and will be subject to a full detailed design at the reserved matters stage. It is also agreed that a combined Stage 1 & 2 Road Safety Audit (RSA) can be undertaken at the reserved matter stage to determine an appropriate detailed design.
- 11.2 It is agreed that that the proposed access arrangements indicated on Drg No 1318/09/G are an acceptable means of providing access to the Appeal Site.

12. School Lane/Pear Tree Lane Improvement Scheme

- 12.1 Measures are proposed to improve pedestrian facilities on School Lane and Pear Tree Lane. These are presented on Drg No 1318/09/G and these include:
- Extension of the 20mph speed limit eastward along School Lane to the junction with Pear Tree Lane and introduction of a 20mph speed limit on Pear Tree Lane between the junction with Euxton Lane and the junction with School Lane. The implementation of the 20mph speed limit including its associated Traffic Regulation Order will be included in the overall s278 works, the total cost of which are to be borne by the appellant, therefore no separate s106 contribution will be required for the speed limit scheme.
 - Introduction of footway within the Site to the south of and parallel with School Lane. The exact details of the footway within the Appeal Site land will be agreed at the reserved matters stage.
 - Introduction of shared footway/cycle link between Site access and the Rowland Homes internal road/footway network to the north of the site.
 - Introduction of footway on Pear Tree Lane where achievable (refer Drg No 1318/09/G),
 - Introduction of street lighting on School Lane and Pear Tree Lane (in the approximate positions indicated on Drg No 1318/09/G).
 - Introduction of traffic calming measures on Pear Tree Lane. Details to be agreed with LCC.
 - Introduction of traffic calming measures on School Lane between the Appeal Site access (southern) and the A49 Wigan Road. Details to be agreed with LCC.
- 12.2 The above works are agreed. It is also agreed that a combined Stage 1 & 2 Road Safety Audit (RSA) can be undertaken at the reserved matter stage to determine an appropriate detailed design.

13. Assessment Year

- 13.1 The TA adopts an assessment year of 2025 for the analysis and modelling of Appeal development traffic impact. TEMPRO NTM growth factors have been applied to the traffic count data to estimate the 2025 traffic flows. The growthed traffic count data is presented on TA Figure C2, Appendix C and is agreed.

14. Committed Development

- 14.1 The estimate of the AM and PM traffic generated by committed developments is presented in Figure C10, Appendix C of TA report 1318/3/D and is agreed. Figure C11, Appendix C presents the agreed estimate of the AM and PM peak hour 2025 Base traffic flows at the TA study junctions.

15. Diverted Traffic

- 15.1 The estimate of the diverted traffic through the Site is presented on Figure C12, Appendix C and is agreed as being a reasonable assumption.

16. Distribution/Assignment of Development Generated Traffic

- 16.1 The % distribution and assignment of the traffic generated by the proposed development is indicated on Figure C13, Appendix C of this SoCG. It is agreed that the % distribution on Figure C13, Appendix C provides a reasonable basis for assessing the traffic impact of the proposed development on the TA network of study junctions.

17. Generated Traffic

- 17.1 The estimates of AM & PM peak hour development generated traffic adopted within the TA report ref 1318/3/D are agreed as a suitable basis for the analysis of the Appeal development traffic impact at the TA study junctions. Figure C14, Appendix C presents the agreed estimate of the traffic generated by the Appeal development in the AM and PM peak hours at the TA study junctions. Figure C15, Appendix C presents the agreed estimate of the AM and PM peak hour 2025 With Development traffic flows at the TA study junctions.
- 17.2 It is also agreed that the Appeal Development will not significantly increase vehicular traffic on the section of Pear Tree Lane to the south of School Lane.

18. Junction Modelling

- 18.1 It was determined that junction modelling was required at TA study junctions SJ1A, SJ1B, SJ2 and SJ5, based on the impact of the development at these junctions. This is agreed with LCC.
- 18.2 The results of the revised modelling of SJ1A, SJ1B, SJ2 and SJ5 are presented in Tables 2-6 of TA report 1318/3/D. The modelling results are agreed for SJ1A, SJ1B and SJ5.
- 18.3 Drg No 1318/23/A indicates proposed improvements at the Euxton Lane/Pear Tree Lane junction (SJ5)
- 18.4 With respect to SJ2, it is agreed that the model input parameters (ie junction geometry, signal information etc) are acceptable. However, it is agreed that based on the queue validation results the LINSIG model is likely to be slightly over estimating junction performance.
- 18.5 It is agreed that the Appeal development will introduce Microprocessor Optimised Vehicle Actuation (MOVA) at SJ2 (Wigan Road/School Lane traffic signals) and that this will fully mitigate the impact of the Appeal Development at this junction.

19. Highway Improvements

- 19.1 The Appeal Development includes highway improvements as follows:
- Extension of the 20mph speed limit eastward along School Lane to the junction with Pear Tree Lane and introduction of a 20mph speed limit on Pear Tree Lane between the junction with Euxton Lane and the junction with School Lane. The implementation of the 20mph speed limit including its associated Traffic Regulation Order will be included in the overall s278 works, the total cost of which are to be borne by the appellant, therefore no separate s106 contribution will be required for the speed limit scheme.

- Introduction of footway on the south side of School Lane along the northern Site frontage and to Pear Tree Lane. The exact details of the footway within the Appeal Site land will be agreed at the reserved matters stage.
- Introduction of footway on Pear Tree Lane where achievable (refer Drg No 1318/09/G),
- Introduction of street lighting on School Lane and Pear Tree Lane (in the approximate positions indicated on Drg No 1318/09/G).
- Introduction of traffic calming measures on Pear Tree Lane. Details to be agreed with LCC.
- Introduction of traffic calming measures on School Lane between the southern Appeal Site access and the A49 Wigan Road. Details to be agreed with LCC. Works to be undertaken via S278 Agreement.
- Improvement works at Euxton Lane/Pear Tree Lane junction (SJ5) as indicated on Drg No 1318/23/A. Works to be undertaken via S278 Agreement.
- Introduction of MOVA at A49/School Lane traffic signal junction (SJ2). Works to be undertaken via S278 Agreement.
- The upgrade of 2No bus stops in the vicinity of the Appeal Site to quality disability compliant standards. Works to be undertaken via a S278 Agreement.

19.2 It is agreed that, subject to the implementation of the improvements set out above, the cumulative impact of the Appeal Development on road network is not severe, as defined by paragraph 109 of the National Planning Policy Framework.

20. Travel Plan

20.1 The appellant's Travel Plan (TP) proposals set out in the TP report ref 1318/4/D are agreed in principle. It is also agreed that the Appellant will make a financial contribution of £12,000 via a S106 agreement to enable LCC to:

- Appraise Travel Plan(s) submitted to the Planning Authority and provide constructive feedback,
- Oversee the progression from Framework to Full Travel Plan in line with agreed timescales,
- Monitor the development of, implementation and review of the Travel Plan for a period of up to 5 years.

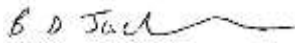
21. Summary of Transport Benefits/Improvements

21.1 The Appeal development proposals include works and financial contributions to improve the existing pedestrian and highway infrastructure in the vicinity of the Appeal Site. These include:

- Introduction of MOVA at A49/School Lane traffic signal junction (SJ2). Works to be undertaken via S278 Agreement.
- Improvement works along School Road, Pear Tree Lane and at the Euxton Lane/Pear Tree Lane junction. These improvements include localised widening, new footway and street lighting. Works to be undertaken via S278 Agreement.
- Introduction of pedestrian island on Euxton Lane in the location of the existing traffic island. Works to be undertaken via S278 Agreement.
- Traffic calming measures on Pear Tree land and School Lane. The exact measures are to be agreed with LCC at the reserved matters stage. Works to be undertaken via S278 Agreement.
- The upgrade of 2No bus stops in the vicinity of the Appeal Site to quality disability compliant standards. Works to be undertaken via a S278 Agreement.

- Production and implementation of a Travel Plan for the site. Financial contribution through a S106 agreement.

Signed:



Date: 27 May 2020

On behalf of the Appellant


Signed:



Date: 27 May 2020

On behalf of the Lancashire County Council

Appendix A: Technical File Note 4

TECHNICAL FILE NOTE 4						
Project	Pear Tree Lane, Euxton			Project No	1318	
Contact		Originator	BDJ	Date	29/04/20	

1.1 Accident History

1.1.1 AHA has reviewed the Crashmap data for the highway in the immediate vicinity of the Site and also the TA study junctions. The Crashmap accident data covers the period 2015-2019.

1.1.2 School Lane

1.1.2.1 There have been no recorded accidents on School Lane in the last five years.

1.1.3 Pear Tree Lane

1.1.3.1 There have been no recorded accidents on Pear Tree Lane in the last five years.

1.1.4 TA Study Junctions

1.1.4.1 The number of recorded accidents and the severity at each of the TA study junctions is summarised below. At the larger TA junctions that provide a route to/from the M61 (SJ6-11), accidents within circa 100m of the junction have been classed as a junction accident and included in the recorded accidents set out below.

Ref	No Accidents	Severity
SJ1A	0	N/A
SJ1B	0	N/A,
SJ2	0	N/A,
SJ3	4	3 slight, 1 serious,
SJ4	2	2 slight,
SJ5	0	N/A
SJ6	4	3 slight, 1 serious
SJ7	2	2 slight,
SJ8	3	2 slight, 1 serious,
SJ9	3	3 slight,
SJ10	3	3 slight,
SJ11	12	10 slight, 2 serious,
SJ12	1	1 slight,
SJ13	4	4 slight,
SJ14	1	1 serious.

1.1.4.2 There have been no recorded accidents at zero recorded accidents in the vicinity of SJ1A and SJ1B, SJ2 and SJ5.

1.1.5 SJ3: A49/Euxton Lane

1.1.5.1 There have been four recorded accidents in the vicinity of SJ3. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
0	2	2	0	0	4.

1.1.5.2 Two recorded accidents occurred in 2016 and two occurred in 2017. There are no recorded accidents in 2015, 2018 and 2019. Three of the recorded accidents are classified as slight and one is classified as serious. It is concluded that there is no evidence of a recurring accident problem at SJ3.

1.1.6 SJ4: A49/Dawson Lane

1.1.6.1 There have been two recorded accidents in the vicinity of SJ4. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
2	0	0	0	0	2.

1.1.6.2 There are two recorded accidents in 2015, with no further recorded accidents in the years 2016-2019. Both of the recorded accidents are classified as slight at SJ4. It is concluded that there is no evidence of a recurring accident problem at SJ4.

1.1.7 SJ6: Euxton Lane/Buckshaw Village

1.1.7.1 There have been four recorded accidents in the vicinity of SJ6. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
2	1	0	0	1	4.

1.1.7.2 There are two recorded accidents in 2015 and one recorded accident in 2016 and in 2019. There are no recorded accidents in the years 2017 and 2018. Three of the recorded accidents are classified as slight and one is classified as serious. It is concluded that there is no evidence of a recurring accident problem at SJ6.

1.1.8 SJ7: Euxton Lane/West Way

1.1.8.1 There have been two recorded accidents in the vicinity of SJ7. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
0	1	0	1	0	2.

1.1.8.2 There is a single recorded accident in 2016 and also in 2018. There are no recorded accidents in the years 2015, 2017 and 2019. Both of the recorded accidents are classified as slight. It is concluded that there is no evidence of a recurring accident problem at SJ7.

1.1.9 SJ8: Euxton Lane/Hospital

1.1.9.1 There have been three recorded accidents in the vicinity of SJ8. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
0	0	0	2	1	3.

1.1.9.2 There are two recorded accidents in 2018 and a single recorded accident in 2019. There are no recorded accidents in the years 2015-2017. Two of the recorded accidents are slight and one is classified as serious. It is concluded that there is no evidence of a recurring accident problem at SJ8.

1.1.10 SJ9: Euxton Lane/A6 Preston Road

1.1.10.1 There have been three recorded accidents in the vicinity of SJ9. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
1	0	1	1	0	3.

1.1.10.2 There is a single recorded accident in each of the years 2015, 2017 and 2018. There are no recorded accidents in the years 2016 and 2019. All three of the recorded accidents are classified as slight. It is concluded that there is no evidence of a recurring accident problem at SJ9.

1.1.11 SJ10: A6 Preston Road/A674

1.1.11.1 There have been three recorded accidents in the vicinity of SJ10. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
1	1	1	0	0	3.

1.1.11.2 There is a single recorded accident in each of the years 2015, 2016 and 2017. There are no recorded accidents in the years 2018 and 2019. All three of the recorded accidents are classified as slight. It is concluded that there is no evidence of a recurring accident problem at SJ10.

1.1.12 SJ11: M61 J8

1.1.12.1 There have been twelve recorded accidents in the vicinity of SJ11. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
2	2	4	4	0	12.

1.1.12.2 There are two recorded accidents in each of the years 2015 and 2016. There are four recorded accidents in each of the years 2017 and 2018. There are no recorded accidents in the year 2019. Ten of the accidents are classified as slight with two accidents classified as serious. The Crashmap data provides limited information with regard to the accident details. However, six of the recorded accidents involved only a single vehicle. This suggests that loss of control may have been a

contributory factor in these accidents. Excessive speed is also a common contributory factor in loss of control type accidents. However, the development impact at SJ11 is estimated to be +0.5% and +0.6% in the AM and PM peak hours respectively (refer TA report 1318/3/D). Therefore, it is considered that the traffic impact at SJ11 is not material and accident mitigation is not required.

1.1.13 SJ12: West Way/Southport Road

1.1.13.1 There is a single recorded accident in the vicinity of SJ12. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
0	0	0	1	0	1.

1.1.13.2 There is a single recorded accident in 2018, with no further recorded accidents in the years 2015-2017 and 2019. The recorded accident is classified as slight. It is concluded that there is no evidence of a recurring accident problem at SJ12.

1.1.14 SJ13: Wigan Road/Balshaw Lane

1.1.14.1 There are four recorded accidents in the vicinity of SJ13. A summary of the accidents by year is set out below:

2015	2016	2017	2018	2019	TOTAL
0	1	2	1	0	4.

1.1.14.2 There is a single recorded accident in each of the years 2016 and 2018. There are two recorded accidents in 2017. All of the recorded accidents are classified as slight. It is concluded that there is no evidence of a recurring accident problem at SJ13.

1.1.15 SJ14: Wigan Road/Dawber's Lane

1.1.15.1 There is a single recorded accident in the vicinity of SJ14. A summary of the accidents by year is set out below:

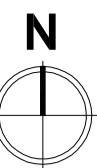
2015	2016	2017	2018	2019	TOTAL
0	1	0	0	0	1.

1.1.15.2 There is a single recorded accident in 2016 and no further recorded accidents in 2015 and 2017-2019. The accident is classified as serious. It is concluded that there is no evidence of a recurring accident problem at SJ14.

1.1.16 Summary & Conclusions

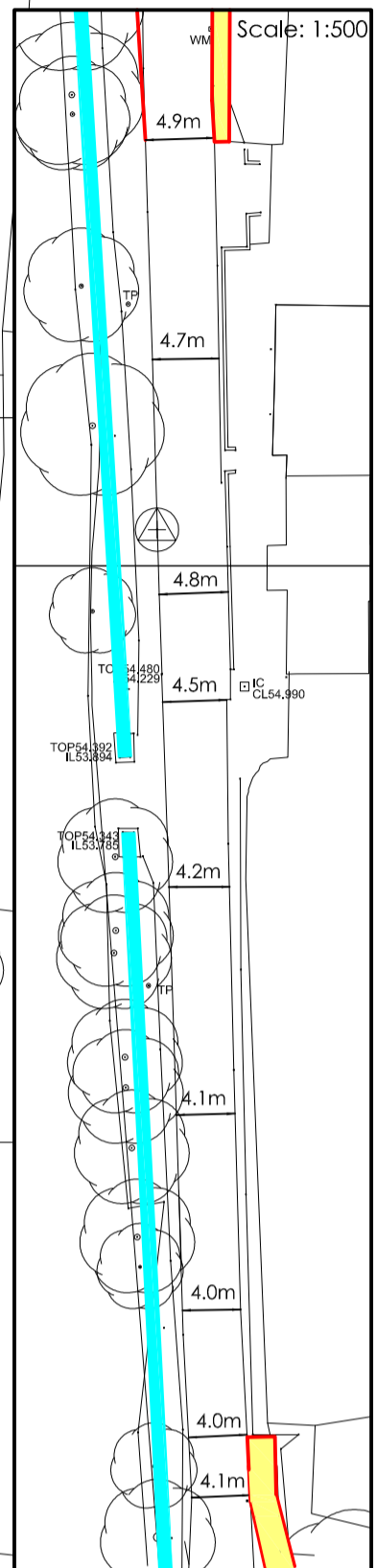
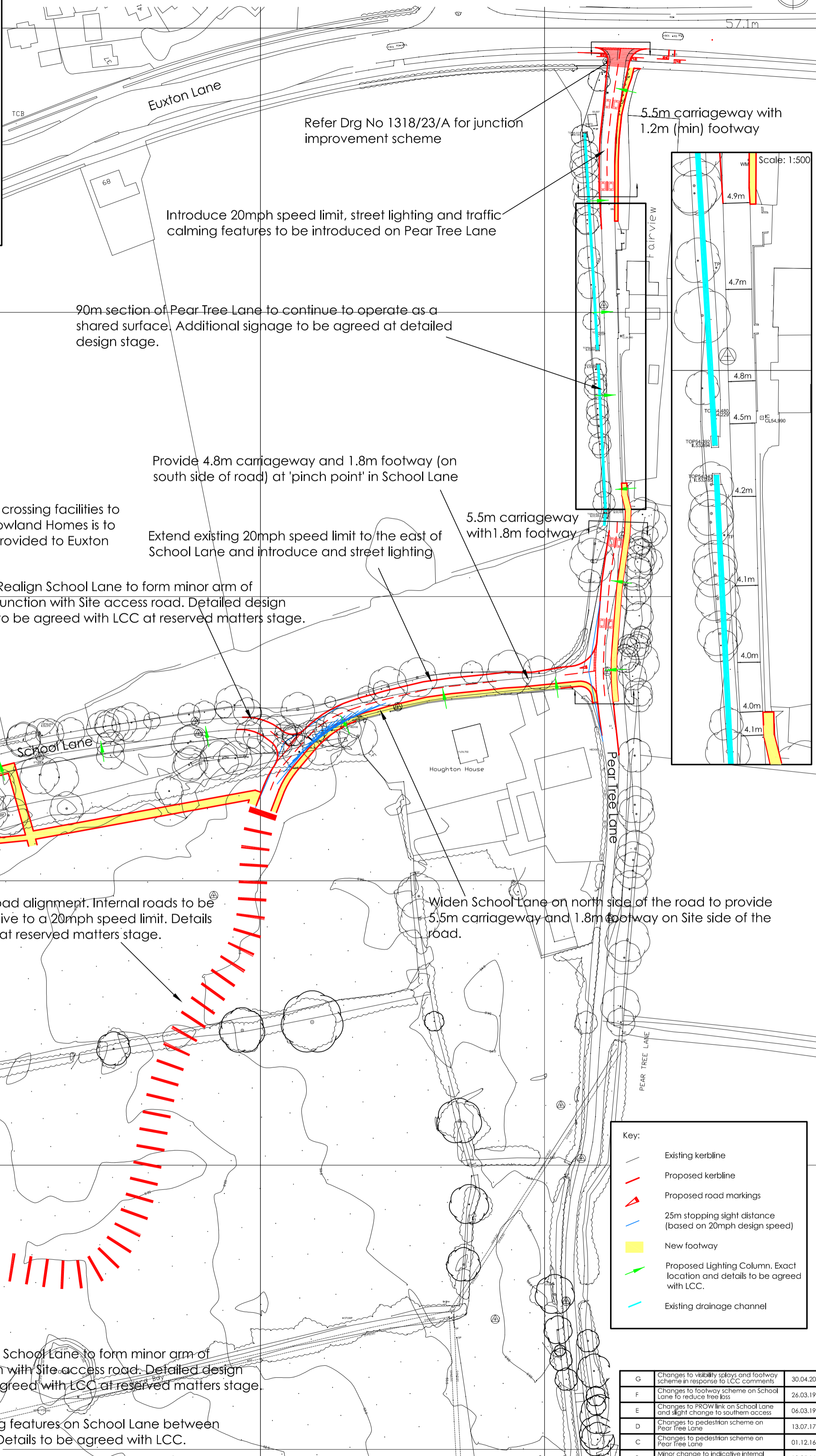
1.1.16.1 AHA has reviewed the Crashmap data for the highway in the immediate vicinity of the Site and also the TA study junctions. The Crashmap accident data covers the period 2015-2019.

