



Land to the West of Slyne Road, Lancashire

HERITAGE IMPACT ASSESSMENT

WSH Ref: J005534

February 2026

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Cover: View of Application Site from Upper Storey of Slyne Hall

1.0 Introduction

Purpose

- 1.1 WS Heritage Ltd. have been commissioned to undertake this Heritage Impact Assessment by Mr Wells to assess proposals for the development of up to 200 dwellings at Land to the West of Slyne Road, Bolton Le Sands, Lancashire. This document first sets out the historic background of the locale and wider area, before discussing proposals and the potential for the significance of relevant heritage assets to be affected.



Figure 1: Site Location (Google Earth)

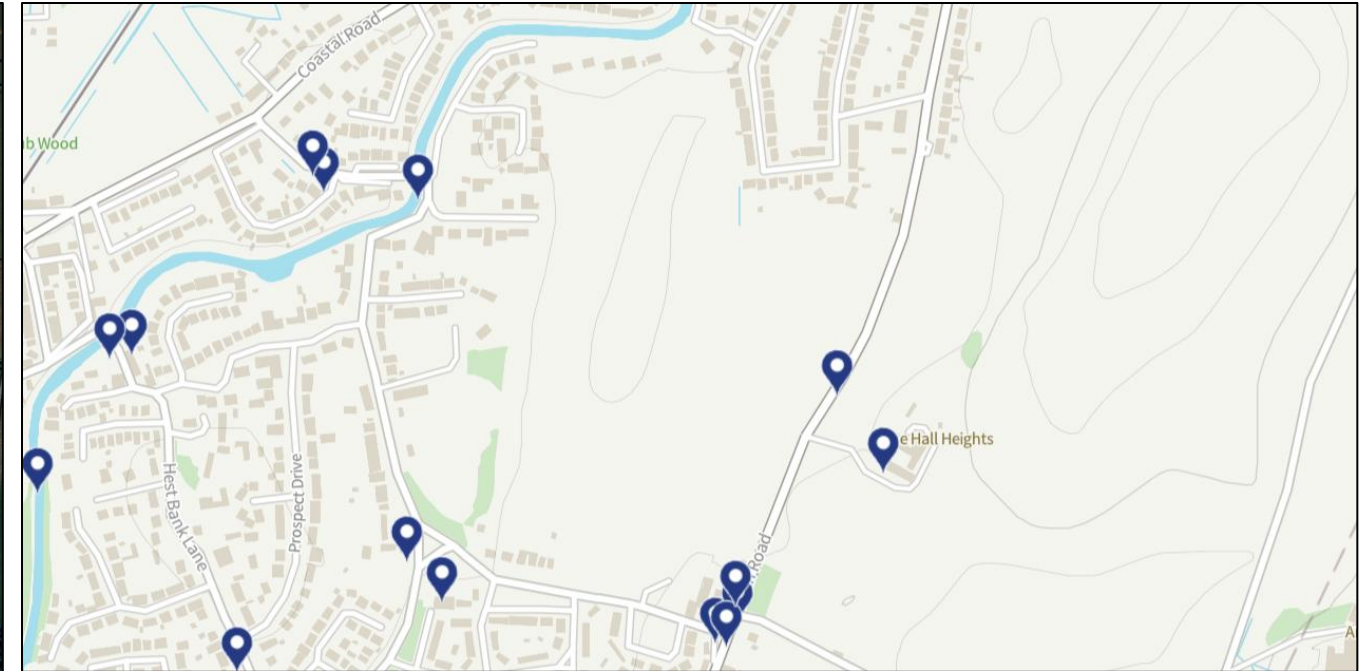


Figure 2: Distribution of Designated Heritage Assets of Relevance

Proposals

- 1.2 Land to the West of Slyne Road is the subject of an ongoing planning application submitted to Lancaster City Council validated on the 15th of July 2025. The description of the proposal is as follows:

'Outline application for the erection of up to 200 dwellings, including affordable housing, public open space, landscaping, and sustainable urban drainage system (SUDS) and associated works. All matters reserved except for means of access.'

Heritage Assets

- 1.3 The application site is located within proximity to a number of designated heritage assets with the potential to be affected by the proposed development. Principal amongst those is the Grade II listed *Slyne Hall* (List Entry Number: 1071856) located approximately 100m southeast of the application site. The list description for this heritage asset may be summarised as follows:

'House. Late C18th. Sandstone rubble with slate roof. Symmetrical. 3 storeys, 3 bays with chamfered quoins. Plain stone surrounds to windows and door. Ground floor windows sashed with glazing bars. 1st floor windows modern with glazing bars. 2nd floor windows sashed. Central windows on 1st and 2nd floors blank. Stacks on gables and between bays 2 and 3. 3-storey stair window with small panes and 2 transoms in north gable. Rear wall has central plain stone door surround with 2 plain stone window surrounds to each floor. Lower wing of one bay adjoins north gable.'

- 1.4 Other assets with the potential to be affected (see **Appendix 1** for full designation records):

- 1) Grade II - *Boundary Stone 100 metres north of drive to slyne hall at NGR SD 479 663* (List Entry Number: 1071857). Located immediate southeast of the application site.
- 2) Grade II - *136, Slyne Road* (List Entry Number 1166194). Located to the southwest of Slyne Manor.
- 3) Grade II - *Milestone 25 meters north of manor house at NGR SD 466 660* (List Entry Number: 1071862). Located to the southwest of Slyne Manor.
- 4) Grade II - *Gatepiers to Manor House* (List Entry Number: 1166186). Located to the southwest of Slyne Manor.

- 5) Grade II* - *Manor House* (List Entry Number: 1071858). Located to the southwest of Slyne Manor.
- 6) Grade II – *Church of St Luke* (List Entry Number: 1071855). Located to the southwest of the application site beyond the Recreation Ground.
- 7) Grade II – *2 and 4, Hanging Green Lane* (List Entry Number: 1071852). Located to the southwest of the application site beyond the Recreation Ground.
- 8) Grade II – *Lancaster Canal Hatlex Bridge (Number 119)* (List Entry Number: 1165983). Located to the west of the application site.
- 9) Conservation Area – *Slyne-With-Hest*. Located to the south of the application site. Assets 2, 3, 4 & 5 above are located within the designated boundary.
- 10) Non-Designated Heritage Asset (NDHA) – Lancaster Canal. Located to the west of the application site.

Historic Environment Record (HER)

- 1.6 There are a number of entries within the Historic Environment Record for this area and an assessment of these has been provided by Border Archaeology as part of the relevant planning application. Of particular relevance would be the Lancaster Canal, recognised as a non-designated heritage asset.

Archaeological Potential

- 1.7 An assessment of the archaeological potential of the site has been provided by Border Archaeology as part of the relevant planning application.

