

**Stakehill Business Park, Middleton, Manchester,
Greater Manchester –**

Archaeological Desk-Based Assessment

Millson Associates

Report prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
0114 266 9292

July 2018

ECUS Ltd

Report to: **Millson Associates**

Report Title: **Stakehill Business Park, Middleton, Manchester, Greater Manchester – Archaeological Desk-Based Assessment**

Revision: **v.1**

Issue Date: **July 2018**

Report Ref: **11461**

Originated By:



Sarah Gallagher
Heritage Consultant

Date: 25/06/2018

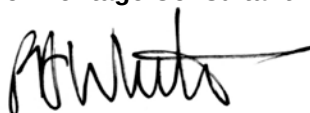
Reviewed By:



Jennifer Oliver
Senior Heritage Consultant

Date: 28/06/2018

Approved By:



Paul White
Head of Heritage

Date: 27/07/2018

Prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
0114 2669292

The report and the site assessments carried out by ECUS on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by ECUS with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by ECUS taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between ECUS and the client.

Other than that expressly contained in the paragraph above, ECUS provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. ECUS is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, ECUS does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and ECUS disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

ECUS accepts no responsibility for the accuracy of third party data used in this report.

Executive Summary

Ecus Ltd were commissioned by Millson Associates in May 2018 to prepare an archaeological desk-based assessment. This was to inform a planning application for the development of vacant land to the north of the Stakehill Industrial Park and to the south west of the A627(M) (hereafter 'the site'). The site is situated at National Grid Co-ordinate 389256, 408331.

The site occupies an area of agricultural land north of Stakehill Industrial Park and southwest of the A627(M). The site comprises several fields with hedgerow boundaries and a series of ponds. The site is intersected by Stakehill Lane which crosses over the A627(M) providing access to Thornham Lane. Excluded from the site is a single farmstead, comprising a farmhouse and a number of associated agricultural sheds. To the south of this farmstead is Stakehill Nurseries, also excluded from the site.

The proposed scheme comprises an industrial/ business park development consisting of light industry, storage, mixed commercial, leisure use, landscaping and associated infrastructure. A masterplan is currently being developed for the proposed scheme.

An assessment was undertaken to identify the known and potential heritage assets that may have the potential to receive effects from the proposed development.

The historic character of the landscape within the site has been assessed as part of the Greater Manchester Historic Landscape Characterisation (HLC) project (reference). The site lies within two type profiles which consist of 'Enclosed Land' with agglomerated fields (HGM25372 and HGM25397) and 'Water Bodies' in the form of a reservoir (HGM25365). The proposed scheme is considered to make a negligible- low impact on the 'Enclosed Land' profile type and would have no effect on the 'Water Bodies' type profile.

The proposed scheme has been assessed to remove the key characteristics of the HLC profile type associated with Enclosed Land. The site in its current form is representative of 'agglomerated fields'. This HLC sub-type represents 25% of the Enclosed Land broad HLC type in the borough of Rochdale and is therefore assessed as common. It is considered that the change in land use would contribute a negligible to low impact on the overall HLC profile type. The review of historic mapping also indicates that there is the potential for the hedgerows within the site to be of importance under Hedgerow Regulations.

There have been no known previously recoded archaeological investigations undertaken within the site boundary. No known features of archaeological interest are situated within the site boundary. Based upon the evidence presented within the baseline resource there is considered to be an overall low-medium potential for unknown buried archaeological remains of up to medium heritage significance relating to the prehistoric through to medieval era and high potential for post-medieval archaeological remains of up to low heritage significance within the site boundary.

The need for scale, scope and nature of any further archaeological works to inform the proposal should be agreed through consultation with the local planning authority in accordance with paragraphs 189 of the NPPF. Evaluation may comprise a programme of geophysical survey upon which a programme of targeted trial trenching could be focussed if further evaluation is considered necessary.

Contents

1.	Introduction	1
1.1	Project Background	1
1.2	The Site	1
1.3	Aims and Objectives.....	1
2.	Regulatory and Policy Context.....	2
2.1	Introduction	2
2.2	Historic Buildings and Ancient Monuments Act 1953	2
2.3	Ancient Monuments and Archaeological Areas Act 1979.....	2
2.4	Planning (Listed Buildings and Conservation Areas) Act 1990.....	2
2.5	Hedgerow Regulations 1997	2
2.6	Local Plan	2
	<i>Core Strategy (2016) P2 – Protecting and enhancing character, landscape and heritage</i>	<i>3</i>
2.7	National Planning Policy Framework	3
3.	Methodology	5
3.1	Standards	5
3.2	Scope of Assessment.....	5
3.3	Assumptions and Limitations	5
3.4	Assessment of Significance	6
4.	Historic Environment Baseline.....	8
4.1	Introduction	8
4.2	Historic Environment Character	8
	<i>Enclosed Land</i>	<i>8</i>
	<i>Water Bodies</i>	<i>9</i>
4.3	LiDAR Data	10
4.4	Archaeological and Historical Baseline	10
	<i>Prehistoric – Romano-British (pre-800BC – 410AD).....</i>	<i>10</i>
	<i>Medieval (410AD-1540)</i>	<i>10</i>
	<i>Post Medieval (1540-1901)</i>	<i>11</i>
	<i>Modern (1901-Present)</i>	<i>12</i>
5.	Summary of Heritage Constraints.....	13
5.1	Introduction	13
5.2	Historic Landscape Character	13
5.3	Designated and Non-designated Heritage Assets	13
5.4	Archaeological Potential	13
5.5	Previous Impacts.....	13
6.	Statement of Impact	15
6.1	Introduction	15
	<i>Scheme Proposal.....</i>	<i>15</i>
6.2	Assessment of Proposal.....	15
	<i>Effects during Construction</i>	<i>15</i>
	<i>Effects during Operation/Lifespan of Development.....</i>	<i>15</i>
7.	Discussion	16
7.1	Summary.....	16

7.2	Recommendations.....	16
8.	References	18
8.1	Bibliography	18
	Appendix 1: Tables	19
	Gazetteer of Non-Designated Heritage Assets.....	19
	Gazetteer of Designated Heritage Assets	19
	Illustrations	21

Plates

Plate 1: View of land north of Bentley Avenue. Bentley Avenue and the Stakehill Industrial Estate visible in the background.....	9
Plate 2: View of land north east of Stakehill Lane	9

Tables

Table 1: Criteria for determining the significance of heritage assets.....	7
Table 2: Criteria for valuing the contribution of the site to the significance of heritage assets.....	7

Figures

Figure 1: Site Location	
Figure 2: Heritage Assets and Archaeological Events	
Figure 3: Historic Landscape Characterisation	
Figure 4: Historic Mapping	
Figure 5: Figure 5: LiDAR data	
Figure 6: Historic Hedgerows depicted on the 1839 tithe map	

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd were commissioned by Millson Associates in May 2018 to prepare an archaeological desk-based assessment. This is to inform a planning application for the development of vacant land to the north of the Stakehill Industrial Park and to the south west of the A627(M) (hereafter 'the site'). The site is situated at National Grid Co-ordinate 389256, 408331.
- 1.1.2 The proposed scheme comprises an industrial/ business park development consisting of light industry, storage, mixed commercial, leisure use, landscaping and associated infrastructure. A masterplan is currently being developed for the proposed scheme.