1.1.16.2 It is concluded that there is no requirement to undertake accident mitigation/remediation works at any of the TA study junctions as part of the proposed development.



Notes:

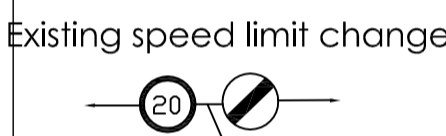
1. Do not scale from this drawing
2. This drawing is copyright and may not be copied or given to a third party without written authority from Ashley Helme Associates Ltd
3. Subject to detailed design
4. Based upon topographical survey
5. Extend the existing 20mph speed limit on School Lane along the full length of the 'new Site' road and Pear Tree Lane between School Lane and Euxton Lane, details to be agreed with LCC



Key:

- Existing kerbline
- Proposed kerbline
- Proposed road markings
- 25m stopping sight distance (based on 20mph design speed)
- New footway
- Proposed Lighting Column. Exact location and details to be agreed with LCC.
- Existing drainage channel

Rev	Description	Date
G	Changes to visibility splay and footway scheme in response to LCC comments	30.04.20
F	Changes to footway scheme on School Lane to reduce tree loss	26.03.19
E	Changes to PROW link on School Lane and sight change to southern access	06.03.19
D	Changes to pedestrian scheme on Pear Tree Lane	13.07.17
C	Changes to pedestrian scheme on Pear Tree Lane	01.12.16
B	Minor change to indicative internal road alignment	10.05.16
A	Various changes to layout	26.01.16



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Project	PEAR TREE LANE, EUXTON
Client	GLADMAN DEVELOPMENTS

Title	INDICATIVE ACCESS ARRANGEMENTS
-------	--------------------------------

Drawing No	1318/09
Date	JUNE 2015
Rev	G
Scale	1:1000@A2

ASHLEY HELME ASSOCIATES

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Appeal by Gladman Developments Ltd

Land off Pear Tree Lane, Euxton

**Against the Refusal of Planning
Permission by Chorley Borough Council on the
Outline Application for:**

“The erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access”

**LPA Reference:
19/00654/OUTMAJ**

PLANNING INSPECTORATE REFERENCE:

APP/D2320/W/20/3247136

**Housing Requirement and Five Year
Housing Supply**

**Supplementary Statement of Common
Ground 2**

between


**Gladman Developments Ltd and
Chorley Borough Council**

**Chorley
Council**

1. INTRODUCTION

1.1 This Supplementary Statement of Common Ground 2 (SSoCG2) addresses the areas of common ground in respect of the housing requirement and five year housing supply and seeks to narrow down the issues that remain in dispute. It follows guidance contained within Annex T of The Planning Inspectorate Procedure Guide January 2020.

1.2 SSoCG2 is agreed by:



Signed

Date 26/5/20

Name Christien Lee

On behalf of Gladman Developments Ltd



Signed

Date 26/05/20

Name Zoe Whiteside

On behalf of Chorley Borough Council

2. HOUSING LAND REQUIREMENT

Background

- 2.1 The parties agree that Central Lancashire is defined as the area covered by the following three Local Planning Authorities: Preston City Council, South Ribble Borough Council and Chorley Borough Council.
- 2.2 They also agree that the Councils, together with Lancashire County Council, have a history of joint working which reflects the compact nature of this part of Lancashire.
- 2.3 Finally, it is agreed that the area functions as one integrated local economy and travel to work area and is a single Housing Market Area. Containment levels approach 80% for travel to work and exceed 80% for housing moves when long distance moves are excluded.

Development plan

- 2.4 The history and depth of joint working by the Councils is reflected in the current development plan. The principal spatial plan is the Central Lancashire Core Strategy, adopted by the Councils in July 2012. The plan covers the administrative areas of all three Councils.
- 2.5 Central Lancashire Core Strategy Policy 1 sets out the overall spatial pattern of development across Centre Lancashire. Policy 4 contains the housing requirements for each of the Councils as follows:

Preston:	507	dwellings pa (dpa)
South Ribble:	417	dpa
Chorley:	417	dpa
Total:	1,341	 dpa

The adopted development plan housing requirement for Chorley is therefore 417 dwellings per annum from 2010 to 2026.

Standard method

- 2.6 The parties agree that minimum local housing need for Preston City, South Ribble Borough and Chorley Borough should be calculated using the standard method set out in national planning guidance in accordance with footnote 37 to paragraph 73 of the National Planning Policy Framework February 2019.
- 2.7 Calculated using the standard method, as at April 1st 2020, minimum housing need for each district is as follows:

Preston:	250	dwellings pa (dpa)
South Ribble:	191	dpa
Chorley:	569	dpa
Total:	1,010	 dpa

Base date

- 2.8 The parties agree that the Five Year Housing Supply should be assessed for the purposes of the current appeal with a base date of 1st April 2020, and that the relevant five year period is therefore 1st April 2020 to 31st March 2025.

The Buffer

- 2.9 The parties agree that a 5% buffer applies on the basis of the Housing Delivery Test: 2019 Measurement.

Chorley requirement

- 2.10 The parties agree that the sum of standard method minimum local housing need across Central Lancashire is 1,010 dwellings per annum as at 1st April 2020, as set out in paragraph 2.7.
- 2.11 The Councils have collectively agreed a distribution of the standard method minimum local housing need between the Central Lancashire authorities through the Statement of Common Ground (May 2020) relating to the provision and distribution of housing land to arrive at the following local housing requirements.

Preston:	404	dwellings pa (dpa)
South Ribble:	328	dpa
Chorley:	278	dpa
Total:	1,010	 dpa

- 2.12 These figures diverge from those at paragraph 5.3 of the Joint Memorandum of Understanding & Statement of Cooperation relating to the provision and distribution of Housing Land (April 2020) because the Councils have used the most recent median workplace-based affordability ratios (published in March 2020) applied to the baseline housing growth figure. Applying the MOU distribution to this aggregate figure (1,010 dpa) means that, at April 2020, these are the minimum requirement for each Central Lancashire authority. A Statement of Common Ground on the provision and distribution of Housing Land (May 2020) has been produced by the Central Lancashire authorities in accordance with paragraph 8.1(d) of the Joint Memorandum of Understanding.
- 2.13 PPG Para 2a-013-20190220 on Housing and Economic Development Needs

Assessments states that “in circumstances where local housing needs assessments cover more than one area, for example where LPAs are working jointly on strategic plans, the housing need for the defined area should at least be equal to the sum of the minimum number of homes needed in each LPA; and advises that it is a matter for the relevant LPAs to determine the distribution of the total minimum number of homes needed across the plan area.”

- 2.14 The Councils have considered the distribution of homes across the HMA through the Duty to Cooperate, which is expected to be a continuous and ongoing process, and set out the agreed distribution on distribution in the Statement of Cooperation relating to the provision and distribution of Housing Land (April 2020). The May 2020 Statement of Common Ground relating to the provision and distribution of housing land applies this to the latest assessment of housing need in Central Lancashire, and the Council considers this provides the appropriate housing requirement figures against which to assess five year land supply at the current time.
- 2.15 PPG Para 2a-013-20190220 on Housing and Economic Development Needs
Assessments states “where strategic policies are being prepared jointly, housing need for the defined area should at least be the sum of the local housing need for each local planning authority within the area. It will be for the relevant strategic policy-making authority to distribute the total housing requirement which is then arrived at across the plan area.”
- 2.16 The Appellant considers that in light of the guidance referenced above (PPG Para 2a-013-20190220), determining and distributing the housing requirement across the Central Lancashire Plan area is a matter for the relevant strategic policy-making authority as part of the plan making process.
- 2.17 The Council considers that Central Lancashire’s housing requirement should be 1,010 dwellings per annum, distributed as follows: Preston 40%, South Ribble 32.5% and Chorley 27.5%. This results in a five year housing land requirement for Chorley of 278 dwellings per annum, or 1,390 dwellings for the 5 years commencing 1st April 2020.
- 2.18 The Appellant considers that applying a housing requirement that has not been tested at examination is inappropriate. The appellant’s position is that for the purpose of this appeal, standard method minimum local housing need for 569 dwellings per annum or 2,845 for the 5 years commencing 1st April 2020 should be the basis for calculating Chorley’s five-year housing land supply.

3. THE HOUSING LAND SUPPLY

- 3.1 The Council considers that the deliverable five year housing land supply at 1st April 2020 is 1,617 dwellings. This has reduced from 1,663 dwellings as identified in the Five Year

Housing Supply Statement published May 2020 due to further information being provided by Homes England on the development at Cowling Farm. The deliverable supply for this site is now 112 dwellings.

- 3.2 The Appellant considers that the deliverable five year housing land supply at 1st April 2020 is 1,505 dwellings.
- 3.3 The differences between the parties and the reasons for them are set out in Schedule 1 attached to this Statement.

4. SUMMARY

- 4.1 The Council considers that the deliverable five year housing land supply at 1st April 2020 is 1,617 dwellings, and that this equates to 5.5 years.
- 4.2 The Appellants consider that the deliverable five year housing land supply at 1st April 2020 is 1,505 dwellings, and that this equates to 2.5 years.
- 4.3 The positions of the parties are summarised in the following table:

	The Housing Requirement		
		Council	Appellant
A	Annual requirement	278	569
B	Total five year requirement	1,390	2,845
C	Annual requirement with 5% buffer	292	598
D	Total five year requirement with 5% buffer	1,460	2,990
F	Total five year housing supply	1,617	1,505
G	Available supply in years	5.5	2.5

SCHEDULE 1

-

SITES AND CATEGORIES OF SUPPLY DISAGREED
WITH APPELLANT'S FIGURES AND REASONS**Allocated Sites without Planning Permission**

Site & Local Plan Ref	Council Deliverable Dwellings 2020-25	Appellant Deliverable Dwellings 2020-25	Reasons
Cowling Farm, Chorley (HS1.5)	112	0	No clear evidence that housing completions will begin on site within five years

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Appeal Reference APP/D2320/W/20/3247136

Pear Tree Lane Euxton

LANDSCAPE STATEMENT OF COMMON GROUND

13th May 2020

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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Rev	Issue Status	Prepared / Date	Approved/Date
-	Draft 1	MGH 5/5/2020	MGH 5/5/2020
	Final	13/05/2020	13/05/2020

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2.0 SITE LOCATION AND DESCRIPTION 3

3.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS 3

4.0 POLICY 4

5.0 MATTERS OF AGREEMENT 5

6.0 MATTERS OF DISAGREEMENT 6

Appendix 1 Extracts from the Natural England Profile 'Lancashire Valleys'

Appendix 2 Extracts from the Landscape Strategy for Lancashire

1.0 INTRODUCTION

Background and Purpose

- 1.1 This Statement of Common Ground relates to an appeal by Gladman Developments Ltd (herein after referred to as 'the Appellant') relating to an application (19/00654/OUTMAJ) within the Chorley Borough Council area (The "Council")
- 1.2 This Statement of Common Ground (SoCG) has been prepared jointly by FPCR Environment and Design on behalf of the Appellant and the Council. It has been prepared pursuant to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and guidance contained in Annex T of the Planning Appeal Procedure Guidance (March 2019). It addresses the areas of common ground between the Appellant and the Council and identifies areas of difference.

PARTIES

The SoCG is jointly agreed by:

Signed:

Date: 13/05/2020



Name: Gary Holliday

On behalf of FPCR Environment and Design

Signed:

Date: 13 May 2020

Name: Alison Marland (Principal Planning Officer)

On behalf of Chorley Borough Council

2.0 SITE LOCATION AND DESCRIPTION

Location

- 2.1 The site location is described in the overarching Statement of Common Ground.

Site Description

- 2.2 The Site comprises five field compartments, all of which are currently grazed and typically bound by well-established tall hedgerows with trees. Along the western boundary, formed by neighbouring properties along the existing settlement edge there are a number of mature trees towards the southern end. A narrow strip of land flanking School Lane includes roughly two lines of well-established trees; one to the lane, and one along the field boundary.
- 2.3 The Site is flanked to the west by existing residential development on School Lane. To the north the Site boundary meets the well treed School Lane and a cluster of buildings (including Houghton House) around the School Lane / Pear Tree Lane Junction. Newly built houses at Peacock Grove and Broxop Place lie north of School Lane. To the east, the boundary is defined by Pear Tree Lane and individual properties and farmsteads along it. The southern boundary is formed by a well-established hedgerow and woodland leading to the Chapel Brook. Beyond the brook, further residences are situated.
- 2.4 Within the Site boundary there are four existing hedgerow sections: two crossing east-west from the residential edge; one north-south from Houghton House; and a short hedge / tree line from the latter hedgerow connecting with the eastern boundary. A small portion of the Chapel Brook Valley Park extends into the Site across the Site boundary. There is no existing public access to the Site.

3.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

National Landscape Character

- 3.1 At this very broad landscape scale, the site, lies along the south western limits of Natural England's National Character Area Lancashire Valleys Character Area (NCA35). Extracts from the study are included at Appendix 1.
- 3.2 Under Key Characteristics the NCA description includes the following references (not all are repeated);
- *Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post-and-wire fences at higher elevations*
 - *Agricultural land is fragmented by towns, villages and hamlets, industry and scattered settlement, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area west of Blackburn, and in the north around Skipton*
 - *The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.*
- 3.3 The Statements of Environmental Opportunity (SEO) include the following points of relevance to the Site and Euxton;

SEO2: "Increase the resilience and significance of woodland and trees and manage and expand existing tree cover to provide a range of benefits, including helping to assimilate new infrastructure; reconnecting fragmented habitats and landscape features; storing carbon; and providing fuel, wood products, shelter and recreational opportunities"

SEO4: "Conserve and manage the distinction between small rural settlements and the densely urban areas and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation"

Lancashire Landscape Character

3.4 This is described in "A Landscape Strategy for Lancashire" (made up of two reports, Landscape Character Assessment and Landscape Strategy). Extracts from the Strategy are included at Appendix 2.

3.5 The Landscape Character Assessment (LCA) divides the county into Landscape Character Types (LCTs), and further into Landscape Character Areas (LCAs). The Site is located entirely within the 'Undulating Lowland Farmland' Landscape character Type (LCT5), and the Landscape Character Area 5K "Cuerden-Euxton". The description for the character area states;

"The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. The principal landscape feature is Cuerden Valley Park, based upon the woodland and valley of the river Lostock. The park is managed for nature conservation and recreational use and is an important local resource. Pockets of farmland and vernacular buildings survive as a reminder of earlier land use and settlement pattern."

3.6 Recommendations for this landscape type under the LCA's strategy include (relevant ones repeated):

- *encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network;*
- *ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks;*
- *encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows;*

3.7 It is agreed that the scheme provides opportunities for new planting and hedge replanting.

3.8 Relevant extracts from the Landscape Strategy for Lancashire are included at Appendix 1.

4.0 POLICY

4.1 Policy is dealt with in the Overarching Statement of Common Ground. The following policies have the most relevance to landscape and visual matters;

Central Lancashire Core Strategy 2012

4.2 Policy 21, Landscape Character Areas. The Council agrees that the appeal proposals do not raise conflict with this policy.

