



Paul Butler Associates

Planning, Development & Heritage Consultants

Mr Colin Shenton

Cuerden Hall, Shady Lane, Cuerden,
Bamber Bridge, PR5 6AZ

Planning Statement

April 2021

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1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Mr Colin Shenton. The statement has been provided in support of applications for planning permission and listed building consent in relation to a scheme at Cuerden Hall, Shady Lane, Cuerden, Bamber Bridge, PR5 6AZ ('the site'). The scheme involves the sensitive repair and restoration of the Hall and its grounds as the property is returned to its original use as a single family dwelling.

1.2 The description of development is:

'Change of use of vacant care home (use class C2) to residential dwelling (use class C3) with associated staff and guest accommodation; internal and external repair/refurbishment works and alterations; selective demolition; extension including orangery, staircase enclosure, creation of swimming pool with glazed enclosure, and two storey extension to service buildings in south west corner of stableyard; hard and soft landscaping works including associated structures and landscape features including reinstatement of dilapidated pond; construction of gate lodges and secondary gates to access road; provision of associated car parking; together with other associated development'.

1.3 Cuerden Hall is a Grade II* listed building on the National Heritage List for England. It is set in grounds that extend to approximately 6.48 hectares and include formal lawns, parking areas, hardstanding and areas of woodland. The stable block adjoining the Hall is Grade II listed. The heritage assets affected by the proposed development are:-

- Cuerden Hall – Grade II* Listed (1362174, 1984)
- Stable Block attached to the west end of Cuerden Hall – Grade II Listed (1072455, 1984)
- Iron Gates at foot of terrace steps east of Cuerden Hall – Grade II Listed (1281343, 1984)

- 1.4 Cuerden Hall and the associated Stable Block are currently vacant following the relocation of the Sue Ryder care home in 2020 to a new purpose built facility in Eastway, Preston. The current vacancy of the listed buildings places them at risk. The proposed development will involve the sensitive restoration and repair of the buildings and will return the property to its original use as a single dwelling (use class C3). The scheme has been developed through a heritage-led approach and following thorough research and extensive pre-application consultation with relevant heritage/amenity groups and the wider community.

Structure of Statement

- 1.5 In order to provide a clear understanding of the proposal this statement includes:
- A brief description of the application site and surrounding area;
 - A review of the site's planning history;
 - An overview of the proposal;
 - A review of relevant national and local planning policy and context;
 - A planning appraisal of the scheme and consideration of all the relevant planning considerations; and
 - A conclusion.

Other Supporting Documents

- 1.6 In addition to this Planning Statement, the planning and listed building consent applications are supported by the completed application forms and ownership certificates; a series of architectural drawings prepared by Purcell; landscape drawings prepared by Tom Stuart-Smith Landscape Design; and the following reports:
- Arboricultural Impact Assessment prepared by Tree Solutions Ltd.
 - Archaeological Desk-Based Assessment prepared by Matrix Archaeology.
 - Conservation Management Plan prepared by Purcell.
 - Design and Access Statement prepared by Purcell.

- Energy Efficiency & Resource Conservation Statement prepared by TGA Consulting Engineers.
- Extended Phase 1 Habitat Survey & Daytime Bat Survey prepared by Rachel Hacking Ecology.
- Flood Risk Assessment and Drainage Strategy prepared by Curtins.
- Landscape Statement prepared by Tom Stuart-Smith Landscape Design.
- Phase 1 Preliminary Risk Assessment prepared by Curtins.
 - Principal Staircase Report
 - Remedial Works Schedule
 - Second Floor Attic above Central Wing Letter
 - Tunnel Condition Report
- Statement of Community Involvement prepared by Paul Butler Associates.
- Structural Reporting and associated drawings prepared by Curtins.
- Widow Repairs Schedule prepared Ventrolla.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site is located at Cuerden Hall, Shady Lane, Cuerden, Bamber Bridge, PR5 6AZ as identified by the submitted site location plan (see figure 1 below).

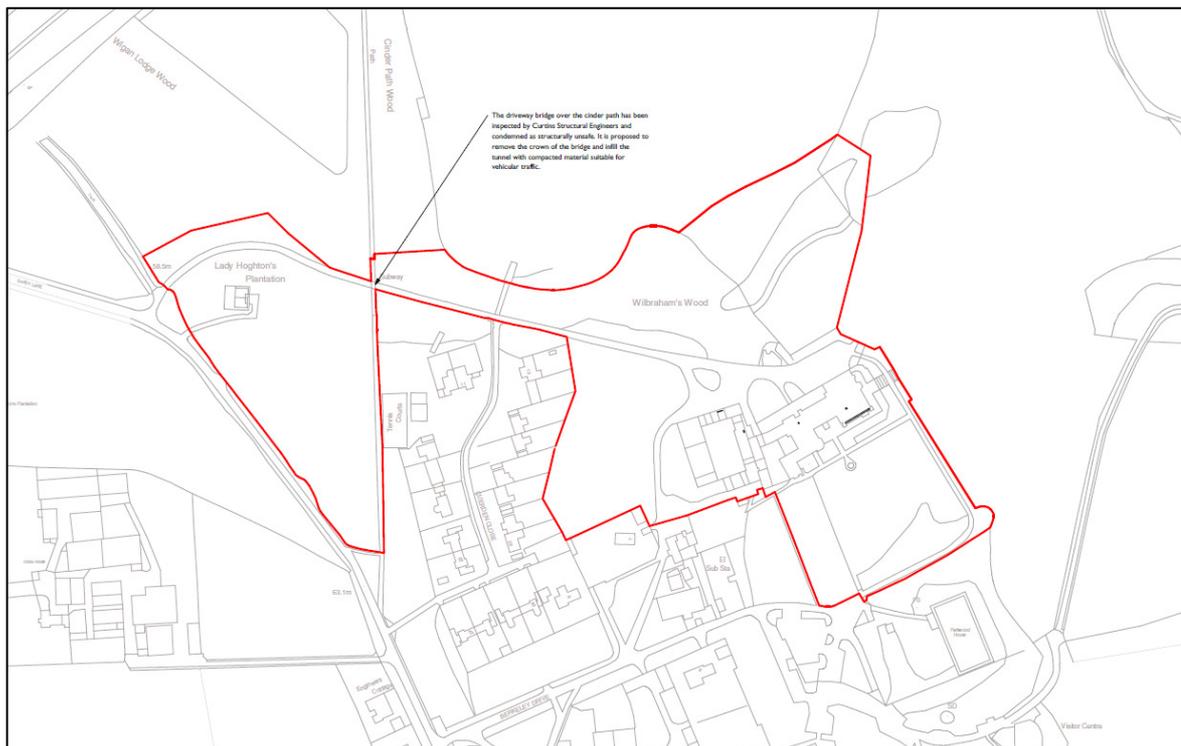


Figure 1: The Application Site.