1.2 The Site

- 1.2.1 The site occupies an area of agricultural land north of Stakehill Industrial Park and south west of the A627(M). The site comprises several fields with hedgerow boundaries, and a series of ponds. The site is intersected by Stakehill Lane which crosses over the A627(M) giving access to Thornham Lane. Excluded from the site is a single farmstead, comprising a farmhouse and a number of associated agricultural sheds. To the south of this farmstead is Stakehill Nurseries, also excluded from the site.
- 1.2.2 The site covers approximately 25 hectares (ha). The topography of the site undulates between 127 m aOD in the northwest to 148 m to the southeast. The bedrock geology of the site comprises mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation, overlain by superficial deposits of Devensian Till and Devensian Glaciofluvial Sheet Deposits (BGS, 2018).

1.3 Aims and Objectives

- 1.3.1 The purpose of this archaeological desk-based assessment is to determine, as far as is reasonably possible from existing records and observations, an understanding of the archaeological resource within and surrounding the application area in order to formulate:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
 - Strategies for further evaluation intrusive or non-intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
 - An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
 - Proposals for further archaeological investigation within a programme of research.

2. Regulatory and Policy Context

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Historic Buildings and Ancient Monuments Act 1953

- 2.2.1 Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.3 Ancient Monuments and Archaeological Areas Act 1979

- 2.3.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

2.4 Hedgerow Regulations 1997

- 2.4.1 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are over 30 years old and either: incorporate, or are associated with, a scheduled archaeological feature or site; marks the boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or form an integral part of a pre-1845 field system.
- 2.4.2 Para 5a may determine that a hedgerow is important regardless of the current completeness of the historic field system. A hedgerow so recorded would still be important if it is now the only remaining part of the pre-1845 field system.

2.5 Local Plan

- 2.5.1 The site is located within the boundaries of Rochdale Borough Council who have prepared a Local Plan. The Local Plan comprises the Core Strategy (adopted October 2016) and the saved policies of the Rochdale Unitary Development Plan. The Core Strategy is a key document of the Local Plan which provides the strategic planning framework for the Borough's future development needs up to 2028. The Core Strategy contains the following policies which pertain to the historic environment and which are relevant to the site.

Core Strategy (2016) P2 – Protecting and enhancing character, landscape and heritage

2. We will protect the borough's heritage by:

a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:

i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;

ii. Other designated assets such as listed buildings, conservation area, registered parks and scheduled ancient monuments;

iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

iv. The Edgar Wood and J.H. Sellers cultural heritage;

v. The heritage of the seventeenth and eighteenth century vernacular tradition; and

vi. The engineering heritage, including mills, canals and railways.

b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;

c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and

d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

2.6 National Planning Policy Framework

2.6.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

2.6.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 189).

2.6.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/192).

- 2.6.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 193/194).
- 2.6.5 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 197).
- 2.6.6 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 199).

3. Methodology

3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk based assessment (CIfA, 2017).
- Planning Practice Guidance Conserving and enhancing the historic environment (6th March 2014), published by the Department for Communities and Local Government.
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a-b, 2017).

3.2 Scope of Assessment

3.2.1 Baseline conditions are established through consideration of recorded heritage assets within a 1 km study area around the site and desk-based review of existing sources of publicly accessible sources of primary and synthesised information, comprising:

- The Greater Manchester HER, comprising a database of all recorded archaeological sites, find-spots, and archaeological events within the county.
- Historic manuscripts and maps held at Middleton Library Local History Studies.
- National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
- LiDAR data as held by the Environment Agency.
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the site were studied.

3.2.2 The study area was agreed with the Greater Manchester HER. The Rochdale Local Studies and Archive was also consulted, but no documents of interest were identified.

3.2.3 A site visit was undertaken during June 2018 in order to assess the general character of the site to identify heritage assets not identified through desk-based review and assess possible factors which may affect the survival or condition of known or potential assets

3.2.4 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

3.3 Assumptions and Limitations

3.3.1 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

- 3.3.2 In addition, the records held by Greater Manchester HER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.4 Assessment of Significance

- 3.4.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 2018: 56).
- 3.4.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, 2018: 71):
- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
 - **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place 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 skill, like sculpture.
 - **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.
- 3.4.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2010a-b), selection guides published by Historic England, and regional research agendas.
- 3.4.4 The heritage interest of an asset's setting is assessed in accordance with Step 2 of Historic England's The Setting of Heritage Assets (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2018, 71).
- 3.4.5 The overall significance of a heritage asset is the sum value of its interest, expressed within this report on a 6-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

- 3.4.6 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset can not been ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

4. Historic Environment Baseline

4.1 Introduction

- 4.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 3.
- 4.1.2 National List entries are referenced by their National Heritage List for England (NHLE) entry number and depicted in **Figure 2**. HER features are listed by their HA (Heritage Asset) number detailed in **Appendix 1** and depicted in **Figure 2**.

4.2 Historic Environment Character

- 4.2.1 The character of the landscape within the site has been assessed as part of the Greater Manchester Urban Historic Landscape Characterisation (HLC) project (GMAU, 2012). The site lies within two type profiles which consist of 'Enclosed Land' with agglomerated fields (HGM25372 and HGM25397) and 'Water Bodies' in the form of a reservoir (HGM25365).

Enclosed Land

- 4.2.2 Enclosed land covers approximately 40% of the area of Rochdale. The fields within the site are situated within the profile type of 'agglomerated fields'. This type represents 25% of the Enclosed Land broad HLC type in the borough of Rochdale. The pattern is generally of large fields (over eight hectares) with regular or semi-regular boundaries. These were often created by removing the internal enclosure divisions of large field systems.
- 4.2.3 Land to the north of Bentley Avenue (HGM25372) is an area of farmland which was divided under piecemeal enclosure in the mid nineteenth century (**Plate 1**). The land divisions were altered in the twentieth century with internal boundaries largely removed and the buildings at Hopwood's Farm lost.



Plate 1: View of land north of Bentley Avenue. Bentley Avenue and the Stakehill Industrial Estate visible in the background.



Plate 2: View of land northeast of Stakehill Lane

- 4.2.4 Land to the northeast of Stakehill Lane (HGM25397) is a former area of piecemeal enclosure (**Plate 2**). There were some alterations to the earlier field pattern in the later nineteenth century and early twentieth century, but a more significant period of agglomeration occurred in the general area between about the 1950s and the 1980s.

Water Bodies

- 4.2.5 This HLC type includes large water bodies such as lakes and reservoirs but does not include millponds or canals. The area of water relates to a reservoir northwest of 80-86 Stakehill Lane (HGM25365). Reservoirs contribute to approximately 95% of the water bodies identified in Rochdale Borough.
- 4.2.6 The area is a group of small reservoirs, which date from as early as the mid-nineteenth century onwards. The reservoirs are likely to have been associated with the former bleach works situated about 300 m to the south west. The reservoirs are now used as a private fishing club.

4.3 LiDAR Data

- 4.3.1 LiDAR data held and supplied by the Environment Agency for the site was reviewed (**Figure 4**). The LiDAR data shows the undulating topography of the site, a number of former field boundaries and a series of circular depressions. It is thought most likely that these depressions relate to the location of former supplementary feeding stations for animals.

