

8 BUILT HERITAGE

Introduction

- 8.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of built heritage (above ground) assets within the Site, and those within its surroundings. Archaeology (buried heritage) has been scoped out of the ES as investigative works within the Site have already been completed.
- 8.2 This chapter outlines the methodology used in the assessment and provides a description of the relevant baseline conditions of the Site and immediate surrounding area. This is followed by an assessment of the likely significant effects of the Development during construction works and once the Development is completed and operational. Mitigation measures are identified where appropriate to avoid, reduce or offset any significant adverse impacts which have been identified. Taking into account the mitigation measures, the nature and significance of the likely residual impacts of the Development are also described.
- 8.3 This chapter is supported by Appendix 8.1 Built Heritage Statement and Figure 8.1 Heritage Assets.

Policy Context

National Planning Policy Frameworkⁱ

- 8.4 The current National Planning Policy Framework (NPPF) was adopted July 2021 (see Section 16 'Conserving and enhancing the historic environment'). The NPPF sets out national planning policies relating to historic environment conservation. Valued sites of archaeological or cultural heritage that merit consideration in planning decisions are grouped as '*heritage assets*' and are an '*irreplaceable resource*', the conservation of which can bring wider social, cultural, economic and environmental benefits. The policy framework states that the '*significance of any heritage assets affected, including any contribution made by their setting*' should be understood in order to assess the potential impact of any development.
- 8.5 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; '*great weight should be given to the asset's conservation*' (and the more important the asset, the greater the weight should be). '*Substantial harm to or loss of a Grade II listed buildings or Grade II registered parks or*

gardens should be exceptional; assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.* 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.

8.6 In relation to the historic environment, the NPPF outlines that:

'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

Planning Practice Guidanceⁱⁱ

8.7 The Planning Practice Guidance supports the NPPF by providing definitions of key terms and guidance on how to policies are to be applied.

Local Planning Policy

*Central Lancashire Adopted Core Strategy*ⁱⁱⁱ

8.8 The Core Strategy has been produced by the authorities of Preston, South Ribble and Chorley in order to coordinate development in the Central Lancashire area. The document sets out its policies in relation to the historic environment in Strategic Objective 16, which is to *'protect, conserve and enhance Central Lancashire's places of architectural and archaeological value, and the distinctive character of its landscapes'*, and Strategic Object 17, *'To maintain and improve the quality of Central Lancashire's built and natural environment assets'*.

South Ribble Borough Council Local Plan^{iv}

8.9 The South Ribble Borough Council Local Plan sets out the vision for the borough and the Council's interpretation of the Central Lancashire Core Strategy. The strategies relating the historic environment are contained within Chapter 6 – Protecting & Enhancing the Quality of the Natural and Built Environment.

Supplementary Planning Documents

- 8.10 The purpose of the Supplementary Planning Documents is to provide further guidance on the interpretation and implementation of planning policies in the Central Lancashire Core Strategy and Local Plan. None relate to the historic environment.

Legislative Context

Listed Buildings and Conservation Area^v

- 8.11 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I listed are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

Assessment Methodology

Overview

- 8.12 The assessment has been undertaken in accordance with the methodologies described in the following guidance documents:
- The Chartered Institute for Archaeologists' [CIfA] Standard and guidance for historic environment desk-based assessment, updated 2020^{vi};
 - Historic England's Good Practice Advice in Planning Note 2 (GPA 2) – Managing Significance in Decision Taking, 2015^{vii}; and
 - Historic Environment Good Practice Advice in Planning Note 3 (2nd edition) (GPA 3) – The Setting of Heritage Assets, 2017^{viii}.
- 8.13 The assessment methodology is based on that outlined in the Design Manual for Roads and Bridges (DMRB) LA 104^{ix} and LA 106^x issued by National Highways. Although this guidance was written for road schemes, it is widely accepted as a general best-practice approach to heritage impact assessment.