Chorley Local Plan 2015

- 4.3 The parties agree that the site is designated as '*Land safeguarded for future development needs*' under Policy BNE.3 (BNE3.9).
- 4.4 Policy BNE2, is of relevance and covers Development in the Area of Other Open Countryside.
- 4.5 Compliance with these policies is covered in the overarching Statement of Common Ground.

Emerging Central Lancashire Local Plan

- 4.6 The appeal site is identified as a potential allocation for housing in the Issues & Options draft of the plan. This is dealt with in the Overarching Statement of Common Ground.

5.0 MATTERS OF AGREEMENT**LVA and Methodology**

- 5.1 It is agreed that the LVA (Rev E) submitted with the application follows recognised guidelines (The Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013), and that this provide appropriate guidance for the determination of landscape and visual effects.
- 5.2 The parties agree that the LVA submitted with the planning application provides a robust analysis of the landscape and visual impacts of the appeal proposals.

Baseline Visual Analysis

- 5.3 It is agreed that the viewpoints shown in the LVA provide a fair and representative range of viewpoints for the purpose of appraisal.

Designations and Landscape Value

- 5.4 No landscape designations apply to the site or its immediate context with regard to landscape value or character.
- 5.5 It is agreed that the site does not form part of a "Valued Landscape" as paragraph 170a of the NPPF.

Residential Amenity

- 5.6 It is agreed that, at reserved matters stage, it would be possible to lay out the development to avoid any overshadowing or overbearing impacts on existing properties, accepting that the visual amenity (overall pleasantness of views enjoyed) from the properties would inevitably change.

Overall Landscape and Visual Harm arising

- 5.7 It is agreed that the scheme will result in some adverse landscape and visual effects, as is the case with all greenfield development.
- 5.8 It is agreed that the impact is considered to be minor to moderate adverse. Measures mitigating the impact of development are appropriate to be conditioned and can be dealt with at reserved matters stage to integrate open space within the development and secure implementation of a landscape strategy within the built form of the development.

5.9 The parties agree that the harm resulting from the impact of development upon the character of the open area is not considered of itself to be so significant as to warrant the refusal of the application on this ground alone.

6.0 MATTERS OF DISAGREEMENT

6.1 The weight attached to the landscape and visual harm in the planning balance.

Landscape Statement of Common Ground

Appendix 1

Extracts from: **NCA 35 Lancashire Valleys**



Agenda Page 42

Agenda Item 3d

Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper¹, Biodiversity 2020² and the European Landscape Convention³, we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

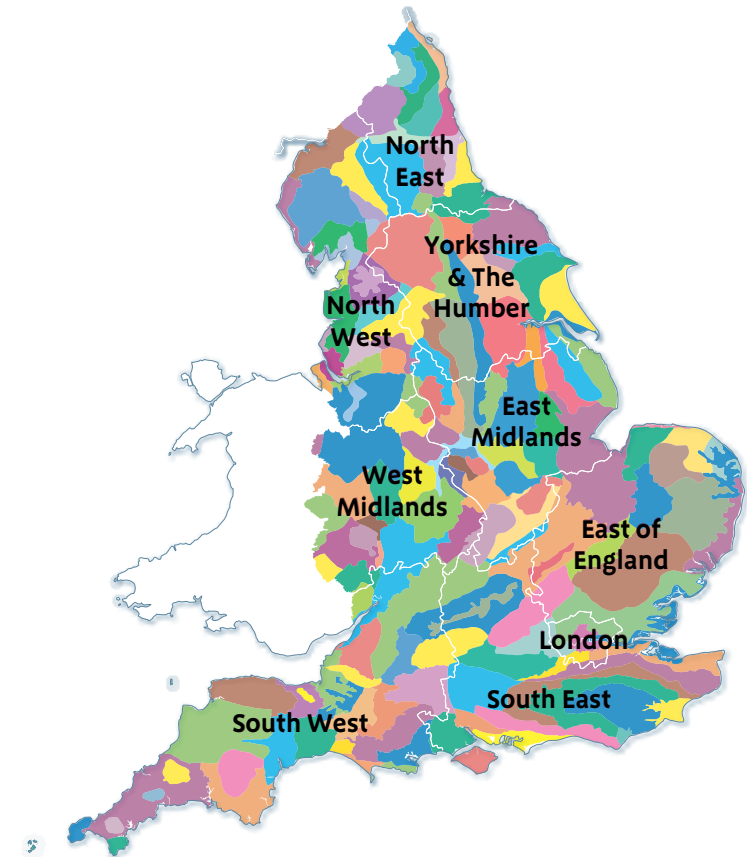
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing ncaprofiles@naturalengland.org.uk

National Character Areas map



¹ The Natural Choice: Securing the Value of Nature, Defra

(2011; URL: www.official-documents.gov.uk/document/cm80/8082/8082.pdf)

² Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra

(2011; URL: www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf)

³ European Landscape Convention, Council of Europe

(2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

Summary

The Lancashire Valleys run north-east from Chorley through Blackburn and Burnley to Colne. The National Character Area (NCA) lies mainly in east Lancashire and is bounded to the north-west by the Bowland Fells fringe and the Millstone Grit outcrop of Pendle Hill, and to the south by the Southern Pennines. A small proportion of the area (5 per cent) lies in the Forest of Bowland Area of Outstanding Natural Beauty.

The Lancashire Valleys broadly consist of the wide vale of the rivers Ribble and Calder and their tributaries, running north-east to south-west between the natural backdrops of Pendle Hill and the Southern Pennines. This visually contained landscape has a strong urban character.

The Lancashire Valleys are underlain by Carboniferous rocks including limestone, Millstone Grit, shales and Coal Measures. The bedrock is largely covered by glacial and post-glacial deposits of sands, gravels, clays and alluvium. Localised surface exposures of bedrock have given rise to extractive industries, including stone quarrying and coal mining.

The Industrial Revolution saw the development and expansion of the major settlements, which include Blackburn, Accrington, Burnley, Nelson and Colne. A small 'cottage' cotton and textile industry developed, first drawn to the area for its available water power. It developed rapidly but has been in steady decline since the 1920s. The towns are dominated by mills and Victorian-stone terraced housing. Numerous examples of the area's industrial heritage remain, and are matched today by substantial areas of contemporary industrial development.

Agriculture, once the major source of income before industrialisation, is now fragmented by the built environment, industry and housing. The remaining pockets of farmed land, used for extensive livestock rearing, are concentrated along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.

Opportunities for recreation activities are provided by a network of public rights of way, including key routes along the Pennine Bridleway and Pennine Way National Trails, while a series of country parks and local nature reserves also provide quality green space to encourage visitors to engage with and enjoy the local environment.

Click map to enlarge; click again to reduce.



A former mill lodge - Big Lodge, Yarrow Valley Country Park.

Statements of Environmental Opportunity

- **SEO 1:** Conserve and manage the Lancashire Valleys' industrial heritage to safeguard the strong cultural identity and heritage of the textile industry with its distinctive sense of place and history.
- **SEO 2:** Increase the resilience and significance of woodland and trees, and manage and expand existing tree cover to provide a range of benefits, including helping to assimilate new infrastructure; reconnecting fragmented habitats and landscape features; storing carbon; and providing fuel, wood products, shelter and recreational opportunities.
- **SEO 3:** Manage and support the agricultural landscape through conserving, enhancing, linking and expanding the habitat network, and manage and plan for the associated potential impact of urban fringe development, intensive agriculture and climate change mitigation.
- **SEO 4:** Conserve and manage the distinction between small rural settlements and the densely urban areas and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation.

Description

Physical and functional links to other National Character Areas

The Lancashire Valleys National Character Area (NCA) broadly consists of the wide vale of the rivers Calder and Ribble and their tributaries, running north-east to south-west between Pendle Hill, the Bowland Fells and the Southern Pennines. Although similar in nature conservation terms to the Lancashire and Amounderness Plain and the Morecambe Coast and Lune Estuary NCAs, the landscape here has a contrasting, intensely urban character.

The Millstone Grit outcrop of Pendle Hill, which forms part of the northern boundary to this area, and the fells of the Southern Pennines to the south create enclosure and serve as a backdrop to the settlements in the valley bottom. Similarly, there are views out from the higher land to the north and south over the NCA.

The north-west of the NCA contains part of the middle section of the River Ribble, which has its source in the adjacent Yorkshire Dales NCA, as well as the Ribble's confluence with the River Hodder, which drains the southern slopes of the Bowland Fells NCA. In the south, the River Yarrow rises on Rivington Moor in the Southern Pennines NCA before joining the River Douglas in the Lancashire and Amounderness Plain NCA to the west. A number of reservoirs lie on or close to the boundary with adjacent NCAs.

Many important communication routes pass through the NCA, including the Leeds and Liverpool Canal, the Preston–Colne rail link and the M6, M61 and M65 motorways.



River Ribble at Salmsbury Bottoms.

Key characteristics

- Broad valleys of the rivers Calder and Ribble and their tributaries run north-east to south-west between the uplands of Pendle Hill and the Southern Pennines.
- A Millstone Grit ridge extends between the Ribble and Calder catchments (including the Mellor Ridge and part of Pendle Hill).
- A broad trough underlain by Carboniferous Coal Measures provided the basis for early industrialisation.
- Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post-and-wire fences at higher elevations.
- Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.
- Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south.
- Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn.

- There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas.
- There are many examples of proto-industrial heritage, including lime hushings, important turnpike and pack-horse routes involved in the early textile trade, and rural settlements with handloom weavers' cottages.

Continued on next page...



Traditional stone-built weavers' cottages.

Key characteristics continued

... continued from previous page

- There is evidence of a strong industrial heritage associated with the cotton weaving and textile industries, with many common artefacts such as mill buildings, mill lodges and ponds, and links to the Leeds and Liverpool Canal.
- The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.
- Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides.
- Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston–Colne railway and the M65 motorway.

Lancashire Valleys today

The Lancashire Valleys are concentrated in a broad trough that runs north-eastwards from Chorley to Skipton.



Leeds to Liverpool Canal, passing through agricultural land near the M61, Chorley.

This is a visually contained landscape that would have once shared many characteristics with the rural valley of the River Ribble in the north. However, the development of industry and settlements has created a landscape with a strongly urban character. Agricultural land is now heavily fragmented by towns, associated housing, industry and scattered development.

Major settlements occur within the Lancashire Valleys. There is a high proportion of built-up land which includes the towns of Blackburn, Accrington, Burnley, Nelson and Colne. The rapid expansion of these towns following the Industrial Revolution has also been aided by the development of dense transport and communications networks following the valley bottoms. These include the Leeds and Liverpool Canal, the Preston–Colne rail link, the M65 and the M6/M61 motorways running north–south at the western end. The towns are dominated by a robust Victorian architecture with stone terraces and municipal buildings generally in good condition. Numerous artefacts and buildings associated with the area’s development and industrial heritage remain and are reminders of the historical importance of local industrial development to the character of the landscape. There are substantial areas of contemporary industrial development which have replaced the traditional textile industries.

Scattered villages and hamlets on valley sides are comprised of older sandstone grit buildings, often of the longhouse type, and isolated rows of stone terraced houses are perched at precarious angles on the steep slopes. There are several large country houses with associated parkland built for wealthy mill owners of the textile industry. These are mainly located on south-facing slopes in the Calder Valley away from major urban areas, including those at Read Park Huntroyde Demesne, Gawthorpe, Dunkenhall and Towneley Halls.

The remaining fragmented farmland is a mix of pasture with scattered areas of acid and neutral grassland and areas of semi-natural woodland/scrub. Wet grasslands are common on the flood plains and river banks of the Ribble and Calder, and provide valuable habitat for populations of butterflies and birds, including snipe, curlew, redshank and lapwing. Species-rich hay meadows are becoming less common throughout the area with the application of modern agricultural techniques. Lowland field boundaries are marked by hedgerows with few hedgerow trees, which give way to stone walls and fencing on higher ground. The higher land along the southern slopes of the NCA and Pendle Hill in the north includes small but valuable areas of upland heath and acid grassland.

Small broadleaved woodlands, often ancient, are scattered throughout the remaining farmland associated with rivers, field boundaries and cloughs. The wooded, steep-sided and narrow cloughs are a characteristic feature of the Lancashire Valleys – for example; Priestly Clough, Accrington; Spurn Clough, Burnley; and lower Darwen Valley which comprises of oak, alder and sycamore with areas of grassland flushes and wetland. Wood anemone, herb Paris and small-leaved lime are all typical species in these areas. Wet woodlands dominated by alder occur on the flood plains and river banks. There are also small areas of woodland/scrub associated with abandoned or reclaimed industrial land and several small conifer plantations, the largest being Standrise Plantation associated with Elslack Reservoir to the north-east of Colne.

The rivers Calder and Ribble and their tributaries, along with the Leeds and Liverpool Canal, support valuable plant communities as well as populations of birds. The goosander, coot, grebe and warbler are all common; and rare, great crested newt and otter can also be found. The Ribble catchment, including the Calder, is a major salmonid river, one of a top handful in England

and Wales. River quality and associated biodiversity have improved over recent years, but parts of the Calder and lower Darwen, in particular, are still affected as a result of sewage and pollution incidents.

Localised surface exposures of bedrock gave rise to many mineral extractive industries in the area, including stone quarrying and coal mining, although many have now declined in importance or ceased. These abandoned mining areas are now generally well vegetated, and grazed by sheep. Most of the more conspicuous dereliction has undergone land reclamation, with some reclaimed by domestic waste landfill such as at Rowley, Brandwood, Whinney Hill and Accrington. Remaining quarry faces, Carboniferous Millstone Grit outcrops and clough exposures of bedrock create distinctive features in the landscape and provide valuable access for further geological study.

Pendle Hill and the Southern Pennines provide a natural backdrop to this visually contained NCA and offer extensive views across the lower valleys from their higher points. There is a lack of tranquillity within the lower valleys linked to towns, development and transport corridors, but in the undisturbed areas on higher land there is less light and noise pollution.

In recent years there has been an increase in the demand for recreational activities such as walking, cycling and horse riding. The majority of land within this NCA is not publicly accessible, but there is a very high density of footpaths, two National Trails, a number of national and regional cycle routes, and many country parks, local nature reserves and woodlands open to the public through the 'Woods for People' initiative.

The landscape through time

The Lancashire Valleys occupy a broad trough lying between the higher land of the Yorkshire Dales to the north, the Southern Pennines to the east and south, and the Forest of Bowland on the west and north. The higher land is underlain by Carboniferous Millstone Grit, formed by large river deltas building out into shallow, tropical marine waters. Millstone grit also forms a sandstone ridge between the Ribble and Calder catchments, which includes the Mellor Ridge and part of Pendle Hill.

The trough is underlain by Carboniferous Coal Measures, which represent the compressed remains of lush swamp vegetation and were formed by the periodic flooding of the extensive low-lying swamps that formed on top of deltas. It is the presence of coal that accounts for the early industrialisation of the area and it has been worked at depth and by open casting at the surface, although this has now declined in importance.

The bottom of the trough is covered in till, deposited beneath glaciers during the last ice age. In the Feniscowles/Pleasington area, west of Blackburn, extensive sand deposits impart a special landscape character. Bedrock resources have been quarried where the drift cover is thin. The main materials extracted were sandstone, worked on a small scale for local building, and mudstone worked for brick making in large pits at Accrington.

The character of the area is strongly dominated by a long history of access and movement along the valleys (for example, Roman roads and forts exist at Burwen Castle to the north-east near Elslack and at Ribchester in the Ribble Valley to the west), and by increasing industrial development of the valleys from the 16th century onwards.

This development began as a cottage industry during the 16th century with weaving rather than spinning. Traditionally, wool came from the Southern Pennine hillsides and flax from the low-lying country of the Lancashire and Amounderness Plain around Rufford and Croston. By 1700 each district was specialising in the production of one type of cloth. Blackburn was a centre for fustians, and most woollens and worsteds were manufactured in Burnley and Colne. The textile industry grew rapidly and, with new machines, the domestic system was replaced by factory systems which further accelerated the growth of these weaving communities. Nucleated settlements, developed from the late 18th century, were built around factory locations. These dominate the main north-east to south-west route alongside the Ribble flood plain and between the forests of Pendle and Trawden. Regular, imposing stone terraces were built to accommodate textile workers in the 19th century.



Pendle Hill from Copster Green.

The proliferation of mills and associated residential development has created a fragmented landscape with a heavily industrialised character. Since the 1920s the textile industry has been in steady decline with many mills becoming derelict or being converted to other uses. Numerous large country houses with ornamental settings occur, particularly along the northern valley sides away from industrial towns. These substantial houses, parklands and barns, dating from the 16th century, attest to the wealth generated by the textile industry. Traditional building materials used are sandstone grit and timber frame, brick was used from the 19th century with stone flag, and from the late 18th century Welsh slate roofs. In some areas, historic parklands have been subsumed within later enclosed farmland. Private and public parks and gardens are also a significant feature of the more urban landscapes (for example, the many parks at Burnley).

The landscape of well-spaced, nucleated villages and medium densities of smaller hamlets and farmsteads was transformed in the 18th and 19th centuries, and further fragmented by the modern transport networks along the valley floors. However, the foundation of later industrial expansion – the improved pastoral economy of the 15th and 16th centuries – is still visible in the dispersed pastoral farmlands of the Ribble Valley flood plain and the later (1600–1850) enclosure of the low moorlands either side of the A56 north of Burnley. Scattered settlements on the valley sides are comprised of older stone buildings, often the longhouse type.

Historic farm buildings are still visible today. They either remain in their original isolation or have been subsumed in later urban growth. Linear and dispersed farmstead groups predominate, with some courtyard steadings developed from the late 18th century when arable farming increased. There are field barns for cattle on higher ground. Aisled barns date from the 16th century and combination barns with cattle housed at storeyed ends were associated with larger farms from the early 17th century and in general use by the 19th century.