Consultations Undertaken

- 1.8 N/A

Approach & Methodology

- 1.9 In accordance with *paragraph 207* of the *National Planning Policy Framework (NPPF, 2024)* this Heritage Impact Assessment describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance.

Methodology

- 1.10 A number of published guidelines were adhered to, including:

Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12. Historic England, 2019. (**Appendix 2**);
The Setting of Heritage Assets - Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017; and
Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft). Historic England, November 2017.

2.0 Historic Background

- 2.1 The application site is located within the historic parish of Bolton-le-Sands, towards its southern border and sharing a border with the historic parish of Slyne. These parishes formally formed part of the same ancient parish but were separated administratively during the mid-19th century. From the early medieval period onwards the small settlement of Bolton-le-Sands to the north and Slyne-With-Hest to the south were predominantly agricultural in nature, eventually developing small defined village centres with scattered farmsteads occupying a vast agricultural landscape.
- 2.2 From the Ordnance Survey map of 1845 (**Figure 3**) the application site can be observed to form a component part of a vast agricultural landscape to the east of the Lancaster canal and to the north of Slyne-With-Hest. This landscape was a mix of arable land and meadow and was farmed by nearby farmsteads. The Bolton-le-Sands & Slyne-With-Hest Tithe Surveys of 1845 provide information of the landholdings and land ownership of the application site at the time. The site was divided across two farms, plots 662, 663, 670, 674 & 675 belonged to Hatlex Farm to the west and plots 660 & 676 belonged to the farmstead at Slyne Hall to the southeast.