4.4 Archaeological and Historical Baseline

Prehistoric – Romano-British (pre-800BC – 410AD)

- 4.4.1 The Greater Manchester HER (GMHER) returned two known records of prehistoric activity, although both have later been assessed to be natural features. Slattocks Peat (**HA1**) is located 240 m north of the site and was recorded to contain a small parcel of peat. No archaeological activity was discovered when investigated. 875 m west of the site is Hopwood Hall Moss (**HA2**) another peat deposit which is thought to have begun to form during the Mesolithic period. The upper half of the mire is formed from plant remains. Charcoal deposits occur preceding a change to wetter conditions. The peats are adequately preserved.
- 4.4.2 No records of Romano-British activity near the site were returned by the GMHER. Approximately 2 km from the site is Long Street which is thought to be located on the line of a Roman road linking Chester to York (RMBC 2008). Whilst approximately 540 m northwest of the site a preliminary archaeological field evaluation of Junction 19 of the M1 identified potential for Romano-British archaeological remains (Allen *et al.* 2016).

Medieval (410AD-1540)

- 4.4.3 The name Middleton is derived from Old English to mean middle settlement with 'Middle' relating to a middle hill or location and 'ton' meaning settlement (UON 2018).
- 4.4.4 The nearest place recorded in Domesday Book is Rochdale (Palmer, Powell Smith 2018). The Domesday Book records the Hundred of Salford, within which the site is situated, as holding 21 'Berewicks' with as many manors, in which there were 11.5 hides and 10.5 carucates of land and woodland of 9.5 leagues long and 5 leagues and 1 furlong broad (Williams & Martin 2003).
- 4.4.5 Yate's 1786 Map of the County Palatine of Lancaster (not reproduced) shows the

development of medieval Stake Hill and illustrates the Higher and Lower Stake Hill Village Cores (**HA4** & **HA7**, respectively) as a few buildings either side of Stakehill Lane and around Whit Brook. The map also depicts medieval settlement formed around Healds Green and possibly Hilltop Farm (**HA3**). Medieval Thornham Fold Settlement (**HA5**) is shown on the map 685 m northeast of the site and is illustrated as several buildings surrounding Thornham Lane. Yate's map also depicts a group of buildings at the north end of Hough Lane illustrating the medieval Tandle Hill/Hough Settlement (**HA6**).

- 4.4.6 Hopwood Hall originally dated to the Twelfth Century (NHLE: 1068466).

Post Medieval (1540-1901)

- 4.4.7 Hopwood Hall (Grade II* NHLE: 1068466) was the ancestral home of the Hopwood family and there has been a residence on the site of the present Hall since the Twelfth Century. The current Hopwood Hall is thought to have been rebuilt in the seventeenth to eighteenth centuries with parts of the building dating much earlier. The estate was large and included several outbuildings including the Hopwood Hall Icehouse (Grade II Listed, NHLE: 1356255) which is located 475 m from the western edge of the site boundary.
- 4.4.8 Within the ground of Hopwood Hall approximately 900 m southwest of the site are the remains of Hopwood Hall Corn Mill (**HA8**). The mill building likely served as an economic resource for the hall. The mill and an internal waterwheel pit were constructed in the eighteenth century. A date stone suggests the mill building potentially dates to 1778. In the early nineteenth century a larger waterwheel, corn kiln and granary were constructed to improve efficiency. Due to the introduction of steam power the mill was disused by 1889.
- 4.4.9 Following decommission, the wings of Hopwood Hall Mill (**HA8**) were demolished in the early twentieth century. The mill was partially rebuilt and conserved in 1970. An excavation (EGM2447) was conducted in 1993 as part of a wider environmental survey of part of the grounds to Hopwood Hall which revealed the mill was now a heavily overgrown ruin. Although there are references of a mill on the same location dating to AD 1570 no archaeological fabric survives from this period. Further excavation to expose the final phase fabric was undertaken by hand. Finds included large fragments of millstones and pieces of machinery, but all were contained within the late demolition debris.
- 4.4.10 The Industrial Revolution saw rapid innovation in weaving technology, to accommodate industrial looms mill were constructed throughout the region (RMBC 2008). Within the centre of Middleton this resulted in the rapid decline of work for cotton hand-loom weavers resulting in civil unrest.
- 4.4.11 In 1804 the Rochdale Canal was constructed to link Rochdale and its surrounding industry onto the neighbouring canal network, enabling materials to be transported between coalfields, mills and ports more effectively. Due to the undulating topography of the area, the canal required several locks and bridges. These locks and bridges include the Grade II Listed Rochdale canal Slattocks top lock (number 54) and adjoining bridge (NHLE: 1068507) and Rochdale canal lock (number 58) and adjoining bridge (NHLE: 1356233). An archaeological photographic survey (EGM3464) was undertaken during refurbishment on the Rochdale Canal in 2002 which recorded the locks and bridges.
- 4.4.12 On the outskirts of Middleton town centre, approximately 217 m west from the

site are the remains of Stake Hill Bleachworks (**HA9**), one in a line of textile finishing works on Whit Brook. The bleachworks is depicted on the 1848 – 1851 OS map with associated tank and filter beds depicted on the 1928 OS map onwards. By 1950 the works was disused and is labelled as such on the 1955-1956 OS map. The site of the bleachworks along with a substantial part of the surrounding area was redeveloped as an industrial estate by the 1980s.

Modern (1901-Present)

- 4.4.13 The 1907-1909 OS map notes two Beer Houses situated towards the eastern end of the site; the Brown Cow and the Rose. The Rose is no longer depicted on the 1938 OS Map, whilst the Brown Cow Inn is depicted on the 1982 OS map revision but no longer shown on the modern mapping.
- 4.4.14 A war memorial dedicated to the fallen soldiers of Thornham Parish (Grade II Listed, NHLE: 1452837) was erected in the grounds of the Church of St John (Grade II Listed, NHLE: 1390504).

5. Summary of Heritage Constraints

5.1 Introduction

- 5.1.1 In line with current planning policy (NPPF Ch.16 Para.189), a description of heritage assets directly affected by the proposed development, based on the current level of available information, is summarised below.

5.2 Historic Landscape Character

- 5.2.1 The site is primarily characterised by enclosed land with agglomerated fields (HGM25372 and HGM25397), specifically farm and fields. There are five reservoirs (HGM25365) within the site currently used recreationally as a private fishing club. Any development within the site has the potential to affect the historic landscape character of the area.
- 5.2.2 The review of historic mapping also demonstrated that there are hedgerows in the site which can be classified as being important under Hedgerow Regulations.

5.3 Designated and Non-designated Heritage Assets

- 5.3.1 The assessment undertaken in Section 4 has identified no known designated or non-designated heritage assets that would be affected by the proposed scheme.

5.4 Archaeological Potential

- 5.4.1 There have been no known previously recorded archaeological investigations undertaken within the site boundary. No known features of archaeological interest are situated within the site boundary.
- 5.4.2 Based on the historic environment baseline (**Section 4**) is considered to be the potential for the development to effect non-designated heritage assets, including of as yet unknown non-designated archaeological remains, comprising:
- Low potential for archaeological remains comprising prehistoric to Romano-British features;
 - Moderate potential for medieval remains relating to the Higher Stake Hill Village Core (**HA4**) and the Lower Stake Hill Village Core (**HA7**).
 - High potential for potential for remains of a post-medieval date likely to be agricultural in nature or relating to the post-medieval bleachworks formerly situated to the south of the site (**HA 9**).
- 5.4.3 Any remains encountered are considered likely to be of low heritage significance.

