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SITE ALLOCATION H60: JOHNNY BARN FARM AND LAND TO THE EAST, CLOUGHFIELD

COMMENTS IN RESPECT OF BUILT HERITAGE

Introduction

1. The site, proposed for residential allocation (reference H60), comprises, in part, two contiguous parcels of land assessed within the Council's Strategic Housing Land Availability Assessment 2017 (SHLAA 2017):

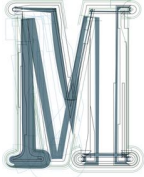
SHLAA16171 Johnny Barn Farm, Cloughfold

2. Comprises 1.17ha of agricultural pasture land with capacity, based upon 30 dwellings per hectare, for 31 units. The site has permission, granted in outline in 2015 (2015/0517) for the erection of up to 30 dwellings. Reserved matters permission was granted in 2017.
3. In respect of built heritage, the SHLAA 2017 notes the proximity with Cloughfield Conservation Area and sets out an expectation for high quality design and materials for the new dwellings.

SHLAA16393 Land off Newchurch Road, east of Johnny Barn, Rawtenstall

4. Comprises 5.94ha of agricultural pasture land with capacity, based upon 30 dwellings per hectare and a net developable area of 4.67ha, for 105 units.
5. The SHLAA 2017 notes the proximity of the site to the Grade II listed building, Heightside, and the need to consider the protection of the building's setting. It concludes that the site is suitable for development, indicating that the upper areas of 'enclosed uplands' within the site should be protected from development while the eastern area beyond the wooded clough should be excluded to avoid impact on trees, the setting of Heightside and the presence of utility easement.
6. The exclusion of these areas is reflected in the reduced net developable area identified in the SHLAA 2017 and in the extent of the allocation site boundaries for H60.
7. In pre-Hearing submission, the Council has published site assessment overviews in respect of proposed residential allocations (EL1.002e(ii) Appendix 1). For H60 a heritage impact assessment is provided in respect of the two SHLAA 2017 sites. The assessment concludes that allocation of the area comprising SHLAA16171 (benefiting from planning permission) will be acceptable subject to mitigation. Regarding SHLAA16393, the assessment states that:

"The proposed boundary of the site needs to be reduced and the proposed yield for the site needs to be reduced from 105, possibly reducing the allocation below 50. The boundary needs to be pulled from the boundary of Heightside House and brought in at the western boundary. Development should be sited closest to the road. The impact on the setting of the Heightside House is currently too great. The design of the dwellings should look to the local vernacular ensuring the design is sympathetic to the local area and making use of natural materials only, of stone, slate and timber, there has to be no use of PVC or synthetic materials. There will be a detailed landscaping scheme making use of only native species and shall be a mix of tree and lower level planting."



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The reduction in the extent of boundary indicated under SHLAA16393, which included areas of upland to the north-west and to the south of Heightside, has been reflected in the H60 allocation boundaries. As discussed below, further reduction of the allocation boundary or development area is not justified by built heritage constraints.

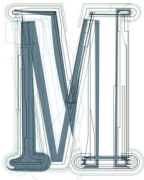
8. This short statement considers the potential impacts of the allocation upon built heritage assets.

Site Context

9. No designated or non-designated heritage assets fall within the allocation site extent. The National Heritage List for England (NHLE) holds 14 records falling within a 1km radius of the site (see gazetteers included as Appendix 1 and mapping prepared by DRaW showing the location of designated heritage assets. These records relate to listed buildings the majority of which are considered sufficiently distant such that the site does not form a significant element to their setting. This conclusion is based upon absence of historical or functional inter-relationship and absence of inter-visibility given intervening built and landscape form.
10. The exception is a property known as Heightside, a Grade II listed building (list entry number 1072777), a late 18th century house located on higher ground to the north-east of the site. The site falls within the wider setting to the house and, as reflected in the Council's assessment, the proposed allocation should have regard to potential development impact.
11. The Cloughfold Conservation Area is located to the west of the allocation site. The Conservation Area was designated in 1974 and takes in the 17th, 18th and 19th century core of development within the settlement, much of it focused upon the textile industry, and extending along Edge Lane, Dobbin Lane and Newchurch Road. The Council's Character Appraisal and Management Proposals Plan (2011), identifies important views onto fields and moorland to the north from around the Sion Baptist Church (section 4.3) although notes that these views are limited (section 6.1). No significant views are identified to the east, onto the allocation site, given enclosure by later built form, and the approved development of the western part of the site will further enclose the conservation area. Whilst the allocation will, to some extent, diminish the wider openness to the conservation area, the potential impact of development upon significance will be negligible.
12. Having regard to currently known built heritage assets in the vicinity of the site, it is considered that potential development impacts will primarily relate to those upon the significance, within setting, of Heightside.