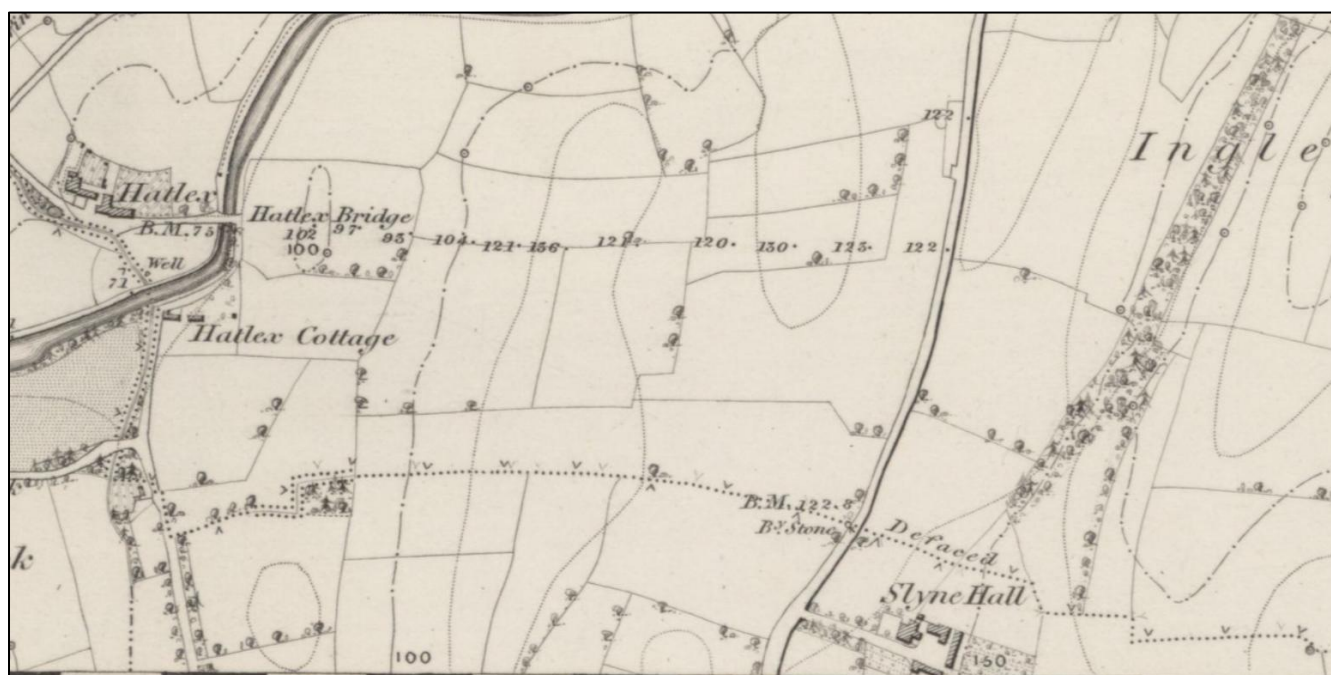


Figure 3: OS Map Extract Application Site, 1845

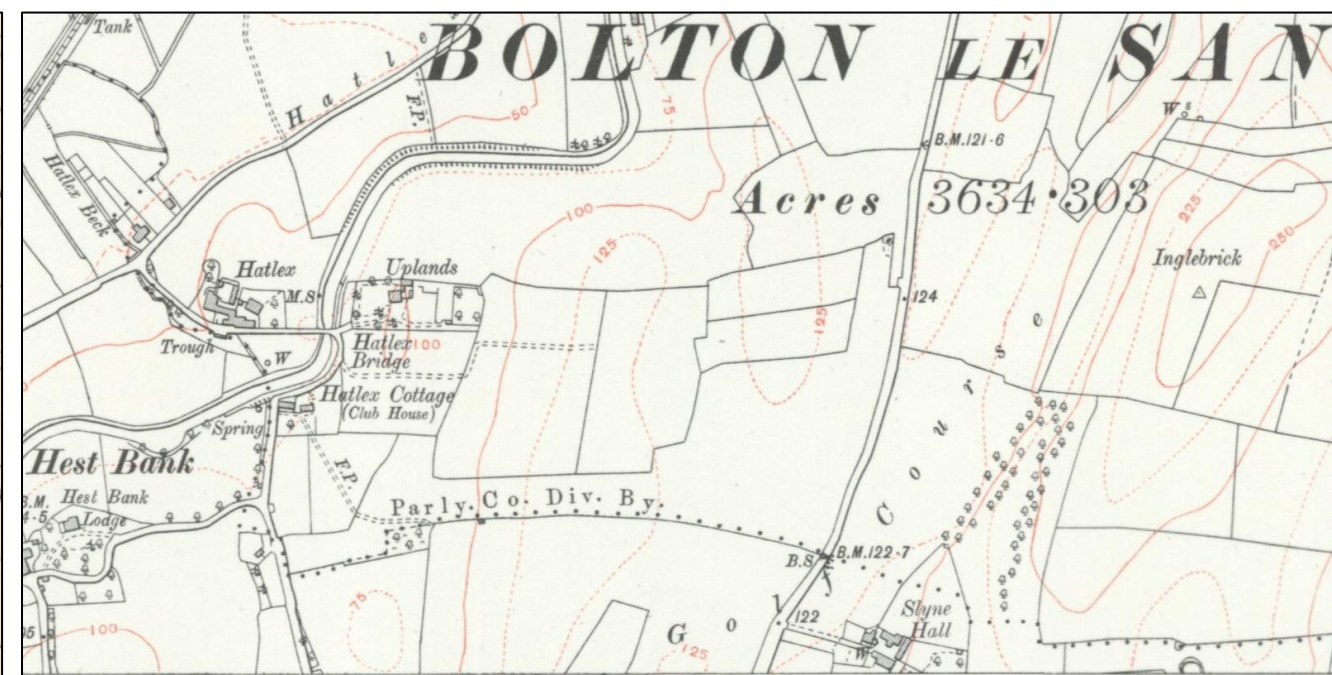


Figure 4: OS Map Extract Application Site, 1910

- 2.3 Plots 660 (Near Lane Field) & 678 (Far Lane Field) were owned by a man named George Marton and farmed by a man named Robert Taylor. Robert Taylor was also a resident and occupier of the farmhouse at the Slyne Hall farmstead according to the Lancashire 1851 Census. Slyne Hall is a traditional farmhouse that was first constructed during the late 18th century just off the eastern side of Slyne Road and just south of the parish boundary. Whilst the land ownership from the date of its construction is not documented, it is likely that the application site was closely associated with Slyne Hall from an early date and this relationship is possibly contemporary with its construction.
- 2.4 The first detailed representation of the site comes from the Ordnance Survey map of 1845 (**Figure 3**) which depicts the main farmhouse with an irregular planform with what appear to be three associated agricultural buildings to the east and southeast of this. Aside from Slyne Road to the west of the house, the landscape surrounding the building is dominated by undeveloped agricultural fields to the west, north and east, with the village of Slyne located to the south. Many of these fields surrounding Slyne Hall were owned and farmed by this farmstead.
- 2.5 Across the landscape there would be little observable change and/or alteration over the course of the 19th century and into the early 20th century. However, Near Lane Field and Far Lane Field had combined to form one larger field, whilst still retaining their general arrangement, as depicted by the Ordnance Survey map of 1910 (**Figure 4**).
- 2.6 The settlements surrounding the application site would gradually start to expand during the middle of the 20th century and would further intensify over the course of the late 20th century. However, the agricultural fields to the north east and south of these larger built-up areas would remain agricultural and undeveloped up to the present day.

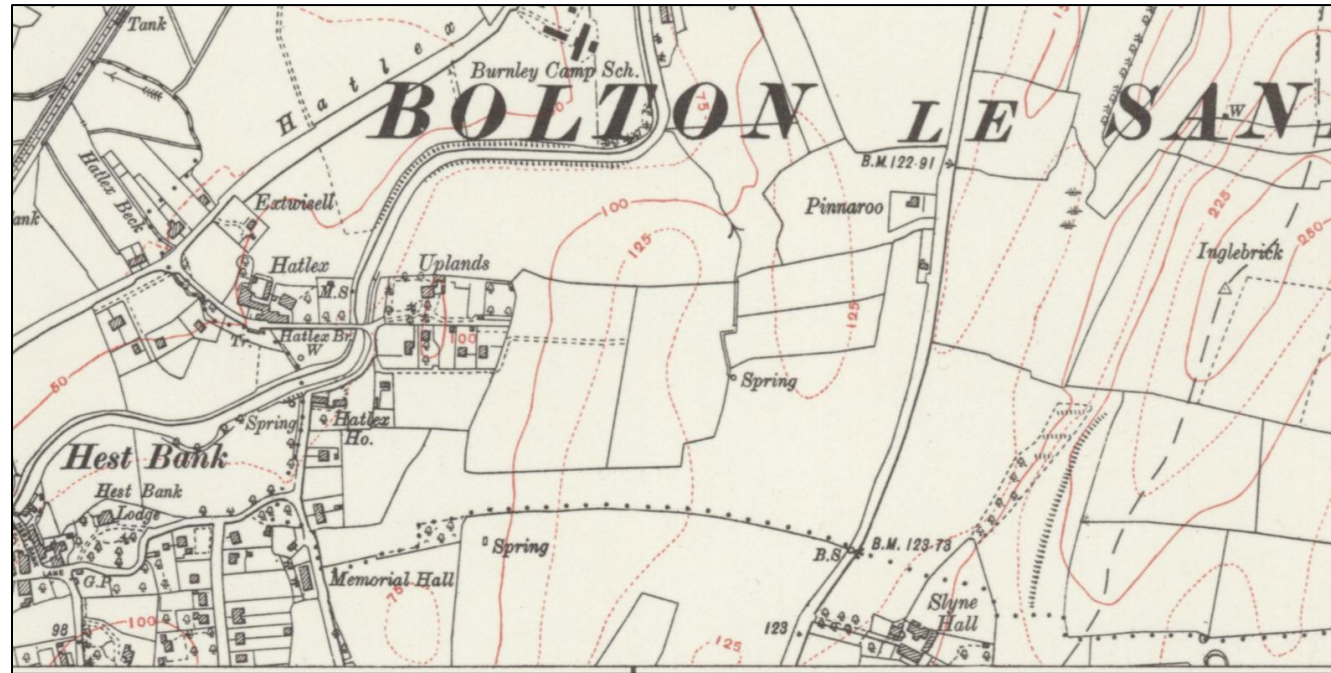


Figure 5: OS Map Extract Application Site, 1930



Figure 6: OS Map Extract Application site, 1968

- 2.7 The fields comprising the application site that were formally associated with Slyne Hall would remain in a very similar arrangement to that observed on the Ordnance Survey map of 1845 up until the present day, however, these had combined to form one field plot by 1910. This visual and historic relationship between Slyne Hall and the application site has persisted uninterrupted from at least the mid-19th century up until the present day.
- 2.8 Furthermore, this wider agricultural landscape was an incredibly important element which contributed towards the development of Bolton-le-Sands to the north, Slyne to the south and Hest Bank to the west. These settlements, formerly separated by this vast agricultural landscape, are now well-connected along the western side of this in the present day. The remaining centre portion of field systems between these settlements, of which the application site is a component part, is a defining landscape feature with its own inherent historic interest.

3.0 Proposals

3.1 As noted, Land to the West of Slyne Road is the subject of an ongoing planning application submitted to Lancaster City Council under planning reference 25/00805/OUT, validated on the 15th of July 2025. The description of the proposal is as follows:

'Outline application for the erection of up to 200 dwellings, including affordable housing, public open space, landscaping, and sustainable urban drainage system (SUDS) and associated works. All matters reserved except for means of access.'

3.2 The application site comprises a number of agricultural fields to the west of Slyne Road, Lancashire. These four fields are located on the southern edge of the village of Bolton-le-Sands, with the boundary of Slyne village located to the south, whilst the western boundary is adjacent to the eastern edge of Hest Bank. The four fields are of varying sizes separated by hedgerows with intermittent trees, the site has an undulating landform with levels rising towards the centre and is lower lying along the boundaries. The site is located within designated Open Countryside and within the North Lancashire Green Belt.