- 2.2 The site is located approximately 5 miles South of Preston in Lancashire, close to the intersections of the M1, M65 and M61. The site is located in the Cuerden Valley approximately 1 mile to the south east of Bamber Bridge and 1 mile to the north east of Leyland. Preston City Centre is five miles to the north. Cuerden is located on the bend of the River Lostock which flows north and then westwards before joining the River Yarrow. The aerial view at Figure 2 below provides an overview of the site's immediate context.

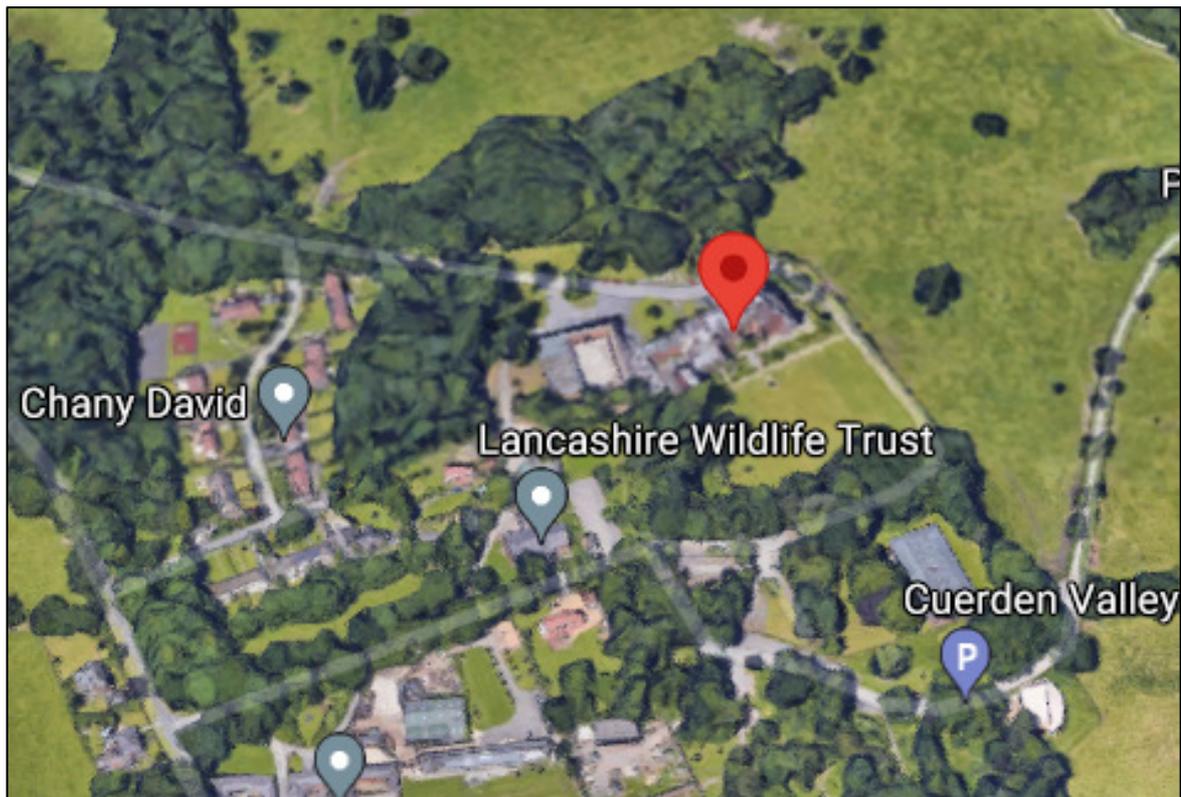


Figure 2: Aerial view of the Hall and immediate surroundings. The Hall is marked by the red arrow.

- 2.3 The Hall is accessed via a former carriage drive to the west, which leads to Shady Lane and Wigan Road beyond (approximately 500m from the Hall). Although surrounded by former estate parkland to the north, south and east (now part of Cuerden Valley Country Park), the northern, southern and western boundaries of the site are heavily wooded so that the Hall is only visible from within the parkland to the east. Topographically, the Hall sits on raised ground which falls steeply to the park, and the River Lostock, on the eastern side.
- 2.4 The Hall has early C18 origins and has undergone a significant level of historic change and development including significant remodelling and extension to the east in the early C19 and the addition to the west housing servant’s accommodation. A detailed chronology of the development of the Hall, physical description and detailed photographs are provided within the submitted Conservation Management Plan by Purcell. The Hall is currently vacant following the relocation of the Sue Ryder care home in 2020 to a new purpose built facility in Eastway, Preston.

- 2.5 The site is not located within a conservation area. The site is located in flood zone 1 which is the lowest level of risk. The site is not within an Air Quality Management Area. The site is affected by a Tree Preservation Order identified by figure 3 below:



Figure 3: Plan identifying area TPO affecting the site.

- 2.6 The site is located within the Green Belt as shown by the green wash on an extract of the Chorley Borough Policies Map (figure 4 below). Figure 4 also identifies the 'Valley Park' as the darker green boundary with triangles.



Figure 4: Extract of the Chorley Borough Policies Map centred on the Hall.

The Surrounding Area

- 2.7 The site is bounded by the Cuerden Valley Country Park to the north, south and east as shown by figure 4. This is characterised by areas of woodland and more open areas. To the west of the Hall is Cuerden Close which comprises a small development of two storey detached and semi-detached houses. Beyond this there are a small number of scattered larger houses, farms and agricultural buildings.

3. Planning History

- 3.1 Research of the Council's online planning database has been undertaken. The applications identified are set out below (minor tree works and advertisement consent are excluded from this list), although they are of limited relevance to the determination of the current proposals:

Erection of security fencing surrounding the listed building (retrospective)

Sue Ryder Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston

PR5 6AZ

Ref. No: 20/01377/FUL | Received: Tue 22 Dec 2020 | Validated: Tue 12 Jan 2021

Status: Granted

Application for listed building consent for the erection of temporary security measures including a temporary CCTV system and steel security screens to ground floor windows.

Sue Ryder Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston

PR5 6AZ

Ref. No: 20/01177/LBC | Received: Tue 03 Nov 2020 | Validated: Wed 18 Nov 2020

Status: Granted

Tree Survey Report Tree no. T1675 Oak - Fell and replant with 12-14 containerised English Oak trees; Tree Survey Report Tree no. T1849 Sycamore - Fell and replant with 12-14 containerised English Oak trees.

Sue Ryder Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston

PR5 6AZ

Ref. No: 16/00842/TPO | Received: Sun 11 Sep 2016 | Validated: Sun 11 Sep 2016

Status: Granted

Listed Building Consent for: Change of use of Cuerden Hall, the stables block and ancillary buildings from a residential care home (use class C2) to residential (use class C3). Construction of three new dwellings and reinstatement of fire damaged

stable block to provide new dwellings. Construction of ancillary waste and cycle storage buildings Works to a listed building. Construction of a new neurological care building (use class C2).