5.5 Previous Impacts

- 5.5.1 The site has remained undeveloped and has survived as enclosed fields with little change in land boundaries since the Tithe Map. In recorded history, the majority of the site has remained as enclosed fields with little change in land boundaries and use since the 1890-1891 OS map. Despite the reservoirs which are currently in use as fishing ponds, the majority of the site has remained in agricultural use. It is therefore anticipated that the survival of any potential archaeological remains would be medium-high. Historic mapping indicates the

now demolished Hopwood Farm was located in the northwest area of the site. This part of the site is likely to have been disturbed by the construction of the farm and its associated groundwork as well as its demolition. It is therefore anticipated that any archaeological remains which predate the demolished farm buildings will have been impacted by this activity.

6. Statement of Impact

6.1 Introduction

- 6.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Scheme Proposal

- 6.1.2 The proposed scheme comprises an industrial/ business park development consisting of light industry, storage, mixed commercial, leisure use, landscaping and associated infrastructure. The reservoirs located within the site are to be retained. A masterplan is currently being developed for the Proposed Scheme.

6.2 Assessment of Proposal

Effects during Construction

- 6.2.1 The potential for impacts to the historic environment to arise during the construction phase relates primarily to the potential for excavations and groundworks to affect any below ground archaeological remains that may be present within the footprint of works. The proposed work within the site will comprise:

- The creation of roads and footpaths;
- The creation of new drainage and service connections;
- The removal and/or alteration of existing hedgerows/ boundaries;
- Groundworks associated with the phased construction of new industrial units; and
- The introduction of soft and hard landscaping schemes.

Effects during Operation/Lifespan of Development

- 6.2.2 The majority of the effects on the historic environment would occur during the construction phase of the scheme. Impacts during the operation of the scheme, which could have an effect on the historic environment, comprise loss of context of the surrounding historic landscape character

7. Discussion

7.1 Summary

- 7.1.1 The site occupies an area of agricultural land north of Stakehill Industrial Park and southwest of the A627(M). The site comprises several fields with hedgerow boundaries and a series of ponds which form a reservoir. The site is intersected by Stakehill Lane which crosses over the A627(M) giving access to Thornham Lane. The proposed scheme comprises an industrial/ business park development consisting of light industry, storage, mixed commercial, leisure use, landscaping and associated infrastructure. A masterplan is currently being developed for the proposed scheme.
- 7.1.2 It is considered that there is a low potential for archaeological remains relating to prehistoric to Romano-British features; moderate potential for medieval remains relating to the Higher Stake Hill Village Core (**HA4**) and the Lower Stake Hill Village Core (**HA7**); and high potential for potential for remains of a post-medieval date likely to be agricultural in nature or relating to the post-medieval bleachworks formerly situated to the south of the site (**HA9**).
- 7.1.3 It is anticipated that the scheme's groundwork have the potential to impact on archaeological remains that may be present within the site. In areas of previous disturbance such as the construction, and demolition, of the Hopwood Farm buildings and the reservoirs there are no surviving archaeological remains. The site is located within two HLC type profiles which comprises of Enclosed Land (HGM25372, HGM25397) and Water Bodies (HGM25365).
- 7.1.4 The proposed scheme has been assessed to remove the key characteristics of the HLC profile type associated with Enclosed Land. The site in its current form is representative of 'agglomerated fields'. This HLC type represents 25% of the Enclosed Land broad HLC type in the borough of Rochdale and is therefore assessed as a common occurrence. It is considered that the change in use of the land would contribute a negligible to low impact on the overall HLC profile type.
- 7.1.5 The proposed scheme in its current form will retain the reservoirs and therefore the key characteristics of the Water Bodies HLC profile type. The scheme will therefore have no impact on this HLC profile type.
- 7.1.6 The review of historic mapping also demonstrated that there is the potential for the hedgerows to be considered important under Hedgerow Regulations.

7.2 Recommendations

- 7.2.1 Based upon the evidence presented within the baseline resource there is considered to be an overall low-medium potential for unknown buried archaeological remains of up to medium heritage significance relating to the prehistoric through to medieval era and high potential for post-medieval archaeological remains of up to low heritage significance within the site boundary.
- 7.2.2 The need for scale, scope and nature of any further archaeological works to inform the proposal should be agreed through consultation with the local planning authority in accordance with paragraphs 189 of the NPPF. Evaluation

may comprise a programme of geophysical survey upon which a programme of targeted trial trenching could be focussed if further evaluation is considered necessary.

8. References

8.1 Bibliography

Allen, M., Blick, N., Brindle T., Evans, T., Fulford, M., Holbrook, N., Richards, J., Smith, A. 2015 (updated 2016). The Rural Settlement of Roman Britain: an online resource. <http://archaeologydataservice.ac.uk/archives/view/romangl/map.html> [Accessed on 24/05/2018]

British Geological Survey 2018. Geology of Britain Viewer. Available at <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed on 24/05/2018]

The Chartered Institute for Archaeologists (CIfA) 2017. Standard and Guidance for historic environment desk-based assessment.

Historic England 2015a. Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans.

Historic England 2015b. Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment.

Historic England 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets.

Palmer J.J.N & Powell-Smith, A. 2016. Open Domesday –Rochdale. Available at <http://opendomesday.org/place/SD8913/rochdale/> [accessed 24/05/2018]

Rochdale Metropolitan Borough Council (RMBC). 2008. Middleton Town Centre Conservation Area Appraisal.

Williams, A. & Martin, GH eds. 2003 *Domesday Book A Complete Translation*. Penguin Books: London.

University of Nottingham (UON). 2018. *Middleton*. Available at: <http://kepn.nottingham.ac.uk/map/place/Lancashire/Middleton> [Accessed 08/06/2018]

Appendix 1: Tables

Gazetteer of Non-Designated Heritage Assets

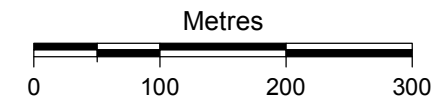
HA	Period	Name	Designation	Ref.	Easting	Northing
1	Prehistoric	Slattocks Peat	Landscape - NATURAL FEATURE	5085.1.0	389400	408800
2	Prehistoric	Hopwood Hall Moss	Landscape - NATURAL FEATURE	5045.1.0	387805	408605
3	Medieval	Healds Green / Hilltop Farm Settlement	Place - SETTLEMENT, BUILDING, BUILDING	6243.1.0	389755	406905
4	Medieval	Higher Stake Hill Village Core	Place - SETTLEMENT, BUILDING, BUILDING	5047.1.0	389505	407955
5	Medieval	Thornham Fold Settlement	Place - SETTLEMENT, BUILDING, BUILDING	5048.1.0	389805	409125
6	Medieval	Tandle Hill / Hough Settlement	Place - SETTLEMENT, BUILDING, BUILDING	5062.1.0	390051	408129
7	Medieval	Lower Stake Hill Settlement	Place - SETTLEMENT, BUILDING, BUILDING	5233.1.0	389055	408355
8	Post Medieval	Hopwood Hall Corn Mill (remains of)	Monument - CORN MILL, CORN MILL, WATERMILL, MILL POND, WATERMILL, DATE STONE	2362.3.0	387744	408132
9	Post Medieval	Stake Hill Bleachworks (site of)	Place - SETTLEMENT, BUILDING, BUILDING	133.1.0	389054	408079

