



Lancashire Central Built Heritage Statement

July 2022

Application for Outline Planning Permission
On behalf of Maple Grove Developments and Lancashire County Council





Lancashire Central, Cuerden

Built Heritage Statement

May 2022

**Client: Maple Grove Developments and
Lancashire County Council**

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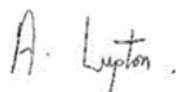
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Lancashire Central, Cuerden

Built Heritage Statement

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Summary

Oxford Archaeology (OA) North was commissioned by Waterman Infrastructure & Environment Ltd on behalf of Maple Grove Developments and Lancashire County Council (together, "the Applicant") to undertake an impact assessment on the setting of heritage assets around a proposed development at Lancashire Central, Cuerden (The Site). A built heritage statement was required as part of an Environmental Impact Assessment.

A study area was established, based on a 1km diameter circle from the approximate centre of the Site, within which seven listed buildings and five undesignated buildings were recorded on the Lancashire Historic Environment Record. This report provides an historic background to these sites and their significance. It is in accordance with Historic England guidance for assessing the significance of the setting of heritage assets, and the effects of a proposed development upon them.

Three areas of interest were identified outside the Site but within the 1km study area. The first was Cuerden Green, a former township centred on Lostock Hall (now St Catherine's Hospice), which contains one grade II-listed building, the Old School House. Undesignated historic buildings are St Catherine's Hospice, a row of cottages adjacent to the A582 interchange, and a former farmstead on Nook Lane, north of the M65 motorway.

The second area of interest was to the east of the Site, within the Cuerden Hall estate. This included Cuerden Hall, a grade II* listed seventeenth century house redeveloped in the early nineteenth century to designs by the architect Wyatt. The range includes a grade II-listed stable block and a gateway from a terrace below the house into the parkland. Clock Tower farmhouse, on the south-western edge of Cuerden, was probably its home farm, and is grade II listed. Cuerden Hall's expansive parkland is dissected by the M6 and M65 motorways. A grade II-listed former lodge and entrance, now isolated from the main park adjacent to the M65/A6 interchange, was also within the 1km study area.

The third area of interest was the grade-II listed Farington House, on the northern outskirts of Leyland. This is an 1830s mansion, now used as offices, built probably by the owners of Farington Mill (established 1835) and was later associated with Leyland Motors and the British Tyre and Rubber Co.

There were two instances where the settings of heritage assets are likely to be affected by the Development. The grade II-listed Old School House, on Old School Lane, is outside the Site but immediately adjacent. Impact during the construction and operation phases is considered *Moderate* due to a moderate change in environmental factors. This could be mitigated by tree/hedgerow planting, and the creation of green space within the development area west of Old School Lane.

Also outside the Site, the undesignated but regionally important St Catherine's Hospice is set back to the north of the A582 dual carriageway, within its own gardens which are an unregistered historic designed landscape. Although its architecture is late nineteenth/early twentieth century with modern extensions, its main south-facing elevation is likely to have a view, across the A582, of retail buildings, which will have a *Small* impact on its setting. This

could be mitigated by tree/hedgerow planting and grey banded cladding (or similar) to help assimilate retail buildings with the skyline.

Acknowledgements

OA North would like to thank Waterman Infrastructure & Environment Ltd for commissioning the report. Thanks also to Joanne Smith of Lancashire County Council's Historic Environment Team for provision of data from the Historic Environment Record (LHER). The built heritage assessment was undertaken by Helen Evans, with the drawings produced by Debbie Lewis. The project was managed by Helen Evans.

1 INTRODUCTION

1.1 Project Background

1.1.1 Oxford Archaeology (OA) North has been commissioned by Waterman Infrastructure & Environment Ltd on behalf of Maple Grove Developments and Lancashire County Council ("the Applicants"), to undertake a built heritage historic environment assessment of a Site at Cuerden Green, Lostock Hall in Central Lancashire. The Development is subject to an Environmental Statement (ES) to which Built Heritage was scoped in.

1.2 Location and Surroundings

1.2.1 The Site is located c 4.1km south of Preston city centre (Fig 1) and is allocated in the South Ribble Local Plan under C4 as a 'Strategic Site'. It is bound to the north-west by the Farington Road/Lostock Lane and Stanifield Lane roundabout, to the north by the Lostock Lane (A582), and to the north-east by the Lostock Lane and the A6 roundabout (Plate 1). The north-eastern boundary is formed by the A6 dual carriageway which leads to a junction 1A of the M65 which itself forms the remainder of the northern site boundary. The eastern boundary of the Site lies adjacent to Wigan Road (A49). Agricultural fields and an operational quarry form the southern boundary, and Stanifield Lane spans the entire western boundary of the Site.



Plate 1: The Site and its surroundings and the 1km study area (Background image © Google Earth/Landsat/Copernicus 2022)

- 1.2.2 Land use in the immediate vicinity of the site is residential housing to the north and south, agricultural fields located to the west and highways infrastructure surrounding the eastern, western and northern boundaries. There are multiple commercial buildings located to the north-east of the site, approximately 70m from the boundary. The commercial floorspace is dominated by supermarkets, hardware stores and takeaway food facilities. Leyland Business Park is located approximately 300m south-west of the site, containing multiple commercial properties.
- 1.2.3 The Site covers approximately 51 hectares (ha) of predominately grassed agricultural fields separated by hedgerows. There are two vehicular access points. The first is on the eastern boundary along Wigan Road (A49) providing access to the central regions of the Site. An additional access point is provided along the western boundary on Stanifield Lane along Stoney Lane, again providing access to the central regions of the site.