Sue Ryder Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ

Ref. No: 13/01088/LBC | Received: Fri 15 Nov 2013 | Validated: Fri 07 Feb 2014

Status: Withdrawn

Change of use of Cuerden Hall, the stables block and ancillary buildings from a residential care home (use class C2) to residential (use class C3). Construction of three new dwellings and reinstatement of fire damaged stable block to provide new dwellings. Construction of ancillary waste and cycle storage buildings. Works to a listed building. Construction of a new neurological care building (use class C2). Felling and works to trees that are the subject of a TPO.

Sue Ryder Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ

Ref. No: 13/01087/FULMAJ | Received: Fri 15 Nov 2013 | Validated: Fri 07 Feb 2014

Status: Withdrawn

Request for Screening Opinion Pursuant to Regulation 5 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ

Ref. No: 13/01033/SCE | Received: Wed 30 Oct 2013 | Validated: Wed 30 Oct 2013

Status: Other decision

Change of use of former glasshouse and brick outbuildings to live/work unit including erection of car shelter and canopy.

Former Kitchen Garden To Cuerden Hall And Site Of P J Fork Trucks Ltd Berkeley Drive Cuerden Bamber Bridge Lancashire

Ref. No: 10/01050/FUL | Received: Wed 01 Dec 2010 | Validated: Wed 01 Dec 2010
Status: Granted

Listed Building Consent to install a ladder tie system around the perimeter of the building, install wire system to part of the roof parapets and exchange and/or improve existing ladders for safe access, all to comply with the Working at Heights Regulations 2005.

Sue Ryder Home Cuerden Hall Shady Lane Cuerden Lancashire PR5 6AZ

Ref. No: 06/00717/LBC | Received: Tue 20 Jun 2006 | Validated: Mon 03 Jul 2006
Status: Granted

Application for listed building consent to demolish and make safe gable wall and roof to courtyard stables.

Sue Ryder Home, Cuerden Hall, Shady Lane, Cuerden, Leyland, Lancashire PR25 5TA

Ref. No: 98/00269/LBC | Received: Thu 09 Apr 1998 | Validated: Tue 23 Jun 1998
Status: Granted

Listed building consent for internal alterations to provide single bedroom accommodation and to improve admin waiting and ancillary accommodation.

Sue Ryder Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston Lancashire PR5 6AZ

Ref. No: 94/00036/LBC | Received: Fri 14 Jan 1994 | Validated: Fri 14 Jan 1994
Status: Granted

New foul and surface water sewers (approx 1333 metres) and erection of prefabricated building to house control equipment to serve existing premises.

Cuerden Hall And Park Cuerden Valley Cuerden Lancashire

Ref. No: 92/00677/FUL | Received: Fri 04 Sep 1992 | Validated: Fri 04 Sep 1992
Status: Granted

Alterations

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston
Lancashire PR5 6AZ

Ref. No: 86/00558/FUL | Received: Tue 29 Jul 1986 | Validated: Tue 29 Jul 1986

Status: Granted

Change of use from offices to a Sue Ryder home providing nursing and residential care with associated facilities including coffee and gift shop.

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston
Lancashire PR5 6AZ

Ref. No: 85/00834/FUL | Received: Mon 25 Nov 1985 | Validated: Mon 25 Nov

1985 | Status: Granted

Change of use of part of stable block to offices.

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston
Lancashire PR5 6AZ

Ref. No: 80/00204/FUL | Received: Tue 26 Feb 1980 | Validated: Tue 26 Feb 1980

Status: Granted

Change of use of ground floor of stable block to offices.

Cuerden Hall Off Wigan Road Cuerden Lancashire

Ref. No: 78/00666/FUL | Received: Mon 26 Jun 1978 | Validated: Mon 26 Jun 1978

Status: Granted

Entrance canopy

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston
Lancashire PR5 6AZ

Ref. No: 77/00014/FUL | Received: Mon 10 Jan 1977 | Validated: Mon 10 Jan 1977

Status: Granted

Change of use of part of Cuerden Hall to Offices

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston
Lancashire PR5 6AZ

Ref. No: 77/00015/FUL | Received: Mon 10 Jan 1977 | Validated: Mon 10 Jan 1977

Status: Granted

Temporary office accommodation

Cuerden Hall, Cuerden

Ref. No: CLDC/1 | Received: Wed 21 Jun 1972 | Validated: Wed 21 Jun 1972

Status: Granted

4. The Proposal

4.1 The scheme involves the sensitive repair and restoration of the Hall and its ground as they are returned to their original use as a single family dwelling. The description of development is:

‘Change of use of vacant care home (use class C2) to residential dwelling (use class C3) with associated staff and guest accommodation; internal and external repair/refurbishment works and alterations; selective demolition; extension including orangery, staircase enclosure, creation of swimming pool with glazed enclosure, and two storey extension to service buildings in south west corner of stableyard; hard and soft landscaping works including associated structures and landscape features including reinstatement of dilapidated pond; construction of gate lodges and secondary gates to access road; provision of associated car parking; together with other associated development’.

4.2 The proposals have been designed through a heritage-led approach and a detailed understanding of the development of Cuerden Hall. Full details of the architectural proposals are provided within the Design and Access Statement and drawings submitted as part of the application. Details of the proposals are also discussed within Section 6 of this Statement.

4.3 The scheme also proposes extensive new landscaping proposals which will formalise and enhance the setting of the listed buildings. Details of the landscaping proposals are provided within the Landscape Statement and landscape drawings submitted as part of the application.

5. Planning Policy Context

- 5.1 Planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance. This is reviewed below.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 5.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises the Central Lancashire Core Strategy (July 2012); the Chorley Local Plan, 2012-2026 (adopted 2015); and, Supplementary Planning Documents. The relevant provisions of these documents are discussed later in this section.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.4 Section 72 of the Planning [Listed Buildings and Conservation Areas] Act 1990) states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Historic England Guidance

5.5 Historic England have produced various guidance relating to the management of change in the historic environment, with the following relevant to the application proposal. Discussion of these documents is provided within the Conservation Management Plan submitted as part of the application:

- Historic England, Conservation Principles, 2008
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017
- Historic Environment Good Practice Advice in Planning Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019

National Planning Policy Framework (NPPF)

5.6 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and updated June 2019), and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way. The NPPF is a significant material consideration in the determination of a planning application. Key provisions of the NPPF are set out below.

5.7 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or

- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.8 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

5.9 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

Delivering a sufficient supply of homes (Chapter 5) - paragraph 59 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

Building a strong and competitive economy (Chapter 6) – emphasises that the government is committed to ensuring that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is to be given to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. This section also recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

Promoting healthy communities (Chapter 8) – states that the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Promoting sustainable transport (Chapter 9) – states that to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities. Paragraph 109 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 118 (c) states that planning should give substantial weight to the value of using suitable brownfield land within settlements for identified needs. Part (d) also explains that planning should also promote and support the development of under-utilised land and buildings.