Establishing Baseline Conditions

8.14 The methodology and data sources used to the prepare the assessment are set out in detail in Appendix 8.1. In summary, they comprise:

- National Heritage List for England
- Lancashire Historic Environment Record
- Walkover survey undertaken in April 2022

Study Area

8.15 In accordance with the proposed assessment methodology set out in the Scoping Report (Appendix 2.1), a 1km study area was applied to identify any potentially sensitive built heritage receptors (designated and undesignated) outside of the Site.

Assessment Criteria

8.16 The significance of the effects of the Development on the historic environment resource have been determined using the assessment criteria described below.

Value/Sensitivity of Heritage Assets

8.17 The assessment of the value of heritage assets involved consideration of the heritage interest of the asset to this and future generations. That interest may be archaeological, architectural, artistic or historic, and may derive not only from the asset's physical presence, but also from its setting, and from individual or group qualities, either directly or potentially. These are professional judgements using knowledge and each heritage asset is assessed on an individual basis on its own merits, taking into account regional variations and surroundings. They are also guided by legislation, national policies, acknowledged standards, designation criteria and priorities.

8.18 The DMRB recommends the adoption of six ratings for the value of heritage assets and are outlined in Table 8.1.

Table 8.1: Value/Sensitivity of Heritage Assets

Value/Sensitivity	Type of Heritage Asset
Very High	World Heritage Sites (including nominated sites) Heritage assets of international importance
High	Scheduled Monuments Grade I and II* Listed Buildings Grade II Listed Buildings of national importance Conservation Area of national importance Registered Battlefields and Registered Parks and Gardens of national importance Heritage assets of national importance
Medium	Grade II Listed Buildings of regional importance Conservation Area of regional importance Registered Battlefields and Registered Parks and Gardens of regional importance Heritage assets of regional importance
Low	Heritage assets of local importance Heritage assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives
Negligible	Historic environment resource with no significant value or interest
Unknown	Heritage assets for which current level of understanding is insufficient to allow significance to be determined

8.19 Table 8.1 provides an initial framework for identifying the likely most sensitive assets. However, it must be noted that the importance/value outlined in Table 8.1 provides an initial framework based on standard value ratings only. For example, a locally listed building, which is described in Table 8.1 as being of low value, may have a high value if it is associated with a Listed Building (by Historic England) or plays a key part in the setting of a Listed Building. As such, professional judgement may change the above values, however, robust reasoning should be provided in such an instance.

8.20 Further assessment of a heritage asset's value is then undertaken against Department for Levelling Up, Housing and Communities' planning policy guidance on attributing the interest of an asset to specific categories as 'Archaeological', 'Historic' and 'Architectural and Artistic'. These are set out in Table 8.2 below.

Table 8.2 – Interest of Heritage Assets

Heritage Interest	Definition
Archaeological	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Historic	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
Architectural and Artistic	Interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Assessing the Contribution of Setting to the Value of Heritage Assets

- 8.21 The definition of setting is taken from the NPPF Annex 2: Glossary as *'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*. Historic England's guidance considers that the importance of setting lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.
- 8.22 In assessing whether, how and to what degree the settings contribute to the cultural heritage significance of the heritage assets, a number of potential attributes of a setting are considered (see Table 8.3). Once identified, the magnitude of the contribution of the setting to value of the heritage asset can be determined (see Table 8.4).

Table 8.3: Potential Attributes / Factors to Consider

Potential Attributes / Factors to Consider
<p>The asset's physical surroundings:</p> <ul style="list-style-type: none"> • Topography; • Aspect; • Other heritage assets (archaeological remains, buildings, structures, landscapes, areas of archaeological remains); • Definition, scale and 'grain' of surrounding streetscape, landscape and spaces; • Formal design e.g. hierarchy, layout; • Orientation and aspect; • Historic materials and surfaces; • Openness, enclosure and boundaries; functional relationships and communications; • Green spaces, trees and vegetation; and • History and degree of change over time.
<p>Experience of the asset:</p> <ul style="list-style-type: none"> • Surrounding landscape and town character; • Views from, towards, through and across, including the asset; • Visual dominance, prominence or role as focal point; • Intentional intervisibility with other historic and natural features; • Noise, vibration and other pollutants and nuisances; • Tranquillity, remoteness, 'wildness'; • Busyness, bustle, movement and activity; • Scents and smells; • Diurnal changes; • Sense of enclosure, seclusion, intimacy or privacy; • Land use; • Dynamism and activity; • Accessibility, permeability and patterns of movement; • Degree of interpretation or promotion to the public - The rarity of comparable survivals of setting; • Cultural associations; • Celebrated artistic representations; and • Traditions.