Potential Development Impact

13. Historic England Advice Note 3, the Historic Environment and Site Allocations in Local Plans, sets out a site selection methodology based upon a number of steps, summarised as:
 - Identify which heritage assets are affected by the potential site allocation
 - Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
 - Identify what impact the allocation might have on that significance
 - Consider maximising enhancement and avoiding harm



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- Determine whether the proposed site allocation is appropriate in the light of the NPPF tests of soundness.
14. In respect of Step 5, the advice note states that, “any proposals that would result in harm to heritage assets need to be fully justified and evidenced to ensure they are appropriate, including mitigation or compensation measures”.
15. As noted, the principal potential impact of the allocation will be upon the significance, within setting, of the Grade II listed Heightside. No direct impacts upon the fabric of the building will arise. The house was constructed in the late 18th century with subsequent extension during the 19th century. The building occupies an elevation position within woodland to the north-east of the allocation site with historic carriage drive access taken from a formal tree-lined avenue off Newchurch Road and, historically, from the north-west. Historic mapping (see figure 1) highlights the historic extent of woodland enclosure to the house with garden terraces arranged to the west and a series of outbuildings to the south-east. The principal elevation of the house orientates to the south-west onto the drive approach. Given the extent of historic woodland enclosure there is no indication of planned formal views or vistas to the south or south-west. The extent of the allocation site is shown on historic mapping as part of a wider agricultural landscape and did not form part of any formal parkland associated with the house.

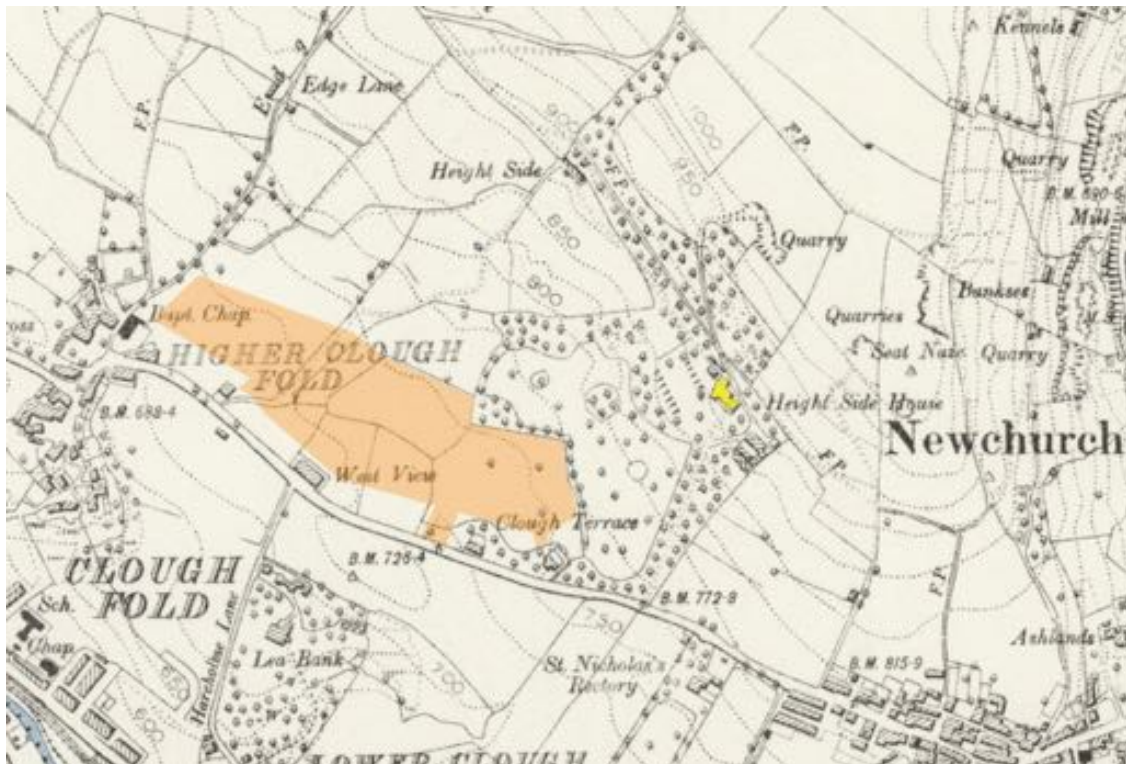
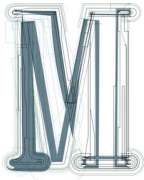


Figure 1: 1894 Ordnance Survey plan (surveyed 1891) with overlay of proposed allocation area.