Achieving well-designed places (Chapter 12) – this chapter sets out at paragraph 127 that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture and appropriate landscaping.
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and well-being.

Protecting Green Belt Land (Chapter 13) – this chapter sets out the importance and objectives of protecting Green Belt land, and the Government’s policies for managing development within the Green Belt. It confirms that Inappropriate Development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It advises that ‘When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations’. The construction of new buildings in the Green Belt is to be regarded as inappropriate in the Green Belt although exceptions are identified including ‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’ (paragraph 145c). It also confirms that the ‘the re-use of buildings provided that the buildings are of permanent and substantial construction’ is not inappropriate development (paragraph 146d).

Meeting the challenge of climate change, flooding and coastal change (Chapter 14) – this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in

terms of flooding confirming that development should be made safe without increasing flood risk elsewhere.

Conserving and enhancing the natural environment (Chapter 15) – advises that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity and providing net gains in biodiversity where possible. It also advises that planning policies and decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Conserving and enhancing the historic environment (Chapter 16) – this chapter sets out policies for the management of development affecting heritage assets. It advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. It goes on to state when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 196 advises that '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.'

Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work

proactively with applicants. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

Planning Practice Guidance

- 5.10 The Planning Practice Guidance (PPG) was published in March 2014 and collates guidance previously published in a number of separate documents. The guidance in the PPG has been taken into consideration in the development of the proposals and the production of supporting reports.

Local Planning Policy Guidance

The Development Plan for Chorley

- 5.11 The Development Plan for Chorley comprises the following documents:

- Central Lancashire Core Strategy (July 2012);
- Chorley Local Plan, 2012-2026 (adopted 2015); and,
- Supplementary Planning Documents.

Central Lancashire Core Strategy

- 5.12 The Core Strategy (CS) sets out the broad spatial objectives and policies to guide development across Preston, South Ribble and Chorley in the period to 2026. The Core Strategy is a key document in Central Lancashire's Local Development Framework. Its purpose is to help co-ordinate development in the area and contribute to boosting investment and employment. Above all it is a policy document and will encourage sustainable managed growth, whilst protecting and enhancing green spaces and access to open countryside, enhancing Central Lancashire's character as a place with 'room to breathe'. The following policies and strategy objectives are of relevance to the application proposal:

- Strategic Objective SO 3 – seeks to reduce the need to travel, manage car use, promote more sustainable modes of transport and improve the road network to the north and south of Preston.
- Strategic Objective SO 16 – seeks to protect, conserve and enhance Central Lancashire’s places of architectural and archaeological value and the distinctive character of its landscapes.
- Strategic Objective SO 17 – seeks to maintain and improve the quality of Central Lancashire’s built and natural environmental assets so that it remains a place with ‘room to breathe’.
- Strategic Objective SO 21 – seeks to reduce energy use and carbon dioxide emissions in new development.
- Strategic Objective SO 22 – seeks to encourage the generation and use of energy from renewable and low carbon sources.
- Strategic Objective SO 23 – seeks to manage flood risk and the impacts of flooding especially adjoining the river Ribble and at Croston.
- Policy MP – advises that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant with policies in the neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

- Policy 1: Locating Growth – seeks to focus growth and investment on well located brownfield sites.
- Policy 3: Travel – advises that the best approach to planning for travels will involve a series of measures including reducing the need to travel and managing car use amongst other things.
- Policy 4: Housing Delivery – identifies the minimum requirement for housing within Chorley as 417 dwellings per year. The policy also identifies other provisions to ensure that a 5 year housing supply is achieved.
- Policy 5: Housing Density – advises that authorities will secure densities of development which are inkeeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.
- Policy 6: Housing Quality – seeks to improve the quality of housing including amongst other things encouraging the reuse of empty housing for residential purposes either through reoccupation or conversion.
- Policy 16: Design – seeks to protect and seek opportunities to enhance the historic environment, heritage assets and their settings by safeguarding heritage assets from inappropriate development that would cause harm to their significances; and, 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.
- Policy 17: Design of New Buildings – advises that the design of new buildings will be expected to take account of the character and appearance of the local area. The policy identifies a series of factors that will be considered including siting, layout,

massing, scale, design, materials; and safeguarding and enhancing the built and historic environment.

- Policy 18: Green Infrastructure – seeks to manage and improve environmental resources including protecting and enhancing the natural environment; investing in and improving the natural environment; and securing mitigation and/or compensatory measures where development would lead to the loss of, or damage to, part of the Green Infrastructure network.

- Policy 22: Biodiversity and Geodiversity – seeks to conserve, protect and identify opportunities to enhance and manage the biological and geological assets of the area including promoting the conservation and enhancement of biological diversity; seeking opportunities to conserve, enhance and expand ecological networks; and safeguarding geological assets that are of strategic and local importance.

- Policy 26: Crime and Community Safety – seeks to plan for reduced levels of crime and improved community safety by amongst other things encouraging the inclusion of Secured by Design principles in new developments.

- Policy 27: Sustainable Resources and New Developments – seeks to incorporate sustainable resources into new developments. The policy advises that if a development affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an unacceptable adverse effect on the character or appearance of the historic or natural environment.

- Policy 29: Water Management – seeks to improve water quality, water management and reduce the risk of flooding.

Chorley Local Plan, 2012-2026

5.13 The Chorley Local Plan forms part of the statutory Development Plan for Chorley. The role of the Plan is twofold: i. To identify the scale of development in each settlement and allocate sites to meet the development needs of Chorley over a 15 year period in order to achieve the vision for growth as outlined in the Central Lancashire Core Strategy. ii. To identify key local issues and provide a set of policies to manage change which will be used by decision makers to determine planning applications. These are known as Development Management (DM) Policies. The following policies of relevant to the application proposal:

- Policy V1: Model Policy – states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- Policy ST4: Parking Standards – states that proposals for development will need to make parking provision in accordance with the standards set out in Appendix A. Proposals for provision above or below this standard will be supported by evidence detailing the local circumstances that justify deviation from the standard.
- Policy HS5: House Extensions – advises that permission will be granted for the extension of dwellings provided that the following criteria are satisfied:
 - a) The extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled;
 - b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;
 - c) The proposal does not have an unacceptable adverse impact on highway safety;

- d) And in the case of the Green Belt, Safeguarded Land or Area of Other Open Countryside, the proposed extension should not result in a disproportionate increase in the volume of the original dwelling. Increases of up to 50% (volume) are not considered disproportionate.
- Policy HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas – advises that the re-use of existing buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside will be allowed providing all of the following criteria are met:
 - a) The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;
 - b) The proposal would not harm the character or quality of the countryside or landscape;
 - c) The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the Green Belt;
 - d) If an agricultural building, it is not one substantially completed within ten years of the date of the application;
 - e) The building is of permanent and substantial construction and capable of conversion without more than 30% reconstruction;
 - f) The building must be capable of conversion without the need for additions or alterations which would change its existing form and character. Particular attention will be given to curtilage formation which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;
 - g) The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards and without the need for road improvements which would have an undue environmental impact;
 - h) The development would not result in the loss of or damage to any important wildlife habitat or protected species.