Figure 7: Site Location Plan (D&A Statement)



Figure 8: Master Plan

3.3 As noted, the application site is located within the setting of a number of designated heritage assets. Principal amongst those is the Grade II listed *Slyne Hall*, located 100m southeast of the application site. A Grade II listed parish boundary stone is also located at the southeast corner of the application site. Further south from the site is located another group of heritage assets comprising the Grade II* *Manor House* and Grade II *136, Slyne Road, Milestone and Gatepiers to Manor House*, all of which are located within the *Slyne-With Hest Conservation Area*.

3.4 Further west of this previous group is located the Grade II *Church of St Luke* and *2 and 4, Hanging Green Lane*. Lastly, to the west of the application site is located the Grade II *Lancaster Canal Hatlex Bridge* and the NDHA Lancaster canal. Therefore, potential impacts upon the setting and significance of these heritage assets must be considered. The proposed scheme must have regard for the desirability of *preserving* or *enhancing* the setting of the designated heritage assets.

- 3.5 The group of four fields have been separated and labelled as two separate sections by the applicants as 'A' & 'B' according to their site location plan at **Figure 7**. An indicative masterplan has been submitted as part of the application (**Figure 8**) and whilst matters of design and layout are reserved for future applications, this plan gives a good indication of the scale of the development and how this may affect the setting of the relevant heritage assets.
- 3.6 Considering the Grade II *Boundary Stone 100 metres north of drive to slyne hall at NGR SD 479 663*, the development has the potential to affect both the physical fabric of this listed building and its setting. It has been suggested that the physical fabric of this asset would be protected via some kind of planning condition, which would ensure its physical fabric would remain preserved. The building is of very a small scale and the development is not considered to greatly impact upon the setting of the asset in terms of views/intervisibility encompassing the asset.
- 3.7 However, the development of 200 dwellings directly adjacent the historic parish boundary line, which was historically denoted along the southern boundary of the application site, would almost completely erode the northern setting of this heritage asset in terms of the relationship and function that this asset had with this agricultural land and the parish boundary. The change of use of this land to domestic would also cause a degree of harm and further erode this relationship. A moderate degree of *less than substantial harm* is therefore identified in relation to the setting of this heritage asset.
- 3.8 Considering the setting of the Grade II listed *Slyne Hall*, the application site is located within relatively close proximity to this asset at approximately 100m to the northwest. Slyne Hall is a three storey late 18th century farmhouse constructed from sandstone rubble with a slate roof. Its immediate setting is that of a traditional farmstead to the north of the village of Slyne. The wider setting of this asset comprises a wide-ranging agricultural landscape, particularly to the northwest, where the building overlooks this from an elevated position and commands views over this landscape. This landscape is an intrinsic element of the setting of the asset which has remained unchanged since at least the mid-19th century and contributes greatly to our understanding and appreciation of the listed building.
- 3.9 With regards to the application site specifically, these agricultural fields form an intrinsic part of the agricultural landscape which forms a major aspect of the asset's setting. As documented in **Section 2** above, according to the Tithe Survey of 1845, section 'A' of the application site was an agricultural field that was owned, occupied and farmed by the farmstead at Slyne Hall from at least the mid-19th century and likely much earlier, where this relationship was likely contemporary with the construction of the listed building. The boundary of this field has remained generally unchanged from the mid-19th century and has remained agricultural and undeveloped.
- 3.10 The application site therefore has a direct historic relationship with the listed building in terms of land use and function as well as a direct visual relationship. Slyne Hall rises to three storey's and its elevated position and orientation is no coincidence, which would have enabled the building to directly overlook its agricultural holdings. This visual and historic relationship is readily observed and experienced with views towards the listed building from within the application site and from the asset itself towards the site. These views towards the application site from the upper storey of Slyne Hall are demonstrated at **Figure 9** and views towards the building from the entrance of the application site are demonstrated at **Figure 10**.
- 3.11 Therefore, the contribution that the application site makes towards the significance of the setting of the Grade II listed *Slyne Hall* is considered high and is an element particularly sensitive to change. The proposed scheme, which aims to construct up to 200 dwellings on the application site, would completely disrupt the historic relationship between the application site and the listed building whilst having a significant adverse visual impact upon its setting, seriously impacting the way the heritage asset is currently understood and appreciated.
- 2.12 Mitigating factors such as additional landscaping and tree planting to screen the development has been suggested within the application material, however, this has the potential to further segregate and obscure the open, visual relationship between the site and the listed building and is not considered sufficient to prevent a harmful outcome and may instead exacerbate this harm. The existing land and setting is characterised by low hedgerows without mature trees and was intentionally maintained in this fashion over the course of its history.
- 2.13 The sheer scale of the development would be incongruous and alien within this historic agricultural setting and would completely erode the contribution the application site makes towards the significance of the setting of Slyne Hall. The proposed development would fail to *preserve* the setting of the Grade II listed *Slyne Hall*, therefore, a high degree of *less than substantial harm* is identified in relation to this heritage asset.
- 2.14 Considering the setting of the group of heritage assets to the south of the application site including, and within, the *Slyne-With-Hest Conservation Area* comprising the Grade II* *Manor House* and Grade II *136, Slyne Road* and *Gatepiers to Manor House*, the application site forms part of the wider setting of these heritage assets. The agricultural landscape to the north of these assets provides an important backdrop to the conservation area, revealing the historic relationship that these assets and Slyne village had with its landscape to the north.
- 2.15 The development of 200 dwellings within this landscape setting would erode the legibility of this relationship and cause harm to the significance of this setting. Whilst the intervening distance between the proposed development and these assets is considered to mitigate this harm to a degree, a low degree of *less than substantial harm* is still identified to the significance of the setting of these heritage assets.



Figure 9: Views of the Application Site from Slyne Hall



Figure 10: Views of Slyne Hall from the Entrance of the Application Site

- 2.16 Considering the setting of Grade II *Church of St Luke* and *2 and 4, Hanging Green Lane* to the southwest of the application site, as above, the agricultural landscape to the north of these assets is an important aspect of their setting. Again, whilst the intervening distance between the proposed development and these assets is considered to mitigate this harm to a degree, the construction of 200 dwellings would disrupt this setting and have an adverse visual impact, where a low degree of *less than substantial harm* is identified to the significance of the setting of these heritage assets.
- 2.17 Regarding the setting of the Grade II *Lancaster Canal Hatlex Bridge* and the NDHA Lancaster canal, these assets are surrounded by modern housing developments which comprise their immediate setting. These assets are not generally experienced with the application site visually and the application site is not considered to form a significant aspect of their wider settings. The proposed development is not considered to have an adverse impact upon the setting of these heritage assets, which would remain fundamentally *preserved*.
- 2.18 For the reasons given above, the proposed scheme for the construction of 200 dwellings on Land to the West of Slyne Road, Lancashire in the manner proposed would fail to accord with the objectives set out by the relevant regulatory framework. Principally, this would include s.66 & s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* where special regard has not been had for the desirability of preserving the setting of the listed buildings and the conservation area.

