

Heritage Statement

South Heywood Commercial Plot 3 Outline Application

October 2022

Introduction

1. This Heritage Statement has been prepared by Turley Heritage on behalf of Russell's South Heywood (Commercial) Ltd in connection with an Outline Planning Application with all matters reserved other than access for 40,000sqm of B8 Floorspace (the 'Proposed Development') at South Heywood Commercial Plot 3 (the 'Site'). The full description of development is included in the Planning Statement, to which this Statement is appended.
2. The application forms part of the South Heywood Masterplan approved in March 2020 via a hybrid planning application (reference 16/01399/HYBR). The Proposed Development is consistent with the approved parameters as defined in that application. A Heritage Statement, prepared by Orion Heritage (November 2016) (the '2016 Heritage Statement'), was submitted as part of the hybrid application. It concluded that there were no impacts on built heritage assets. In relation to the archaeological resource, the 2016 Statement concluded that *"current evidence indicates that the archaeological potential of the site is not sufficient to constraint development."* A Written Scheme of Investigation (WSI) was prepared by Orion Heritage for the masterplan area in consultation with Greater Manchester Archaeological Advisory Service (GMAAS) and with no additional archaeological work required within Plot 3.
3. There are no designated or non-designated heritage assets within the Site boundary and there are no designated heritage assets proximate to the Site with potential to be affected by the Proposed Development. Since the 2016 Heritage Statement was prepared, a number of buildings close to the Site have been added to the Rochdale local list and are considered by Rochdale Metropolitan Borough Council (RMBC) to be non-designated heritage assets. These are:
 - The Three Arrows Inn (c.270m to the west of the Site, at its nearest point)
 - Coal Pits Farm (c.250m to the west of the Site, at its nearest point)
 - Higher Fields Farm (175m to the south of the Site, at its nearest point)
4. The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 194 sets out 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."

5. The purpose of this Heritage Statement is to proportionately assess the significance of the identified non-designated heritage assets including the contribution made by setting and the Site, and the impact of the Proposed Development on that significance, in light of the relevant national and local planning policy and guidance for non-designated heritage assets.

The Site

6. The Site is comprised of three fields to the south of Pilsworth Road, Heywood. The Brightly (or Brightley) Brook runs west to east across the north of the Site (roughly parallel with Pilsworth Road) and there is a second unnamed water course in the south of the Site. The fields are currently unused and have a gentle undulating topography, rising towards the south.
7. The area was formerly rural, characterised by a series of small farmsteads, and whilst there was some industrial activity within that context, such as Pilsworth Clough Mill to the west of the Site, the area remained largely undeveloped until the late 20th century. The opening of the M62 motorway (1960) just over 1km to the south of the Site and the M66 motorway (1989) approximately 1.6km to the west resulted in the area's development for industrial and logistic development. By 2000 the Heywood Business Park (immediately north of the Site), Hareshill Business Park (to the east) and Birch Industrial Estate (to the south of the Site) were established. Pilsworth Landfill Site is situated to the west (visible on Figure 1).

Figure 1: Aerial image of the Site and surrounding context



8. Today the area has a transitional character with parcels of undeveloped land with traditional and modern field boundaries, clusters of small-scale development (both historic and modern) often focused on former farmsteads, large scale industrial and logistics sheds, construction sites and a busy road network well utilised by HGVs.

Summaries of Significance

- 1.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹

9. Historic England has published Good Practice Advice (GPA) on ‘*Managing Significance in Decision-Taking in the Historic Environment*’² to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance. RMBC has published the following criteria which it considers in identifying non-designated heritage assets:
- Architectural significance - sites that demonstrate local architectural style and character or are associated with a local architect, designer or engineer of importance.
 - Historical significance - sites associated with a local historical event, that have importance as a community asset, are associated with local famous or notable people or appear on the First Edition of the Ordnance Survey Map.
 - Positive contribution - such as a landmark or as part of a key view.
 - Designed landscape - asset is a component of a designed landscape.
10. The following summaries of significance are proportionate to the importance of each of the identified heritage assets (as per paragraph 194 of the NPPF) and provide a sufficient level of description to understand their heritage value and significance, including an assessment of the Site’s contribution (if any) to that significance, as an element of setting. This assessment work is based on review of existing published information, desktop, and web-based research, and one on-site visual survey.
11. Due to the location of Coal Pits Farm and Higher Fields Farm within enclosed farmsteads accessed from private lanes and the closure or inaccessibility of nearby public rights of way, it has not been possible to undertake a detailed inspection of these assets. However, an appreciation of their setting and the extent to which they are experienced from the surrounding area was gained from the on-site visual survey.