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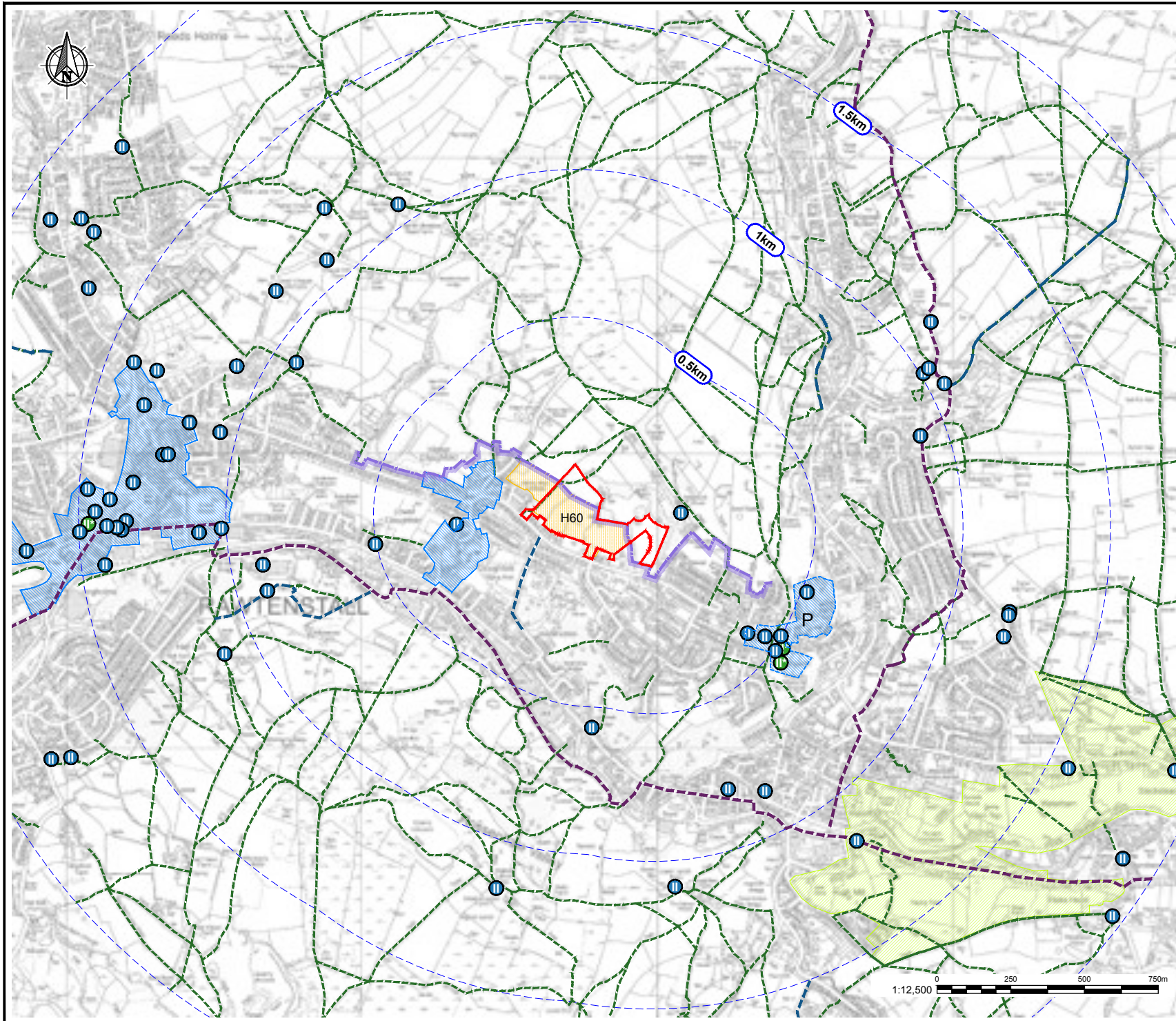
16. The extent of historic woodland falling within the setting of the Heightside is largely retained and contributes positively to the significance and understanding of the building. The allocation site is located on lower ground and has limited inter-visibility with the house given the extent of intervening woodland. Whilst glimpsed views are available from within the curtilage of the building and from the avenue approach from the south these take in a wider vista which is off a mixed urban and rural character. Whilst contributing to the wider historic agricultural setting to the listed building the overall contribution to significance is limited.
17. Whilst some diminution of the wider historic setting to Heightside will result from the allocation the retention of woodland and land to the south of the house will maintain the significance of the more formal enclosure and parkland associated with it. Woodland to the eastern boundary of the allocation site provides a distinct physical and visual break and provides a logical limit to the developable area. Development will sit on lower ground to the house and will not impact substantively upon the character of views available from the house or from the avenue approach. Whilst land to the south of the house is omitted from the extent of the allocation the use of this land as open space connected with the residential development should be positively considered. This will potentially provide opportunities to secure the future management and retention of woodland areas and, through public accessibility, allow the significance of the listed building to be opened out and appreciated.
18. It is considered that, in principle, the development of the allocation site will have a minimal impact upon the significance, within setting, of Heightside. Subject to consideration of layout, scale, landscaping, design and material treatment, any potential impacts can be minimised to an acceptable degree. This, for example, can include the use of higher density/scale in areas towards Newchurch Road and incorporation of greater visual permeability through plot arrangement and alignment of estate roads to the northern and eastern section of the allocated area. As such, no further reduction in the extent of the H60 allocation development area or site capacity is warranted.
19. In summary, it is important to note that significance, for heritage policy, relates to both the physical presence of the asset, in terms of architectural and historic interest retained by the building fabric, and the significance derived from its setting. Setting itself is not a heritage asset or heritage designation (Historic England Good Practice Advice in Planning Note 3). The significance within the setting Heightside is primarily related to the historic woodland enclosure, formal garden areas and avenue approaches to the building. These elements will not be impacted by the proposed development. Whilst some loss of the wider historic setting to the house can be anticipated the impact upon significance, subject to satisfactory layout and detail, will be minimal and outweighed by the benefits to derived from the delivery of open market and affordable house. As such, the proposed allocation is considered acceptable.