- 2.19 With regards to the *NPPF*, *paragraph 207* states that applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail presented within the planning application was not proportionate nor sufficient enough to understand the potential impact of the proposal upon the setting of *Slyne Hall* and does not therefore accord with this policy.
- 2.20 *Paragraph 208* of the *NPPF* states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal (including development affecting the setting of a heritage asset). The significance of and the contribution that the application site makes towards the setting of *Slyne Hall* was not properly assessed and/or identified by the local planning authority and is therefore contrary to this policy.
- 2.21 *Paragraph 212* of the *NPPF* states that *great weight* should be given to the asset's conservation irrespective of potential harms. Any harm to the significance of a designated heritage asset (including development within its setting) should require clear and convincing justification according to *paragraph 213* and no such justification has been presented over the course of the ongoing planning application for the harms identified.
- 2.22 In summary, the development would fail to *preserve* the setting of a high number of designated heritage assets. Overall, a high degree of *less than substantial harm* has been identified to the significance of the setting of the Grade II listed *Slyne Hall*, a moderate degree of *less than substantial harm* to the significance of the setting of the Grade II *Boundary Stone 100 metres north of drive to slyne hall at NGR SD 479 663* and a low degree of *less than substantial harm* to the setting of the *Slyne-With-Hest Conservation Area*, the Grade II* *Manor House*, the Grade II *136, Slyne Road* and the Grade II *Gatepiers to Manor House*.
- 2.23 Therefore, according to *paragraph 215* of the *NPPF* where a proposal will lead to *less than substantial harm* to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal. Given that a high degree of *less than substantial harm* to an asset, a moderate degree of *less than substantial harm* to an asset and a low degree of *less than substantial harm* to multiple assets has been identified, the public benefits that may be associated with the scheme are not considered sufficient to *outweigh* these harms.
- 2.24 As such, the development would fail to accord with *Policy DM35*, *Policy DM38* and *Policy DM39* of the *Local Plan for Lancaster District*. Given the account above, the level of harm identified and the failure to accord with relevant national and local planning policy should amount to a strong reason for refusal or for restricting the development as is currently proposed.

4.0 Assessment

4.1 The following table sets out all heritage assets established to be relevant to proposals; their distance from the proposed application site if relevant; the degree of 'interest' they exhibit; their inherent significance; and, how the application site presently contributes towards this. The potential for impacts upon recognised significance is then identified, along with an assessment of how such impacts are able to be mitigated.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p>Asset(s): <i>Slyne Hall</i></p> <p>List Entry Number: 1071856</p> <p>Date of Designation: 07-Nov-1983</p>	<p>Archaeological, Architectural & Artistic Interest</p> <p>Architectural and artistic interest is readily observed in the design and means of construction in evidence at the site.</p> <p>In brief, this comprises a well-preserved late 18th century farmhouse. The building has a symmetrical planform and rises to three storeys, three bays with chamfered quins.</p> <p>The building has stone surrounds to the windows and doors and has sash windows to the ground floor, modern first floor windows and sash windows to the second floor.</p> <p>Historic Interest</p> <p>The building is an important structure which reveals information about the historic agricultural landscape to the north of Slyne and south of Bolton-le-Sands and its relationship with the built form which surrounds it</p> <p>This heritage asset possesses qualities of Special architectural and historic interest.</p>	<p>The significance of <i>Slyne Hall</i> is considered Medium by virtue of its Grade II designation.</p> <p>The building derives its significance from the late 18th century fabric of its envelope. The building is a well preserved example of a rural house and associated historic farmstead.</p> <p>The building features little in the way of alteration to its primary fabric, aside from some alteration to its fenestration.</p> <p>The setting of the building, comprising an open agricultural landscape surrounding the asset, greatly contributes towards its significance and how one appreciates and understands the asset within its context.</p> <p>The farmstead associated with the house historically owned and farmed many of the fields surrounding the building within this landscape, the boundaries of which have remained largely unchanged from at least the mid-19th century.</p>	<p>The application site comprises a number of agricultural fields to the west of Slyne Road, Lancashire. These fields have labelled as two separate sections by the applicants as 'A' & 'B'.</p> <p>The entirety of the application site contributes towards the significance of the setting of the listed building.</p> <p>Section 'A', however, was owned and farmed by the occupants of <i>Slyne Hall</i> from at least 1845 and this relationship was likely to have been contemporary with the construction of the listed building.</p> <p>These fields therefore make a strong contribution towards the setting of the heritage asset, demonstrating the relationship between the listed building and its landscape. Their arrangement is mostly unchanged since the mid-19th century.</p> <p>The contribution that the application site makes towards the significance and setting of the heritage asset is therefore considered High.</p>	<p>In brief, proposals comprise the construction of 200 dwellings at Land to the West of Slyne Road, Lancashire.</p> <p>The scheme would completely disrupt the historic relationship between the application site and the listed building whilst having a significant adverse visual impact upon its setting, seriously impacting the way the heritage asset is currently understood and appreciated.</p> <p>Mitigating factors such as additional landscaping and tree planting to screen the development has the potential to further segregate and obscure the open, visual relationship between the site and the listed building and is not considered sufficient to prevent a harmful outcome and may exacerbate this harm.</p> <p>The sheer scale of the development would be incongruous and alien within this historic agricultural setting and would completely erode the contribution the application site makes towards the significance of the setting of <i>Slyne Hall</i>.</p> <p>Following the establishment of the scheme, this would result in loss to the contribution the application site makes towards the significance of the setting of the heritage asset having a Negative impact.</p>	<p>The implementation of the proposed scheme would result in a high degree of Less Than Substantial Harm to the significance of the setting of the heritage asset.</p> <p>The development would fail to accord with the objectives set out by the relevant regulatory framework. Principally, this would include s.66 & s.72 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> where special regard has not been had for the desirability of preserving the setting of the listed buildings and the conservation area.</p> <p>Therefore, according to <i>paragraph 215</i> of the <i>NPPF</i> where a proposal will lead to <i>less than substantial</i> harm to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal. Given that a high degree of <i>less than substantial harm</i> to an asset the public benefits that may be associated with the scheme are not considered sufficient to <i>outweigh</i> these harms.</p> <p>As such, the development would fail to accord with <i>Policy DM35, Policy DM38 and Policy DM39</i> of the <i>Local Plan for Lancaster District</i>. Given the account above, the level of harm identified and the failure to accord with relevant national and local planning policy should amount to a strong reason for refusal, or for restricting the development as is currently proposed.</p>	N/A