There are fragments of former strip-field agriculture alongside northern villages (Foulridge, Kelbrook, and Earby). The Ribble Valley flood plain to the south and west is dominated by irregular pasture fields dating from before 1600. These appear to have been created mainly through processes of assartment – leaving occasional fragments of former woodland along boundaries. To the north-east the field patterns are more planned and rectilinear, reflecting episodes of moorland and Parliamentary enclosure along the fringes of the forests of Trawden and Pendle in the period 1600–1850. Hedges give way to stone walls on rising ground. Except around the fringes of the urban settlements, there is very little evidence of post-1850 enclosure patterns.

Recent developments include the expansion of towns and residential areas, light industry and the road and motorway network, all of which are contributing to and consolidating the urban character of the area. Many redundant mills and associated buildings have been converted into other uses, such as retail and housing. In many areas, farming is now giving way to livery and horseculture, particularly around the fringes of towns and villages. The rivers that helped to facilitate the Industrial Revolution and, as a result, became polluted with industrial waste, devoid of fish have since been subject to a number of improvement initiatives. Many of the rivers are now host to recreational activities such as angling and canoeing, while the Leeds and Liverpool Canal provides additional opportunities for multi-user pursuits including walking, cycling and horse riding.

Landscape Statement of Common Ground

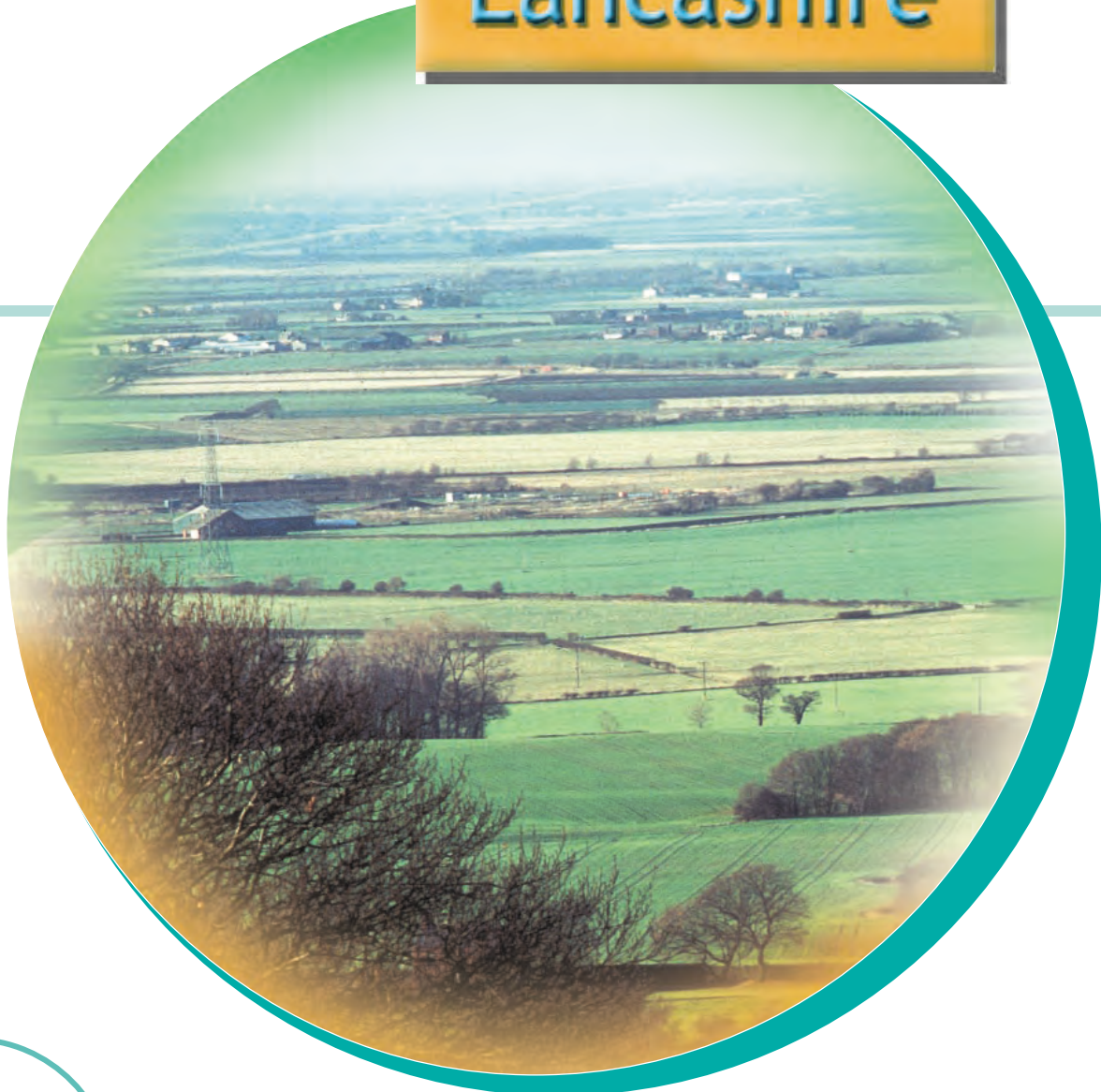
Appendix 2

Extracts from: **Landscape Character Assessment**

(A Landscape Strategy for Lancashire)



A Landscape Strategy for Lancashire



*Landscape
Character Assessment*



A Landscape Strategy for Lancashire Landscape Character Assessment

3.

Lancashire's Landscape Character

Since the Industrial Revolution, Lancashire has been a county of contrasts; large urban centres with a legacy of historic industrial buildings are juxtaposed with the exposed uplands of the West Pennine Moors and the expansive, wild mudflats of Morecambe Bay. The county's agricultural landscapes include marginal upland pastures, the extensive grasslands and wooded river corridors of the Ribble Valley, the arable fields of the Fylde and the drained horticultural landscape of the mosslands.

Lancashire is also characterised by long views; the inter-visibility between the distinctive landscape types adds to the county's appeal. On a clear day there are views across the whole county from the high Bowland massif: north and west to the drumlins which border the North Yorkshire hills; southwards across undulating farmland to the industrial foothills which surround the conurbations of Blackburn and Burnley; and westwards to the coastal plains and mosslands which fringe the Irish Sea. Similarly, from the flat coastal mosslands, the agricultural plain or the cities of Preston and Lancaster; views eastwards to the moorland hills are a constant reminder of the contrasting landscapes which can be accessed in a thirty minute drive.

In north Lancashire, *Coastal Drumlins*, *Drumlin Fields*, *Rolling Upland Farmland* and the *Floodplain Valley* of the Lune are the predominant landscape types. These are rural areas where clipped hedges divide the landscape into a neat tapestry of grazed fields, although in the rolling upland farmland landscapes, stone walls, beech stands, knolls and rock outcrops vary the texture of the wider landscape considerably. Views of Lancaster, Morecambe and Heysham are reminders of the proximity of these landscapes to urban populations. On the coast, north of Lancaster, there is a transition from *Open Coastal Marsh* to the *Wooded Limestone Hills and Pavements* of Arnsdale and Silverdale, where dramatic cliffs, limestone pavements, and numerous archaeological sites combine to create a rare and unique

landscape. On the northern fringes of Lancashire, Leck Fell, part of the *Limestone Fells* which extend northwards and westwards into Yorkshire, is the highest point in the county.

The centre of Lancashire is dominated by the dramatic Bowland massif, where the remote and exposed *Moorland Plateaux* are surrounded by gentler *Moorland Hills* of heather moor, blanket bog and acid grassland. Here uninterrupted views across vast areas of surrounding countryside are punctuated by glacial erratics, woodland blocks, ruined farmsteads and stone walls. These also act as a reminder of the geological and human forces which have shaped what appears on the surface to be a wild and untamed landscape. The lower slopes of the *Moorland Fringes* show a gradual transition to the verdant grasslands of the *Undulating Lowland Farmland*, where there is a rich tapestry of hedged fields, farm woodlands, copses and picturesque stone villages. The *Floodplain Valley* of the Ribble weaves its way through these landscapes and contributes significantly to the aesthetic appeal of the area; the presence of numerous archaeological sites indicates its prolonged importance as a major communication route and ancient territorial boundary.

To the south of the Ribble lowlands, the urban areas of Accrington, Blackburn, Burnley, Nelson and Colne are surrounded by the small scale, complex landscape of the *Industrial Foothills* and *Valleys*, where remnants of mills and mill cottage terraces are a tangible reminder of the area's past. There are also large country houses and landscaped estates, which reflect the great wealth generated by entrepreneurs and patrons during the period. In south east Lancashire, the *Settled Valleys* of Rawtenstall and Bacup dissect the high plateau of the *Enclosed Uplands* and provide one of the most distinctive landscape types in the county. Along the valley floor, the dense urban development contains many clues to the area's rich industrial heritage. In the nearby *Reservoir Valleys* Victorian engineering was put to work to supply clean water to the rapidly expanding towns close by. The reservoirs and their surrounding valleys represent a valuable recreational resource. To the south east of the county, there is a steep transition to the *Moorland Hills* and *Moorland Plateaux* of the Pennines.

A Landscape Strategy for Lancashire Landscape Character Assessment

The landscape of west Lancashire is characterised by the flat or gently undulating farmland of the *Coastal Plain*. Here the large arable fields are punctuated by small deciduous woodlands and shelterbelts. These open landscapes offer a dramatic contrast to the undulating and more intimate countryside to the east. Settlement character consists of clusters of 18th and 19th century red brick farm buildings, rural villages and towns which have been heavily influenced by 20th century modernisation and development. Towards the coast, ancient peat deposits, which have been drained since the medieval period are typical. These *Mossland* areas are criss-crossed with drainage ditches and straight narrow roads which link modern farms and glasshouses. Beyond this reclaimed farmland, the *Enclosed Coastal Marshes* are defined by man-made earth bunds protecting large square fields dedicated to improved pasture. The estuaries of the Ribble, Lune and Wyre are fringed by *Open Coastal Marsh* and intertidal flats. The fine sward, etched by a maze of creeks and channels, is an attractive and much valued landscape, with a prolific birdlife.

This landscape character assessment provides a detailed review of Lancashire's landscapes. The landscape has been described and classified into landscape units of similar character. There are two types of landscape classification. Particular landform and landcover elements may combine to produce distinctive *landscape character types*. These are landscapes with a range of distinctive but generic characteristics that can recur in different areas, for example a particular type of landuse or historic field pattern. *Landscape character areas* are units of landscape which are geographically specific and have their own individual character or 'sense of place'. Whilst the current strategies relate to the landscape character types, the character areas will prove particularly useful in planning and management and in the generation of policies or actions can be applied at a local level.

The *Landscape Character Assessment* records the specific character of 21 *landscape types* and 81 *landscape character areas*, focusing on familiar local landscape patterns.

The landscape classification is shown in *Figure 8*. There is a more detailed map at 1:50,000 in the back pocket of this report. A glance back

at *Figures 4, 5, 6 and 7* will highlight the relationships between landscape character and the landform, underlying geology, habitat types and the historic development of the landscape. Together the landscape character types and landscape character areas provide a new descriptive map of the study area which draws attention to the contrasts in landscape character which we so often take for granted.

Following this introduction, each of the generic *landscape character types* is described in turn. The physical (geological, geomorphological and ecological) influences and human influences which have shaped the character of the landscape are also noted and the specific *landscape character areas* found in each landscape character type are described.

These landscape descriptions and notes on the evolution of landscape character form the basis for an analysis of landscape sensitivity and vulnerability to change. This, together with strategic recommendations for each landscape type, is found in the *Landscape Strategy* document.

The built environment of the major urban areas in Lancashire has also been characterised into three generic *urban landscape character types*. The historic processes which shaped these urban types and their appearance today are described in detail in the section following the landscape character types. The urban landscape character types are illustrated in *Figure 9*.

A Landscape Strategy for Lancashire Landscape Character Assessment

Landscape Character Areas

- 1 Moorland Plateaux
 - 1a. South Pennine Moors
 - 1b. High Bowland Plateaux
- 2 Moorland Hills
 - 2a. West Pennine Moors
 - 2b. Central Bowland Fells
 - 2c. Longridge Fell
 - 2d. Waddington Fell
 - 2e. Pendle Hill
 - 2f. White Moor/Burn Moor
 - 2g. Beacon Fell
- 3 Enclosed Uplands
 - 3a. Rossendale Hills
- 4 Moorland Fringe
 - 4a. Trawden Fringe
 - 4b. Rossendale Moorland Fringe
 - 4c. Blackburn Moorland Fringe
 - 4d. Bowland Gritstone Fringes
 - 4e. Bowland Limestone Fringes
 - 4f. Longridge Fell Fringes
 - 4g. South Pendle Fringe
 - 4h. Leck Fell Fringe
 - 4i. North Pendle Fringe
 - 4j. West Pennine Fringes
- 5 Undulating Lowland Farmland
 - 5a. Upper Hodder Valley
 - 5b. Lower Hodder and Loud Valley
 - 5c. Lower Ribble
 - 5d. Salmsbury-Withnell Fold
 - 5e. Lower Ribblesdale (Clitheroe to Gisburn)
 - 5f. Lower Ribblesdale (Gisburn to Hellifield)
 - 5g. South Bowland Fringes
 - 5h. Goosnargh-Whittingham
 - 5i. West Bowland Fringes
 - 5j. North Bowland Fringes
 - 5k. Cuerden-Euxton
- 6 Industrial Foothills and Valleys
 - 6a. Calder Valley
 - 6b. West Pennine Foothills
 - 6c. Cliviger Gorge
 - 6d. Adlington-Coppull
- 7 Farmed Ridges
 - 7a. Mellor Ridge
 - 7b. Upholland Ridge
 - 7c. Langthwaite Ridge
- 8 Settled Valleys
 - 8a. Irwell
- 9 Reservoir Valleys
 - 9a. Rivington
 - 9b. Turton-Jumbles
 - 9c. Haslingden Grane
 - 9d. Belmont
 - 9e. Roddlesworth
- 10 Wooded Rural Valleys
 - 10a. Wyre Valley
 - 10b. North Bowland Valleys
- 11 Valley Floodplains
 - 11a. Lower Ribble Valley
 - 11b. Long Preston Reaches
 - 11c. Aire Valley
 - 11d. Lune Valley
- 12 Low Coastal Drumlins
 - 12a. Carnforth-Galgate-Cockerham
 - 12b. Warton-Borwick
 - 12c. Heysham-Overton
- 13 Drumlin Field
 - 13a. Gargrave Drumlin Field
 - 13b. Bentham-Clapham
 - 13c. Docker-Kellet-Lancaster
- 14 Rolling Upland Farmland
 - 14a. Slaidburn-Giggleswick
 - 14b. Lothersdale and Cringles
- 15 Coastal Plain
 - 15a. Ormskirk-Lathom-Rufford
 - 15b. Longton-Bretherton
 - 15c. Croston-Mawdesley
 - 15d. The Fylde
 - 15e. Forton-Garstang-Catterall
 - 15f. Knott End-Pilling
- 16 Mosslands
 - 16a. North Fylde Mosses
 - 16b. South Fylde Mosses
 - 16c. Martin Mere and South West Mosses
 - 16d. Skelmersdale Mosses
 - 16e. Tarleton Mosses
 - 16f. Heysham Moss
 - 16g. Hoole and Farington Mosses
- 17 Enclosed Coastal Marsh
 - 17a. Clifton and Hutton Marsh
 - 17b. Cockerham Coast
- 18 Open Coastal Marsh
 - 18a. Ribble Marshes
 - 18b. Hest Bank-Silverdale Marshes
 - 18c. Wyre Marshes
 - 18d. Lune Marshes
 - 18e. Pilling and Cockerham Marshes
- 19 Coastal Dunes
 - 19a. Fylde Coast Dunes
- 20 Wooded Limestone Hills and Pavements
 - 20a. Arnsdale and Silverdale
- 21 Limestone Fells
 - 21a. Leck Fell