NATIONAL HERITAGE LIST FOR ENGLAND














DESIGNATED HERITAGE ASSETS WITHIN 1km OF SITE CENTRE

List Entry Number	Name	Address	NGR	Designation	Description
1072777	Heightside	Newchurch Road	SD83082 22798	Listed Building Grade II	House, late 18 th century with 19 th century extension.
1072790	Staghills Lodge	Bacup Road	SD82780 22070	Listed Building Grade II	Gate lodge, later 19 th century, to Staghills House (now demolished).
1072791	Church of St. James the Great	Bacup Road	SD83242 21861	Listed Building Grade II	Church, 1863-5, by Robinson and Stephens.
1072800	63 & 65 Church Street	Church Street	SD83367 22379	Listed Building Grade II	Pair of shops, early 19 th century.
1072799	Church of St. Nicholas with St. John	Church Street	SD83428 22339	Listed Building Grade II*	Church, dated 1825 with chancel 1897.
1163867	Former Church of St. John	Bacup Road	SD82046 22692	Listed Building Grade II	Church 1890, by Austin and Paley.
1163884	5 Bolton Street	Bolton Street	SD83308 22390	Listed Building Grade II	Cottage, late 18 th century.
1164198	Ashlands	Turnpike	SD83509 22529	Listed Building Grade II	Large house, date 1863, for Samuel Ashworth Lord.
1254284	Nos. 1 to 23 (odd) and Nos. 2 to 8 (even) Victoria Parade	Victoria Parade	SD83367 21855	Listed Building Grade II	Parade of shops with accommodation above. Late 19 th century with 20 th century alterations.
1317975	Sundial c5 metres from south-west corner of Church of St. Nicholas	Church Street	SD83402 22330	Listed Building Grade II	Sundial with plate dated 1760.
1318003	Friends' Burial Ground	Chapel Hill	SD81882 23654	Listed Building Grade II	Enclosure, used as burial ground to Quaker Meeting place 1663-1847.
1390506	Harrier Hound Monument to Methusalah Yates in	Church Street	SD83420 22290	Listed Building Grade II*	Monument, dated 1864.

	churchyard to south of Church of St. Nicholas with St. John.				
1164164	2-6 Old Street	Old Street	SD83421 22380	Listed Building Grade II	Farmhouse, probably 16 th century, now 3 dwellings.
1401039	Gravestone land to the north of the Old Rectory	Patrick Crescent	SD82321 22759	Listed Building Grade II	Gravestone, 19 th century marking non-conformist burial.



