

LAND TO THE NORTH AND EAST OF ROSE FARM, CHAPEL LANE

HERITAGE ADDENDUM

1. INTRODUCTION

- 1.1. On 25th May 2023 Lichfields submitted an outline planning application to Halton Brough Council (reference 23/00244/OUT) and Knowsley Metropolitan Borough Council (reference 23/01037/OUT) for the development of up to 350 dwellings, public open space, landscaping, and associated infrastructure works. A revised outline application was subsequently submitted in January 2025 which included an updated redline boundary and a new proposed access. The planning application is currently being considered by both Council's.
- 1.2. This Technical Note has been prepared as a response to comments provided by the Conservation and Design Officer for Knowsley Metropolitan Borough Council (reference 23/01037/OUT) on 4th March 2025. The consultee comments regarded the potential effects arising from changes to the setting of the Grade II Listed Redmyre as a result of the proposed development.
- 1.3. This document should be read in conjunction with the Historic Environment Desk-Based Assessment (Cotswold Archaeology 2024), which accompanied the planning application. The assessment was produced in accordance with heritage best-practice guidance, and the assessment of the 'setting' of heritage assets was carried out in accordance with the Historic England guidance 'Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets' (Historic England 2017).
- 1.4. The Conservation and Design Officer has requested further information in regard to the Grade II Listed Redmyre, as detailed below.
- 1.5. Beside Redmyre, no additional heritage assets were identified within the response from the Design and Conservation Officer, and thus only the Grade II Listed Redmyre is discussed within this Technical Note.

2. **CONSULTEE COMMENTS FROM HALTON BROUGH COUNCIL (REFERENCE 23/00244/OUT)**

- 2.1. The majority of the Site lies within Halton Brough Council, excluding the proposed access road along the western boundary. Whilst the comments from the Conservation and Design Office at Halton Borough Council are not the focus of this Technical Note, they have been provided for context.
- 2.2. A response dated 7th July 2023 for the original application noted the following:

One designated heritage asset has been identified within the submission as being within the setting of the proposal. Redmyre (Grade II) sits to the opposite side of Chapel Lane to the proposal site. The proposal will result in a change to the setting of Redmyre but would not result in harm. Hedgerows and soft landscaping around the entrance on Chapel Lane should be retained/incorporated.

- 2.3. This identified no harm to the Grade II Listed Redmyre on the basis of the original development proposals. A response dated 19th February 2025 for the revised application notes that whilst 'several built heritage' were discussed within the HEDBA they fall within the remit of Knowsley Council, and no further comment is provided.

3. **CONSULTEE COMMENTS FROM KNOWSLEY METROPOLITAN BOROUGH COUNCIL (REFERENCE 23/01037/OUT)**

- 3.1. The western extent of the Site, which comprises Chapel Lane and is proposed for alterations to facilitate an emergency access, lies within the Knowsley Metropolitan District. The Grade II Listed Redmyre is situated immediately west of the Site and is also located within the local authority.
- 3.2. Comment on the planning application was received from the Conservation and Design Officer on 4th March 2025 who notes that the significance of Redmyre '*lies in its age and the architectural consideration given to the elevations through features such as quoins and emphasised keystones*'. The Officer then notes that '*its use as a farmhouse also alludes to Crotons rural past and the existing surrounding open fields including those to the north east and as viewed from its principal elevation contribute positively to its setting, reaffirming its previous agricultural association*'.
- 3.3. In reference to the submitted assessment, the Officer notes that it is '*detailed in its assessment however it has not sufficiently set out the historic relationship between the*

application site and Redmyre including that at the time of listing i.e. were they in the same ownership and was the application site actively farmed by occupier of Redmyre'. Furthermore that 'establishing if the Application Site was part of Redmyre would change the weighting of any assessment', and that there is no information on the relationship between the Site and Redmyre at the time of its listing in 1971.

- 3.4. The response then goes on to say that the current semi-rural setting of Redymre will *'undoubtedly be altered in a manner that will cause harm by the proposed development'*. In specific reference to the introduction of the new access road, it is noted that this will result in the demolition of one of the 20th century bungalows and as such *'the new road access will in essence preserve its setting'*. The Conservation Officer then goes on to note that *'It is everything else associated with new road access that is likely to lead to harm'*. The nature of this harm is not specified.
- 3.5. The Design and Conservation Officer has requested that the Statement by Cotswold Archaeology is revised and updated.

4. LAND OWNERSHIP AND HERITAGE INTEREST

- 4.1. The submitted assessment provides an analysis of the setting of the Grade II Listed Redmyre which comprises the associated outbuildings of this former farmhouse and the immediately surrounding rural landscape. This includes the north-western field in the Site which forms part of the experience on approach to the Listed Building.
- 4.2. The assessment identified that the proposed development would result in a 'less than substantial' level of harm to the special interest of the building, as a result of the addition of built form within the view of the Listed Building on approach. This was in consideration of the development proposals set out on the Illustrative Masterplan submitted with the application.
- 4.3. The Historic England settings guidance 'Step 2' provides a 'checklist' of key items to consider that may contribute to the significance of a heritage asset from its setting. These include 'the asset's physical surrounds' and the 'experience of the asset'. The shared ownership of land is not specifically identified as a contributing factor in this list. It is the case that historic listed houses are often part of estates which historically may have included extensive areas of land; and this land will not necessarily (in fact commonly will not) contribute to either the architectural or historical interest of the building.