2 METHODOLOGY

2.1 National Planning Policy Framework

- 2.1.1 In considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance is a material consideration that, where relevant, must be taken into account in planning decisions. In accordance with central and local government policy, this assessment has been prepared in order to clarify any impacts on built heritage by the proposed development and assess the need for any measures required to mitigate that impact.
- 2.1.2 The National Planning Policy Framework (NPPF) sets out national planning policies relating to historic environment conservation (DLUHC 2021). 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 (DLUHC 2021, section 16.189-90). 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 (DLUHC 2021, section 16.194).
- 2.1.3 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) (DLUHC 2021, section 16.199). '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' (DLUHC 2021, section 16.200). 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 (DLUHC 2021, section 16.202).
- 2.1.4 **Local Planning Legislation:** NPPF outlines the need for local planning policies to create local plans and frameworks to implement NPPF at a local level. South Ribble Borough Council adopted a local plan in 2015 (2012-2026), and the heritage strategy is outlined in Chapter G, Section 10 *The Historic Environment*. This summarises the approach the local authority will take in determining planning applications which may affect the historic environment. The Cuerden Strategic Site had its own policy (Policy C4) within the local plan. Preston City Council, South Ribble Borough Council and Chorley Council jointly adopted the Central Lancashire Core Strategy (2012), which includes a more detailed policy. Core Strategy Policy 16 *Heritage Assets* states that South Ribble Borough Council will protect and seek opportunities to enhance the historic environment, heritage assets and their settings by:

A) Safeguarding heritage assets from inappropriate development that would cause harm to their significances;

B) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk;

C) Identifying and adopting a local list of heritage assets for each Authority.

2.2 Historic England Guidance: Setting

2.2.1 The setting of a heritage asset is described in National Planning Policy Framework (NPPF annex 2, glossary; DLUHC 2021) as the surroundings in which an heritage asset is experienced; its extents are not fixed and may change as the asset and its surroundings evolve. Setting can contribute to the significance of an heritage asset, and it can allow that significance to be appreciated. According to Historic England's Historic Environment Good Practise Advice in Planning Note 3 *The Setting of Heritage Assets* (2017), the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

2.2.2 The following assessment is in accordance with an approach, defined by Historic England (2017), to assessing the significance of the setting of heritage assets and the effects of proposed development upon them. Step 1 of the Historic England guide (2017) is the identification of which designated heritage assets and the settings that are affected. Step 2 is an assessment of how far the settings of these assets contribute to their significance or allow that significance to be appreciated.

2.2.3 In the following report, Step 1 is achieved through the identification of heritage assets which may be affected by the proposed development of the Site, and brief description and discussion, drawn largely from the Lancashire HER search and previous reports (e.g. OA North 2003; Salford Archaeology 2016; Cook and Miller 2020) of the historic background of the buildings under consideration. Step 2 is achieved through visits to the sites and desk-based assessment of their significance and setting. Steps 3 and 4 are the assessment of the proposed development, beneficial or harmful, on the significance of the built heritage assets and the exploration of the minimisation or avoidance of harm.

2.2.4 The assessment was also carried out in accordance with the relevant Chartered Institute for Archaeologists (2019a; 2019b) and Historic England (2015) guidelines.

2.3 Identification of Heritage Assets

2.3.1 There are seven Listed Buildings in the locality of the application site and five undesignated built heritage assets. These have been identified through a search of the Lancashire Historic Environment Record and analysis of Historic England listing data (National Heritage List for England; NHLE) for a study area 1km distant from the Site Area (Figs 1 and 2; Plate 1). There are no Scheduled Monuments or Conservation Areas within this 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; Barker *et al* 2013). There are no buildings within the 1km area recorded on the Lancashire Local List (2022).

2.3.2 The built heritage assets under consideration are detailed in Table 1, and have been allocated individual OA North site numbers. Table 2 sets out the significance of sites according to legislation and industry standard guidelines.

OA no	Name	Designation	NHLE/LHER
Within 1km study area			
1	The Old School House	grade II listed	1204142
2	Stag Lodge to Cuerden Hall	grade II listed	1362136
3	Iron gates at foot of terrace steps, Cuerden Hall	grade II listed	1281343
4	Cuerden Hall	grade II* listed	1362174
5	Cuerden Hall stable block	grade II listed	1072455
6	Clock House farmhouse	grade II listed	1204186
7	Farington House	grade II listed	1073034
8	Lostock Hall (now St Catherine’s Hospice)	undesigned	LHER 1435/39796
9	Berkeley Farm, Shady Lane	undesigned	LHER 7101
10	Rose Cottages, Shady Lane	undesigned	LHER 7102
11	Banatres at Bank	undesigned	LHER 36144
12	Crow Tree Cottages, Lostock Lane	undesigned	LHER 39415

Table 1: Built heritage assets under consideration

Importance	Examples of Site Type
Very High (International)	UNESCO World Heritage Sites and sites on the list of sites proposed for World Heritage Status.
High (National)	Designated Scheduled Monuments, grade I, II* and II Listed Buildings, and undesigned sites of potential national importance
Medium (Regional)	Designated Conservation Areas, registered parks and gardens Undesignated sites recorded on Historic Environment Records/local lists and/or that contribute to regional research objectives Grade II Listed Buildings too badly compromised or altered to be included in a higher grade
Low (Local)	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade
Negligible	Sites or features with no significant historic/archaeological value or interest

Table 2: Significance of heritage assets

3 HISTORICAL BACKGROUND

3.1 Introduction

3.1.1 The following section provides a historic background to the built heritage assets identified (Table 1), including their location, broad setting, and, where relevant, relationships with each other. The archaeological and historical background of the development site and its environs have been described in detail in archaeological DBAs, walkover surveys and excavation results (OA North 2003; Salford Archaeology 2016; Miller and Cook 2020).