Gazetteer of Designated Heritage Assets

NHLE	Name	Designation	Easting	Northing
1068507	Rochdale Canal Slattocks Top Lock (Number 54) And Adjoining Bridge	Grade II Listed	388461	408457

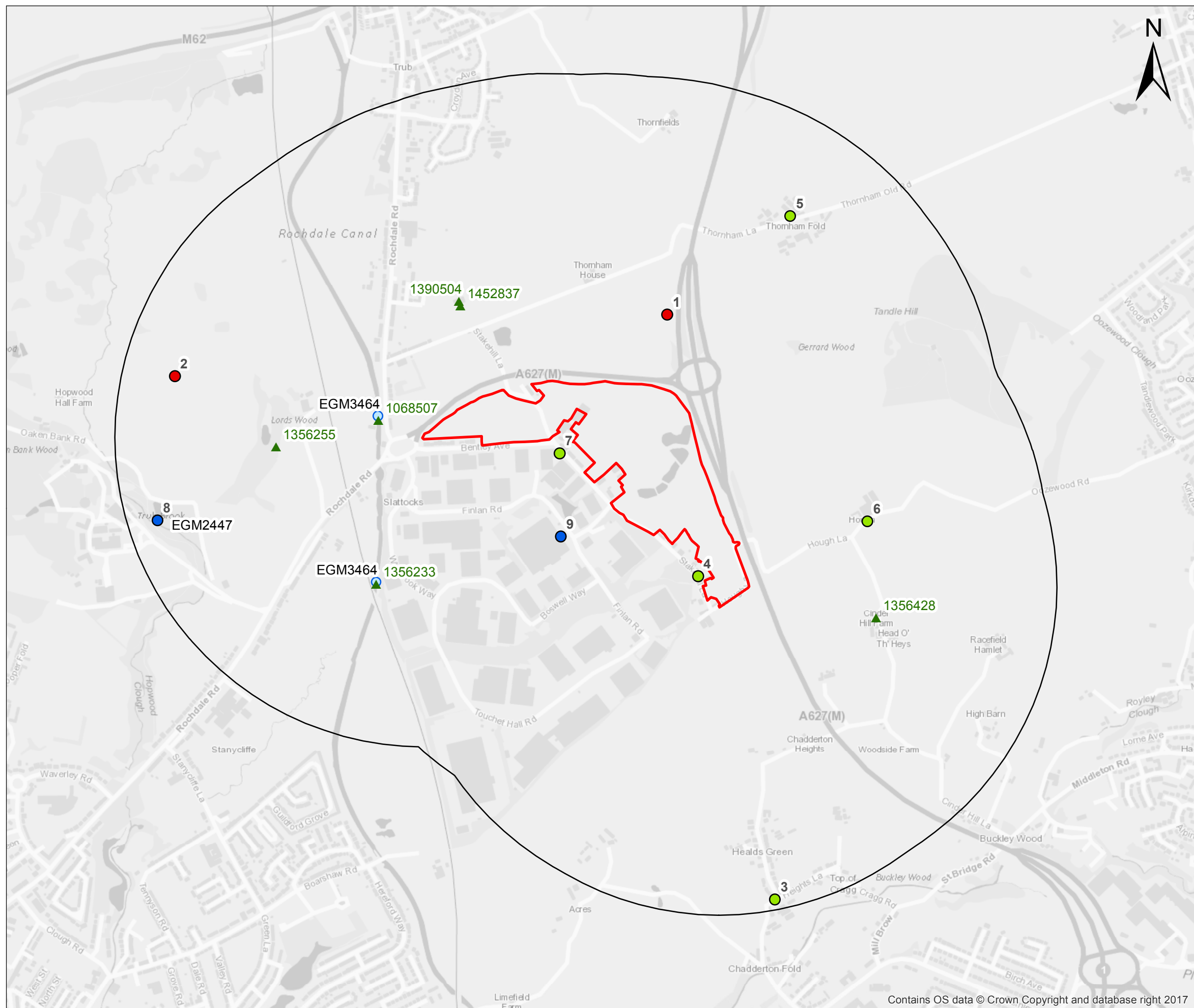
NHLE	Name	Designation	Easting	Northing
1356233	Rochdale Canal Lock Number 58 And Adjoining Bridge	Grade II Listed	388453	407926
1356255	Hopwood Hall Icehouse	Grade II Listed	388129	408371
1356428	Cinder Hill Farmhouse	Grade II Listed	390078	407816
1390504	Church Of St John	Grade II Listed	388723	408845
1452837	Thornham Parish War Memorial	Grade II Listed	388728	408829