Table 8.4: Definitions of Value for the Settings of Heritage Assets

Example of Setting	Contribution to the Value of the Heritage Asset
A defined setting that is contemporary with and historically and functionally linked with the heritage asset, may contain other heritage assets of international or national value, has a very high degree of intervisibility with the asset and makes a very substantial contribution to both the value of the heritage asset and to the understanding and appreciation of the value of the asset.	Very High
Contemporary with and historically and functionally linked with the heritage asset, with minor alterations (in extent and/or character), has a high degree of intervisibility with the asset and which makes a substantial contribution to both the value of the heritage asset and to the understanding and appreciation of the value of the asset.	High
Contemporary with and/or historically and/or functionally linked with the heritage asset but with alterations which may detract from the understanding of the heritage asset, and/or with a moderate degree of intervisibility with the asset and/or which makes a moderate contribution to the value of the heritage asset and/or a moderate contribution to the understanding and appreciation of the value of the asset.	Medium
Largely altered so that there is very little evidence of contemporaneous and/or historic and/or functional links with the heritage asset, and/or with a low degree of intervisibility with the asset and/or which makes a minor contribution to both the value of the heritage asset and to the understanding and appreciation of the value of the asset.	Low

Impact

- 8.23 The magnitude of impact on a heritage asset from a development is assessed based on the criteria outlined in Table 8.5.

Table 8.5: Summary for Assessment of Impact Magnitude on Heritage Assets

Magnitude of Impact (change)		Description
Major	Adverse	<ul style="list-style-type: none"> Loss of resource and/or quality and integrity of heritage asset and its setting; and/or Severe damage to key characteristics, features or elements that contribute to value of the heritage asset and its setting.
	Beneficial	<ul style="list-style-type: none"> Large scale or major improvement of heritage asset and/or setting; and/or Extensive restoration which reintroduces elements which contribute to the value of the heritage asset previously lost.
Moderate	Adverse	<ul style="list-style-type: none"> Loss of resource and/or quality, but not adversely affecting the integrity of heritage asset and its setting; and/or Partial loss or damage to key characteristics, features or elements that contribute to value of the heritage asset and its setting.
	Beneficial	<ul style="list-style-type: none"> Benefit to, or addition of, key characteristics, features of elements of heritage asset and/or setting; and/or Improvement of elements which contribute to the value of the heritage asset previously lost.
Minor	Adverse	<ul style="list-style-type: none"> Some measurable change in attributes that contribute to the value of heritage asset and its setting; and/or Minor loss or alteration to key characteristics, features or elements that contribute to value of the heritage asset and its setting.
	Beneficial	<ul style="list-style-type: none"> Minor benefit to, or addition of, key characteristics, features of elements of heritage asset and/or setting; and/or Minor improvement of elements which contribute to the value of the heritage asset previously lost.

Magnitude of Impact (change)		Description
Negligible	Adverse	<ul style="list-style-type: none"> Very minor loss or alteration to key characteristics, features or elements that contribute to value of the heritage asset and its setting.
	Beneficial	<ul style="list-style-type: none"> Minor benefit to, or addition of, key characteristics, features of elements of heritage asset and/or setting. Minor improvement of elements which contribute to the value of the heritage asset previously lost.
No Change		<ul style="list-style-type: none"> No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Significance of Effects

8.24 The overall significance of the impact's effect on a heritage asset's value is determined by combining the value of the asset (see Table 8.1) with the magnitude of impact (see Table 8.5) which leads to a resultant significance of effect score (see Table 8.6). It is drawn from the guidance provided in the DMRB^{xi xii}.