- 4.4. The fact of ownership can, on occasion, be of historical interest to a sufficient degree to contribute to that importance. This may come under considerations of ‘functional relationships’ and ‘history and degree of change over time’. It can sometimes be the case that land closely associated with a former farmhouse (such as Redmyre is) may potentially preserve historical landscape or structural elements which provide close context and understanding (i.e. ‘the surroundings in which a heritage asset is experienced’, noting the NPPF definition of setting). Such examples may include former farmstead elements, or enclosures closely tied to the farmstead, such as from which the functional history of the farmstead can be appreciated and is intelligible. Such factors may of course be independent of the fact of ownership. The consideration of ‘ownership’ is commonly one of relevance in the consideration of the ‘curtilage’ of a listed building. With regard to the ‘setting’ of a listed building, Section 7 (page 3) of the settings guidance (Historic England 2017) notes that ‘setting is separate from the concepts of curtilage, character and context’.
- 4.5. In the present case, the 1840 Widnes parish tithe map tells us that Redmyre (which was formerly Holly Farm) was owned by Richard Willis Esq, and occupied by James Glover. The land ownership and occupiers of the land in the Site is set out on Fig. 7 and Table 3.1 of the submitted assessment, and none of the land in the Site was owned by Mr Willis or occupied by Mr Glover. The farmhouse dates from the 18th century, and thus in this key historic period since its construction and the 1840s (a period of historical note due to the great expansion of farming nationally), it did not have a functional relationship or shared ownership with the Site.
- 4.6. The tithe map also records that numerous fields on the east side of the road (the same side as the farmhouse, in the same parish) were under the ownership of Mr Willis, indicating that those fields formed the holdings associated with Redmyre.
- 4.7. Review of the Land Registry also confirms that the land in the Site is not today in shared ownership with Redmyre; it also lies in a sperate parish.
- 4.8. Specific information on whether any land in the Site was in shared ownership with Redmyre in 1971 has not been identified. However, it is clear that factors around any historical shared ownership are not of note, and do not contribute to the special historic interest of the building. It seems unlikely, given the above narrative, that the land in the Site did form shared ownership with Redmyre in the intervening period; this is not currently

known. However, if it did, it is concluded that it would not be a factor which contributes to the special interest of the building.

5. THE ACCESS ROAD

- 5.1. The submitted heritage assessment considered the effects of the Illustrative Masterplan, including areas of new houses, landscaping and the access road from Chapel Lane. As noted in the assessment report, the proposals entail the demolition of the northern of the two post-war bungalows on this eastern side of the road.
- 5.2. The Conservation Officer notes that the access road *'will not be any more harmful than the bungalow and the urban sprawl that it represents to Redmyre semi-rural setting'*. This is broadly as concluded in the heritage assessment work. The Officer notes that it is other elements associated with the access which may lead to harm to the interest of Redmyre. These elements are not specified, but relevant considerations are factors such as: changes in traffic; potential changes in noise and movement; and potential changes in lighting. The Officer notes that further consideration by the applicant on the landscape strategy at the junction may be useful, such as utilising *'mature and fast growing planting'*.
- 5.3. The submitted heritage assessment (Chapter 5) notes the key elements of the setting of the farmhouse from Chapel Lane, from which the key views of the farmhouse were provided (as well as routes such as the footpath which approaches the road from the Site). It also notes the changes on that eastern side of the road. It concludes that the provision of the access, as well as the new houses, will lead to a 'small level of harm' to the interest of the listed building.
- 5.4. In summary, the proposed new junction is not opposite Redmyre, but is a short distance further north up Chapel Lane, opposite the next plot. Chapel Lane is a reasonably busy route, and the location of Redmyre, which was specifically built with a roadside frontage, is not one to which 'quietude' or 'lack of movement' forms a specific part of its historic interest. Slight increases in these factors are considered to potentially contribute to the small level of harm to the interest of the building identified in the submitted assessment; but would not harm a key aspect of the building's interest. The junction will have considerations such as signage and lighting; but this is in the location of the current bungalow. Thus again it is judged that this may somewhat increase an existing factor; but will not introduce notable new change.

- 5.5. The consideration of the junction is a very relevant one, and the planting and landscape strategy is, as the Officer notes, also very relevant. Embedded mitigation within the planting and landscape strategy could be considered and discussed with the Officer at the Reserved Matters stage.

6. CONCLUSIONS

- 6.1. This Heritage Addendum has provided additional information on:

- The relevance of shared land ownership, setting and historical interest
- The access road into the Site

- 6.2. It is concluded that the conclusion of the submitted heritage assessment, that the proposals would lead to 'lower end of less than substantial harm' to the special interest of Redmyre are correct, and unchanged. Additional discussion with the Conservation Officer regarding suitable planting strategy and landscaping at the Chapel Lane junction could be a useful measure, undertaken at the Reserved Matters stage.

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