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p>Asset(s): <i>Boundary Stone 100 metres north of drive to slyne hall at NGR SD 479 663</i></p> <p>List Entry Number: 1071857</p> <p>Date of Designation: 07-Nov-1983</p>	<p>This heritage asset possesses qualities of Special architectural and historic interest.</p>	<p>The significance of <i>Boundary Stone 100 metres north of drive to slyne hall at NGR SD 479 663</i> is considered Medium by virtue of its Grade II designation.</p>	<p>The historic parish boundary line was denoted along the southern boundary of the application site which was separated by individual agricultural fields.</p> <p>The northern setting of this heritage asset is characterised by the relationship and function that this asset had with this agricultural land and the parish boundary.</p> <p>The contribution that the application site makes towards the significance and setting of these heritage assets is therefore considered High.</p>	<p>In brief, proposals comprise the construction of 200 dwellings at Land to the West of Slyne Road, Lancashire.</p> <p>Whilst the physical fabric of this asset could be protected by planning condition, 200 dwellings directly adjacent the historic parish boundary line, would almost completely erode the northern setting of this heritage asset in terms of the relationship and function that this asset had with this agricultural land and the parish boundary.</p> <p>The change of use of this land to domestic would also cause a degree of harm and further erode this relationship.</p> <p>Following the establishment of the scheme, this would result in loss to the contribution the application site makes towards the significance of the setting of the heritage asset having a Negative impact.</p>	<p>The implementation of the proposed scheme would result in a moderate degree of Less Than Substantial Harm to the significance of the setting of the heritage asset.</p> <p>The development would fail to accord with the objectives set out by the relevant regulatory framework. Principally, this would include s.66 & s.72 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> where special regard has not been had for the desirability of preserving the setting of the listed buildings and the conservation area.</p> <p>Therefore, according to <i>paragraph 215</i> of the <i>NPPF</i> where a proposal will lead to <i>less than substantial</i> harm to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal.</p> <p>Cumulatively, the public benefits that may be associated with the scheme are insufficient to outweigh the harms identified.</p> <p>As such, the development would fail to accord with <i>Policy DM35, Policy DM38 and Policy DM39</i> of the <i>Local Plan for Lancaster District</i>.</p>	N/A
<p>Heritage Asset</p> <p>Asset(s): <i>Slyne-With-Hest Conservation Area, 136, SLYNE ROAD and GATEPIERS TO MANOR HOUSE</i></p> <p>136, SLYNE ROAD</p> <p>MANOR HOUSE</p> <p>GATEPIERS TO MANOR HOUSE</p>	<p>The <i>Slyne-With-Hest Conservation Area, 136, SLYNE ROAD</i> and <i>GATEPIERS TO MANOR HOUSE</i> possesses qualities of Special architectural and historic interest.</p> <p><i>MANOR HOUSE</i> possesses qualities of More Than Special architectural and historic interest.</p>	<p>The significance of the <i>Slyne-With-Hest Conservation Area</i> is considered Medium by virtue of its Conservation Area designation.</p> <p>The significance of 136, SLYNE ROAD and GATEPIERS TO MANOR HOUSE is considered Medium by virtue of their Grade II designations.</p> <p>The significance of <i>MANOR HOUSE</i> is considered High by virtue of its Grade II* designation.</p>	<p>The application site forms part of the wider setting of these heritage assets. The agricultural landscape to the north of these assets provides an important backdrop to the conservation area, revealing the historic relationship that these assets and Slyne village had with its landscape to the north.</p> <p>The contribution that the application site makes towards the significance and setting of these heritage assets is therefore considered Medium.</p>	<p>In brief, proposals comprise the construction of 200 dwellings at Land to the West of Slyne Road, Lancashire.</p> <p>Whilst the intervening distance between the proposed development and these assets is considered to mitigate its potential impact, this would still result in a degree of harm.</p> <p>Following the establishment of the scheme, this would result in loss to the contribution the application site makes towards the significance of the setting of these heritage assets, having a Negative impact.</p>	<p>The implementation of the proposed scheme would result in a low degree of Less Than Substantial Harm to the significance of the setting of the heritage asset.</p> <p>The development would fail to accord with the objectives set out by the relevant regulatory framework. Principally, this would include s.66 & s.72 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> where special regard has not been had for the desirability of preserving the setting of the listed buildings and the conservation area.</p> <p>Therefore, according to <i>paragraph 215</i> of the <i>NPPF</i> where a proposal will lead to <i>less than substantial</i> harm to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal.</p>	N/A

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p>Asset(s): CHURCH OF ST LUKE 2 AND 4, HANGING GREEN LANE</p>	<p>These heritage assets possesses qualities of Special architectural and historic interest.</p>	<p>The significance of CHURCH OF ST LUKE and 2 AND 4, HANGING GREEN LANE is considered Medium by virtue of their Grade II designations.</p>	<p>The application site forms part of the wider setting of these heritage assets. The agricultural landscape to the north of these assets is an important aspect of their settings.</p> <p>The contribution that the application site makes towards the significance and setting of these heritage assets is therefore considered Medium.</p>	<p>In brief, proposals comprise the construction of 200 dwellings at Land to the West of Slyne Road, Lancashire.</p> <p>Whilst the intervening distance between the proposed development and these assets is considered to mitigate its potential impact, this would still result in a degree of harm.</p> <p>Following the establishment of the scheme, this would result in loss to the contribution the application site makes towards the significance of the setting of these heritage assets, having a Negative impact.</p>	<p>Cumulatively, the public benefits that may be associated with the scheme are insufficient to outweigh the harms identified.</p> <p>As such, the development would fail to accord with <i>Policy DM35, Policy DM38 and Policy DM39</i> of the <i>Local Plan for Lancaster District</i>.</p> <p>The implementation of the proposed scheme would result in a low degree of Less Than Substantial Harm to the significance of the setting of the heritage asset.</p> <p>The development would fail to accord with the objectives set out by the relevant regulatory framework. Principally, this would include s.66 & s.72 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> where special regard has not been had for the desirability of preserving the setting of the listed buildings and the conservation area.</p> <p>Therefore, according to <i>paragraph 215</i> of the <i>NPPF</i> where a proposal will lead to <i>less than substantial</i> harm to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal.</p> <p>Cumulatively, the public benefits that may be associated with the scheme are insufficient to outweigh the harms identified.</p> <p>As such, the development would fail to accord with <i>Policy DM35, Policy DM38 and Policy DM39</i> of the <i>Local Plan for Lancaster District</i>.</p>	<p>N/A</p>