3.2 Lostock Hall and Cuerden Green

3.2.1 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 (Farrer and Brownbill 1911, 295). From the seventeenth century the manor was in the hands of the Langton and then Parker families (*ibid*). 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 (Farrer and Brownbill 1911, 295). 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 Stanifield 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 (Miller and Cook 2020). 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.

3.2.2 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 (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 (Salford Archaeology 2016). 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 (*ibid*).



Plate 2: Detail of the 1690 datestone on the Old School House (OA 1)

- 3.2.3 Lancashire County Council Historic Landscape Characterisation programme defines the Cuerden Green area as ‘Ancient Enclosure’ land that was enclosed by c 1600 (Ede with Darlington 2002, 97). Ancient enclosure is typically characterised by small irregular fields, with sinuous or wavy-edged boundaries and winding lanes or tracks connecting dispersed farmsteads and small hamlets. Archaeological survey and excavation have suggested that medieval and Post-medieval field systems remain extant in the area, which has changed little since the eighteenth century, although much diminished by twentieth century development (OA North 2003; Salford Archaeology 2016; Cook and Miller 2020).
- 3.2.4 Agriculture was central to the local economy in the seventeenth and eighteenth centuries, and local practices were diverse, including sheep and cattle rearing, the production of cheese and butter, and growing crops for food and animal fodder (Crosby 2000). In addition to wool, hemp and flax were produced as raw materials for cloth as textile production was also an important part of the economy (*ibid*). From the sixteenth century onwards, the region’s economy was increasingly focused on textile manufacture and associated industries (Fletcher 1996). In the first quarter of the eighteenth century, approximately half the men in Cuerden were employed in the textile industry (Hunt 1990, 76) and by 1854, there were three cotton factories in Cuerden township (Mannex and Co 1854, 114). Cuerden Green Mill, also known as Bamber Bridge Mill and Woodcock Hall Mill, was established in 1783 on the north side of the River Lostock and remains extant outside the study area (LHER 6608). To its west was Lostock Mill, which took water from the river as well as the adjacent Cuerden Mill complex, established by 1811 and in 1816 employed 127 people; it was destroyed

in 1866, its site later occupied by Lostock Fold Farm which ultimately became incorporated into St Catherine’s Hospice (LHER 6684, 1435). Other survivals in the local area are Crow Tree Cottages (LHER 39415), which remain extant; these are indicated on the OS map of 1848 (Plate 3) and lay to the north-east of Woodcock Hall which had once been known as Crow Trees (LHER 1452).

3.2.5 On Old School Lane, the former site of Pinfold House, shown on the 1848 OS map, has been excavated and revealed wall foundations and seventeenth to nineteenth century pottery (Cook and Miller 2020). South of Old School House is an undesignated extant farm building of similar architectural style (not included on LHER) also shown on the first edition OS map (Plate 3).

3.2.6 Further east on Nook Lane, one building recorded as Banatres at Bank (LHER 36144) of Higher Green/Cuerden Nook remains extant. It is a former farmstead but now surrounded by modern industrial estates, and functions as a scrapyards (LHER 36144; *Section 3.3.5*).



Plate 3: Excerpt of the first edition OS map of 1848 showing the Cuerden Green area

3.3 Cuerden Hall Estate

3.3.1 The grade II* listed Cuerden Hall (OA 4; NHLE 1362174), c 1km the south-east of the Site, was established in 1717 by Banastre Parker on the site of the old house which belonged to the Cuerden family. The standing building was remodelled in 1816-9 but has earlier surviving elements (Pevsner 1969, 110; Plate 4). A hall is shown at Cuerden on Yates’ 1786 map of Lancashire. The Banastre Parkers acquired land surrounding the hall through the eighteenth century, which in 1817 included the lands of the adjacent Clayton Hall. Many buildings within the former estates (including Cuerden Nook which was then the township’s main hamlet) were demolished as they were in view of the hall, and the extensive park was walled and fenced (Hallam 1980, vol 3, 15). In 1817 Robert Townley Parker commissioned the prominent architect Lewis Wyatt to extend and refurbish the hall whilst retaining some of its early eighteenth-century fabric (HER 8684; Hartwell and Pevsner 2009, 266). It is a fine red brick and

stone structure and has its chimneys constructed as small turrets at the corners. A central clerestory exists extending up above the roof as a belvedere tower and it was the first nineteenth century classical mansion to incorporate a tower of this type (Robinson 1988, 177).

- 3.3.2 The stable block, also thought to be by Wyatt, was attached to the west end of the hall in the early nineteenth century and subsequently enlarged (OA 5; NHLE 1072455). It has a large, U-shaped plan (later additions making it square) of three ranges and two storeys, brick-built with stone dressings and hipped slated roofs. The outer walls are topped by a high parapet with stone copings. The front (north) side incorporates coupled round-headed arches leading to the courtyard, with wagon doorways and bays, some converted to contain windows.