Table 8.6: Significance of Effect Matrix

		Magnitude of Impact				
		Major	Moderate	Minor	Negligible	No Change
Value/Importance	Very High	High Major	Major/ High Major	Moderate/ Major	Minor	Neutral
	High	Major/ High Major	Moderate/ Major	Moderate/ Minor	Minor	Neutral
	Medium	Moderate/ Major	Moderate	Minor	Negligible / Minor	Neutral
	Low	Minor/ Moderate	Minor	Negligible / Minor	Neutral/ Minor	Neutral
	Negligible	Minor	Negligible / Minor	Negligible / Minor	Negligible	Neutral
	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

8.25 For the purposes of the assessment, those effects assessed as moderate, major or high major are considered to be significant, and those assessed as minor, or neutral are considered to be insignificant.

8.26 While the above methodology provides a quantifiable matrix in determining value/sensitivity of heritage assets, magnitude of impacts and the significance of effects to heritage assets, professional judgement is applied to all stages of the above process.

Limitations and Assumptions

8.27 The potential for archaeological remains outlined in this Chapter and in the Heritage Statement (Appendix 8.1) are based on sources of information outlined in the Baseline Conditions' section presented below and additional reporting included as supporting appendices only.

- 8.28 The assessment of the potential for and value of currently unknown buried heritage assets has been undertaken using professional judgement of the baseline information and uses a reasonable worst-case scenario.
- 8.29 The data provided by Lancashire Historic Environment Record (LHER) is not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. There is the potential for the presence of further, unrecorded, heritage assets and components of the historic environment.

Baseline Conditions

- 8.30 The Heritage Statement (Appendix 8.1) provides a comprehensive background of existing baseline conditions. The following text provides a summary only.
- 8.31 There are seven Listed Buildings and five undesignated built heritage assets in the locality of the Site. A summary is provided in the Table 8.7 below.

Table 8.7: Summary of Heritage Assets

Reference Number	Name	Designation
NHLE 1204142	The Old School House	Grade II listed
NHLE 1362136	Stag Lodge to Cuerden Hall	Grade II listed
NHLE 1281343	Iron gates at foot of terrace steps, Cuerden Hall	Grade II listed
NHLE 1362174	Cuerden Hall	Grade II* listed
NHLE 1072455	Cuerden Hall stable block	Grade II listed
NHLE 1204186	Clock House farmhouse	Grade II listed
NHLE 1073034	Farington House	Grade II listed
LHER 1435/39796	Lostock Hall (now St Catherine's Hospice)	Undesignated
LHER 7101	Berkeley Farm, Shady Lane	Undesignated
LHER 7102	Rose Cottages, Shady Lane	Undesignated
LHER 36144	Banatres at Bank	Undesignated
LHER 39415	Crow Tree Cottages, Lostock Lane	Undesignated

- 8.32 There are no Scheduled Monuments or Conservation Areas within the 1km study area. Cuerden Hall parkland was formerly a registered parkland but was de-listed in 1999 due to fragmentation and encroachment by infrastructure and modern development (LHER 7104). The gardens of St Catherine's Hospice (formerly Lostock Hall; LHER 39796) are on the list of Lancashire's unregistered historic designed landscapes (HDL253).^{xiii} There are no buildings within the 1km area recorded on the Lancashire Local List (2022).
- 8.33 A brief resume of the Medieval and Post-medieval history of the area is that Cuerden was one of nine townships within the Leyland Hundred and the manor of Cuerden. It descended from Roger de Poitou to the Molyneux family, thence to Henry de Cuerden then the

Charnock and Langton families. From the seventeenth century the manor was in the hands of the Langton and then Parker families. Also of importance in the area were the Woodcocks of Lostock Hall and Woodcock Hall. Lostock Hall, its site north of the M65 beneath nineteenth century and modern buildings at St Catherine's Hospice (LHER 1435), was originally part of Cuerden Green, its manor first being mentioned in the fourteenth century as belonging to James de Lostock, ending up with the Dandys in the seventeenth century. The seventeenth century Woodcock Hall, at the junction of Stanfield Lane and Lostock Lane, survived until 1961 as a three-storey red brick structure, with gables and a projecting porch the full height of the building (LHER 1452). The junction is now a dual-carriageway roundabout (the A582 interchange). The route of Stanfield Lane to the south has been identified by excavation as the Roman road between Wigan and Walton-le-Dale; Medieval features in the area indicate that the Post-medieval halls, and the schoolhouse on Old School Lane were probably central to the pre-industrial medieval landscape of Cuerdale Green. The manor's setting on important through routes close to Bamber Bridge (and later the A6 and the A49) influenced the area's industrial history and ultimately the construction of the present-day road system.