5.0 Summary

- 5.1 WS Heritage Ltd. have been commissioned to undertake this Heritage Impact Assessment by Mr Wells to assess proposals for the development of up to 200 dwellings at Land to the West of Slyne Road, Bolton Le Sands, Lancashire. This document first sets out the historic background of the locale and wider area, before discussing proposals and the potential for the significance of relevant heritage assets to be affected.
- 5.2 Land to the West of Slyne Road is the subject of an ongoing planning application submitted to Lancaster City Council validated on the 15th of July 2025. The description of the proposal is as follows:
- 'Outline application for the erection of up to 200 dwellings, including affordable housing, public open space, landscaping, and sustainable urban drainage system (SUDS) and associated works. All matters reserved except for means of access.'*
- 5.3 The application site is located within the setting of a high number of designated heritage assets. Principal amongst those is the Grade II listed *Slyne Hall*, located 100m southeast of the application site. A Grade II listed parish boundary stone is also located at the southeast corner of the application site. Further south from the site is located another group of heritage assets comprising the Grade II* *Manor House* and Grade II *136, Slyne Road* and *Gatepiers to Manor House*, all of which are located within the *Slyne-With Hest Conservation Area*. Further west of this previous group is located the Grade II *Church of St Luke* and *2 and 4, Hanging Green Lane*.
- 5.4 The application site forms part of their wider setting and makes an important contribution towards the significance of the setting of these heritage assets. According to the Tithe Survey of 1845, section 'A' of the application site was an agricultural field that was owned, occupied and farmed by the farmstead at *Slyne Hall* from at least the mid-19th century and likely much earlier, where this relationship was likely contemporary with the construction of the listed building. This relationship has remained unchanged since at least the mid-19th century and has remained agricultural and undeveloped.
- 5.5 The application site therefore has a direct historic relationship with *Slyne Hall* in terms of land use and function, as well as a direct visual relationship. *Slyne Hall* rises to three storey's and its elevated position and orientation is no coincidence, which would have enabled the building to directly overlook its agricultural holdings. This visual and historic relationship is readily observed and experienced with views towards the listed building from within the application site and from the asset itself towards the site and is an element particularly sensitive to change.
- 5.6 The proposed scheme to construct up to 200 dwellings on the application site, would completely disrupt the historic relationship between the application site and *Slyne Hall* whilst having a significant adverse visual impact upon its setting, seriously impacting the way the heritage asset is currently understood and appreciated. The sheer scale of the development would be incongruous and alien within this historic agricultural setting and the urbanisation of this setting would completely erode the contribution the application site makes towards the significance of the setting of *Slyne Hall* and the wider setting of other designated heritage assets.
- 5.7 For the reasons given above, the proposed scheme for the construction of 200 dwellings on Land to the West of Slyne Road, Lancashire in the manner proposed would fail to accord with the objectives set out by the relevant regulatory framework. Principally, this would include s.66 & s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* where special regard has not been had for the desirability of preserving the setting of the listed buildings and the conservation area.
- 5.8 In summary, the development would fail to *preserve* the setting of a high number of designated heritage assets. Overall, a high degree of *less than substantial harm* has been identified to the significance of the setting of the Grade II listed *Slyne Hall*, a moderate degree of *less than substantial harm* to the significance of the setting of the Grade II *Boundary Stone 100 metres north of drive to slyne hall* and a low degree of *less than substantial harm* to the setting of the *Slyne-With-Hest Conservation Area*, the Grade II* *Manor House*, the Grade II *136, Slyne Road* and the Grade II *Gatepiers to Manor House*.
- 5.9 Therefore, according to *paragraph 215* of the *NPPF* where a proposal will lead to *less than substantial harm* to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal. Given that a high degree of *less than substantial harm* to an asset, a moderate degree of *less than substantial harm* to an asset and a low degree of *less than substantial harm* to multiple assets has been identified, the public benefits that may be associated with the scheme are not considered sufficient to *outweigh* these harms.
- 5.10 As such, the development would fail to accord with *Policy DM35, Policy DM38* and *Policy DM39* of the *Local Plan for Lancaster District*. Given the account above, the level of harm identified and the failure to accord with relevant national and local planning policy, this should amount to a strong reason for refusal.

6.0 Sources

Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12. Historic England, 2019.

The Setting of Heritage Assets - Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017.

Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft). Historic England, November 2017.

Slyne Conservation Area Appraisal. Lancaster City Council. December 2009.

'The parish of Bolton-le-Sands', in *A History of the County of Lancaster: Volume 8*, ed. William Farrer, J Brownbill (London, 1914), *British History Online* <https://www.british-history.ac.uk/vch/lancs/vol8/pp126-132> [accessed 11 February 2026].

Tithe Apportionments 1845, Slyne With Hest

Tithe Apportionments 1845, Bolton-le-Sands – (National Archives References: *IR 29/18/40, IR 29/18/40*)

Appendix 1.0 Designation Records for Heritage Asset(s)

Slyne Hall

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1071856

Date first listed:

07-Nov-1983

List Entry Name:

Slyne Hall

Statutory Address 1:

SLYNE HALL, SLYNE ROAD

Details:

SD 46 NE SLYNE-WITH-HEST SLYNE ROAD (off)

6/224 slyne Hall II

House. Late C18th. Sandstone rubble with slate roof. Symmetrical. 3 storeys, 3 bays with chamfered quoins. Plain stone surrounds to windows and door. Ground floor windows sashed with glazing bars. 1st floor windows modern with glazing bars. 2nd floor windows sashed. Central windows on 1st and 2nd floors blank. Stacks on gables and between bays 2 and 3. 3-storey stair window with small panes and 2 transoms in north gable. Rear wall has central plain stone door surround with 2 plain stone window surrounds to each floor. Lower wing of one bay adjoins north gable.

Listing NGR: SD4797866226

Boundary Stone 100 Metres North of Drive to Slyne Hall

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1071857

Date first listed:

07-Nov-1983

List Entry Name:

Boundary Stone 100 Metres North of Drive to Slyne Hall at NGR SD 479 663

Statutory Address 1:

BOUNDARY STONE 100 METRES NORTH OF DRIVE TO SLYNE HALL AT NGR SD 479 663, SLYNE ROAD

Details:

SD 46 NE SLYNE-WITH-HEST SLYNE ROAD

6/225 Boundary stone 100 metres north of drive to Slyne Hall at NGR SD 479 663 II

Boundary stone, probably early C19th. Sandstone. Triangular section with 'SLYNE' on left-hand face and 'BOLTON' on right-hand face. Marks boundary with Bolton-le-Sands Parish.