- Policy BNE1: Design Criteria for New Development – advise that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:
 - a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
 - b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;
 - c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;
 - d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;
 - e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;
 - f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;
 - g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;
 - h) The proposal includes measures to help to prevent crime and promote community safety.

- Policy BNE5: Redevelopment of Previously Developed Sites in the Green Belt – advises that the reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met: In the case of re-use:
 - a) The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
 - b) The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance. In the case of infill:
 - c) The proposal does not lead to a major increase in the developed portion of the site, resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. In the case of redevelopment:
 - d) The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.

- Policy BNE8: Protection and Enhancement of Heritage Assets – advises that:
 - a) Applications affecting a Heritage Asset or its setting will be granted where it:
 - i. Is in accordance with the Framework and relevant Historic England guidance;
 - ii. Where appropriate, takes full account of the findings and recommendations in the Council’s Conservation Area Appraisals and Management Proposals;
 - iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council’s advice on Heritage Statements) and;
 - b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:

- i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;
 - ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged;
 - iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets;
 - iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
 - v. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;
 - vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.
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- Policy BNE9: Biodiversity and Nature Conservation – advises that in Chorley, Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced.

 - Policy BNE10: Trees Development – states that proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted. Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree

planting will be required as part of new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.

- Policy BNE11: Species Protection – states that planning permission will not be granted for development which would have an adverse effect on a priority species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a priority species planning conditions or agreements will be used to:
 - a) Facilitate the survival of the individual species affected;
 - b) Reduce the disturbance to a minimum; and
 - c) Provide adequate alternative habitats to sustain the viability of the local population of that species.

Supplementary Planning Documents (SPDs) and Guidance

- 5.14 There are also various Supplementary Planning Documents of relevance to the proposed scheme, which include: Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document (July 2015); Central Lancashire Rural Development Supplementary Planning Document (October 2012); and, Central Lancashire Design Guide Supplementary Planning Document (October 2012).
- 5.15 The proposed development scheme has been designed in accordance with the above national and local planning policy context.

6. Planning Appraisal

6.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development
- Heritage and Design
- Green Belt
- Archaeology
- Amenity
- Trees
- Ecology
- Highways and Servicing
- Contamination
- Flood Risk and Drainage
- Sustainable Development: Economic, Social and Environmental Benefits

Principle of Development

6.2 The application involves the reuse of a vacant Grade II* listed building which has been empty since 2020 following the relocation of the Sue Ryder care home in 2020 to a new purpose built facility in Eastway, Preston. The development will return the building back to active use which is the best way to secure the long-term sustainable future of this designated heritage asset. The proposal will return Cuerden Hall back to its original use as a single dwelling which is the optimum use in heritage terms.

6.3 Residential use (use class C3) is the established use of the property and conversion to a single dwelling does not raise any issues in policy terms. The proximate uses to the site include residential such as properties on Cuerden Close and Shady Lane. There are no

surrounding uses or policy designations which would conflict with the principle of development. Support is given at a national and local policy level for the reuse of vacant buildings and brownfield land including for residential purposes as would be the case here. The proposal also makes a small but positive contribution to housing demand.

6.4 The proposed scheme includes the provision of staff accommodation. Such accommodation is ancillary to the residential use of Cuerden Hall and reflects the historic function and operation of the Hall. This accommodation will be available for staff and their families only and will not be available for general housing. Guest accommodation is also provided which is for personal use by the applicant as opposed to being a business venture. The provision of staff and guest accommodation reflects the nature of Cuerden Hall and are the type of facilities that are associated with an English country mansion. Planning conditions can be applied to control the use of these facilities.

6.5 Other key issues affecting the principle of the development relate to heritage and design, and the relationship with Green Belt policy. These aspects are considered in the following sections.

Heritage and Design

6.6 The heritage assets affected by the proposed development are:-

- Cuerden Hall – Grade II* Listed (1362174, 1984)
- Stable Block attached to the west end of Cuerden Hall – Grade II Listed (1072455, 1984)
- Iron Gates at foot of terrace steps east of Cuerden Hall – Grade II Listed (1281343, 1984)

6.7 In accordance with provisions of the NPPF a detailed and informed assessment of heritage significance of heritage assets has been undertaken. This forms part of a staged approach to decision making in which, as part of determination, Local Authorities must also identify and assess the effect on that significance of any proposed changes. The significance of

the heritage assets is identified within the accompanying Conservation Management Plan prepared by Purcell. This research and analysis has then informed the proposed development through a heritage-led approach. This process has identified areas where heritage significance can be protected and enhanced, and where there are opportunities for change.

6.8 A series of elements of the scheme are identified as enhancing heritage significance including:

- High quality landscaping proposals which return a sense of formality and high quality planting to the immediate setting of the Hall. This will also enhance the setting of Cuerden Valley Country Park. Reinstatement of the 1880s pond and tree thinning will help recreate historic designed views, enhancing setting.
- A wholesale repair programme of the Hall and stables including repointing, window repairs and works to rainwater goods. The use of appropriate, traditional materials will enhance external appearance and help protect internal spaces.
- Internally, the removal of inappropriate features such as suspended ceilings, modern floors, radiators, non-breathable concrete, M&E and modern fittings from the principal Wyatt rooms is highly beneficial due to the significance of these spaces. Historic paint analysis will be used to inform the new decorative schemes within the principal rooms.
- The proposal to construct a new orangery on the south face of the 1717 House is considered to be an enhancement to significance overall. Wyatt had intended for a conservatory to be constructed in this location. The proposals offer a contemporary interpretation of this design that will help connect the gardens and the house and allow the low-quality paving and loggia in this location to be replaced.

6.9 The scheme has also sought to avoid and minimise harmful impacts with appropriate mitigation taken including:

- Carefully designed M&E systems that allow for use of the turrets as low-impact service risers.
- Use of the existing plant room below the Service Wing to serve the new swimming pool and boilers.
- Reuse of redundant and fire-damaged Stable ranges for guest accommodation rather than new structures in the landscape.
- Use of spaces that have already been substantially altered to accommodate major change.
- Reuse of existing bathroom and en-suite facilities where possible to avoid additional service installations.
- More intrusive uses, such as the spa/sauna rooms, to be installed in areas of detrimental and neutral significance to avoid harm to principal rooms.
- An iterative design process has ensured evolution of proposals based on an understanding of significance and consultation with key stakeholders, including statutory bodies.