Plate 4: Aerial view of Cuerden Hall OA 4 and Stables OA5 © Google Earth Landsat/Copernicus 2022

- 3.3.3 The park, now cut into several sections by the M6 and M65 interchanges, was at its most extensive c 60 ha in area, with early twentieth-century gardens of about 6 ha; outlines of the early nineteenth century park by John Webb remain (Hartwell and Pevsner 2009, 267). The park was included in the Register of Parks and Gardens until 1999 when it was de-listed due to the encroachment of motorways and modern development (LHER 7104).
- 3.3.4 Now in divided ownership, the parkland extends to the north and south of the hall and eastwards towards the River Lostock (occupied by the Cuerden Valley Park). Ornamental gardens and grounds lie 200m to the south and south-east of the hall, with terraces beginning close to the east of the hall (steps and grade II-listed iron gates possibly designed by Wyatt (OA 3; NHLE 1281343) extending south-east for 150m. The lodges were designed by Wyatt, one of which (the grade II listed Stag Lodge, with gateway; OA 2; NHLE 1362136) remains on the A49 Wigan Road/A6 interchange,

formerly at the north entrance drive but now isolated from the main park by the M6. The original north entrance drive led some 1.2km to the pre-1848 Preston Lodge off Wigan Road but was diverted when the newer Stag Lodge was built to its north.

- 3.3.5 There are two sets of buildings within the estate which are undesignated but recorded on the LHER; these are Berkeley Farm (LHER 7101; OA 9) and Rose Cottages (LHER 7102; OA 10) 230m and 250m to the south-west of the hall respectively (*Section 3.4.8*). Both are illustrated on the OS map of 1848 and both appear to date from the early/mid nineteenth-century, probably contemporary with Robert Townley Parker's upgrades. The farm is shown on the historic mapping to incorporate several hot houses, and is adjacent to a walled orchard which is now part of the Cuerden Valley Park; it seems likely to have formed the estate's kitchen garden range.
- 3.3.6 The estate was inherited by the Tatton family in 1906 and extensive repairs and improvements undertaken. It was used as an auxiliary hospital during WW1 and was a home for evacuees, an army education centre and the headquarters of No 4 Anti-Aircraft Command in WW2 (ARM 2013). It was then sold and became the army's North West District HQ, then as offices, following which it was bought by Sue Ryder Care Ltd for use as a nursing home. More recently it has changed hands once more and is now in private ownership (and not publicly accessible).
- 3.3.7 The grade II-listed Clock House Farmhouse (OA 6; NHLE 1204186) is located to the south-west of Cuerden Hall, set back from the A49 Wigan Road). Based on its architecture it is probably sixteenth century but has been much altered. It is brick-built with a part-corbelled chimney on its gable and another on a ridge of its rear wing. Internally, at first floor level it has a very large arch-braced truss with a chamfered tie beam and a possible king post. Given its location adjacent to the estate (the parkland is labelled as demesne on the OS first edition map) it may have functioned as its home farm.
- 3.3.8 1.4km to the west of Cuerden Hall is the grade-II listed Farington House (OA 7; NHLE 1073034), which was part of the Medieval Farington Hall estate north of Leyland (Hallam 1980). An area of scattered farmsteads until the 1830s, it was taken over, firstly by Farington Mill (established 1835) and its surrounding infrastructure, then later by the Leyland Motors site. By the time of first edition OS mapping (1844) there was a large mill and warehouse, rows of cottages, a gasometer and four large mill ponds.

3.4 Farington

- 3.4.1 Farington House, constructed of red brick in Flemish Bond, with a sandstone plinth and dressings under a hipped slate roof, dates to the 1830s. It has a classical style porch and a later nineteenth-century service wing in English garden wall bond, appended to the southern elevation (WYAS 2002). It appears on the first edition OS map of 1848, with some elements of parkland remaining in the area. Later maps show glasshouses and a gasometer. Further to the south, Farington Lodge House (NHLE 1361894; outside the 1km study area) is a brick-built mansion with a stone plinths and dressings, and a hipped slate roof. It dates to the early/mid nineteenth century. It was owned by William Bashall, proprietor of Farington Cotton Mill. Farington House (OA

7), of similar date and construction, was owned by Mr Boardman, Bashall's partner in the mill; subsequent inter-marriage between the families led to the Bashalls owning both the Lodge and House in the 1870's (Leyland Historical Society nd). Farington House was later brought by the Roberts family who owned the Wood-Milne Rubber Company, which was taken over by the British Tyre and Rubber Co., the House then becoming the B.T.R. Social Club (Leyland Historical Society nd). Farington Lodge, now a hotel, was brought by Leyland Motors as an executive guesthouse for visitors and executives.

4 ASSESSMENT OF THE SIGNIFICANCE OF SETTING

- 4.1.1 **Introduction:** assessing the contribution of setting to the significance of an heritage asset can be complex. In addition to views from, to, and between heritage assets, attributes of setting can include physical surroundings, relationships with other heritage assets, intangible associations with its local and wider surroundings, and patterns of use (see Historic England 2017). The way that settings have changed through time can also have an impact, for example, whilst some houses remain within their original surroundings, others with more complex histories of ownership may have become surrounded by more recent developments. This means that the immediate settings of heritage assets may detract from rather than contributing to their significance.
- 4.1.2 Following visits to the sites on 1st April 2022, the following outlines the designated and undesignated buildings subject to assessment (Table 1). *Appendix A* details the individual sites, their distance from, and topographical relationship with the Site Area, how far their setting contributes to their significance, and if this is compromised by the proposed development of the Site. The assessment is presented the three groups (Cuerden Green/Lostock Hall; Cuerden Hall and Farington House) corresponding with the buildings' historical associations.