8.34 In 1673, Andrew Dandy left money to establish a school in Cuerden, which had been erected on the east side of Old School Lane by 1690. The grade II listed building (NHLE 1204142; OA 1) remains extant and has a datestone of 1690 commemorating various members of the Dandy family. The money left by Andrew Dandy was not enough to supply a schoolmaster in the long term however and in the mid-eighteenth century a trust was set up by 12 people including Daniel Dandy and Thomas Woodcock to continue to provide for the poor. According to a commissioner's report of 1826 the school taught 20 fee-paying children and five 'poor free children' reading, writing and accounts. The school was discontinued in 1909 and the building sold in 1912, with the charity retaining the leasehold and continuing to educate local children.

8.35 All heritage assets identified as potentially sensitive receptors have been considered in the Heritage Statement (Appendix 8.1) and the following have been identified as having a potential for effects on their setting as a result of the Development:

- Grade II Listed The Old School House
- Undesignated Lostock Hall (now St Catherine's Hospice)

8.36 The remainder would not experience any effects from the Development either due to their distance from the Site, location or lack of historical relationship, lack of a contribution to

their heritage significance from their setting, or having no shared views with the Site (see Appendix 8.1, appendix A). They are not considered further in this chapter.

Grade II Listed The Old School House

- 8.37 The Old School House is located on the east side of Old School Lane. It is of two bays, with later extensions to the rear, and has a partly external chimney in its southern gable with a blocked canopied doorway visible.
- 8.38 It was built as a school house and bears a datestone of 1690, although may have been built in 1673. The school was established with money left by Andrew Dandy and the datestone commemorates various members of the Dandy family (see Appendix 8.1, Plate 2). The money left by Andrew Dandy was not enough to supply a schoolmaster in the long term however and in the mid-eighteenth century a trust was set up by 12 people including Daniel Dandy and Thomas Woodcock to continue to provide for the poor.^{xiv}
- 8.39 According to a commissioner's report of 1826 the school taught 20 fee-paying children and five 'poor free children' reading, writing and accounts. The school was discontinued in 1909 and the building sold in 1912, with the charity retaining the leasehold and continuing to educate local children.^{xv}
- 8.40 It is now a private dwelling and although retaining its datestone and some features of historic interest, its character has largely been obscured by modern extensions (see Appendix 8.1, Plate 5). This includes its datestone which is divorced from its probably original context above the building's front door. An attached building of similar style (but more obviously modernised) is appended to the north and not included in the listing. The value of Old School House is judged to be medium, based on its architectural and historic interest as an example of a late 17th century school house. Due to its close proximity to the Site boundaries, it is of high sensitivity.

Assessment of the Setting

- 8.41 To the east, the property boundary is currently delineated and shielded by high trees and hedges backing onto the Site. To the west, apart from a modern bungalow, the aspect is more open; although there are two mature trees, a dwarf picket fence forms the front garden boundary (Appendix 8.1, Plate 5), and the house looks over a low hedgeline and open fields west of Staingate Lane.

- 8.42 Modern extensions to the Old School House and modern development in its surroundings already detract somewhat from its original significance and setting. However, its setting within the presently quiet rural road and historic dispersed settlement pattern does contribute to its value. The contribution of the setting to the value of The Old School House is judged to be medium.