6.10 The Conservation Management Plan concludes that in policy terms the harm identified has therefore been assessed as representing less than substantial harm. National policy requires less than substantial harm to be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use. The restoration of the Hall to provide to a family home represents the optimum viable use for Cuerden Hall. The limited adverse harm noted above has also been balanced against the public benefits of the proposals (environmental, social, economic) identified below, of which conservation repairs are a key element of environmental benefits:

- Change of use from inappropriate institutional use to a single, family home.
- Removal of modern inappropriate light fittings, emergency signage and electric wall heaters throughout, making good any damage to surfaces and redecorating throughout with breathable paint finishes.
- Replacing inappropriate modern timber doors throughout.
- Reinstating historic (Wyatt) plaster decoration including cornicing and ceilings.

- Reinstating Wyatt joinery including his extensive library bookcases.
- Reinstating use of historic chimneys.
- Removing modern partitions that sub-divide key rooms, for example the Billiards Room and the Ballroom.
- Reinstating traditional hardwood floors.
- Removing modern suspended ceilings.
- Repairing historic joinery including hardwood doors and windows.
- Repairing and reusing redundant spaces including the Stables range and garaging.
- Reinstating fire damaged South Range to stable block, currently in a roofless and ruined state.
- Reinstating main staircase access to the second floor and restoration of these spaces.
- Improving fire compartmentalisation and fire safety.
- Creating a single family dwelling fit for 21st century use.
- Improving efficiency in M&E plant and fittings, supporting energy efficiency.
- Removing external hard standing and replacing with green space and planting.

6.11 The Conservation Management Plan confirms that the proposals included within this submission for alterations to Cuerden Hall are compliant with local and national planning policy in heritage terms. The Central Lancashire Core Strategy requires heritage assets to be safeguarded from inappropriate development that would cause harm to their significance and that proposals should seek to protect and enhance the local character, setting, management and historic significance of heritage assets. Proposals have been shown to be appropriate due to their understanding of, and respect for heritage significance, as well as those proposals that will conserve and enhance through repairs and improvements. Policy BNE8 of the Chorley Local Plan has also been considered. The proposals are shown to meet many of the requirements from i to vi, including submission of a heritage statement, conservation of historic features, reinstatement of lost features, enhancement of setting, removal of harmful modifications and creative adaption.

- 6.12 Under national policy, there is a requirement to assess the level of significance and the impact on this (NPPF paragraphs 189-190), give great weight to conservation (NPPF paragraph 193) and, where proposals will lead to less than substantial harm, weigh this harm against public benefits (NPPF paragraph 196). Those areas of less than substantial harm identified within the proposals have been assessed to understand if they can be mitigated further, and if not, balanced against public benefits. The less than substantial harm that would be caused has been shown to be outweighed by the public benefits of the proposal. The proposals are therefore found to meet the tests set in national policy and legislation.
- 6.13 In relation to the design of the proposals this is fundamentally intertwined with responding to the heritage significance of Cuerden Hall and its grounds. The proposals have been designed following an iterative pre-application process with key consultees including Historic England and The Georgian Society. The design approach reflects best practice design principles and will facilitate the reuse of the Grade II* building whilst meeting modern day requirements. The extensive high quality landscaping scheme by renowned landscape designer Tom Stuart-Smith will drastically enhance the setting of the Hall and its relationship with the surroundings including the Cuerden Valley Country Park.
- 6.14 Full details of the design approach to works to the Hall is provided within the Design and Access Statement and is underpinned by the assessment provided within the Conservation Management Plan. Similarly full details of the landscaping proposals are provided within the submitted Landscaping Scheme. In terms of the design approach the proposals are fully in accordance with the provisions of Sections 11 and 12 of the NPPF; Central Lancashire Core Strategy Objective SO 16 and 17 and Policies 16 and 17; Policies BNE1, BNE8 and HS5 of the Chorley Local Plan; and provisions of the Central Lancashire Design Guide SPD.

Green Belt

- 6.15 The site is located within the Green Belt. Key policies relating to the relationship of the proposed development with this designation include provisions at Section 13 of the NPPF and Policies HS5, HS9 and BNE5 of the Chorley Local Plan.

- 6.16 Paragraph 133 of the NPPF advises that ‘the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’. The NPPF confirms that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. There are however exceptions to this including ‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’ (paragraph 145c). Annex 2 of the NPPF defines ‘original building’ as ‘A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.’ A further exception is the ‘the re-use of buildings provided that the buildings are of permanent and substantial construction’ (paragraph 146d).
- 6.17 The reuse of Cuerden Hall is in accordance with the exception provided by paragraph 146d of the NPPF. With regards to the extensions and alterations proposed these are limited when considered in the context of the overall scale of Cuerden Hall. All of the main structure of Cuerden Hall can be regarded as the ‘original building’ as defined by Annex 2, with no existing additions dating to after 1 July 1948 having regard to the dating plans provided within the Conservation Management Plan. The extensions proposed by the application include an orangery, staircase enclosure, creation of a swimming pool with glazed enclosure, and a two storey extension to service buildings in south west corner of the stableyard. In terms of the footprint and volume of these extensions they are modest when considered against the overall built development of Cuerden Hall and would certainly be well under the 50% volume ‘allowance’ that Chorley Local Plan Policy HS5 (point d) confirms would not be considered disproportionate. In visual terms these extensions are also well confined and largely enclosed by the form of the existing building and will therefore be imperceptible with negligible impact on the Green Belt.
- 6.18 The proposals include the provision of a comprehensive high quality landscaping scheme. Such works are within the curtilage of Cuerden Hall and do not represent an encroachment into the Green Belt. The landscaping scheme includes a number of small garden structures including a glasshouse, walled garden, polytunnel and arbours. A small screened car park

area is to be created to the north of the former stableyard. A historic pond to the north of the Hall is also to be reinstated with a small teahouse being provided on an island. A new drive entrance and lodges are to be created close to the site access from Shady Lane. The landscaping works will involve the removal of large areas of hardstanding which currently has a negative impact and this will represent a significant enhancement in terms of visual amenity of the Green Belt. The various structures proposed reflect the original use of Cuerden Hall as an English country mansion and are important elements of the landscaping scheme which will deliver a significant enhancement to the setting of the Grade II* listed building as identified in the previous section. This heritage benefits delivered amount to 'very special circumstances', as does the wider scheme involving the sensitive repair, restoration and reuse of the Hall for its optimum use. As such it is concluded that any elements of the landscaping scheme which could otherwise be regarded as 'inappropriate development' are outweighed and justified by the very special circumstances that clearly exist.

- 6.19 In summary and having regard to the above assessment, it is demonstrated that the development proposal is in accordance with national and local Green Belt policy. The extensions to the Hall do not constitute disproportionate additions and are permitted as an exception. The comprehensive high quality landscaping scheme which includes a small number of buildings/structures is a vital part of the overall development proposal which will deliver substantial heritage benefits amounting to 'very special circumstances' to justify the development.