4.2 Lostock Hall and Cuerden Green

- 4.2.1 South of Lostock Lane on Old School Lane, The Old School House (*OA 1*; NHLE 1204142; grade II listed; LHER 8683) remains extant and has a datestone of 1690 commemorating various members of the Dandy family (Plate 2). Datestones in the wider region are usually set above the main front door which in this case is obscured by a later porch extension. It is said to have been built in 1673 and its listing description states it is of pebble-dashed brick, with a stone slate roof and gable chimneys. 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. It is a private dwelling and although retaining its datestone and some features of historic interest, its character has largely been obscured by modern extensions (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.
- 4.2.2 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 (Plate 5), and the house looks over a low hedgeline and open fields west of Stanifield Lane.
- 4.2.3 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 significance. Although the buildings on Old School Lane are excluded from the development of the Site, it is immediately adjacent. Present vegetation cover around the eastern boundaries of the Old School House plot

and hedging to the west will provide some shielding during the construction and operational phases, but development to the west will impact the setting of the grade II listed building.



Plate 5: Old School House (OA 1), Old School Road, facing south west

4.2.4 **Undesignated:** recorded on the OS map of 1848, Crow Tree Cottages (OA 12; LHER 39415) remain extant. In their original context they lay to the north-east of Woodcock Hall (LHER 1452; which had once been known as Crow Trees) and may have been associated workers cottages; one has a (modern) datestone of 1600 above its front door, which may reflect research into its history. The two or possibly three small cottages have been added to since 1848 and are now central to a short terrace within the footprint of their former yard space which now forms part of a plant company yard. Immediately to the south of the terrace frontage, and set slightly upslope of it, is the dual-carriageway roundabout of the A582 interchange (Plate 6). The cottages are unlikely to be impacted during the construction and operational phases, the presence of the dual carriageway interchange and modern development in the surroundings already detracting from their historic significance and setting.



Plate 6: Crow Tree Cottages fronting onto A582 interchange (facing north-west from the Old School Road junction)

4.2.5 Also shown on the 1848 OS map, Banatres at Bank (OA 11; LHER 36144) of Higher Green remains extant. It is a former farmstead on Nook Lane, including a modernised house and at least two brick-built barns of some antiquity. However, it functions as a scrapyards and is surrounded by modern industrial estates and infrastructure. The M65 embankment (and overhead powerlines along its line) define the plot to its south (Plate 7) and to the immediate north of Nook Lane (now a dead end) is the B&Q warehouse accessed from the A6. Whilst being immediately adjacent to the Site, it is separated from it by the M65 which has high, wide embankments, and its present setting and modern business use has severely compromised its significance.



Plate 7: Former farmstead, Banatres at Bank (OA 11; LHER 36144)

- 4.2.6 St Catherine’s Hospice lies within its own private gardens to the west and north of the A6/A582 interchange, north of the route of the River Lostock. It is the location of the former sites of Lostock Mill and Lostock Hall, shown on the 1848 OS map (OA 8; LHER 1435/39796; Plate 3). The present south-facing façade dates from the late nineteenth/early twentieth century, and has modern extensions (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 (HDL253; Barker *et al* 2013; Plate 9).
- 4.2.7 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 contribute to its significance. The Site lies to the immediate south, across the A582 dual carriageways. Whilst the development may have some impact in terms of visibility of retail buildings during the construction and operational phases, this is expected to be minimal given St Catherine’s is set within its own grounds and is shielded by St Catherine’s Park.



Plate 8: St Catherine's Hospice main south-facing façade and lawn



Plate 9: St Catherine's formal walled garden, facing south-west

4.3 Cuerden Hall Estate

4.3.1 **Designated buildings:** The grade II* listed Cuerden Hall (OA 4; NHLE 1362174), c 1km the south-east of Cuerden Green, was established in 1717 and remodelled by Wyatt

in 1816-9 (Pevsner 1969, 110; Plate 4). It has a sprawling irregular plan with the original low eighteenth century house incorporated into the central third of the range between Wyatt's tall rectangular house to the east, and the grade-II listed stables, to the west (OA 5; NHLE 1072455). There is a terrace to the east, which overlooks the Lostock valley. Also by Wyatt and grade-II listed are the iron gates leading into the parkland (OA 3; NHLE 1281343).

- 4.3.2 The house was run as a Sue Ryder home but has been sold to a private owner. The site is not publicly accessible but can be seen from the Cuerden Valley Park to the east, which it is set to overlook (Plate 10). It is surrounded by a closely planted belt of woodland defining its immediate plot, and woodland within the wider surrounding parkland shields the visual impact of the surrounding roads and motorways, including the A49 Wigan Road which passes 500m to the west.
- 4.3.3 The listed hall, stables and terrace gate are completely surrounded by woodland to the west, and are set on the edge of the Lostock valley, with an overall south-easterly aspect overlooking the parkland. Their setting contributes greatly to their significance. They will not have any visibility of the development area or its surrounding infrastructure and neither the buildings nor their settings will be impacted by it.