Illustrations



Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

Contains OS data © Crown Copyright and database right 2017



Site

1 km Study Area

Archaeological Events

Non-Designated Heritage Assets by Period

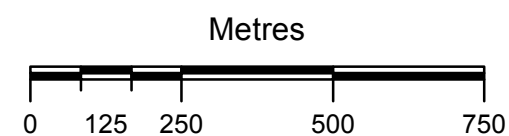
Prehistoric

Medieval

Post Medieval

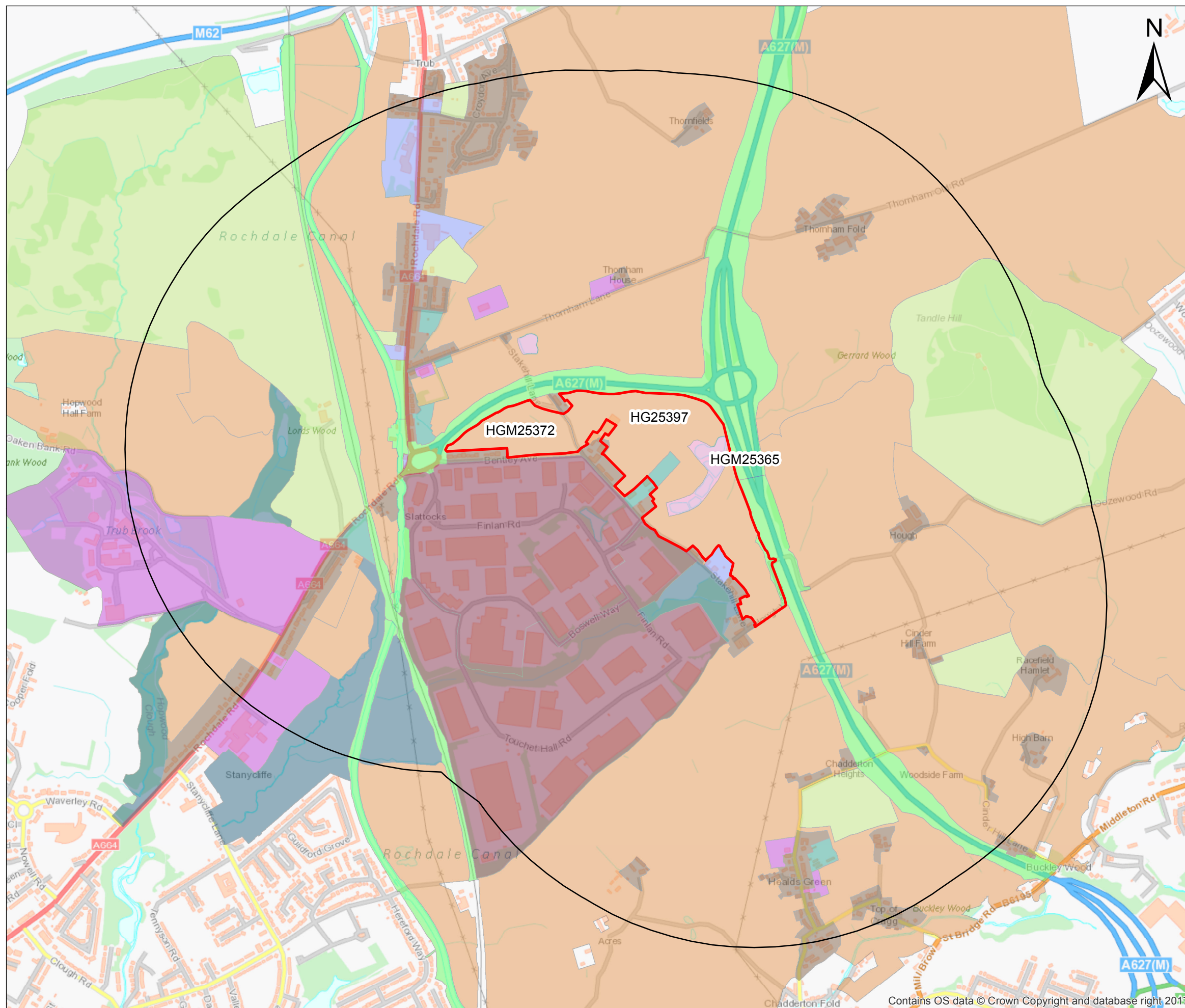
Designated Heritage Assets

Grade II Listed



Millson Associates
Stakehill Industrial Park Extension,
Middleton, Manchester
Archaeological Desk Based Assessment
**Figure 2: Heritage Assets
and Archaeological Events**

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

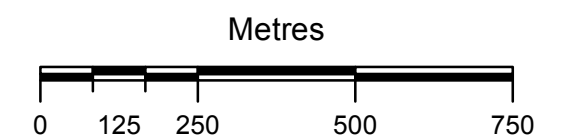


Site

1 km Study Area

HLC Categories

- Commercial
- Communications
- Enclosed Land
- Horticulture
- Industrial
- Institutional
- Ornamental, Parkland and Recreational
- Residential
- Water Bodies
- Woodland



Millson Associates
Stakehill Industrial Park Extension,
Middleton, Manchester
Archaeological Desk Based
Assessment

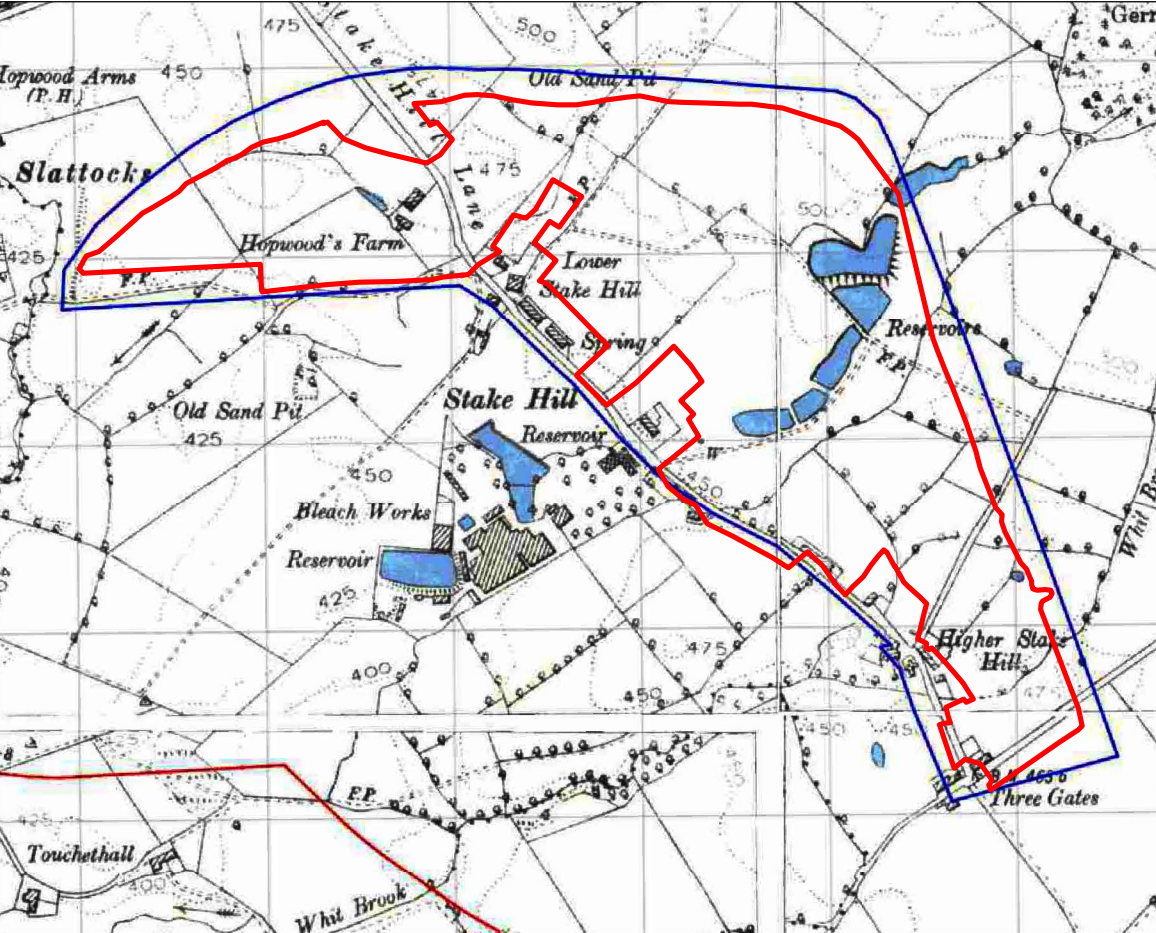
**Figure 3: Historic Landscape
Characterisation**