Legend

-  Planning Application Boundary
-  2 km Distance from Site Boundary
-  Public Footpath
-  Public Bridleway
-  Recreational Route
-  Grade I Listed Buildings
-  Grade II Listed Buildings
-  Grade II* Listed Buildings
-  Proposed Urban Boundary (Emerging Local Plan)
-  Green Belt
-  Conservation Areas
-  Proposed Conservation Area (Newchurch)
-  Draft Housing Site Allocation Site H60 (Emerging local Plan)

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Client	VH Land Partnerships Ltd								
Project	Newchurch Road Rawtenstall Proposed Residential Development								
Title	Landscape Designations and Constraints								
Size	A3	Scale	1:12,500	Date	12.09.18	Created by	RB	Reviewer	NR
Drawing No.	01							Rev	



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NATIONAL RECORD OF THE HISTORIC ENVIRONMENT

RECORDS WITHIN 1km OF SITE CENTRE

Record Number	Common Name	NGR	Record Type	Description
MN45235	Monument No. 45235	SD82 SW2	Monument	Remains of a bloomery, pre-1556. Located in Waterfoot to south-east.
MN45236	Monument No. 45236	SD82 SW3	Monument	Newchurch Grammar School, 1701. Site located to south of Newchurch.
MN514028	Coulthurst House	SD82 SW16	Monument	House of 1602. Located c1km to north-east of the site.
MN514357	Old Street Newchurch	SD82 SW22	Building	Farmhouse, 16 th century, now 3 dwellings. Grade II listed building.
MN514361	21 Dobbin Lane	SD82 SW18	Building	Post medieval house.
MN526941	Church of St. John	SD82 SW9	Building	Anglican parish church of 1890. Grade II listed building.
MN1055070	Church of St. James	SD82 SW11	Building	Anglican parish church, 1863-65. Grade II listed building.
MN1468346	Rawtenstall Electricity Generating Station	SD82 SW25	Building	Electricity power station on north bank of the River Irwell at Hareholme Bridge.
MN1503883	Cloughfold	SD82 SW27	Monument	Site of Particular Baptist chapel, originally built in 1700, rebuilt 1839. Demolished in 1980. Site to east of Edge Lane, west of the site.
MN1503897	Friends' Burial Ground	SD82 SW29	Building	Burial ground at Chapel Hill, extant 1663. Grade II listed building (enclosure walls).
MN1503912	Newchurch	SD82 SW31	Monument	Site of Wesleyan Methodist Chapel built in 1871. Located to east of site in location of current Newchurch Methodist Church.
MN1503920	Newchurch	SD82 SW34	Monument	Utilitarian Chapel. Built 1808-9, demolished 1981. Located off Turnpike to east of the site.
MN1503924	Bethlehem Chapel	SD82 SW35	Monument	Unitarian Chapel to west of present chapel to south of Turnpike, built in 1865 and demolished after 1981.
MN1517108	Bacup Road	SD82 SW36	Building	20 th century gasholder in Bacup Road.
MN1579175	Victoria Works	SD82 SW44	Monument	Cotton mill named on 1894 OS map.
MN1581390	Union Works	SD82 SW45	Monument	Mill erected in 1860 for the Rawenstall Manufacturing Company. Site located on Baron Street.

MN1581578	Myrtle Grove Mill	SD82 SW46	Building	Woolen mill shown on 1894 OS plan. Located on Bacup Road.
MN1585462	Holmes Mill	SD82 SW49	Monument	Two cotton mills in Edgeside erected 1844 and 1861.
MN1585464	Piercy Mill	SD82 SW50	Monument	Fulling Mill established in 1747. Located east of Burnley Road to north-east of the site.
MN1587806	Albion Mill	SD82 SW63	Building	'Belting' mill shown on 1894 OS plan.
MN1587803	Clarke Holme Mill	SD82 SW62	Building	Cotton mill shown on 1894 OS plan.
MN1587798	Whitewall Vale Mill	SD82 SW61	Building	Mill shown on 1894 OS plan as 'disused'. Later used as a boot and slipper manufactory. Located on Burnley Road.
MN1588843	Wood Mill	SD82 SW64	Building	Cotton mill first shown on 1894 OS plan.
MN1588849	Wood Mill Shed	SD82 SW65	Monument	Cotton mill shown of 1894 OS plan.