Archaeology

- 6.20 The application is supported by an Archaeological Desk Based Assessment prepared by Matrix Archaeology which has considered the potential impact of the development to archaeological resources which may exist. The report appraises the historic development of the site through examination of a range of sources and appraises the heritage significance of features on the site. The report concludes with a series of recommendations which includes the undertaking of targeted evaluation trenching within area D to determine

if any below-ground remains survive. If any surviving remains are present, a 'strip and record' exercise can be undertaken to mitigate any development impact.

6.21 The report notes that the earlier Hall site may have been located anywhere within the vicinity of the existing Hall and Stables block, or indeed may have been located beyond the immediate vicinity of the present hall. It is noted that any below-ground remains may have been partially truncated by the construction of the existing buildings and associated landscaping, however it is possible that elements of the earlier hall and any associated buildings may have survived. In advance of any construction works, it is proposed that a programme of trial trenching and trial pitting should be undertaken within development areas relating to the:

A – New single storey conservatory extension.

(B) – New two storey swimming pool extension to infill courtyard.

(C) – New build two storey extension infilling corner of stable yard.

(D) – Buried LPG tanks proposed somewhere in this location – area of excavation c. 11m by 11m.

6.22 Any surviving archaeological remains could then be subjected to additional mitigation works in line with relevant guidelines. The mitigation identified here can be secured by planning condition attached to an approval to ensure compliance with relevant archaeology provisions within national and local planning policy.

Amenity

6.23 In terms of amenity impacts there are two issues to consider: firstly whether the dwelling will provide future occupants with a sufficient level of amenity; and secondly the relationship of the proposed development with neighbouring uses/occupiers.

6.24 The proposed dwelling will provide an exceptional level of amenity to future occupiers in terms of the size and quality of accommodation. Cuerden Hall will provide extensive living areas which will benefit from outlook over the high quality landscaped grounds and will

receive good levels of natural light. There are no existing uses, activities or noise sources in proximity to the site which would adversely affect the amenity of future occupiers.

- 6.25 In terms of neighbouring uses/occupiers, the nearest uses include housing on Cuerden Close to the west of the Hall and the adjacent Cuerden Valley Country Park. The conversion of the Hall back to its original use as a single dwelling represents a less intensive use compared to the lawful use of the property as a care home (use class C2). This lawful use was associated with a greater level of activity including comings and goings of staff and visitors. Whilst the scheme does provide staff and visitor accommodation the overall activity associated with the building will be reduced, whilst the proposed C3 residential use will be more compatible with surrounding uses in terms of the nature of activity. Notwithstanding this the nearest house to the Cuerden Hall is located approximately 45m to the west of the former stableyard and is removed and screened from the main Hall building. The external alterations proposed by the application mainly relate to repairing existing fabric. Relatively modest extensions are proposed as noted above including an orangery, staircase enclosure, creation of swimming pool with glazed enclosure, and two storey extension to service buildings in the south west corner of stableyard. These extensions are not in close proximity to any neighbouring uses and will not be associated with any adverse amenity impacts relating to overlooking, overshadowing or overbearing impacts.
- 6.26 During the construction/refurbishment period there will be an increased level of activity at the property for a temporary period. Potential amenity impacts associated with the construction period can be controlled via standard planning conditions which will address matters such as hours of working; control of noise, dust and vibration; and cleaning of contractor vehicles etc. The applicant is also committed to ensuring good neighbourly relations and will ensure a good level of communication is maintained during the construction period.
- 6.27 On the basis of the above it is concluded that there are no material amenity impacts associated with the development. The development will provide an exceptional level of amenity to future occupiers whilst there will be no adverse impacts on neighbouring

uses/occupiers associated with the proposed use and associated works. Finally, impacts associated with the construction period can be appropriately mitigated and managed through a standard planning condition attached to any approval. As such the development is in accordance with the provisions at Section 12 of the NPPF, Policy H16 of the Central Lancashire Core Strategy, and Policy HS5 of the Chorley Local Plan in terms of amenity.

Trees

- 6.28 An Arboricultural Impact Assessment (AIA) prepared by Tree Solutions has been submitted in support of the application. This report followed a survey of trees within the application site which are covered by TPO protection. The results of the survey have been incorporated into the design and layout of the scheme in order to ensure that the best quality trees can be retained with no significant adverse construction impacts. Following this and based on the proposed redevelopment/restoration works the AIA assesses the removal of trees required. This confirms that the trees requiring removal represent a small number of those present within the wider grounds that are retained and unaffected by this proposal.
- 6.29 No high value 'A' category trees are to be removed and the limited removals are all moderate 'B' to low 'C' category. Trees to be removed are predominantly semi-mature specimens planted in and around the main hall and offer little individual or collective amenity or landscape benefits to the listed site or wider locale. Removal allows for the grounds to be completely restored and enhanced as detailed within the landscape proposals, with many new specimen trees being included within the scheme. The AIA concludes that 'this restoration proposal is a unique opportunity to see these unmanaged grounds brought back into formal management and as such we can see no valid arboricultural grounds for refusal'.
- 6.30 The AIA also considers potential impact of the development proposal on retained trees and identifies necessary mitigation in relation to the construction of foundations, surfaces, paths and the vehicular access roads; and the measures to be taken during the construction

process. These mitigation measures can be secured via planning condition and will ensure the development proposals accord with BS 5837: 2012 'Tree Surveys for Planning and Development'. In planning policy terms the proposed development is therefore deemed to be in accordance with the provisions of Section 15 of the NPPF; Central Lancashire Local Plan Policy 18; and, Chorley Local Plan Policy BNE10.

Ecology

6.31 An 'Extended Phase 1 Habitat Survey & Daytime Bat Survey' prepared by Rachel Hacking Ecology has been submitted as part of the planning application. This describes the Cuerden Hall site as comprising mature amenity gardens consisting of amenity grassland, continuous scrub, and broad-leaved woodland for the remainder of the site. The site is bordered to the north and east by parkland, woodland, and Clayton Brook Reservoir. To the south and west, the site is bordered by further woodland, residential development, and agricultural land. Following site surveys the report provides an overview of the habitats present within the site and to assess any potential protected species issues on the site.

6.32 The survey reaches the following conclusions / recommendations:

- Nesting Birds – If any work to the scattered trees, continuous scrub, broad-leaved woodland, or Cuerden Hall needs to be carried out within the bird nesting season (which is generally March to August), then a nesting bird survey will be required immediately prior to work commencing.
- Bats in Buildings – Further bat survey work is necessary due to the suitability of parts of the building to support a bat roost and the excellent surrounding bat foraging habitat. This is to determine presence/likely absence within the building and if so, the type of bat roost present. The results of the bat activity survey will help to determine the mitigation required at the site. If a bat roost is to be destroyed then mitigation will be either bat boxes or a dedicated bat loft, for example. If the results show that an active bat roost/s is present on site, a Natural England licence will need

to be obtained to destroy the existing bat roost/s. The licence can only be applied for following full planning permission being granted.