Plate 10: Cuerden Hall from the south-east from Cuerden Valley Park

- 4.3.4 720m to the north-west of Curden Hall at the junction between the A6 and the A49 Wigan Road is the estate's former north drive, at the end of which and marking its former entrance, is Stag Lodge and gateway (OA 2; NHLE 1362136; Plates 11 and 12). Also designed by Wyatt (but built after 1848 according to the OS mapping, to replace Preston Lodge a little to the south) the tall ashlar gate piers are ornate and

surmounted by pedestals originally bearing a stag and a hawk in moulded stucco (now degraded). The classically-derived ashlar lodge is small and flat-roofed formed on one side by the gateway wall and with one central chimney (Plate 12).



Plate 11: A6/A49 road junction, with Old Lostock Lane to left and Stag Lodge gates to right (marked by an arrow)

- 4.3.5 The north-western part of the estate’s parkland was dissected by the route of the M65 and its junction with the M6 (which also bisects the parkland between the hall and the development site). This leaves the north-western corner of the parkland, including Stag Lodge, as a standalone area of parkland isolated from the remainder of the estate. It fronts onto Old Lostock Lane which remains from the historic infrastructure and is today used by local traffic as a cut-through onto the westbound A6 from Wigan Road.
- 4.3.6 Although the parkland setting of the lodge and gateway are of some significance, this is wholly compromised by its relationship with modern infrastructure which surrounds it and defines its plot, access and visibility. They are completely surrounded by woodland and have no visibility of the Site.



Plate 12: Stag Lodge Gate from Wigan Road junction, facing east

- 4.3.7 Clock House Farm is a grade II-listed farmhouse 360m to the west of Cuerden Hall and slightly isolated from the main estate, with its primary access via the A49 Wigan Road. There is a lane (blocked) from Shady Lane. It seems likely the farm was the home farm of the estate. The main building is listed as being of a sixteenth century date. It has been extended several times and is surrounded by a wide range of large prefabricated modern agricultural sheds and older brick-built farm buildings. It is not publicly accessible and is isolated from other buildings, but viewed down the long drive from the Wigan Road, appears to have a large, probably eighteenth or nineteenth century barn attached to its north, forming one side of an inner courtyard. Tree planting and hedges shield visibility of the A49 Wigan Road and the high M6 embankment and the large woodland belt forming the north-western extent of the estate shields visibility of the Site in that direction. Its setting adds to its significance and this will not be impacted by the proposed development.
- 4.3.8 **Undesignated buildings:** There are two buildings within the Cuerden Hall estate recorded by the LHER. These are Berkeley Farm, off Berkeley Drive (OA 9; LHER 1701) and Rose Cottages, off Shady Lane (OA 10; LHER 7102). Both are recorded due to their depiction on the first edition OS map.
- 4.3.9 Rose Cottages are two brick-built cottages, beneath the same early/mid- nineteenth century hipped roof. The north side and the rear have been recently extended and there is a conservatory appended to its south wall. The cottages are adjacent to Berkeley Farm, and a lane leading from Shady Lane to Clock House Farm. It seems likely they were built as estate workers cottages. Berkeley Farm is closer to Cuerden Hall, again accessible via Shady Lane. It is surrounded by high brick walls and is not publicly accessible although the range seems to have been developed for mixed uses including as housing/offices/commercial storage and also as possible stables/garden

maintenance. The area is quiet and rural and there is no visibility of the development area from Shady Lane, which is tree-lined access from the (A49) Wigan Road, extensive woodland, the high M6 embankment and A49. There is a thick belt of woodland shielding visibility of the M6 motorway to the north-west, and the landscape beyond.



Plate 13: Rose Cottages, Shady Lane, facing south-west (OA 10)

4.4 Farington House

- 4.4.1 The grade-II listed Farington House (OA 7; NHLE 1073034), is on land which was part of the Medieval Farington Hall estate north of Leyland (Hallam 1980). It dates to the 1830s and was occupied by a partner in Farington Mill (established 1835); the estate was later taken over by Leyland Motors, which is adjacent to the west. The house appears on the first edition OS map of 1848, surrounded by an area of lawns and woodland most of which remains extant (although some is now converted to parking). It is in private ownership, used seemingly as offices. The surrounding lawns and woodland in which it has historically been set contribute to its significance. These plantings have the effect of shielding it from the main Stanifield Lane, immediately to its east. There will be no visibility from the Site.



Plate 14: Farington House, facing north-east towards Stanifield Lane

5 PROPOSED DEVELOPMENT AND ASSESSMENT OF ITS EFFECTS

5.1 Introduction

5.1.1 This section outlines details of the proposed development and provides an assessment on its effects upon designated heritage assets. *Appendix A* provides details of all the heritage assets subject to assessment, with additional descriptive and supporting detail.

5.2 Development Proposals

5.2.1 The development proposes the delivery of employment-led redevelopment, with additional commercial and residential uses. A housing development of approximately 2.75 ha will be located in the north-west boundary of the site with access from Stanfield Lane. The remaining four development plots will contain commercial and employment-led floorspace across land within the Applicant's control. Three neighbouring plots of land are also allocated for similar types of development but are under separate ownership and would therefore be subject to a separate application. The development will include green infrastructure (including woodland planting around the buildings and hedge boundaries on Old School Lane), as well as highways and drainage infrastructure.

5.3 Assessment of Effects

5.3.1 The designated grade II and grade II* listed buildings subject to assessment are of national importance and the undesignated buildings are regionally important (Tables 1 and 2). The sensitivity of heritage assets (or sensitive receptors) is therefore *High* (Listed buildings) or *Medium* (undesignated sites recorded by LHER).

