

**Application for the demolition of a large chicken shed and its replacement with
larger building . Sillinghurst Farm, Castle Hill Road, Bury. BL9 6UN**

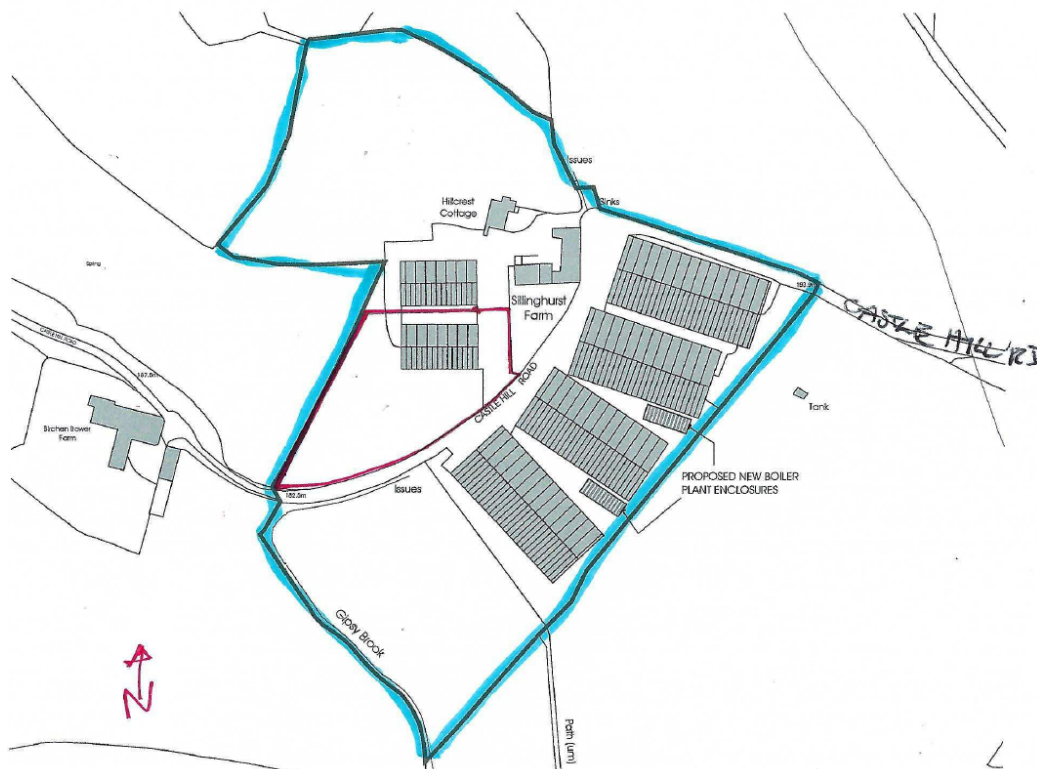
Heritage Assessment

Ref:200226.A

The proposed development is for the demolition of a poultry unit and its replacement by a larger building for the same agricultural purpose, on the same site and abutting land . The proposed replacement building would have the same, modern agricultural appearance as the existing, large units around it.

The following plan shows the existing arrangement of buildings and also the Grade II listed Sillinghurst Farm in relation to them. The red edge shows the existing building where the proposal is to demolish it and to replace it with a larger building on the same site and on the land adjoining it to the South

(NTS)



The following plan shows the proposed replacement building on the site.



The listing describes the Farmhouse in the following terms: -

'Extent C1600 but probably rebuilt C1700. Coursed rubble. 2 storeys. Double pile. 2 mullioned windows, left one 3-light, right-hand ones 4-light. Off centre doorway; another blocked one with large lintel to the right. String course across front above ground floor windows. Stone slab roof. Mullioned windows, some with drip moulds, on left gable end and rear. Shown as Silen Hurst on map of 1847. Possibly once 2 cottages'.

Planning Policy

The Greater Manchester Places for Everyone joint development Plan Document 2024 development Plan Places for Everyone 2024 (PfE) states that 'Development

proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy’.

The National Planning Policy Framework 2025 (the Framework) advises at paragraph 207 that ‘ *in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary’.*

‘215. 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.

Assessment of the impact of the proposed development upon the setting of the Listed Building.

It seems likely that Sillinghurst Farmhouse was originally set amongst open fields but for several years (at least for 20 years and probably for very much longer) its setting is one dominated by large poultry sheds:-



Nevertheless, the setting of the LB retains open grassed land immediately in front of it, permitting views of it from Castle Hill Road and preserving its immediate setting.

The remaining open setting is not adversely affected by the construction of the industrial scale wind turbine on the agricultural unit

The proposed replacement building would not reduce or adversely affect the existing view or setting of the LB when seen from Castle Hil Road in front of it, being set to the side of it and on land which is already developed to a significant extent by a large agricultural building.

The original setting of the LB has been altered fundamentally by the construction of the modern agricultural buildings. The replacement of one of them, albeit by a larger building, would have no significant impact upon the setting as it now exists.

Appendix

The official listing for Sillinghurst Farmhouse.

See separately submitted document.