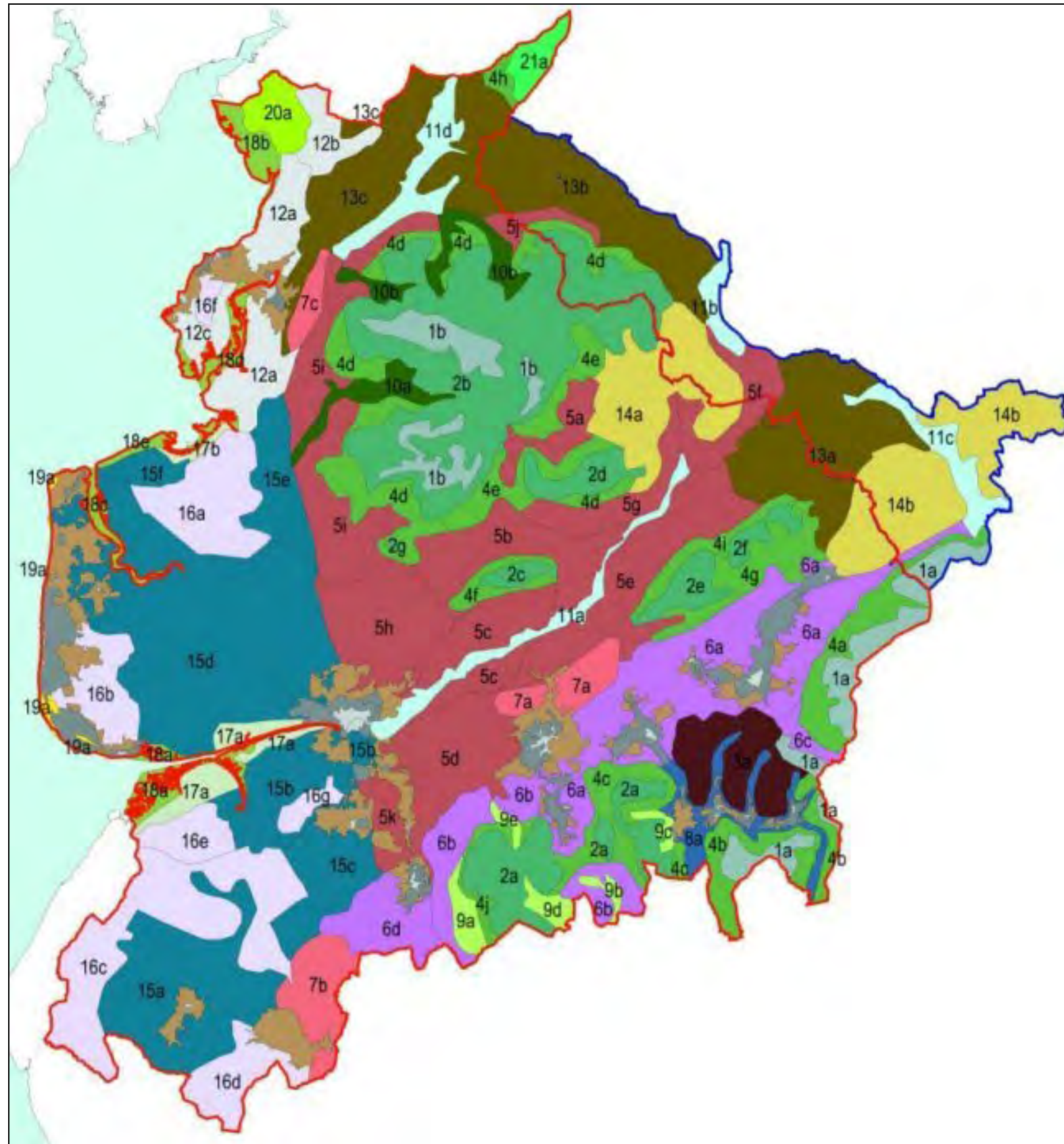
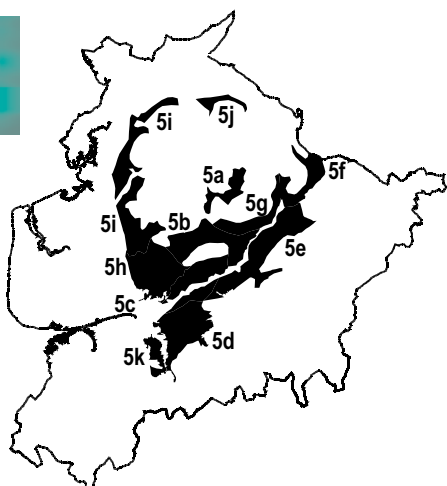


Figure 8: Landscape Character Types & Landscape Character Areas

- Lancashire County, Blackpool and Blackburn with Darwen Boundary
 - Craven Study Area
- Landscape Character Types & Areas
- 1 Moorland Plateaux
 - 1a. South Pennine Moors
 - 1b. High Bowland Plateaux
 - 2 Moorland Hills
 - 2a. West Pennine Moors
 - 2b. Central Bowland Fells
 - 2c. Longridge Fell
 - 2d. Waddington Fell
 - 2e. Pendle Hill
 - 2f. White Moor/Bum Moor
 - 2g. Beacon Fell
 - 3 Enclosed Uplands
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 - 4 Moorland Fringe
 - 4a. Trawden Fringe
 - 4b. Rossendale Moorland Fringe
 - 4c. Blackburn Moorland Fringe
 - 4d. Bowland Gristone Fringes
 - 4e. Bowland Limestone Fringes
 - 4f. Longridge Fell Fringes
 - 4g. South Pendle Fringe
 - 4h. Leck Fell Fringe
 - 4i. North Pendle Fringe
 - 4j. West Pennine Fringes
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 - 5a. Upper Hodder Valley
 - 5b. Lower Hodder and Loud Valley
 - 5c. Lower Ribble
 - 5d. Samesbury-Wirrhnell Fold
 - 5e. Lower Ribblesdale (Citheroe to Gisburn)
 - 5f. Lower Ribblesdale (Gisburn to Hellfield)
 - 5g. South Bowland Fringes
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 - 7 Farmed Ridges
 - 7a. Mellor Ridge
 - 7b. Upholland Ridge
 - 7c. Langthwaite Ridge
 - 8 Settled Valleys
 - 8a. Irwell
 - 9 Reservoir Valleys
 - 9a. Frinton
 - 9b. Turton-Jumbles
 - 9c. Haslingden Grane
 - 9d. Belmont
 - 9e. Raddlesworth
 - 10 Wooded Rural Valleys
 - 10a. Wyre Valley
 - 10b. North Bowland Valleys
 - 11 Valley Floodplains
 - 11a. Lower Ribble Valley
 - 11b. Long Preston Reaches
 - 11c. Aire Valley
 - 11d. Lune Valley
 - 12 Low Coastal Drumlins
 - 12a. Camforth-Galgate-Cockerham
 - 12b. Warton-Borwick
 - 12c. Heysham-Overton
 - 13 Drumlin Field
 - 13a. Gargrave Drumlin Field
 - 13b. Bentham-Clapham
 - 13c. Docker-Kellet-Lancaster
 - 14 Rolling Upland Farmland
 - 14a. Slaiburn-Giggleswick
 - 14b. Lothersdale and Cringles
 - 15 Coastal Plain
 - 15a. Ormskirk-Lathom-Rufford
 - 15b. Longton-Bretherton
 - 15c. Croston-Mawdesley
 - 15d. The Fylde
 - 15e. Forton-Garstang-Catterall
 - 15f. Knott End-Pilling
 - 16 Mosslands
 - 16a. North Fylde Mosses
 - 16b. South Fylde Mosses
 - 16c. Martin Mere and South West Mosses
 - 16d. Skelmersdale Mosses
 - 16e. Tarleton Mosses
 - 16f. Heysham Moss
 - 16g. Hoole and Farington Mosses
 - 17 Enclosed Coastal Marsh
 - 17a. Clifton and Hutton Marsh
 - 17b. Cockerham Coast
 - 18 Open Coastal Marsh
 - 18a. Ribble Marshes
 - 18b. Hest Bank-Silverdale Marshes
 - 18c. Wyre Marshes
 - 18d. Lune Marshes
 - 18e. Pilling and Cockerham Marshes
 - 19 Coastal Dunes
 - 19a. Fylde Coast Dunes
 - 20 Wooded Limestone Hills and Pavements
 - 20a. Amside and Silverdale
 - 21 Limestone Fells
 - 21a. Leck Fell
- Urban Landscape Types
- Historic Core
 - Industrial Age
 - Suburban
 - Coastline

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UNDULATING LOWLAND FARMLAND

Character Areas

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samlesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden-Euxton

Landscape Character

Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads. Typical view - photo 19 below.



A Landscape Strategy for Lancashire Landscape Character Assessment

Physical Influences

The Undulating Lowland Farmland forms a transitional zone between the low lying plains of soft glacial deposits and the high fells of Bowland, formed from Millstone Grit. To the west of the Forest of Bowland, running along the line of the M6, a substantial fault separates the soft Triassic rock of the lowlands from the harder Carboniferous rocks of the fells. The Clitheroe Reef Knolls SSSI, located between Worston and Downham, comprise an important geological feature. This is one of several Reef Knolls which support species-rich calcareous grassland.

This landscape type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills. Glacial action has accentuated the differences by further tempering the relief of the low-lying areas by the deposition of glacial drift. Deep drift is conspicuous where hedges predominate over stone walls, as quarrying is only possible where the drift is sufficiently thin.

Many of the woodlands which survive on the steep slopes of the deep cloughs and valley sides are of ancient origin and represent a rich natural resource. They include alder and ash woods on the base-rich soils of the valley floors grading through to lowland oakwoods and upland oak woods on the upper valley sides. Red Scar and Tun Brook Woods, situated east of Preston between Ribbleson and Grimsargh are classified as SSSI's and are important for their extensive examples of ash-wych elm woodland and alder woods. Hedges and hedgerow trees are also important as habitats in an otherwise intensively managed landscape.

Standing bodies of water are important habitats within the area; especially for birds. Rough Hey Wood, located south east of Garstang is designated as a SSSI and contains one of Britain's largest heronries.

Human Influences

The landscape proved more favourable to early settlers than the nearby uplands. At Portfield above Whalley, large earthworks of Iron Age date defend the neck of a steep-sided promontory whose flat top had been utilized since the Neolithic period. The presence of a large aisled barn of probably

18th century date points to an earlier, perhaps medieval, successful farmstead, attesting to the favourable nature of the site.

By the Roman period it is probable that much of this landscape type was already settled fairly densely and the fort established at Ribchester is known to have had some civilian government functions. Whilst Roman remains (besides roads) outside the immediate area of the forts are poorly represented in the record, the presence of Roman Kilns at Quernmore show that they exploited the natural resources of the area.

Medieval population pressures, which saw the utilisation of small areas of the mosslands elsewhere in Lancashire also led to the continuation of small woodland clearances along the Ribble and the Lune. This created a small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland on stream and field edges, a landscape which has remained intact to this day.

The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface.

Country houses are a feature of the area and are often surrounded by parklands and well managed estates. They are evidence of the developing industrial enterprise and increasing wealth between the 16th and 19th centuries. Architecturally distinctive yeoman and gentry houses are also characteristic of this type and date from the 17th century onwards.

During the 17th century lime was used for land improvement in these lowland fringe areas and many small farm kilns remain in the landscape, along with the larger industrial kilns and quarries of the 19th and 20th century. The mining of Millstone Grit also proved to be important in this landscape type. Where suitable stone was available, querns and millstones could be quarried and manufactured to meet the needs of the population. Remains of 19th century millstone production near Quernmore can still be seen on the flanks of Clougha Pike. Lead and Silver were extracted in Rimington from the 17th century and mined and manufactured in places such as at Quernmore to meet the demands of the rapidly industrialising county.

CHARACTER AREAS - UNDULATING LOWLAND FARMLAND

Undulating Lowland Farmland occurs on the lower fringes of the uplands, below about 150m AOD, across the whole study area.

Local	Character Areas	Description
5a	Upper Hodder Valley	<i>This is a unique hidden area of settled farmland enclosed by shale and limestone uplands and the grit moorland of the Bowland Fells. It is a lush oasis in the middle of a bleak landscape. The landscape is centred around the upper River Hodder and its tributaries and is well wooded. The underlying geology is largely overlain by boulder clays although the underlying limestone is evident as outcrops known as 'Reef Knolls' as well as in the white stone walls, bridges and limestone built villages, such as Slaidburn. The Reef Knolls are particularly characteristic of this area as are stands of beech which are often visible on hill tops.</i>
5b	Lower Hodder and Loud Valley	<i>This area forms part of the Undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Whitewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.</i>
5c	Lower Ribble	<i>The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.</i>
5d	Samlesbury-Withnell Fold	<i>An area between the Ribble Valley to the north and the Industrial Foothills to the south. It is underlain by millstone grit and sandstone, but the landscape is influenced by the mantle of glacial till which covers the surface, producing a gently undulating landscape of large lush green pastures divided by low cut hedgerows and hedgerow trees. Dramatic steep sided wooded valleys wind their way through the landscape carrying the River Darwen and its tributaries. Designed landscapes and parkland associated with Samlesbury Hall, Woodfold Hall, Pleasington Old Hall and Hoghton Tower add to the overall woodland cover in this lowland landscape and Witton Country Park provides a countryside resource on the edge of Blackburn. It is also influenced by infrastructure (major road</i>

A Landscape Strategy for Lancashire Landscape Character Assessment

Local	Character Areas	Description
		<i>and rail routes), industrial works, the airfield at Samesbury and built development on the edges of Preston.</i>
5e	Lower Ribblesdale (Clitheroe to Gisburn)	<i>This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls.</i>
5f	Lower Ribblesdale (Clitheroe to Gisburn)	<i>This character area follows the upper reaches of the River Ribble between Bolton-by-Bowland and Long Preston on limestone geology. It occurs on the fringes of the Slaidburn Rolling Upland Farmland between 100 and 150m AOD. It is a highly rural area which is dominated by lush green pastures divided by hedgerows with many hedgerow trees. The mixed plantation woodlands associated with estates of Bolton Hall and Halton Place and the ancient woodlands along the Ribble itself contribute to the wooded character of this landscape character area.</i>
5g	South Bowland Fringes	<i>This character area forms the lowland fringes of Waddington Fell, to the south of the Forest of Bowland. It is a well wooded area whose limestone slopes are particularly notable for their pattern of wooded cloughs - the tributaries which descend the valley side before feeding into the Ribble. The villages of Waddington, West Bradford, Grindleton and Holdon are located at the foot of wooded cloughs. Browsholme Hall has an influence over landscape character; shelter belts and beech hedges are features of the area around Cow Ark.</i>
5h	Goosnargh-Whittingham	<i>The undulating lowland farmland on the north-east fringes of Preston forms a transitional landscape between the upland landscape of the Bowland Fells to the north-east and the agricultural Amounderness Plain to the west. It is an historically interesting area on the fringe of the Forest of Bowland AONB. The landform gently descends from 150m at the moorland fringe of Beacon Fell to the 30m contour (approximately) which defines the edge of the sandstone agricultural plain of the Fylde. However, this is not a clear boundary and the visual transition from one to the other occurs across a broad area between the M6 and main Preston to Lancaster railway line. As a result of this gradual transition it demonstrates characteristics of both the Fylde and the Bowland fringes. It is a pastoral landscape which is relatively open and intensively farmed with much hedgerow loss and few trees or woodlands although hedgerows along the network of lanes are important landscape features. There are often clear views over the plain below. The area is under pressure from built development as a result of its proximity to Preston. Vernacular buildings are of local stone, although a number of incongruous materials are seen throughout the area. The area is rich in evidence for Roman occupation.</i>

A Landscape Strategy for Lancashire Landscape Character Assessment

Local	Character Areas	Description
5i	West Bowland Fringes	<i>A transitional landscape between the gritstone scarps of the Bowland Fells and the coastal plain of Amounderness. A fault line provides a corridor along which the motorway, road and railway run and provides a transition to the agricultural plain. However, this transition is softened by glacial deposits, for example at Galgate where the lowland farmland merges imperceptibly with the low drumlin fields. However, at Quernmore, there is a dramatic wooded ridge (7c) which forms a definite boundary between the grit lowland fell edges and the adjacent glacial landscape to the west. The transition from fringe to fell is quite striking, particularly to the north-west below Claughton Moor where it occurs over a short distance. The valleys of the Brock, Calder and Wyre are also relatively dramatic, descending from the fells in deeply incised wooded valleys. There are exceptional views of the Amounderness Plain from the hillsides and the scarps of the Bowland fells are never far away.</i>
5j	North Bowland Fringes	<i>The north-facing gritstone slopes, known as the Forest of Mewith, is an area of undulating marginal farmland on the northern edges of the Bowland Fells It is bordered by a drumlin field to the north which influences the landform of the lowland fringe; the broadly undulating landform contrasts with the steep scarps of west Bowland. This is a rural area which is crossed by a dense network of footpaths and farm tracks; a number of small stone farm holdings are found at the end of these dead-end farm tracks.</i>
5k	Cuerden-Euxton	<i>The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. The principal landscape feature is Cuerden Valley Park, based upon the woodland and valley of the river Lostock. The park is managed for nature conservation and recreational use and is an important local resource. Pockets of farmland and vernacular buildings survive as a reminder of earlier land use and settlement pattern.</i>

Landscape Statement of Common Ground

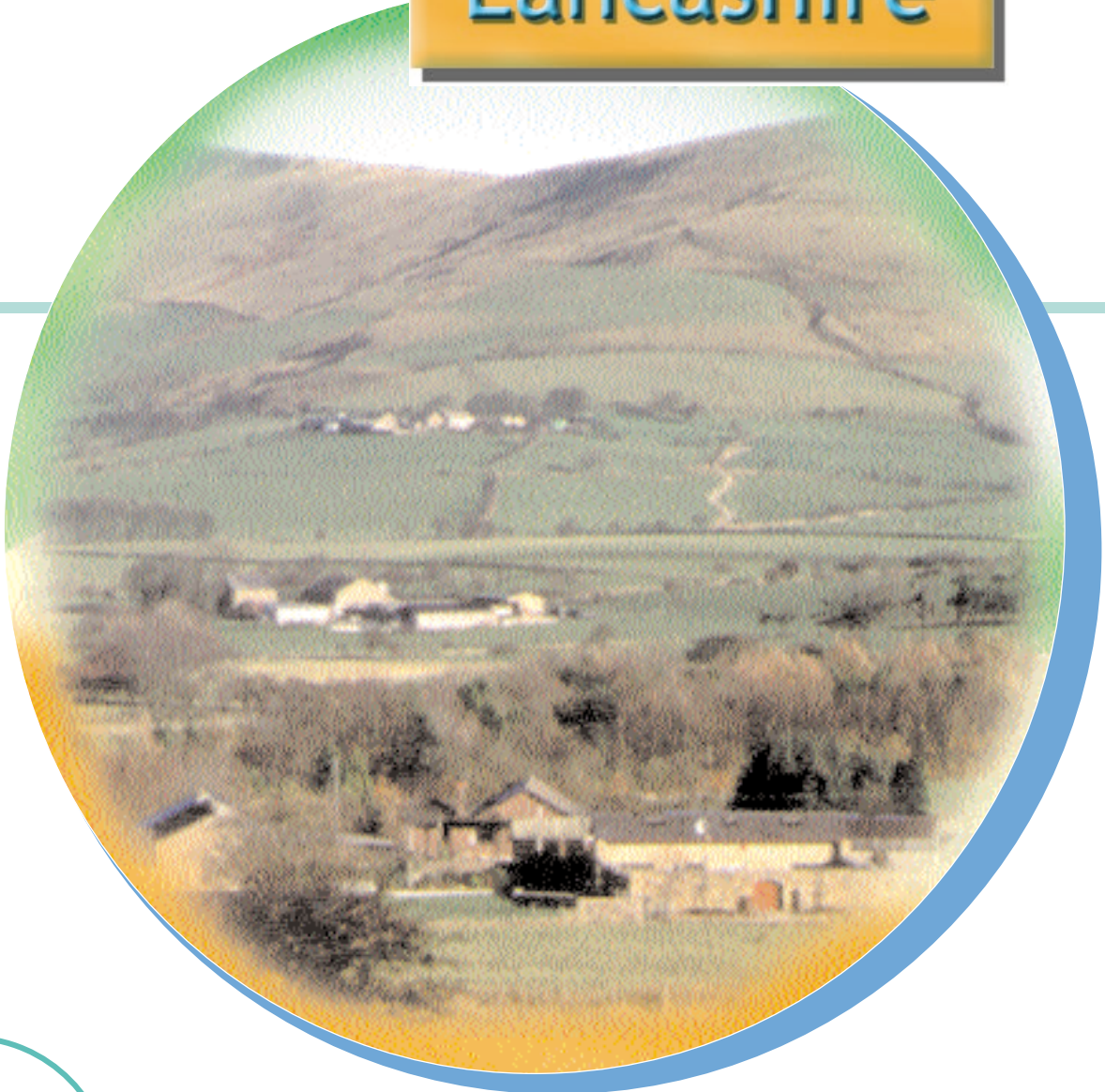
Appendix 2

Extracts from: **Landscape Strategy**

(A Landscape Strategy for Lancashire)



A Landscape Strategy for Lancashire







Landscape Strategy

3.