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

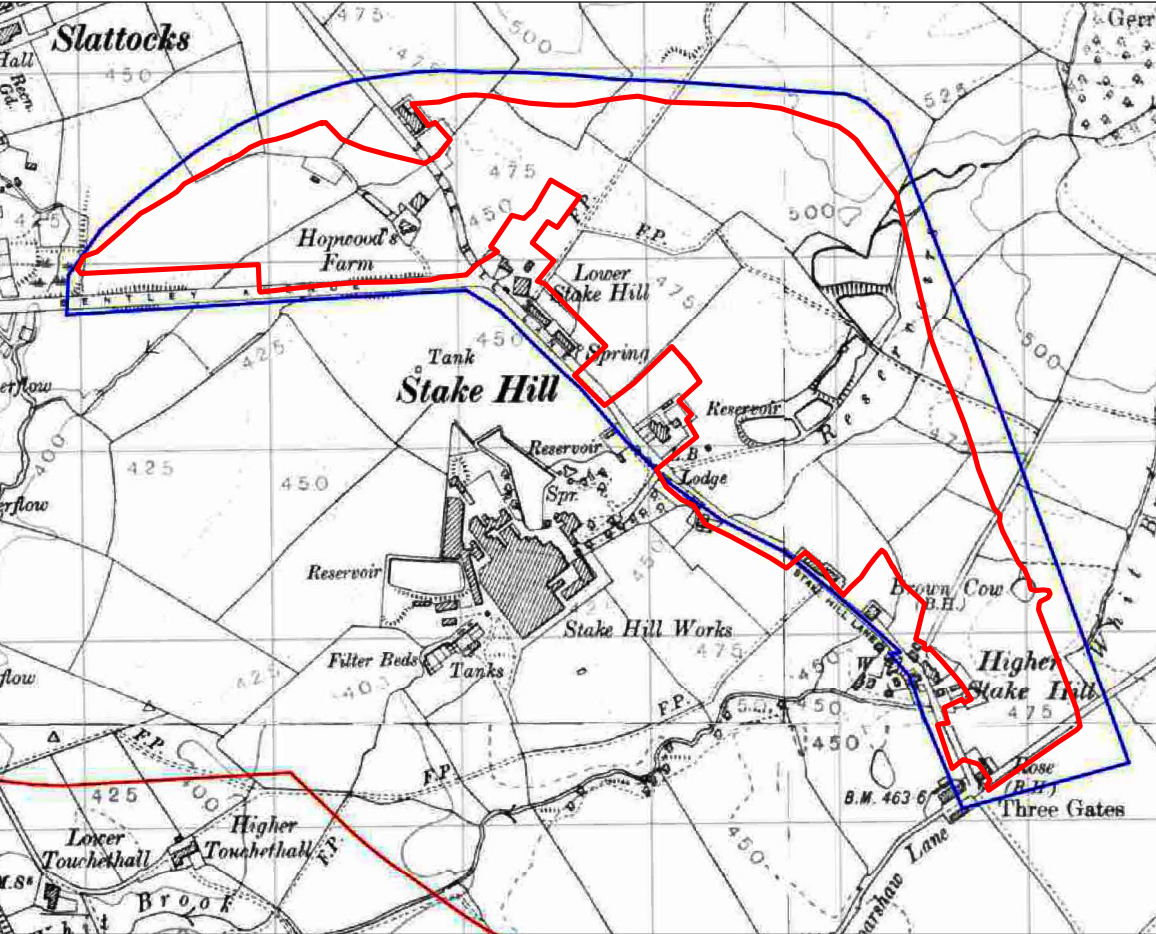
1839 Tithe Map - Held by Middleton Local History Library 1:8,000