Undesignated Lostock Hall

- 8.43 Now occupied by Lostock Hall and gardens are shown on the 1848 OS map (see Appendix 8.1, Plate 3). The original Lostock Hall was originally part of Cuerden Green, its manor first being mentioned in the fourteenth century as belonging to James de Lostock, ending up with the Dandys in the seventeenth century.^{xvi}
- 8.44 St Catherine's lies the west and north of the A6/A582 interchange, north of the route of the River Lostock. The present south-facing façade dates from the late 19th /early 20th century, and has modern extensions (Appendix 8.1, Plate 8). The site of the mill (later stone-built farm buildings probably derived from its ruins) is now a café, and the mill's waterways and races are now within St Catherine's Park, which is publicly accessible. This includes an ornamental walled garden which is an unregistered historic designed landscape (Appendix 8.1, Plate 9)^{xvii}.
- 8.45 Lostock Hall is of low value based on its historic interest as the former site of manor house. Its value is also drawn from its architectural interest, based on the ornate appearance of the St Catherine's Hospice building. It is judged to be of moderate sensitivity due to its close proximity to the Site boundary.

Assessment of the Setting

- 8.46 The buildings making up St Catherine's Hospice are set within their own grounds and set back, north of St Catherine's Park and the River Lostock, from the A6/A582 interchange and dual carriageways which define the extents of the site. The historic interest of the site derives in part from its relatively tranquil immediate setting and surroundings, thus its setting does have a medium contribution to its value.

Future Baseline

- 8.47 The baseline as reported above would not change if the Development were not to proceed.

Likely Significant Effects

Construction Phase

- 8.48 Significant effects on built heritage assets could arise from adverse impacts on their setting during the construction phase, resulting in a reduction of the value of the built heritage asset. Impacts could occur from the change in the landscape use, a change in views to and from the heritage asset and also from intrusion from noise from construction works, vibration, dust and additional construction related traffic.

Grade II Listed Building - The Old School House

- 8.49 The Old School House is located on the east side of Old School Lane and is judged to be of medium value. It is in an area excluded from the Site, although the Development would surround it. The Site boundary is approximately 25m east and west of The Old School House. Vegetation cover around the eastern boundaries of the Old School House plot and hedging to the west will provide some shielding during the construction, although due to the close proximity of the Development it is anticipated that the construction phase will result in adverse impacts due to noise, vibration and dust. Due to the low height of the hedge to the west, the construction works would be visible from Old School Lane. Therefore, it is considered that there would be a **temporary moderate impact with a direct, temporary, regional, adverse effect of moderate significance** on the Old School House due to a change in setting.

Undesignated Lostock Hall

- 8.50 Lostock Hall is located to the north of A582 and west of the A6, approximately 230m north of the Site. It is judged to be of low value. The heritage asset largely screened from the Site by well-established vegetation along the A582, and therefore views of the construction works are anticipated to be limited to the south facing elevation upper levels of the hospice. There is also a potential for noise from the construction works to be experienced within the grounds of the hospice, although these are likely to be masked by existing vehicle noise from the A582 and A6. There may also be temporary increase in the use of these roads by construction related traffic, which could lead to an increase in noise and pollution. Therefore, it is considered that there would be a **temporary minor impact with a direct, temporary, local, adverse effect of negligible significance** on Lostock Hall (now St Catherine's Hospice) due to the change in setting.

Operational Phase

- 8.51 Significant effects on built heritage assets during the operational phase could arise from adverse impacts on their setting, resulting in a loss or reduction of the value of the built heritage asset. Impacts could occur from the change in the landscape use, a change in views to and from the heritage asset and also from the introduction of noise, light, and vehicle movement.

Grade II Listed Building The Old School House

- 8.52 The Old School House is judged to be of medium value. It is in an area excluded from the Site, although the Development would surround it. To the east is Development Zone A, which would be used for a mixture of employment, commercial, hospitality and retail, with building heights extending up to 20m above current ground level. The landscape parameters include the establishment of screening with vegetation along the western edge of Development Zone A, which would increase the density of the current screening to the east of the property. This would reduce any adverse impacts resulting from an increase in noise and lighting associated with the operation of the Development, and is anticipated to limit any visibility, although the upper levels of buildings may be visible.
- 8.53 To the west is Development Zone E, which would contain up to 116 residential properties up to 13.7m above current ground level. No screening is currently proposed within the landscape parameters and the development would be visible from The Old School House. The introduction of the residential component of the Development would also result in an increase in noise, lighting, traffic and movement.
- 8.54 The Development would see a loss of a considerable quantity of the open, rural landscape which surrounds The Old School House and which contributes substantially to the positive elements of its setting. Overall, it is considered that there would be a **permanent moderate impact with a direct, permanent, regional, adverse effect of moderate significance** on the Old School House due to a change in setting.