Listing NGR: SD4791766325

136, Slyne Road

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1166194

Date first listed:

02-May-1968

List Entry Name:

136, SLYNE ROAD

Statutory Address 1:

136, SLYNE ROAD

Details:

SD 46 NE SLYNE-WITH-HEST SLYNE ROAD

6/219 No. 136 2. 5. 1968 (formerly listed under Main Road) II

House. Early C18th, altered 1750. Slobbered cobbles with sandstone dressings and slate roof. 2-unit central entry plan with gable stacks. 2 storeys with attic. To the left of the door is a 2-light rebated and chamfered mullioned window, with a blocked one-light fire window in plain surround further left. To the right of the door is a 3-light rebated and chamfered mullioned window. On the 1st floor are 2 similar 2-light windows with jambs and mullions extended. Between them is a plaque 'MRA 1750'. Chamfer of door jambs continues around ogee on tooled door lintel, To the rear is a shallow 3-storey gabled staircase wing with a tall chamfered stair window with 3 transoms. Gable has kneelers but no copings. On each side of the wing, on the 1st floor of the main house, is a one-light rebated and chamfered window. Interior. Left-hand room has C18th round-topped cupboard without doors built into rear wall. Dog-leg stair has square fluted newels, turned balusters on closed, moulded, string, and ramped handrails.

Listing NGR: SD4778766053

Gatepiers to Manor House

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1166186

Date first listed:

07-Nov-1983

List Entry Name:

Gatepiers to Manor House

Statutory Address 1:

GATEPIERS TO MANOR HOUSE, SLYNE ROAD

Details:

SD 46 NE SLYNE-WITH-HEST SLYNE ROAD

6/217 Gate piers to Manor House

G.V. II

Gate piers. C18th. Sandstone ashlar. Square section with cyma cornice and ball finials.

Listing NGR: SD4777566001

Manor House

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1071856

Date first listed:

01-AUG-1952

List Entry Name:

Manor House

Statutory Address 1:

MANOR HOUSE, SLYNE ROAD

Details:

SD 46 NE SLYNE-WITH-HEST SLYNE ROAD

6/216 Manor House 1.8.1952 (formerly listed as Slyne Manor House) II*

House, 1681. Cobble with sandstone dressings and slate roof. T-plan with central entry and gable stacks. 2 1/2-storey 5-bay symmetrical composition. Rebated and chamfered cross windows with continuous drip courses on both floors, with 3 2-light rebated and chamfered mullioned attic windows. Deep moulding of door jambs continues around shaped lintel. Plaque 'CGM 1681' (Cornelius and Mary Green) set above doorway. Drip courses terminate beyond windows on return walls. On the ground floor of the south gable is a 2-light rebated and ovolo-mullioned window, with a blocked cross window on the 1st floor. Gables have copings, shaped kneelers and stacks with weather offsets and moulded copings. Rear wing has several similar windows, including one of 4 lights and one with ovolo mullions. West wall of wing has doorway with moulding which continues around shaped lintel. Chimney on front. Interior. South front room has moulded stone mantel, panelling and court cupboard 'CG 1681'. North room has raised and fielded panelling with fluted Doric pilasters to each side of fireplace and round-headed cupboard with upper doors missing. Rear wing has open well closed-string stair with square newels and turn balusters. Attic has upper crucks with carpenter's marks.

Listing NGR: SD4776066005

Church of St Luke

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1071855

Date first listed:

07-Nov-1983

List Entry Name:

Church of St Luke

Statutory Address 1:

CHURCH OF ST LUKE, MANOR LANE

Details:

SD 46 NE SLYNE-WITH-HEST MANOR LANE

6/208 Church of St Luke II

Church, 1898 on foundation stone, Snecked sandstone rubble with red tile roof. Free gothic, with nave, north aisle, and squat tower with hipped roof between nave and chancel. Flowing tracery of various descriptions in south nave wall, with cusped lights to north aisle. Timbered north porch. Bell in wooden bellcote projecting from roof of tower. Interior. Nave of 3 bays with double chamfered arches on cylindrical piers. Tower over 4th bay carried on large east and west arches. Flat timber ceiling to tower with open timber roof to nave and chancel. Nave has arch-braced collars with alternate raised ties.

Listing NGR: SD4740766057

2 and 4, Hanging Green Lane

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1071852

Date first listed:

07-Nov-1983

List Entry Name:

2 AND 4, HANGING GREEN LANE

Statutory Address 1:

2 AND 4, HANGING GREEN LANE

Details:

SD 46 NE SLYNE-WITH-HEST HANGING GREEN LANE

6/201 Nos. 2 and 4 II

Mirrored pair of planned cottages, early C19th. Roughcast, with sandstone dressings and slate roof. Hipped roof with overhanging eaves, central stack and doors on return walls. 2 storeys. Front wall of 2 bays, one for each cottage. Windows sashed with glazing bars in plain stone surrounds (left-hand ground-floor window boarded up and not visible). Return walls blank apart from porches of sandstone slabs, the porch to the left-hand house now having a modern door.

Listing NGR: SD4736066110

Lancaster Canal Hatlex Bridge

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1165983

Date first listed:

07-Nov-1983

List Entry Name:

Lancaster Canal Hatlex Bridge (Number 119)

Statutory Address 1:

LANCASTER CANAL HATLEX BRIDGE (NUMBER 119), HATLEX LANE

Details:

SD 46 NE SLYNE-WITH-HEST HATLEX LANE

6/2 Hatlex Bridge, (No 119)

II

Bridge over the Lancaster Canal, opened 1797. Large punched gritstone blocks. Single semi-elliptical arch with projecting keystone. String course under solid parapet with rounded coping.

Listing NGR: SD4737666578

Appendix 2.0 Methodology

- 2.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 2.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
 2. *Understand the significance of the asset(s)*
 3. *Understand the impact of the proposal on that significance*
 4. *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
 5. *Look for opportunities to better reveal or enhance significance*
- 2.3 These five steps effectively fulfil the requirements of *paragraph 194* of the *NPPF*. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residual harm is justified.
- 2.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a '*suggested structure for a statement of heritage significance*'. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - ii. Architectural and artistic interest – there are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture;
 - iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.

4. Impact on the Significance – Table 2

- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
- b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
- c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
- d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

5. Avoid Harmful Impact(s) – Table 3

- a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
- b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
- c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.

6. Justification for Harmful Impacts – Table 4

- a. This is the opportunity to describe the justification for the proposals.

7. Recording

- a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.

8. Summary

- a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
- b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.

2.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

Level of Sensitivity	Designation Status
Very High	International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.
High	Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important.
Medium	Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record).
Low	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset.
Very Low / Negligible	Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale.

Table 2: Impact on Significance

Impact on Significance	Description
High	The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right.
Medium	The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation.
Low	The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation.
Neutral	The application site and / or element does not contribute to the significance of the asset.
Negative	The application site and / or element represents negative impingement which detracts from the significance of the asset.
Uncertain	Impact uncertain, more information required.

Table 3 – Avoiding Impacts

Impacts	Description
Very Positive	Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset.
Positive	Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset.
Neutral	Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting.
Negative	Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset.
Very Negative	Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset.
Uncertain	Impact uncertain, more information required.

Table 4 – Justification of Impacts

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset.

- 2.6 Here it is pertinent to note that *Advice Note 12* states that 'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'.

