

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

26 May 2026

Application reference

PL/2026/0021

Address

Land adjacent to Cleggswood Farm, Higher Lakewood, Littleborough, OL15 0AZ

Proposal

Erection of livestock building, extension to farm track and associated works including excavation of land and landscaping

Affected Heritage Assets

Designated heritage assets

-

Non-designated heritage assets

- Higher Cleggswood Farm

Summary

Further information required

Assessment

Higher Cleggswood Farm has previously been identified as a non-designated heritage asset. It is present on the first edition OS map from 1851 and appears to retain a significant amount of historic and original fabric. The site along with the adjacent barn make an important contribution to the landscape around Hollingworth Lake. A heritage statement should be requested.

The impact of a development on a non-designated heritage asset is a material planning consideration. A balanced judgement should be had, having regard to the scale of any harm or loss and the significance of the asset.

In this case, the proposal has the potential to impact on the setting of this NDHA. Further landscaping information, including visuals from key viewpoints should be requested. These would include views from public footpaths and the Lake. The site sections should also be extended so that they include Higher Cleggswood Farm. this information is required so that the impacts on the NDHA can be properly understood.

Re-consultation

Yes, on submission of requested information.