- Invasive Species – The Rhododendron ponticum, Montbretia Crocosmia x crocosmiiflora, Wall Cotoneaster Cotoneaster horizontalis, and Variegated Yellow Archangel Lamiastrum galeobdolon subsp. argentatum should be removed using an approved methodology or maintained as part of the landscaping. The Himalayan Balsam Impatiens glandulifera should be removed using an approved methodology

6.33 The report also identifies a number of general ecology recommendations which are reflected in the scheme / can be secured by condition, including:

- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
- Bird boxes and/or bat boxes should be provided where possible.
- Trees and hedgerow planting of native species where practically possible.
- 'Hedgehog holes' to be incorporated into the fencing.

6.34 Having regard to the above measures it is established that the comprehensive high quality landscaping scheme will deliver significant biodiversity and ecology benefits providing a varied range of habitats for pollinators, insects, birds, amphibians and reptiles.

6.35 For the above reasons the development is in accordance with provisions at section 15 of the NPPF; Central Lancashire Core Strategy objective SO17, Policy 17 and Policy 18; Chorley Local Plan policy BNE9 and BNE11; and the Central Lancashire Biodiversity and Nature Conservation SPD.

Highways and Servicing

- 6.36 The conversion of Cuerden Hall back to its original use as a single dwelling will result in a less intensive use in planning terms compared to the existing lawful use as a care home (use class C2). The scheme will provide garaging for car parking of the occupiers of the Hall within the former stableyard. Car parking is proposed to the west and north of the stableyard which will provide facilities for staff and visitors (providing a total of 27 car parking spaces). The car parking associated with the scheme can be readily accommodated within the site, sensitively accommodated within the scheme and will not cause any obstruction to the highway network. Similarly, the proposal will not have any material impact on the wider highway network in terms of traffic generation with the existing access from Shady Lane being suitable for the proposed development. The unique nature of the proposal means that the car parking standards set out within the Chorley Local Plan cannot be easily applied to such a development.
- 6.37 Paragraph 109 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. For the reasons given above the development is considered wholly appropriate in highway terms and will not give rise to severe highway impacts. At a local level the development is in accordance with Central Lancashire Core Strategy Objective SO 3 and Policy 3; and Chorley Local Plan Policy ST4.

Contamination

- 6.38 A Phase 1 Preliminary Risk Assessment prepared by Curtins has been submitted in support of the application. The report has determined an overall Low to Moderate level of risk to future site users and ground gases associated with the proposed development. The report recommends that intrusive ground investigations are undertaken to support civil and structural design; and consider ground gasses and human impacts further. This further investigation can be secured via planning condition prior to any ground works taking place.

On this basis the development will accord with provisions of Section 15 of the NPPF and Central Lancashire Core Strategy Policy 17.

Flood Risk and Drainage

6.39 The application is supported by a Flood Risk Assessment and Drainage Strategy prepared by Curtins. This has reviewed and determined the level of risk associated with the proposed development. From the evidence collated the main types of flooding that may apply to the proposed development site summarised below:

- Fluvial / Tidal flooding to the site - NONE
- Reservoir flooding to the site - NONE
- Groundwater flooding to the site – VERY LOW
- Surface water flooding to the site – VERY LOW
- Surface water flooding from the site – VERY LOW

6.40 The report provides a series standard recommendations in relation to flood risk to ensure no adverse impact. In relation to drainage the report confirms that the landscaping scheme will increase permeable surfacing and soft landscaping within the site thereby reducing surface run off. The report identifies a series of recommendations in relation to drainage which can be secured via planning condition. Subject to the recommendations being implemented it is concluded that the development will be safe from flooding sources over its design life. On this basis the proposals are in accordance with Section 14 of the NPPF and Objective SO 23 and Policy 19 of the Central Lancashire Local Plan.

Sustainable Development: Economic, Social and Environmental Benefits

6.41 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic

- 6.42 The proposed development will bring a number of economic benefits during construction/ refurbishment, particularly in terms of job creation. Ministerial statements refer to the pressing need of ensuring that the planning system does everything it can to help secure sustained economic growth, urging planning authorities to make every effort to identify and meet housing needs of their areas. It is accepted that house building is a driver of the local economy. The proposal will make a small contribution to meeting housing demand. Together with creating job opportunities during the construction phase, the proposed development will also result in local employment which will be associated with the maintenance and ongoing care of the house and gardens.

Social

- 6.43 The scheme involves the sensitive repair and restoration of the building and gardens, returning the property to its optimum use in heritage terms as a single dwelling. As a Grade II* listed building Cuerden Hall is one of the most important in the country and by providing it with an active use will help to secure its long-term future. Reuse as a single dwelling is considered the most appropriate and will have the least level of heritage impact in comparison to other uses which former English country mansions can be used for such as a hotel or other institutional use.

Environmental

- 6.44 The proposed scheme will have environmental benefits as it involves the use of a vacant building on brownfield land. Utilising the embodied energy of the building through reuse is inherently a more sustainable approach than building new. In addition, the proposals have been designed in accordance with Central Lancashire Core Strategy Policies 27 and 28 and an energy strategy has been identified. This is set out within the supporting 'Energy Efficiency & Resource Conservation Statement prepared by TGA Consulting Engineers. Through the implementation of various measures to improve the energy efficiency of the building and

integrate renewable technologies the report identifies that overall the development achieves a 61% improvement against the current building. This aligns with the requirements of Central Lancashire Core Strategy Policies 27 and 28 particularly when applying the necessary flexibility associated with refurbishing a Grade II* listed building.

6.45 In accordance with the provisions of the NPPF and development plan documents the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits.

7. Conclusion

- 7.1 This Planning Statement has been prepared in support of applications for planning permission and listed building consent in relation to Cuerden Hall. The proposals involve the sensitive repair and restoration of the Hall and its grounds as the property is returned to its original and optimum use as a single family dwelling.
- 7.2 The proposals will be associated with an array of benefits including:
- The repair and restoration of a vacant Grade II* listed building which will be returned to its optimum use. The scheme has been developed through a heritage-led approach and reflects the heritage significance of the property.
 - The provision of a landscaping scheme of exceptional quality which will dramatically improve the setting of the Hall and the surrounding landscape. The landscaping scheme will also provide biodiversity benefits and increase permeable surfacing and soft landscaping.
 - The development will provide jobs during the construction and refurbishment phase in addition to long-term jobs associated with the management and maintenance of the Hall and gardens.
 - Improving the energy performance and sustainability of the building, representing a 61% improvement compared to the existing building/use.
 - The reuse of a vacant building and brownfield land to provide one new dwelling which will contribute to housing demand in Chorley.
- 7.3 This Planning Statement has considered all relevant planning issues associated within the proposal and confirms that the scheme accords with the provisions of national and local planning policy guidance within the National Planning Policy Framework (NPPF); the Central Lancashire Core Strategy, and the Chorley Local Plan and, relevant Supplementary Planning Documents.

7.4 On this basis, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf of Mr Colin Shenton and look forward to working with Chorley Council in progressing the planning and listed building consent applications through to a positive determination.