Undesignated Lostock Hall

- 8.55 Lostock Hall is of low value. It is located approximately 230m north of Development Zone C, which would be occupied by buildings used for employment, business and leisure, extending up to 22.15m in height above current ground level. The Site is well screened from the heritage asset at ground level, and additional screening would be used along the south side of A582. There is, however, a potential for some visibility from the upper storey windows in the south facing elevation. This would provide a slight visual intrusion.

- 8.56 No impacts are anticipated associated with noise, lighting, traffic and vibration due to the position and extent of existing screening and distance between the heritage asset and the Site.
- 8.57 Overall, it is considered that there would be a permanent negligible impact with a **direct, permanent, local, adverse effect of negligible significance** on Lostock Hall (now St Catherine's Hospice) due to the change in setting.

Mitigation Measures

Construction Phase

- 8.58 During the Works, the implementation of a Construction Environmental Management Plan (CEMP) would ensure that measures are taken to limit the extent of adverse impacts from construction related activity, such as noise, vibration and dust, reducing the effect upon the heritage assets within the environs of the Site.

Operational Phase

- 8.59 No mitigation measures are proposed at this stage.
- 8.60 It is recommended that opportunities for enhancement are considered in the detailed design stage to reduce the impacts on the Grade II Listed Building The Old School House and Undesignated Lostock Hall This could include the location of taller buildings away from these heritage assets and the use of appropriately coloured cladding (green to grey) to reduce to reduce their visual dominance.
- 8.61 The potential to manage the adverse impacts as a result of the visual intrusion of Development Zone E should also be considered. This could include the use of open green space along the eastern side of the Site in order to increase the distance between the residential buildings and The Old School House.

Residual Effects

Construction Phase

Grade II Listed Building The Old School House

- 8.62 The implementation of mitigation measures in the construction phase would reduce the magnitude of impact on the setting of the Grade II Listed Building The Old School House, however it is anticipated to still be a temporary moderate due to the close proximity of the Site to the heritage asset. This would result in a **direct, temporary, regional, adverse effect of moderate significance** on the Old School House due to a change in setting.

Undesignated Lostock Hall

- 8.63 The implementation of mitigation measures in the construction phase would reduce the magnitude of impact on the setting of the Undesignated Lostock Hall however it is anticipated to still be a temporary negligible due to potential for some elements of construction to be visible. This would result in a **direct, temporary, local, adverse effect of negligible significance** on Lostock Hall (now St Catherine's Hospice) due to the change in setting.

Operational Phase

Grade II Listed Building The Old School House

- 8.64 No mitigation measures are currently proposed for the operational phase. Therefore, the magnitude of impact on the setting of the Grade II Listed Building The Old School House would remain moderate with a **direct, permanent, regional, adverse effect of moderate significance**.

Undesignated Lostock Hall

- 8.65 No mitigation measures are currently proposed for the operational phase. Therefore, the magnitude of impact on the setting of the Undesignated Lostock Hall would remain **negligible with a direct, permanent, local, adverse effect of negligible significance**.

Cumulative Effects

Construction Phase

- 8.66 None of the cumulative schemes identified would result in effects on the built heritage assets identified in this assessment as sensitive receptors during the construction phase. This is due to the cumulative schemes not resulting in a change in the setting of the Grade II Listed Building The Old School House or the Undesignated Lostock Hall due to the distance between the cumulative scheme and the heritage asset and/or lack of intervisibility.

Operational Phase

- 8.67 None of the cumulative schemes identified would result in effects on the built heritage assets identified in this assessment as sensitive receptors during the construction phase. This is due to the cumulative schemes not resulting in a change in the setting of the Grade II Listed Building The Old School House or the Undesignated Lostock Hall due to the distance between the cumulative scheme and the heritage asset and/or lack of intervisibility.