Landscape Strategy

The *strategies* for each landscape character type are based on the landscape characterisation set out in the accompanying *Landscape Character Assessment* report. The landscape characterisation provides a classification of the landscape into landscape units and a baseline description of landscape character. The landscape character types and landscape character areas identified in the study are presented in *Figure 2*.

The landscape character type strategies take the analysis a step further; the descriptions form the basis for an analysis of landscape sensitivity and vulnerability to change, developing key recommendations to guide positive landscape change. Each of the landscape character type strategies includes:

-  *Key environmental features* - Those environmental features which make the most critical contribution to the character of the landscape. The notes identify key environmental features for each landscape character type and record why they are important. These features do not necessarily occur in all the landscape character areas within a particular landscape type.
-  *Local forces for change and their landscape implications* - those forces for change which in the context of existing AONB designations and prevailing planning policies generally, are likely to have most impact on landscape character in each landscape character type.
-  *Strategy* - this section identifies the strategy for each landscape character type, based on the identification of key environmental features and local forces for change. Recommendations to guide landscape change are provided for each strategy.
-  *Potential indicators for monitoring landscape change* - potential indicators are based on key environmental features which are : a) subject to change under existing pressures, and b) which can be developed to give actual indicators which can be measured in some way. Economic pressure for changes are offset by controls (principally the

planning system) and incentives (e.g. Countryside Stewardship). They may inform a broad county-wide programme for monitoring landscape change (and the implementation of the strategy) which is described in Section 4 (and in the supplementary report 'Monitoring Landscape Change').

A Landscape Strategy for Lancashire Landscape Strategy

Landscape Character Areas

- 1 Moorland Plateaux
 - 1a. South Pennine Moors
 - 1b. High Bowland Plateaux
- 2 Moorland Hills
 - 2a. West Pennine Moors
 - 2b. Central Bowland Fells
 - 2c. Longridge Fell
 - 2d. Waddington Fell
 - 2e. Pendle Hill
 - 2f. White Moor/Burn Moor
 - 2g. Beacon Fell
- 3 Enclosed Uplands
 - 3a. Rossendale Hills
- 4 Moorland Fringe
 - 4a. Trawden Fringe
 - 4b. Rossendale Moorland Fringe
 - 4c. Blackburn Moorland Fringe
 - 4d. Bowland Gritstone Fringes
 - 4e. Bowland Limestone Fringes
 - 4f. Longridge Fell Fringes
 - 4g. South Pendle Fringe
 - 4h. Leck Fell Fringe
 - 4i. North Pendle Fringe
 - 4j. West Pennine Fringes
- 5 Undulating Lowland Farmland
 - 5a. Upper Hodder Valley
 - 5b. Lower Hodder and Loud Valley
 - 5c. Lower Ribble
 - 5d. Salmsbury-Withnell Fold
 - 5e. Lower Ribblesdale (Clitheroe to Gisburn)
 - 5f. Lower Ribblesdale (Gisburn to Hellfield)
 - 5g. South Bowland Fringes
 - 5h. Goosnargh-Whittingham
 - 5i. West Bowland Fringes
 - 5j. North Bowland Fringes
 - 5k. Cuerden-Euxton
- 6 Industrial Foothills and Valleys
 - 6a. Calder Valley
 - 6b. West Pennine Foothills
 - 6c. Cliviger Gorge
 - 6d. Adlington-Coppull
- 7 Farmed Ridges
 - 7a. Mellor Ridge
 - 7b. Upholland Ridge
 - 7c. Langthwaite Ridge
- 8 Settled Valleys
 - 8a. Irwell
- 9 Reservoir Valleys
 - 9a. Rivington
 - 9b. Turton-Jumbles
 - 9c. Haslingden Crane
 - 9d. Belmont
 - 9e. Roddlesworth
- 10 Wooded Rural Valleys
 - 10a. Wyre Valley
 - 10b. North Bowland Valleys
- 11 Valley Floodplains
 - 11a. Lower Ribble Valley
 - 11b. Long Preston Reaches
 - 11c. Aire Valley
 - 11d. Lune Valley
- 12 Low Coastal Drumlins
 - 12a. Carnforth-Galgate-Cockerham
 - 12b. Warton-Borwick
 - 12c. Heysham-Overton
- 13 Drumlin Field
 - 13a. Gargrave Drumlin Field
 - 13b. Bentham-Clapham
 - 13c. Docker-Kellat-Lancaster
- 14 Rolling Upland Farmland
 - 14a. Slaiburn-Giggleswick
 - 14b. Lothersdale and Cringles
- 15 Coastal Plain
 - 15a. Ormskirk-Lathom-Rufford
 - 15b. Longton-Bretherton
 - 15c. Croston-Mawdesley
 - 15d. The Fylde
 - 15e. Forton-Garstang-Catterall
 - 15f. Knott End-Pilling
- 16 Mosslands
 - 16a. North Fylde Mosses
 - 16b. South Fylde Mosses
 - 16c. Martin Mere and South West Mosses
 - 16d. Skelmersdale Mosses
 - 16e. Tarleton Mosses
 - 16f. Heysham Moss
 - 16g. Hoole and Farington Mosses
- 17 Enclosed Coastal Marsh
 - 17a. Clifton and Hutton Marsh
 - 17b. Cockerham Coast
- 18 Open Coastal Marsh
 - 18a. Ribble Marshes
 - 18b. Hest Bank-Silverdale Marshes
 - 18c. Wyre Marshes
 - 18d. Lune Marshes
 - 18e. Pilling and Cockerham Marshes
- 19 Coastal Dunes
 - 19a. Fylde Coast Dunes
- 20 Wooded Limestone Hills and Pavements
 - 20a. Arnside and Silverdale
- 21 Limestone Fells
 - 21a. Leck Fell

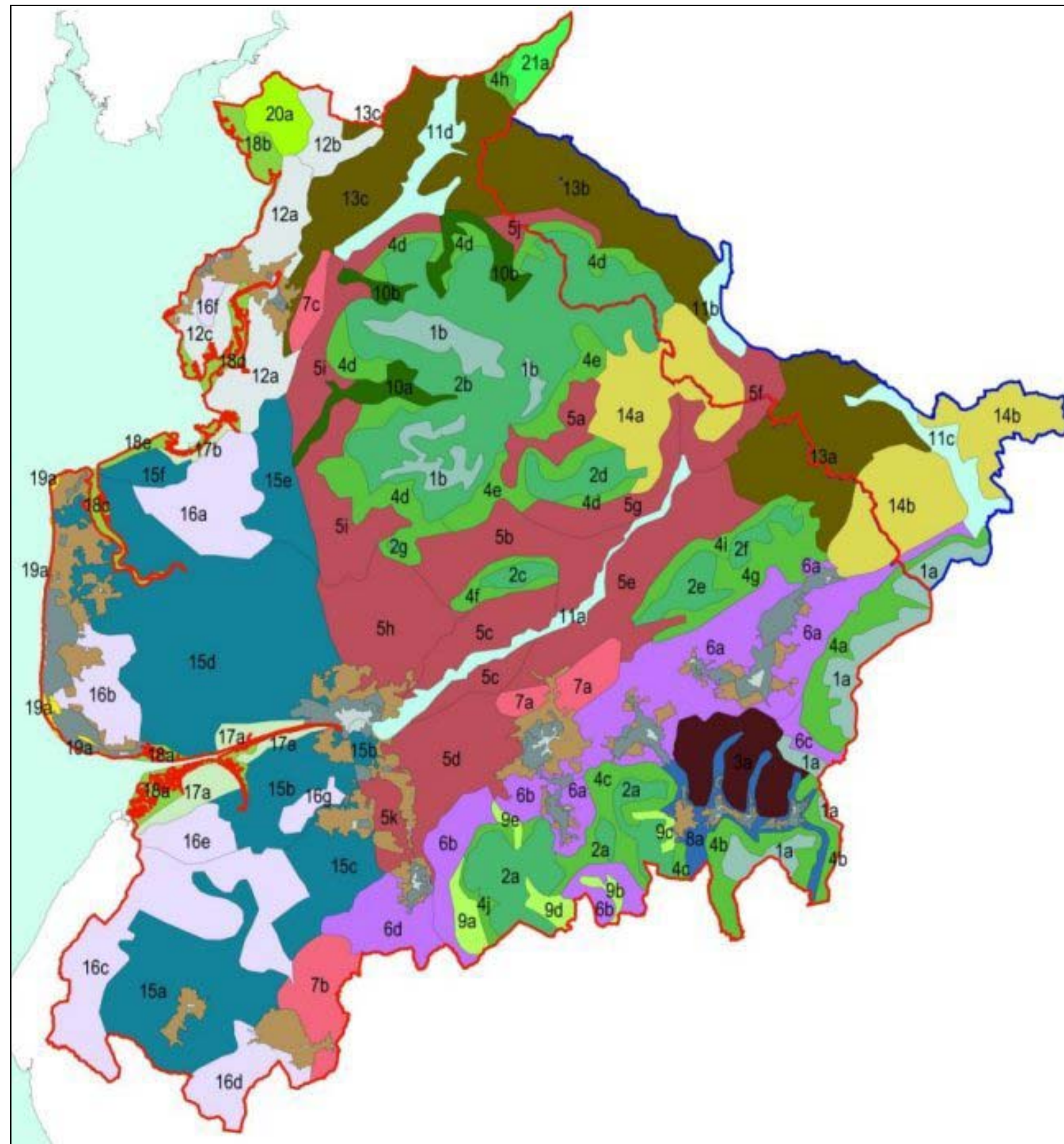


Figure 2: Landscape Character Types & Landscape Character Areas

- | | |
|---|---|
| Lancashire County, Blackpool and Blackburn with Darwen Boundary | 10 Wooded Rural Valleys |
| Craven Study Area | 10a. Wyre Valley |
| | 10b. North Bowland Valleys |
| Landscape Character Types & Areas | |
| 1 Moorland Plateaux | 11 Valley Floodplains |
| 1a. South Pennine Moors | 11a. Lower Ribble Valley |
| 1b. High Bowland Plateaux | 11b. Long Preston Reaches |
| 2 Moorland Hills | 11c. Aire Valley |
| 2a. West Pennine Moors | 11d. Lune Valley |
| 2b. Central Bowland Fells | 12 Low Coastal Drumlins |
| 2c. Longridge Fell | 12a. Camforth-Galgate-Cockerham |
| 2d. Waddington Fell | 12b. Warton-Barwick |
| 2e. Pendle Hill | 12c. Heysham-Overton |
| 2f. White Moor/Burn Moor | 13 Drumlin Field |
| 2g. Beacon Fell | 13a. Gargrave Drumlin Field |
| 3 Enclosed Uplands | 13b. Bertham-Clapham |
| 3a. Rossendale Hills | 13c. Docker-Kellett-Lancaster |
| 4 Moorland Fringe | 14 Rolling Upland Farmland |
| 4a. Trauden Fringe | 14a. Slaidburn-Giggleswick |
| 4b. Rossendale Moorland Fringe | 14b. Lathersdale and Oringles |
| 4c. Blackburn Moorland Fringe | 15 Coastal Plain |
| 4d. Bowland Giltstone Fringes | 15a. Ormskirk-Lathom-Rufford |
| 4e. Bowland Limestone Fringes | 15b. Longton-Bretherton |
| 4f. Longridge Fell Fringes | 15c. Croston-Mawdesley |
| 4g. South Pendle Fringe | 15d. The Fylde |
| 4h. Leck Fell Fringe | 15e. Forton-Garstang-Catterall |
| 4i. North Pendle Fringe | 15f. Knott End-Filling |
| 4j. West Pennine Fringes | 16 Mosslands |
| 5 Undulating Lowland Farmland | 16a. North Fylde Mosses |
| 5a. Upper Hudders Valley | 16b. South Fylde Mosses |
| 5b. Lower Hudders and Loud Valley | 16c. Martin Mere and South West Mosses |
| 5c. Lower Ribble | 16d. Skelmersdale Mosses |
| 5d. Samlesbury-Withnell Fold | 16e. Tarleton Mosses |
| 5e. Lower Ribblesdale (Clitheroe to Gisburn) | 16f. Heysham Moss |
| 5f. Lower Ribblesdale (Gisburn to Hellfield) | 16g. Hoole and Farington Mosses |
| 5g. South Bowland Fringes | 17 Enclosed Coastal Marsh |
| 5h. Goosnargh-Whittingham | 17a. Clifton and Hutton Marsh |
| 5i. West Bowland Fringes | 17b. Cockerham Coast |
| 5j. North Bowland Fringes | 18 Open Coastal Marsh |
| 5k. Querden-Euxton | 18a. Ribble Marshes |
| 6 Industrial Foothills and Valleys | 18b. Hest Bank-Silverdale Marshes |
| 6a. Calder Valley | 18c. Wyre Marshes |
| 6b. West Pennine Foothills | 18d. Lune Marshes |
| 6c. Cliviger Gorge | 18e. Pilling and Cockerham Marshes |
| 6d. Aclington-Coppull | 19 Coastal Dunes |
| 7 Farmed Ridges | 19a. Fylde Coast Dunes |
| 7a. Mellor Ridge | 20 Wooded Limestone Hills and Pavements |
| 7b. Upholland Ridge | 20a. Anside and Silverdale |
| 7c. Langthwaite Ridge | 21 Limestone Fells |
| 8 Settled Valleys | 21a. Leck Fell |
| 8a. Irwell | Urban Landscape Types |
| 9 Reservoir Valleys | Historic Core |
| 9a. Rivington | Industrial Age |
| 9b. Turton-Jumbles | Suburban |
| 9c. Haslingden Grane | Coastline |
| 9d. Belmont | |
| 9e. Raddlesworth | |

Key and Full List of Landscape Character Areas on page 26.

Scale approx 1:325,000 at A3 page size

5



UNDULATING LOW- LAND FARMLAND

Character Areas

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden – Euxton

Key Environmental Features

- **Wooded river corridors and gorges** provide a sense of enclosure, sheltered habitats and distinctive patterns on the valley sides. Many are also historic sites for early water-powered industry.
- **Hedgerows and hedgerow trees** define the field pattern in contrast with the moorland fringe farmland, where stone walls dominate over hedgerows. They also provide sheltered habitats which are

important wildlife links between the wooded cloughs and outlying woodlands.

- **Small mixed woodlands** provide important habitats and cover for wildlife and contribute to the overall appearance of a 'wooded' farmland. They reflect an important phase in landscape evolution when 19th century estate woods and shelterbelts were developed for game shooting.
- **Historic villages, stone bridges and stone walls** reflect the local geology; many villages are clustered at river crossing points and there is a dispersed pattern of farms and cottages on the rural roads along the valley sides.
- **Limestone outcrops and knolls** (in some of the character areas) provide a sharp contrast to the gentler rolling formations of the grazing land and provide shelter for sheep. They are also important for biodiversity.
- **Roman remains and roads** reflect the importance of the area during Roman occupation - the routes of Roman roads are visible in sections of existing roads and tracks.
- **Historic drove roads** support woodland, scrub and tall herb strips.
- **Country houses, and estates** are important in terms of architecture and landscape design - they indicate the county's growing wealth in the 18th and 19th centuries.

Local Forces for Change and their Landscape Implications

- **The expansion of farm woodlands through the Elwood Initiative** could be a positive force for change, linking wooded river corridors and increasing the number of small scale mixed farm woodlands.
- **A decline in mature hedgerow and parkland trees** which are a valuable ecological resource and important hedgerow boundary markers. The presence of many trees provides the impression of a well managed, healthy landscape. There is little evidence of regeneration in hedgerows or of new planting to replace existing ageing or declining trees.

A Landscape Strategy for Lancashire Landscape Strategy

- **Continuing quarrying for limestone** is altering the landform locally but restoration presents opportunities for the creation for the creation of distinctive limestone habitats (area 5e).
- **Increasing pressures for residential development** on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements. Many new developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting.
- **Barn conversions** and new developments centred around existing farm buildings may alter the scale and character of rural settlement and affect the intrinsic historic interest of the farms. Design guidance may ensure reasonable minimum standards of architectural design, but it is more difficult to control the overall appearance of gardens, fencing, access roads, driveways and power lines. There is a risk that this form of suburbanisation will have a detrimental impact on areas with a deeply rural character.