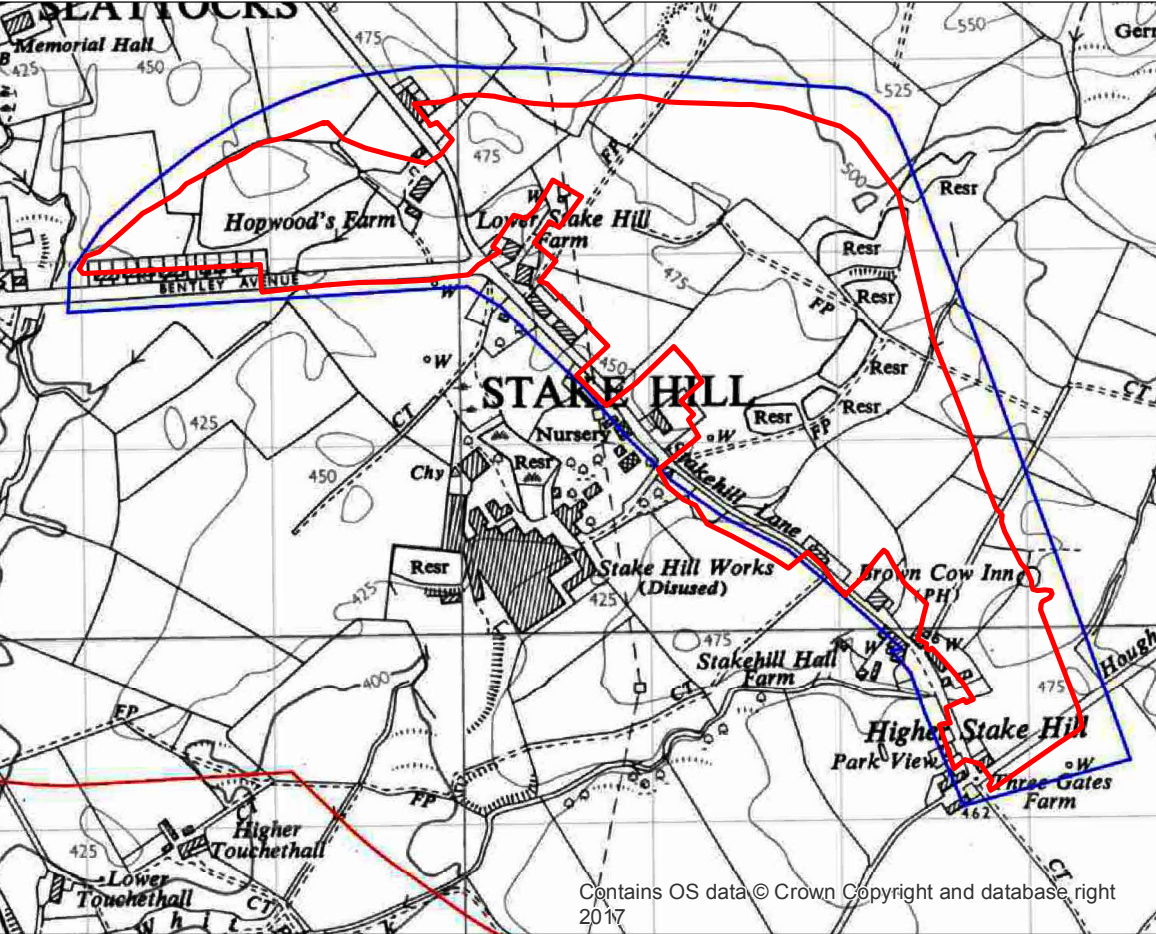
1890 Ordnance Survey Map 1:8,000



1923-1928 Ordnance Survey Map 1:8,000



1955 Ordnance Survey Map 1:8,000



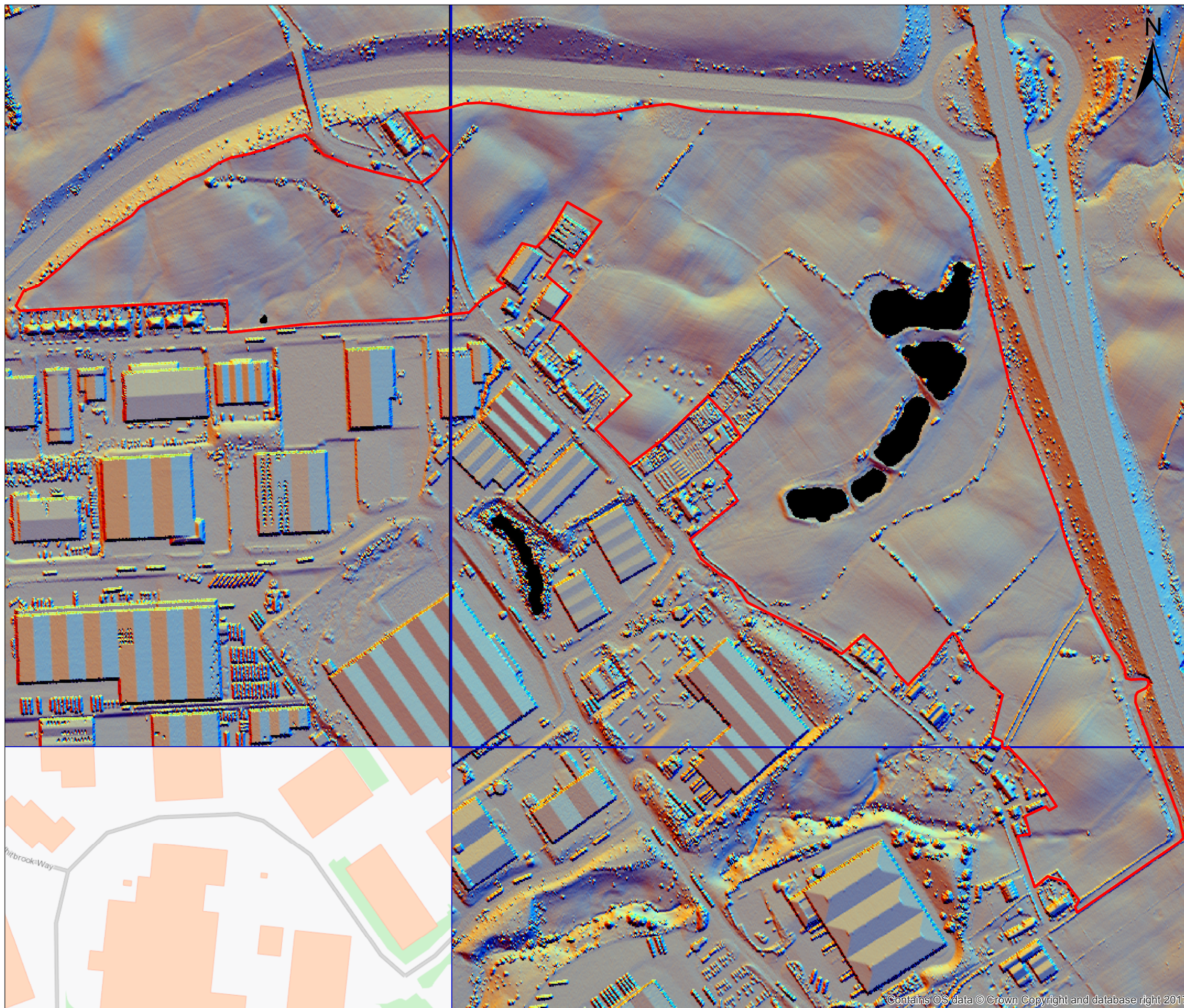
Site Boundary



Millson Associates
Stakehill Industrial Park Extension,
Middleton, Manchester
Archaeological Desk-Based Assessment

Figure 4 : Historic Mapping
Mapping (1839, 1890, 1923-28 & 1955)

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

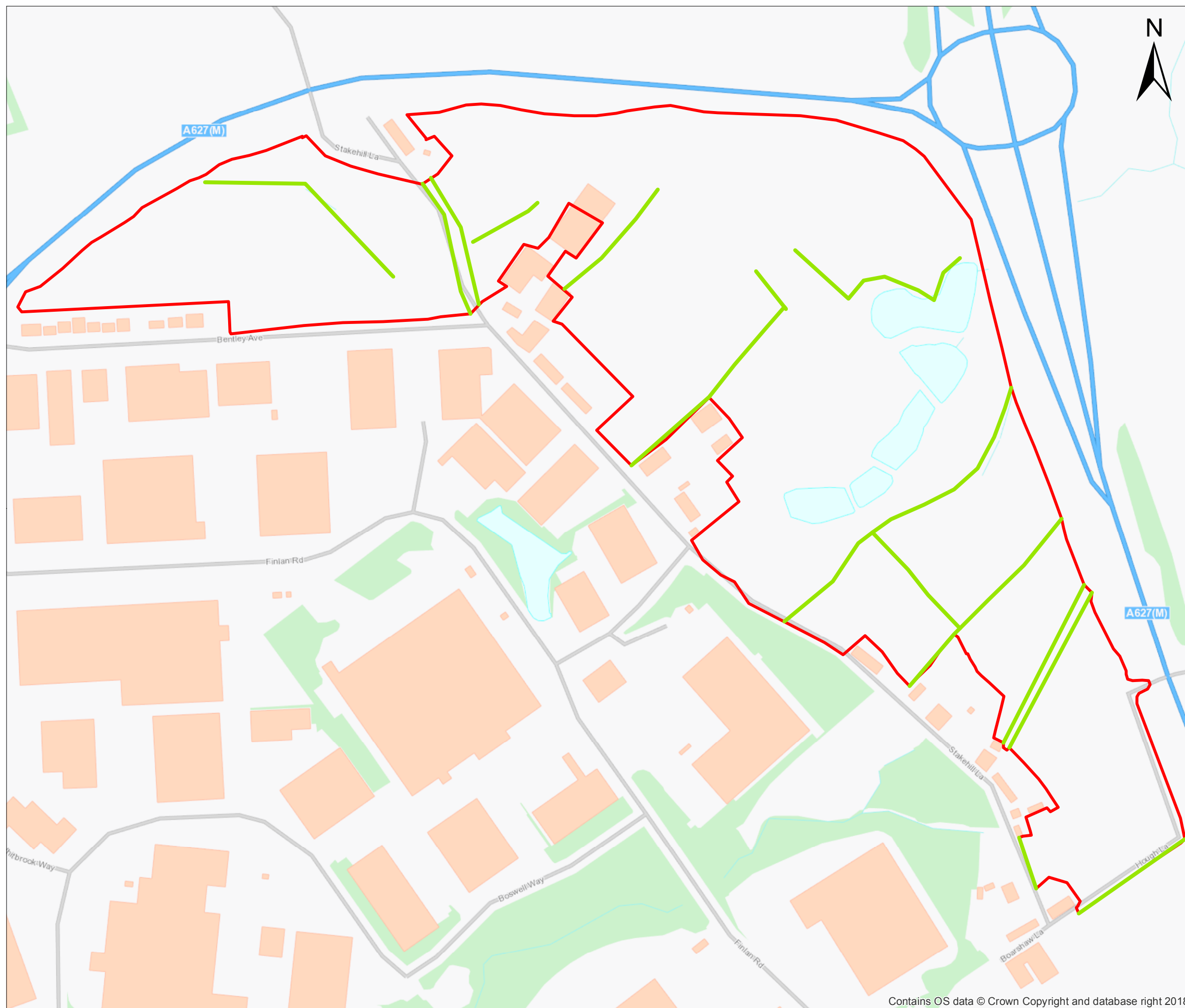


 Site

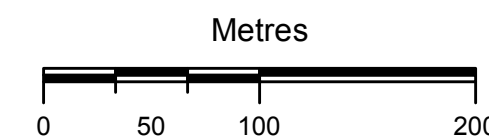
Metres
0 50 100 200

Millson Associates
Stakehill Industrial Park Extension,
Middleton, Manchester
Archaeological Desk Based
Assessment
Figure 5: LiDAR data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk



- Site
- Hedgerow depicted on the 1839 tithe map



Millson Associates
Stakehill Business Park,
Middleton, Manchester
Archaeological Desk Based
Assessment

**Figure 6: Hedgerows depicted
on the 1839 tithe map**

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

Contains OS data © Crown Copyright and database right 2018