Summary

- 8.68 There are no built heritage assets (designated and undesignated) located within the Site. There are seven designated heritage assets (one Grade II* Listed Building and six Grade II Listed Buildings) and five undesignated heritage assets within the 1km study area which could be impacted due to a change in their setting as a result of the Development changing the landscape character around the heritage assets. There are no Scheduled Monuments or Conservation Areas within this area. Cuerden Hall parkland, to the south-east of the Site, was formerly a registered parkland but was de-listed in 1999 due to fragmentation and encroachment by infrastructure and modern development. The gardens of St Catherine's Hospice (formerly Lostock Hall; LHER 39796), to the north of the Site, are on the list of Lancashire's unregistered historic designed landscapes. There are no buildings within the 1km area recorded on the Lancashire Local List at the time of the assessment.
- 8.69 The assessment has established that the Development would not affect the setting of Grade II* Listed Cuerden Hall, the Grade II Listed Stag Lodge to Cuerden Hall, Iron gates at foot of terrace steps, Cuerden Hall, Cuerden Hall stable block, Clock House farmhouse, and Farington House, and the undesignated Berkeley Farm (Shady Lane), Rose Cottages (Shady Lane), Banatres at Bank and Crow Tree Cottages (Lostock Lane).

- 8.70 The Development would have an adverse impact on the Grade II Listed Building The Old School House, which is located on Old School Lane. The building is of late 17th century date and was used as a school until the early 20th century, after which it was converted for residential use. It is of medium value, based on its historic and architectural interest. While the heritage asset is excluded from the Site, the Development would result in the loss of agricultural land to the west, south and east of the heritage asset. There is existing screening to the east of the heritage asset and further planting is proposed here for the Development, which would limit the visibility and disturbance through noise and lighting in this direction. There are established, open views to the west. The Development would see a loss of the setting which surrounds The Old School House and which contributes to its value. It is considered that there would be a moderate impact during construction and operation with an effect of moderate significance due to a change in setting. No mitigation or enhancement measures are included at this stage, however there are opportunities to be developed as part of the subsequent detailed design stage to reduce the magnitude of effects.
- 8.71 Undesignated heritage asset Lostock Hall is located to the north of A582 and west of the A6, approximately 230m north of the Site. It occupies the site of a medieval Manor House, however the present building is of late 19th /early 20th century date. It is set within formal gardens, which are included within the list of Lancashire's unregistered historic designed landscapes. This undesignated heritage asset is judged to be of low value. The heritage asset is largely screened from the Site by well-established vegetation along the A582, and therefore views of the construction works are anticipated to be limited to the south facing elevation upper levels of the hospice. Overall, it is anticipated that there would be a minor adverse impact during construction and a negligible impact during operation, resulting in a negligible effect due to change in setting. Due to the low magnitude of effects anticipated, no mitigation is proposed.
- 8.72 Table 8.8 contains a summary of the likely significant effects of the Development.

Table 8.8: Table of Significance – Built Heritage

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (High Major/Major/Moderate /Minor) (Beneficial/Adverse/ Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/ Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Construction											
Loss of setting which contributes to the value of Grade II Listed Building The Old School House	Temporary	Moderate Adverse	Measures applied through the implementation of the CEMP to reduce visual intrusion and impacts through noise and vibration.				X				Moderate Adverse
Loss of setting which contributes to the value of the Undesignated Lostock Hall	Temporary	Negligible Adverse	Measures applied through the implementation of the CEMP to reduce visual intrusion and impacts through noise and vibration.							X	Negligible Adverse
Completed Development											
Loss of setting which contributes to the value of Grade II Listed Building The Old School House	Permanent	Moderate Adverse	None proposed				X				Moderate Adverse
Loss of setting which contributes to the value of the Undesignated Lostock Hall (now St Catherine's Hospice)	Permanent	Negligible Adverse	None proposed							X	Negligible Adverse
Cumulative Effects											
<i>Construction</i>											
None Identified	N/A	N/A	N/A								N/A
<i>Operation</i>											
None Identified	N/A	N/A	N/A								N/A

*** Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional; C = County; B = Borough; L = Local

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