- **Pressure for amalgamation or expansion of beef/dairy farms** may result in the erosion of the characteristic pattern of fields, hedges and woods and introduction of large scale sheds and visually intrusive materials. Such large buildings may be intrusive in this rural setting and metal-roofed barns may be extremely prominent in views from surrounding upland areas. The storage of silage may also have a significant visual impact.
- **Intensive agricultural management** involving chemical fertiliser and herbicide applications, affects herb-rich hay meadows (for example around Slaidburn, area 5a) , unimproved neutral pastures (for example along the Hodder; area 5b) and nutrient status of the rivers.
- **Water abstractions** for urban areas may reduce water levels in rivers such as the Hodder and Ribble. This would influence species diversity and fisheries.
- **Pressure for visitor facilities** including a proliferation of signs, car park provision and rural restaurants, may result in suburbanisation of the landscape.

Landscape Strategy for Undulating Lowland Farmland

Strategy	Recommendations
Retain the characteristic pattern of river corridor and valley side woodlands	<ul style="list-style-type: none"> ● encourage the natural regeneration of river corridor woodlands by excluding grazing where this does not conflict with other biodiversity interest ● initiate a programme for the gradual removal of conifer species where appropriate and their replacement with locally native broadleaves ● conserve ancient semi-natural woodlands
Conserve the distinctive rural hedgerow network	<ul style="list-style-type: none"> ● encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network
Conserve the lowland herb-rich haymeadows and unimproved neutral grasslands	<ul style="list-style-type: none"> ● avoid agricultural improvements and application of artificial fertilisers which decrease species diversity of these grasslands ● conserve species-rich grass verges and increase species diversity by management where appropriate ● encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland ● avoid road widening, improvement works, cable and pipeline laying which would affect species rich grass verges

A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
<p><u>Conserve the limestone reef knolls typical of the Ribble Valley</u></p>	<ul style="list-style-type: none"> ● encourage traditional management and conservation of limestone grassland on reef knolls ● enhance existing quarries by developing species-rich grassland as part of planning conditions and by undertaking a range of other habitat creation measures ● perpetuate groups of trees which visually mark individual reef knolls so as to minimise any adverse effects on limestone flora
<p><u>Conserve rural built features such as stone bridges, historic villages and stone walls</u></p>	<ul style="list-style-type: none"> ● avoid road improvements which would affect the setting or structure of stone bridges or walls ● encourage the use of the appropriate local limestone or gritstone to ensure new buildings and materials reflect the local architecture of the area ● avoid using inappropriate or alien materials such as red brick and concrete tiles in historic villages
<p><u>Conserve the Roman history and industrial archaeology of the area</u></p>	<ul style="list-style-type: none"> ● conserve Roman Roads, ensuring road improvements do not obscure their continued visual presence in the landscape ● conserve settings of historical and archaeological features, for example the fort and Roman settlement at Ribchester ● conserve local features such as small farm lime kilns which signify the past use of limestone as a soil conditioner
<p><u>Conserve country houses and parkland as features of the landscape</u></p>	<ul style="list-style-type: none"> ● conserve the settings to country houses, encouraging continued management of grounds as parkland - including planting of parkland trees ● ensure entrances are not affected by road alterations or built development ● avoid loss of integrity by division into multiple ownership or loss to agriculture ● retain traditional parkland features such as railings, kissing gates and veteran trees
<p><u>Conserve the distinctive settings to rural settlements</u></p>	<ul style="list-style-type: none"> ● ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages. ● avoid ribbon development which would disrupt the characteristic clustered form of settlements and the rural character of local roads ● maintain stone walls, which are often located on the outskirts of villages such as Slaidburn, respecting local differences in style and construction ● encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows
<p><u>Enhance the wooded character of the lowland landscape</u></p>	<ul style="list-style-type: none"> ● promote the planting of new woodland to link existing woods and hedgerows, aiming for a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance ● encourage planting of small farm woodlands which are a feature of the lowland agricultural landscape and provide `stepping stones' for wildlife between larger woodlands ● promote the restoration where appropriate of semi-natural habitats to increase the resource and to develop linkage and corridors for wildlife

A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
<u>Restore and maintain historic rural buildings</u>	<ul style="list-style-type: none"> ● encourage use of species which are typical of the area such as lowland oak woods, alder in wetter places and ash woodland where the soils are moist and/or base-rich ● new built development based around the restoration of farm buildings should pay attention to the siting, scale and design of traditional rural buildings, retaining the compact form and using local materials ● building conversions and change of use, such as conversion of barns to residential dwellings, should have regard to scale and local materials ● encourage the treatment of boundaries and surroundings to conversions to be in keeping with their rural setting

Potential Local Indicators for Monitoring Landscape Change in Undulating Lowland Farmland

Potential Indicators	Pressure for change	Preferred direction of change
<u>Mixed farm woodland</u>	Increase as a result of the Elwood initiative, or decrease because of neglect/mismanagement	Increase
<u>Hedgerow network</u>	Decrease because of ongoing neglect or removal due to agricultural intensification or the amalgamation of farm units	Increase
<u>Historic villages, stone buildings and walls</u>	Increase in conversions of traditional farm buildings to residential uses, but risk that landscape setting is lost	Sensitive conversion
<u>Designed estate landscapes</u>	Decrease in area and quality of designed estate landscapes due to a combination of changes in land ownership and neglect.	Maintain

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Appeal by Gladman Developments Ltd

Land off Pear Tree Lane, Euxton

**Against the Refusal of Planning Permission by
Chorley Borough Council on the Outline Application for:**

“The erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access”

**LPA Reference:
19/00654/OUTMAJ**

**Statement of Common Ground between
Gladman Developments Ltd and
Chorley Borough Council**

**Chorley
Council**

 **GLADMAN**

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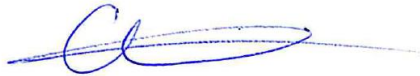
1 INTRODUCTION

1.1 Background

1.1.1 This Statement of Common Ground (SoCG) addresses the areas of common ground identified in the statements of case and also identifies matters which are the subject of specific disagreement. It follows guidance contained within Annexe T of The Planning Inspectorate Procedure Guide January 2020.

1.2 Parties

1.2.1 The SoCG is jointly agreed by:



Signed

Date 26/5/20

Name Christien Lee

On behalf of Gladman Developments Ltd



Signed

Date 26/05/20

Name Zoe Whiteside

On behalf of Chorley Borough Council

2 RELEVANT MATTERS

2.1 Background to the Appeal

- 2.1.1 The application was validated by Chorley Borough Council on 8th July 2019.
- 2.1.2 The application was refused by the Council on 13th November 2019. The reason for refusal can be found within the decision notice at CD5.2.

2.2 The Appeal Site and Surroundings

- 2.2.1 The site comprises 7.34ha of agricultural land which is designated as 'Safeguarded Land' in the development plan. It is bordered by existing housing to the west beyond School Lane, along with the new Rowland Homes residential development to the north. To the east of the site is open countryside within the Green Belt beyond Pear Tree Lane, and to the south is open countryside under the control of Homes England which is also designated as 'Safeguarded Land'.
- 2.2.2 The site lies immediately adjacent to the settlement boundary of Euxton, an Urban Local Service Centre in the current Core Strategy. The site lies approximately 3.4km north west of Chorley and 3.3km south east of Leyland.
- 2.2.3 The site's location enables future residents to access a good range of facilities utilising a variety of sustainable transport modes. Services and amenities within walking distance of the site include a primary school, nursery, church, community centre, health centre and dentist. Bus stops within walking distance provide a half hourly Monday-Saturday daytime service to Chorley and Preston. The railway stations at Buckshaw Parkway and Euxton Balshaw Lane are within cycling distance and provide services to Manchester, Liverpool and Preston among other destinations.

2.3 The Appeal Proposal

- 2.3.1 The Appellant sought outline permission for up to 180 dwellings, including 30% of the total as affordable housing, along with public open space, structural planting, landscaping and surface water flood mitigation and attenuation. All matters are reserved except for the main vehicular access points, which will be facilitated by a realignment of School Lane through the application site, and the creation of two priority controlled accesses with the site access forming the major road. A further pedestrian access/egress point will be provided to link into the existing Public Right of Way which runs through the Rowland Homes residential development to Euxton Lane to the north. Further pedestrian access improvements will also

be provided and will ensure integration between the site and the wider Euxton area. The site will offer a mix of housing types, ranging from 2 to 4 bedrooms, with the precise mix to be determined at the Reserved Matters stage. The density of the housing will be approximately 35 dwellings per hectare.

- 2.3.2 Open space will be situated broadly along the northern boundary of the site and in the south western corner of the site. The open space provision will exceed policy requirements and will incorporate a local equipped area of play for new and existing residents of the locality. Surface water attenuation will be located in the south western corner of the site.

2.4 Plans for Approval

- 2.4.1 The drawings for which the Appellant seeks planning permission are as follows:

2.4.2 Drawing ref	Drawing Name
5219-L-04	Location Plan (CD 1.2)
1318/09/F	Access Plan (CD 1.8)

3 PLANNING POLICY

3.1 Development Plan

3.1.1 The relevant parts of the development plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 comprises:

- Central Lancashire Core Strategy 2012 (2010-26)
- Chorley Borough Local Plan 2015 (2012-26)
- Joint Lancashire Minerals and Waste Local Plan (not pertinent to the appeal proposals)

3.2 Central Lancashire Core Strategy 2012

3.2.1 The parties agree that the following Core Strategy policies are relevant to this appeal: MP, Policy 1, Policy 2, Policy 3, Policy 4, Policy 5, Policy 7, Policy 14, Policy 16, Policy 17, Policy 21, Policy 22, Policy 24, Policy 26, Policy 27, Policy 29.

3.2.2 The Council agrees that the appeal proposals do not raise conflict with any policies in the Core Strategy.

3.2.3 The parties disagree concerning whether Policy 1 (Locating Growth) and Policy 4 (Housing Delivery) are out of date.

3.3 Chorley Local Plan 2015

3.3.1 The parties agree that the site is designated as 'Land safeguarded for future development needs' under Policy BNE.3 (BNE3.9) of the CLP.

3.3.2 The parties agree that the following CLP policies are relevant to this appeal: V2, ST1, ST3, ST4, HS1, HS4A, HS4B, BNE1, BNE2, BNE3, BNE8, BNE9, BNE10, BNE11.

3.4 Emerging Central Lancashire Local Plan

3.4.1 The three Central Lancashire authorities are currently in the process of preparing a new Central Lancashire Local Plan which will supercede the adopted Central Lancashire Core Strategy and 3 adopted authority Local Plans. The new Local Plan will cover the whole single housing market area. To date, three call for sites exercises have been undertaken, and consultation on an Issues & Options version of the plan ended on 14th February 2020. The

Local Plan will cover the period to 2036 and the Central Lancashire Local Development Framework shows the timetable of remaining stages until adoption.

- 3.4.2 The appeal site is identified as a potential allocation for housing in the Issues & Options draft of the plan (Annex 1 – Site Suggestions Proposed by Chorley, SHELAA reference 19C264x). The appeal site of 7.34 hectares forms part of a larger designated Safeguarded Land site totalling 16.6 hectares (Chorley Local Plan, Policy BNE3.90. An area of 11.57 hectares (including the appeal site) has been proposed for the designation as housing referenced as Annex 1, 19C264x with Plan (Site Suggestions Proposed by Chorley, page 16). Annex 1 sites comprise an initial review of site suggestions using the SHELAA methodology although detailed assessments including infrastructure requirements for the Local Plan have not yet been undertaken.
- 3.4.3 The remainder of the Safeguarded Land designation (Chorley Local Plan, Policy BNE3.9, has not been proposed for a use in Annex 1 (Site Suggestions Proposed by Chorley)) and remains as Safeguarded Land. This remaining area is covered by a Valley Park designation (Chorley Local Plan Policy HW3, Valley Parks, page 59 and Euxton Inset Map 9 known as Chapel Brook). Policy HW3 allows proposals to enhance the recreational value of Valley Parks where it can be demonstrated that they would not detract from the amenity, recreational and wildlife value of the Valley Parks. This area is also protected by Chorley Local Plan Policy HW2 (Protection of Existing Open Space, Sport and Recreational Facilities (page 59 and Euxton Inset Map 9).
- 3.4.4 In Annex 2 (Chorley Council Elected Members comments on Site Suggestions) to the Issues & Options consultation, the Council respond to concerns raised by Cllr T. Gray at a Member Drop in Session regarding the potential allocation; it is recommended that the site “remains a site suggestion for housing”. This referred to is Site Reference Plan Pear Tree Lane (CLCFS00092) which is the plan referenced in Annex 1 (SHELAA reference 19C264x)
- 3.4.5 The Councils have prepared a Memorandum of Understanding on Housing Need 2020, based upon a Housing Needs Report produced by Icenl. This MoU seeks to distribute housing across the housing market area. The Memorandum of Understanding was approved by Chorley Council on 25th February 2020, South Ribble Borough Council on 26th February 2020 and Preston City Council on Friday 17th April 2020..
- 3.4.6 A Statement of Common Ground (May 2020) has been approved by the Central Lancashire authorities in accordance with part 8.1(d) to the Agreement contained within the Memorandum of Understanding and Statement of Cooperation Relating to the

Provision and Distribution of Housing Land (MOU). This shows the aggregate Central Lancashire minimum local housing need figure, and applying the agreed MOU distribution to this aggregate figure at April 2020, the minimum requirement for each Central Lancashire authority.

3.5 Supplementary Planning Documents

3.5.1 The following SPDs are relevant to the appeal proposals:

- Affordable Housing SPD (2012)
- Central Lancashire Open Space and Playing Pitch SPD (2013) including financial contributions for new provision and improvements
- Biodiversity and Nature Conservation SPD (2015)
- Design Guide SPD (2012)
- Central Lancashire Employment Skills Supplementary Planning Document (2017)

3.6 Community Infrastructure Levy

3.6.1 The parties agree that the appeal proposals would be liable for the payment of CIL and this would be triggered at the Reserved Matters stage.

3.7 National Planning Policy Framework

3.7.1 The parties agree that the NPPF is a material consideration in the determination of this appeal.

3.8 Previous appeal decision

3.8.1 The parties agree that previous appeal decision ref APP/D2320/W/17/3173275 by decision letter dated 30th November 2017 is a material consideration in the determination of this appeal.

4 MATTERS ON WHICH THE PARTIES AGREE

4.1 Settlement Sustainability, Site Status and Designations

4.1.1 The two parties agree that:

- The appeal site is situated outside, but adjacent to, the settlement boundary of Euxton
- The site is designated as ‘Safeguarded Land’ under Policy BNE3.9 of the adopted Chorley Local Plan
- The site is not the subject of any environmental, historic environment, open space or landscape designations although there is a Tree Preservation Order along the western boundary of the site;
- Euxton is identified as an “Urban Local Service Centre” as stated within paragraph 2.9 of the Chorley Local Plan
- The site has been assessed as having a Sustainability Appraisal Band Indicator of B (adopted Chorley Local Plan, whilst all new sites for allocation will be subject to a new Sustainability Appraisal) (where A denotes the most sustainable and E, the least sustainable sites)
- The grant of planning permission would not be in accordance with Policy BNE3.9 referred to above

4.1.2 The parties agree that the site is located within 800m of a range of services and community facilities in Euxton, including:

- Euxton St Mary’s Catholic Primary School
- Euxton Parish Church and Community Centre
- Italian Restaurant
- Euxton Medical Centre
- Employment opportunities in Buckshaw Village
- Bus stops on Euxton Lane and Wigan Road

4.1.3 There are additional amenities within 2km walking/cycling distance of the site including:

- Tesco superstore
- Runshaw College
- Euxton Library
- Pharmacy
- Euxton Park
- Sports Clubs
- Euxton Hall Private Hospital
- Euxton Balshaw Lane & Buckshaw Parkway Railway Stations

4.1.4 The closest bus stop to the development site lies approximately 450m to the west of the site on Wigan Road. It is served by the 109 bus service which provides frequent links to Preston and Chorley.

4.1.5 Frequent train services are available from Buckshaw Parkway and Euxton Balshaw Lane to destinations including Preston, Manchester and Liverpool.

4.2 Technical Matters

4.2.1 The parties agree that technical matters such as ecology, surface drainage, foul drainage, archaeology and housing mix are all capable of being controlled either through reserved matters or by planning conditions and/or via a planning obligation.

4.3 Layout

4.3.1 The layout of the site would be assessed at reserved matters stage. The parties agree that 180 dwellings can be accommodated on the site at an acceptable density.

4.4 Affordable Housing

4.4.1 The development will provide 30% affordable housing in compliance with Policy 7 of the Core Strategy. The affordable housing will be secured through the S106 obligation.

4.5 Access

4.5.1 The parties agree that the submitted access plan referred to at section 2.3 is acceptable insofar as it provides safe access to the appeal site.

4.6 Arboriculture

4.6.1 It is agreed that the majority of trees and hedgerows on site can be retained as part of the appeal proposals and that an appropriately worded planning condition can be agreed to ensure that this retention occurs, with additional planting mitigating any required losses.

4.6.2 The Council does not object to the appeal proposal in respect of arboricultural impact.

4.7 Design

4.7.1 The design of the units and the site would be determined at reserved matters stage.

4.7.2 Materials can be controlled by planning condition.

4.8 Environmental Health

4.8.1 It is agreed that the appeal proposals would not be adversely affected by, nor produce, any unacceptable air quality, noise or odour impacts.

4.9 Open Space

4.9.1 The proposal would create new areas of public open space. A play area, amenity green space, and informal open space on the site will be secured by a S106 agreement. This will provide for ongoing maintenance through a management company.

4.9.2 It is agreed that a contribution towards playing pitches in the area can be provided through the S106 undertaking, in line with the Council's playing pitch strategy.