5.3.2 Table 3 sets out the criteria for determining the magnitude or scale of impact the proposed development would have on heritage assets. The magnitude or scale of impact is rated as *Major* (substantial), *Moderate* (significant), *Minor* (moderate), *Negligible* and *No Change*.

<i>Magnitude of Impact (change)</i>		<i>Description</i>
Major	Adverse	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	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	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	Benefit to, or addition of, key characteristics, features of elements of heritage asset and/or setting; and/or

<i>Magnitude of Impact (change)</i>		<i>Description</i>
		Improvement of elements which contribute to the value of the heritage asset previously lost.
Minor	Adverse	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	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.
Negligible	Adverse	Very minor loss or alteration to key characteristics, features or elements that contribute to value of the heritage asset and its setting.
	Beneficial	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	No loss or alteration of characteristics, features or elements; no observable impact in either direction.	

Table 3: Impact magnitude

5.3.3 Table 4 sets out a matrix demonstrating how the significance of heritage assets (Table 2) is affected by the scale/magnitude of impact (Table 3) of the proposed development. This demonstrates how the significance of the effect is calculated. Table 5 sets out the significance of the heritage assets affected and the impact of the proposed development upon them.

		<i>Impact Magnitude</i>				
		<i>Major</i>	<i>Moderate</i>	<i>Minor</i>	<i>Negligible</i>	<i>No Change</i>
<i>Significance</i>	<i>High</i>	Major	Moderate/ Major	Moderate/ Small	Small	No Change
	<i>Medium</i>	Moderate/ Major	Moderate	Small	Negligible / Small	No Change
	<i>Minor</i>	Small/ Moderate	Small	Negligible / Small	Neutral/ Small	No Change
	<i>Negligible</i>	Small	Negligible / Small	Negligible / Small	Negligible	No Change
	<i>No Change</i>	No Change	No Change	No Change	No Change	No Change

Table 4: How significance is affected by impact magnitude

<i>OA No</i>	<i>Name</i>	<i>Significance</i>	<i>Impact Magnitude</i>	<i>Significance of Effects (cumulative)</i>
1	The Old School House	Medium	Moderate	Moderate
2	Stag Lodge to Cuerden Hall	High	No Change	n/a
3	Iron gates at foot of terrace steps, Cuerden Hall	High	No Change	n/a
4	Cuerden Hall	High	No Change	n/a

OA No	Name	Significance	Impact Magnitude	Significance of Effects (cumulative)
5	Cuerden Hall stable block	High	No Change	n/a
6	Clock House farmhouse	High	No Change	n/a
7	Farington House	High	No Change	n/a
8	Lostock Hall (now St Catherine's Hospice)	Medium	Small	Small
9	Berkeley Farm, Shady Lane	Medium	No Change	n/a
10	Rose Cottages, Shady Lane	Medium	No Change	n/a
11	Banatres at Bank	Medium	No Change	n/a
12	Crow Tree Cottages, Lostock Lane	Medium	No Change	n/a

Table 5: Significance and impact on heritage assets

6 CONCLUSIONS

- 6.1.1 In accordance with Historic England's Historic Environment Good Practise Advice in Planning Note 3 *The Setting of Heritage Assets* (2017), this report has outlined the significance of heritage assets within their settings, and, where relevant, the effects that the proposed development will have upon those settings. There were two instances where the settings of heritage assets are likely to be affected by the Development.
- 6.1.2 The grade II-listed Old School House, on Old School Lane, is outside the Site but immediately adjacent with development proposed to its west and east, either side of Old School Lane. Its rural setting is an important aspect of its significance. Although it is listed, some of its significance has been lost due to modern extensions and modern development in its surroundings and it is therefore considered to be of medium/regional significance. The impact magnitude on the significance of the building during the construction and operation phases is considered *Moderate* due to a moderate change in environmental factors and loss of historical landscape context and setting.
- 6.1.3 The undesignated St Catherine's Hospice is set back to the north of the A582 dual carriageway, within its own gardens which are an unregistered historic designed landscape. Although its architecture is mainly late nineteenth/early twentieth century with modern extensions, the site is considered to be of medium/regional significance. Its main south-facing elevation is likely to have a view, across the A582, of retail buildings during the construction and operation phases. The impact magnitude on the significance of the site is considered *Small* due to a slight change in environmental factors.
- 6.1.4 **Recommendations:** The *Moderate* effect on The grade II-listed Old School House during the construction and operational phases could be mitigated by focussing the planned residential development to its west towards the western (Stainigate Lane) edge of the plot, leaving an area of green space west of Old School Lane. The plot boundary is presently delineated by a low hedgeline and the plot is overlooked by the Old School House.
- 6.1.5 The *Moderate* effect could also be mitigated by tree/hedgerow planting. Hedgerow/tree planting is unlikely to take place, however, during the construction phase, and will take time to mature and creating a barrier to noise and pollution during the construction phase.
- 6.1.6 The *Small* effect on St Catherine's Hospice could be mitigated by tree/hedgerow planting and grey banded cladding (or similar) to help assimilate retail buildings with the skyline.
- 6.1.7 There are no further recommendations as regards the Historic England (2017) guidance for the exploration of the minimisation or avoidance of harm by the proposed development.