The Three Arrows Inn

Summary of Significance

12. The Three Arrows Inn dates from 1840 or earlier. It is recorded on the Greater Manchester Historic Environment Record (HER) which, after an inspection in 2008, noted the building has been “*heavily modernised with no original features visible and exterior rendered.*” The building is now vacant and in a deteriorating condition. Planning permission was granted in August 2022 for its demolition (reference: 22/00462/FUL) which is due to be undertaken in winter 2022. The

¹ MHCLG (2021) National Planning Policy Framework (NPPF), Paragraph 194

² Historic England (2015) Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment

Three Arrows Inn has been altered to the extent that any architectural or historic value has been severely eroded the building is of negligible significance.

Contribution made by Setting and the Site

13. The former Inn is situated at the junction of Pilsworth Road and Moss Hall Road, at a lower level to the road. The Inn is the sole survivor of a cluster of buildings in this location identified as 'Three Lanes End' on historic maps (see Figure 2 below). The junction was reconfigured in the 20th century and a former building to the north of the Inn has since been demolished. There are areas of hardstanding to the north, west and east of the building, previously used for seating and car parking. There is a band of trees and vegetation which runs along the Brightly Brook at the rear (south) of the building.
14. Due to the building sitting at a lower level to the road, and the enclosure provided by the trees to the south, the Three Arrows Inn appears recessive in its context despite being situated at a road junction. Surrounding development and field boundaries also limit the extent to which the building is experienced within the wider context. As previously described, the historic road layout was altered in the 20th century and the building's position at the junction is therefore not considered to contribute to an understanding of its historic situation and context. The rural setting of the building to the south and east would have contributed to the appreciation of the Inn as a rural public house in the past, however due to the extent to which the asset is compromised that relationship is no longer appreciable and legible. It is therefore concluded that setting does not contribute to the significance of the asset.

Figure 2: Ordnance Survey Map, published 1893



Coal Pits Farm

Summary of Significance

15. Coal Pits Farm has local significance as a surviving, thought altered, farm with workers' housing, potentially originating from the 18th century. The principal historic buildings within the farmstead are a large, stone farmhouse with a square footprint and a C-shaped courtyard of workers' cottages immediately to the west; both present on the 1893 Ordnance Survey Map (Figure 2). The principal (southern) elevation of the farmhouse is symmetrical with the north of the building appearing to be heavily altered. The outward facing elevations of the workers' cottages are more irregularly arranged and faced in stone, whereas the elevations facing into the courtyard are redbrick. The windows and doors are all modern replacements. There is a clear hierarchy and group value between the farmhouse and the cottages. There are a number of later additions to the complex including a series of detached buildings to the north west and to the north east of the farmhouse. The latter is a large range of stables and may include some surviving elements from the early 20th century.

Contribution made by Setting

16. The farmhouse and workers' cottages are situated within a cluster of buildings, as described above, on Moss Hall Road. The farmhouse has extensive, mature gardens extending to Moss Hall Lane in the south. To the north it overlooks a functional yard with car parking and various outbuildings and a group of mature trees to the north. Beyond are extensive stables, which appear to be modern, though may incorporate older elements, and a riding arena. The workers' cottages have small private garden plots and a shared courtyard. To the west are the previously mentioned detached buildings and a large yard area. The former farmstead is surrounded by fields, though few appear to be in active agricultural use. Beyond is the transitional context previously described with the Heywood Business Park to the north and the Birch Industrial Park, a short distance to the south.
17. The age, architecture and group value of the farmhouse and workers' cottages are best appreciated from within the farmstead. This immediate relationship and the character of the yard contributes to significance by providing an appreciation of group value, hierarchy and former agrarian function. From Moss Hall Road the altered frontages of the workers' cottages and boundary walls are visible, and give a sense of there being a historic grouping of buildings but, due to the enclosure and screening provided by the farmhouse gardens, a clear appreciation of their significance is difficult. The contribution of such views is therefore limited. From the surrounding area, the ability to appreciate the significance of the asset is greatly limited due to the topography, field boundaries along Pilsworth Road, the intervening later development within the farmstead and the altered northern elevation of the farmhouse. As a former farmstead, there may have been a historic functional relationship between the asset and the surrounding land. However, beyond the fields immediately associated with the riding arena, the legibility of any historic relationship is very much diminished and the rural qualities of the wider surroundings have also been diminished by the presence of the business parks and landfill.