4.9.3 The Council does not require parks and gardens, natural and semi-natural greenspace, or allotments as part of the appeal proposals.

4.10 Highways

4.10.1 A Transport Assessment prepared by Ashley Helme Associates was submitted with the application.

4.10.2 Lancashire County Council, as Local Highway Authority, were consulted on the planning application. They consider that the proposal is acceptable in principle, subject to the proposed highway improvements identified in the Transport Assessment A (CD1.8).

4.10.3 The parties agree that the proposals will not have a significant impact in terms of highway capacity or safety.

- 4.10.4 The parties agree that the site is accessible using sustainable modes of transport.
- 4.10.5 The parties agree that the introduction of further highway works along Pear Tree Lane, over and above those proposed through the previous application for 165 dwellings on the appeal site, as requested as part of the application by the LHA, cannot be justified on the basis of an additional 15 dwellings given the subsequent loss of verge and landscaping.

4.11 Landscape and Character

- 4.11.1 The parties agree that the LVA submitted with the planning application provides a robust analysis of the landscape and visual impacts of the appeal proposals.
- 4.11.2 It is agreed that the impact is considered to be minor to moderate adverse. Measures mitigating the impact of development are appropriate to be conditioned and can be dealt with at reserved matters stage to integrate open space within the development and secure implementation of a landscape strategy within the built form of the development.
- 4.11.3 The parties agree that the harm resulting from the impact of development upon the character of the open area is not considered of itself to be so significant as to warrant the refusal of the application on this ground alone.

4.12 Ecology/Biodiversity

- 4.12.1 The appeal proposals would not have any impact upon statutory designated ecology sites.
- 4.12.2 In respect of protected species, it is agreed that Greater Manchester Ecology Unit were consulted on the planning application and did not object to the proposals. Suitably worded conditions can be secured to ensure that on-site ecological interest is secured at the Reserved Matters stage.

4.13 Flood Risk and Drainage

- 4.13.1 The site is located in flood zone 1 which is subject to the lowest risk of flooding.
- 4.13.2 The parties agree that the drainage strategy set out in the Flood Risk Assessment (CD1.13) is appropriate for the basis of an outline application,
- 4.13.3 Both LCC as Lead Local Flood Authority and United Utilities were consulted on the appeal proposals and do not object subject to conditions requiring a surface water drainage strategy and sustainable drainage schemes.
- 4.13.4 It is agreed that the development following Reserved Matters can be delivered so as not to

be at risk of flooding from external sources, and so as not to increase flood risk to the surrounding area.

4.14 Land Quality

4.14.1 The parties agree that there are no issues with contaminated land on the appeal site.

4.15 Energy Efficiency

4.15.1 It is agreed that in accordance with Policy 27 of the Core Strategy, the relevant dwelling minimum emission rates can be controlled by an appropriately worded planning condition.

4.16 Infrastructure

4.16.1 It is agreed that subject to the provision of CIL and S106 contributions as outlined in the draft heads of terms accompanying this appeal submission, the appeal proposals would not have an unacceptable adverse impact on infrastructure, services or facilities in the local area.

4.17 Employment and Skills

4.17.1 It is agreed that the requirement for an Employment and Skills Plan outlined in the Core Strategy and Central Lancashire Employment Skills SPD can be secured through an appropriately worded planning condition.

4.18 Archaeology & Heritage

4.18.1 A Heritage Statement and Archaeological Desk Based Assessment were submitted alongside the planning application.

4.18.2 The parties agree that the proposed development will result in less than substantial harm to the setting and therefore significance of Houghton House, but that great weight nonetheless attaches to this having regard to paragraph 193 of the Framework.

4.18.3 The parties agree that there are no issues arising from Archaeology on the appeal site.

4.19 Local Infrastructure

4.19.1 The parties agree that any adverse impacts of the appeal scheme on local infrastructure are satisfactorily mitigated through the provision of S106 obligations.

4.19.2 It is agreed that the provision of a proportionate contribution towards primary education provision, as requested by the Local Education Authority (CD3), will mitigate the impact of the proposals on primary education in Euxton. Whilst it is apparent that there are

pressures on the availability of school places, it is for the LEA to allocate the funding in accordance with Regulation 122 of the CIL Regulations 2010.

- 4.19.3 LCC Education do not consider that there is a need for a contribution to be made towards secondary education provision as there is anticipated to be a surplus of places within 3 miles of the appeal site when the development comes on stream, which would meet the need generated by the appeal scheme.
- 4.19.4 No contribution towards the provision of healthcare facilities in the area has been requested by NHS England or local Clinical Commissioning Groups. According to the NHS England website, local GP surgeries in Euxton and Buckshaw Village are currently accepting new patients.
- 4.19.5 It is agreed that the appellant could not reasonably be required to make planning obligations in excess of those requested by statutory consultees, in line with Regulation 122 of the CIL Regulations 2010.
- 4.19.6 The parties agree that any impact on wider strategic infrastructure priorities in Chorley (as identified in the interim CIL Infrastructure Funding Statement) will be adequately mitigated by the provision of a CIL payment, which the appeal scheme will be liable to pay.
- 4.19.7 It is agreed that the speed of broadband in the area is a private matter for the telecommunications providers and is therefore not a material planning consideration in the determination of this appeal.

4.20 Economic Benefits

- 4.20.1 It is agreed between the parties that the appeal proposals will generate a number of economic benefits.

4.21 Planning Balance

- 4.21.1 It is agreed between the parties that, having regard to paragraph 11d (i) and footnote 6 of the Framework, there are no specific and relevant policies in the Framework which provide a clear reason for refusing the development proposed.
- 4.21.2 It is agreed that if the Council cannot demonstrate a five year housing land supply, the most important policies for the determination of the application are deemed to be out of date by the provisions of paragraph 11 d) and footnote 6 of the Framework..

5 AREAS WHERE THE PARTIES DISAGREE

5.1 Housing Requirement

5.1.1 The Council's most recent Housing Land Supply Statement (July 2019) identifies that the Council claim a five year housing land supply of 9 years when assessed against the Core Strategy requirement of 417 dwellings per annum.

5.1.2 The Appellant does not agree that this is the correct housing requirement for the purposes of the five year housing land supply calculation. The Appellant considers that as the strategic policies are more than 5 years old, and the policies have been reviewed and found to require updating, the five year land supply should be assessed against Local Housing Need, utilising the Government's standard method without reference to the distribution of Local Housing Need across the Housing Market Area.

5.2 Housing Land Supply

5.2.1 The parties disagree whether the tilted balance applies - whether or not the Local Planning Authority is able to demonstrate a 5 year housing supply.

5.2.2 As a result of the above, the parties disagree as to whether the Council is able to demonstrate a five year housing land supply.

5.2.3 The Appellant reserves the right to undertake a more detailed scrutiny of the Council's claimed supply of housing land over the five year period.

5.3 Safeguarded Land

5.3.1 The parties do not agree whether it is appropriate to release the appeal site to meet housing needs in the absence of an updated Local Plan.

5.4 Most Important Policies

5.4.1 The parties do not agree whether the most important policies for the determination of the appeal are out-of-date for reasons other than a lack of five year housing land supply.

5.5 Paragraph 196 Balance

5.5.1 The parties do not agree as to whether the acknowledged harm to the significance of Houghton House Farmhouse is outweighed by the public benefits of the appeal scheme.

5.6 Planning Balance

- 5.6.1 The parties disagree as to the weight to be afforded to material considerations in the planning balance.

5.6 Benefits

- 5.6.2 The parties disagree whether the benefits of the proposal would outweigh the harm agreed and any additional harm identified.

6 S.106 OBLIGATION

- 6.1.1 The parties will liaise regarding the planning obligations and a final draft Unilateral Undertaking will be circulated in advance of the Inquiry. The Council are preparing a CIL Reg compliance schedule to set out the justification for the contributions sought.

Land west of Pear Tree Lane, Euxton
Heritage Statement of Common Ground

The Savills logo consists of a yellow square above the word "savills" in a lowercase, sans-serif font.

Gladman Developments Limited

May 2020

Heritage Statement of Common Ground

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

Chorley Council

LPA Ref: 19/00654/OUTMAJ

Appeal Ref: APP/D2320/W/20/3247136



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Figure 1

- 1. Location of heritage assets from HER

1.0 Introduction

1.1 This Heritage Statement of Common Ground (HSCG) has been prepared by Savills Heritage Planning in relation to an appeal that has been lodged by Gladman Developments Ltd for the proposed development of land west of Pear Tree Lane, Euxton, Chorley, Lancashire,

1.2 The application for outline planning permission for up to 180 dwellings was registered as valid on 8 July 2019 and refused permission on 13 November 2019. The application was refused for a single reason:

“The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012-2026. The Council has a five year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012-2026. It is not considered that the material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.”

1.3 The application was recommended for refusal to the Council’s Development Planning Committee on 12 November 2019. The recommendation as set out in the officers report was accepted by the committee without any amendments to the recommended reason for refusal. The officers report included a summary of representations to the application. Paragraph 12 of the report is titled ‘Other issues’. There is one heritage related representation, which states *“Houghton House Farm is a grade 2 listed building. In a heritage statement submitted with the earlier application it was acknowledged to be of national importance. It is accepted that the setting of this property is not a reason to refuse the application in itself. NPPF at para.184 provides that “heritage assets are an irreplaceable resource”. The applicant proposed an access road a short distance from the property and (in a plan said to be for illustrative purposes) some limited screening for about 50% of the western boundary with development coming up to the remainder and up to the whole of the southern boundary. This is insufficient to mitigate the effect on the heritage asset.”*

2.0 Site Description

- 2.1 The site comprises 7.34 hectare of agricultural land. It is bounded by existing housing to the west beyond School Lane and by a residential development to the north.
- 2.2 Immediately to the north-east of the site lies Houghton House Farmhouse, which is a Grade II Listed Building. Adjacent to the farmhouse is the former barn associated with the farm, now known as Ladymac, and which is in residential use and separate ownership to the farmhouse.
- 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.
- 2.4 The appeal 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).
- 2.5 There are 15 Listed Buildings and no Locally Listed Buildings within 1km of the appeal site. The Heritage Statement submitted with the appeal application documents the name, grade and location of these listed buildings.
- 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.

3.0 Relevant Planning History

- 3.1 The appeal site was subject to an outline planning 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).
- 3.2 The application was refused by the Council and considered and dismissed at a subsequent appeal (APP/D2320/W/17/3173275). Neither the Council's reasons for refusal or the Inspector's dismissal resulted from any heritage matters.
- 3.3 The Council's Conservation Officer did not object to the proposals and considered the proposed development acceptable, subject to a number of conditions.
- 3.4 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.
- 3.5 In respect to the appeal, the Inspector had regard to the impact of the proposal upon the significance of heritage assets. She identified that the site forms part of the wider pastoral setting to Houghton House Farmhouse which contributes to its historic significance and its attractiveness (para.52). She considered that the reduction in the remaining pastoral setting of the building would have a harmful effect on the setting of the asset (para.53) and that the proposal would have only a limited effect on one aspect of the building's setting. She assessed that this would amount to "less than substantial harm" towards the lesser end of the spectrum (para.54).
- 3.6 In respect to archaeology, the Inspector acknowledged that the County Archaeologist is satisfied that the archaeological interests of the site could be protected by the imposition of planning conditions requiring a programme of archaeological work. She was satisfied that archaeological interests need not be prejudiced by development in this case (para.55).

- 3.7 Within her concluding paragraphs she considered that taking into account the extent of harm that would occur to heritage assets in this case, and the nature and amount of housing proposed, the contribution to housing supply would comprise a significant public benefit which would be sufficient to outweigh the less than substantial harm identified to heritage assets in this case. The effect of the proposal on heritage assets does not therefore weigh against the proposal in the planning balance (Para.65).



4 Planning Policy and Guidance

Legislation

- 4.1 Legislation relating to listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.2 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.”

National Planning Policy Framework

- 4.3 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 February 2019.
- 4.4 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.
- 4.5 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 2019 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.

- 4.6 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).
- 4.7 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).
- 4.8 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).
- 4.9 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).
- 4.10 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).
- 4.11 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).
- 4.12 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.

Local Planning Policy

- 4.13 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. The appeal 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.
- 4.14 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. This policy is inconsistent with the NPPF in that it does not differentiate between designated and non-designated heritage assets, and in respect to cases where harm to designated heritage assets arises, it does not allow proposals to be considered favourably where public benefits exceed the identified harm. As such, limited weight should be given to this policy in the determination of the appeal.
- 4.15 The Central Lancashire Core Strategy, adopted in July 2012, contains the following heritage related policy.
- 4.16 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. This policy is inconsistent with the NPPF in that it does not differentiate between designated and non-designated heritage assets, and in respect to cases where harm to designated heritage assets arises, it does not allow proposals to be considered favourably where public benefits exceed the identified harm. As such, limited weight should be given to this policy

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in the determination of the appeal.

4.17 The reason for refusal does not rely upon either of the above policies or any other heritage related policy.

5.0 The Agreed Matters

5.1 This section sets out the agreed position of the Appellant and Chorley Council in respect to heritage matters, in addition to the matters of fact set out in the above text:

1. There are no designated or non-designated heritage assets within the appeal site.
2. The relevant national and local planning policy as set out in Section 4 above.
3. There is only one heritage asset that has the potential to be affected by the appeal proposal, namely the Grade II listed Houghton House Farmhouse.
4. The appeal 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-20th Century.
5. The proposed development will 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. By undertaking the relevant policy assessment contained in Section 16 of the NPPF, the statutory duty of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be met.

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This statement is agreed by the following parties:

A handwritten signature in black ink, appearing to read "Z. Whiteside".

Zoe Whiteside
Service Lead - Spatial Planning

on behalf of Chorley Council

A handwritten signature in black ink, appearing to read "J. Clemons".

Jason Clemons, Director, Head of Heritage Planning
Savills (UK)

on behalf of the Appellant

Dated:

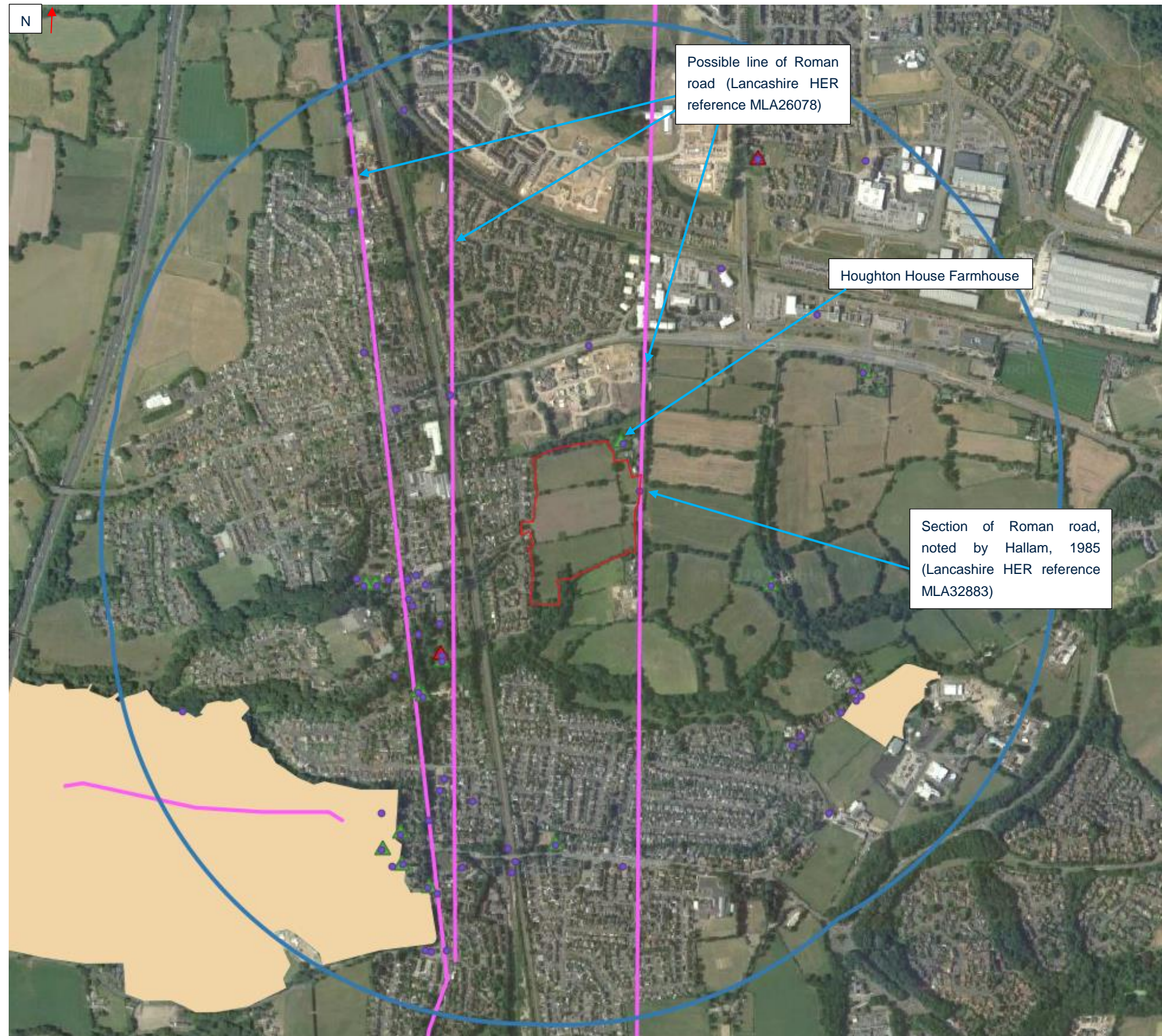


Figure 1: Satellite image showing the proposed development site (red boundary) and 1km buffer (blue boundary). The designated heritage assets within the buffer, and the non-designated heritage assets included in the Lancashire HER, are indicated



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