APPENDIX A: SIGNIFICANCE AND IMPACT ON SETTING

OA no	Name, description	Designation, NHLE	NGR	Distance, direction from approx. centre of proposed development	(L) Does setting contribute to significance? (R) Is setting compromised by development?	Notes & visibility
Listed buildings						
1	The Old School House	1204142; grade II listed; LHER 8683	SD 55216 24922	400m from centre of development but immediately adjacent	y y	The Old School House is set on Old School Lane which is excluded from the development area, but immediately adjacent to it, to the west and to the east. The property is currently shielded to the east by high hedges which will provide some shielding during construction and operational phases. To the west the property has an open view (apart from a bungalow opposite) across a low hedge and fields. Modern development in its surroundings and extensions to the building detract somewhat from its significance, but its setting does contribute to its significance. Its present quiet rural setting in the historic dispersed settlement pattern will be impacted during construction and operation.
2	Stag Lodge to Cuerden Hall incorporating gateway	1362136; grade II listed; LHER 8686	SD 56253 25078	930m to NE separated by M65 motorway	n n	Stag Lodge at the northern edge of former Cuerden Hall parkland, close to the River Lostock. It is sited in woodland on the corner of the busy road junction of the A6 and the A49 Wigan Road, opposite B&Q store. Incongruous setting, but is surrounded by woodland. No visibility of the Site, setting compromised by modern infrastructure.
3	Iron gates at foot of terrace steps to east of Cuerden Hall	1281343; grade II listed; LHER 8685	SD 56468 23967	1.28km to SE, separated by M6 motorway and the B6258 Wigan Road	y n	SW facing garden side of Cuerden Hall. Overlooks the Lostock valley and Cuerden Valley Park, downslope to SE. No visibility of the Site
4	Cuerden Hall	1362174; grade II* listed; LHER 8684	SD 56394 23929	1.05km to SE, separated by M6 motorway and the B6258 Wigan Road	y n	Wyatt designed house and parkland. Overlooks the Lostock valley and Cuerden Valley Park, downslope and to SE of proposed development area. Buffered by woodland to west and north protecting it from M6 motorway and adjacent modern housing development. Aspect overlooks Cuerden Valley park. No visibility of the Site.

5	Stable block attached to west end of Cuerden hall	1072455; grade II listed; LHER 8952	SD 56378 23929	1.05km to SE, separated by M6 motorway and the B6258 Wigan Road	y	n	Stable block adjacent to rear (west) of Cuerden Hall. Similarly to the hall, stables are buffered from motorway and modern development to west and north by woodland. No visibility of the Site.
6	Clock House farmhouse	1204186; grade II listed; LHER 8687	SD 55949 23817	0.93 to SE, separated by M6 motorway and the B6258 Wigan Road	y	n	Rural setting off long drive from A49 Wigan Road. High tree and hedgerow plantings surround the house. At a wider scale the location is shielded from M6 and views of the proposed development area by woodland at the NW extent of Cuerden Park. No visibility of the Site.
7	Farington House	1073034; grade II listed; LHER 9005	SD 54935 23784	0.9km SW, to west of Stainfield Lane	y	n	House, now offices, in own gardens, surrounded by woodland. Immediately adjacent to Stanfield Lane and west of Leyland Business Park industrial development. No visibility of Site due to surrounding tree cover.
Undesignated buildings							
8	Lostock Hall (now St Catherine's Hospice)	LHER 1435, also an unregistered historic designed landscape which is Lostock Hall and Lostock Mill grounds	SD 55382 25347	0.6km to N, N of Lostock Lane	y	y	Undesignated heritage asset of regional interest. Nineteenth century and modern buildings, north of the M65, also includes Lostock Fold Farm (former Lostock cotton mill). The gardens are on a local list. Directly to the NW of the Site, across dual carriageway A682 Lostock Lane, but set back within own wooded gardens and St Catherine's Park through which runs the River Lostock. The Lostock Hall part of the complex is set on a slope with a south facing aspect. Commercial/retail buildings on the Site are likely to be visible.
9	Berkeley Farm, off Berkeley Drive	LHER 7101	SD 56269 23689	1.2km to SE	y	n	Converted farm buildings within high walled garden, probably old kitchen gardens associated with Cuerden Hall. Completely secluded by walls and Shady Lane trees/woodland beyond. No visibility of the Site.
10	Rose Cottages off Shady Lane	LHER 7102	SD 5617 2373	1.2km to SE	y	n	Two early/mid nineteenth century houses, adjacent to Berkeley Farm, and SE of Clock House Farm. They look like estate houses. No visibility of the Site due to surrounding Shady Lane woodland, the M6 and A49.
11	Banatres at Bank, possible farmstead	LHER 36144	SD 55902 24922	500m NE, north of M65 and directly adjacent	n	n	One of three farmsteads remaining, from former Higher Cuerden, Nook Lane. There is a house with a north-facing aspect, but the site is now a commercial scrapyards, immediately south of B&Q, between the M65 and the A6, surrounded by commercial/industrial. Directly adjacent to the Site but visibility shielded by the M65 embankment and its historic interest/setting already severely compromised.

12	Crow Tree Cottages, Lostock Lane	LHER 39415	SD 55087 25131	50m NW, north of Lockstock Lane, N of roundabout on Stanifield Lane junction	n	n	Row of workers cottages, possibly seventeenth century, newer houses to west and east. North of Lockstock Lane, NW of A582 roundabout on Stanifield Lane junction. And NE of former Woodcock Hall (which according to HER was formerly known as Crow Tree Hall (LHER 1452)). Set back from and slightly lower than the dual carriageway. Setting already compromised. Despite proximity, unlikely to be impacted by Site due to existing infrastructure and noise levels.
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