Higher Fields Farm

Summary of Significance

18. Higher Fields Farm is of significance as an early 19th century farm, comprised of a farmhouse range with a large barn attached to the north east, running at right angles to the house. There is a second detached barn to the north. The building footprints appear little changed since the late

19th century; however the northern elevation of the farmhouse at least has been altered with modern render applied and the windows replaced. The northern barn also appears to have been converted with glazing added to its eastern gable. The complex appears to be in use as a car showroom.

Contribution made by Setting

19. Higher Fields Farm is accessed from Moss Hall Road, along a private track and surrounded by fields, some of which are still in agricultural use. The farmhouse is orientated to the south and the principal elevation overlooks a garden. There is a belt of trees separating the former farmstead from the land to the south. Immediately beyond the intervening field to the south is Birch Industrial Park. There are construction sites to the east and north, beyond which is Heywood Business Park.
20. The age, architecture, grouping and former function of Higher Fields Farm is most readily appreciated from within the former farmstead. From Pilsworth Road to the north, there are views of the asset in combination with the intervening fields, where a sense of the asset as a historic, former farmstead can be gained, though a clear understanding of its significance is compromised by the intervening distance and changes to the northern elevation of the farmhouse. There is likely to have been a historic functional relationship between the asset and the surrounding land and the surrounding undeveloped land contributes to an understanding of the asset's former agrarian function. The asset is largely screened in views from the south and west due to the topography, field boundaries and screening provided by trees along the boundary of the former farmstead.
21. In summary, the significance of the asset is best appreciated from within the farmstead itself, though the surrounding fields and views from the north contribute to an understanding of its former agricultural function and rural context.

Contribution made by the Site, as part of Setting

22. As previously described, setting does not meaningfully contribute to the significance of the Three Arrows and the contribution made by the Site is therefore not considered further.
23. The Site forms part of the remaining fields which provide an understanding of the former agrarian context of Coal Pits Farm and Higher Fields Farm. It also forms part of the undeveloped foreground in views towards Higher Fields Farm from Pilsworth Road in which a sense of the asset as a historic, former farmstead can be gained. Though as noted, the extent to which a clear understanding of the historic and architectural value of the asset can be gained is limited due to the intervening distance and changes to the northern elevation of the farmhouse. As described, views from the north in the vicinity of the Site do not contribute to the significance of Coal Pits Farm.

Assessment of Impact

Summary of National and Local Planning Policy

24. In accordance with paragraph 194 of the NPPF, the significance of the identified heritage assets, including the contribution made by setting and the Site to that significance, has been proportionately assessed above.
25. Paragraph 197 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets,

putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

26. Where harm arises in relation to non-designated heritage assets, Paragraph 203 states:
27. “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”
28. Paragraph 206 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. It states that Proposed Development that preserves those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
29. Policy P2 of the Rochdale Core Strategy (2016) states that the borough’s heritage will be protected through *“conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.”*

The Proposed Development

30. The principle of development on the Site was established when hybrid planning permission was granted in 2020 (ref: 16/01399/HYBR) with a consented maximum height of up to 23m via a Non-Material Amendment (NMA) (ref:20/0500/ANM). An application is due to be submitted, to which this Statement relates, for Outline Planning Application with all matters reserved other than access for 40,000sqm of B8 Floorspace at South Heywood Commercial Plot 3.

Assessment of Impact

31. The Three Arrows Inn, due to be demolished in winter 2022, is of negligible significance with setting making no material contribution. The Proposed Development will therefore have no effect on the significance of the asset.
32. The development of the Site will constitute a reduction in the undeveloped land surrounding Coal Pits Farm and Higher Fields Farm and further diminish the extent to which their former agrarian character is appreciable. There will also be a reduction in the visibility of Higher Fields Farm from Pilsworth Road to the north. As described, views from the north in the vicinity of the Site do not contribute to the significance of Coal Pits Farm. The fields immediately surrounding both farmsteads fall outside the current application boundary and will not be affected by the Proposed Development.
33. For the above reasons, it is concluded that there will be a degree of harm to the significance of Coal Pits Farm and Higher Fields Farm as a result of the Proposed Development. Having considered the significance of the locally listed assets and the limited contribution made by their already altered setting, the level of harm is considered to be low and limited. A balanced judgement will be required as part of the overall planning balance in accordance with Paragraph 203 of the NPPF taking into account the public benefits of the Proposed Development as set out in the Planning Statement.