Land off Norden Road, Bamford

Archaeological Desk-Based Assessment

Project no. 6338

On behalf of McCarthy Stone

September 2025

Lanpro

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Issue Sheet

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Project no. 6338

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Non-Technical Summary

This Archaeological Desk-Based Assessment draws together the available archaeological, historical, topographic, and land-use information in order to clarify the significance and archaeological potential of the site proposed for development at Norden Road, Bamford, Rochdale, OL11 5NX. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.

There is limited potential for sub-surface archaeological remains within the site. Prehistoric and Roman activity is unrecorded in the immediate vicinity, and any remains would likely be of no more than local significance. Medieval and post-medieval remains, including former field boundaries or residual material related to surrounding agricultural and industrial activity, may survive but are expected to be truncated, fragmented, and of negligible significance and of local value.

Overall, on the basis of currently available evidence, the proposed development is anticipated to have a minor impact on any surviving sub-surface archaeological deposits, which are likely to be of limited local value.

1 Introduction

1.1.1 Lanpro Services Limited was commissioned by McCarthey Stone to produce a Archaeological Desk-Based Assessment (DBA) to support the planning application for a proposed development on land at Norden Road, Bamford, Rochdale, OL11 5NX (NGR: SD 86135 13207). The assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.

1.1.2 This document assesses the potential for the survival of archaeological remains within the site and evaluates the likely impacts of the proposed development on these remains. The scope of this report does not extend to consideration of potential effects on the setting of designated or non-designated heritage assets.

1.1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework's Section 16: 'Conserving and enhancing the historic environment' (NPPF 2024) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines Standard and guidance *for historic environment desk-based assessment* (CIfA 2020).

2 Legislation, Policy and Guidance

2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

2.2 Current Legislation

2.2.1 The applicable legislative framework is summarised as follows:

- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
- National Planning Policy Framework 2024

2.2.1 The national policy framework (NPPF, 2024) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and Conservation Areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

2.2.2 The AMAAA largely concerns to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.

2.3 National Planning Policy Framework

2.3.1 Section 16 of the NPPF (2024), entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance

2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that 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 upon their significance'*. This is supported by paragraph 208 which states that LPAs should take this into account when considering applications.

2.3.1 Paragraphs 212-215 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 212 states that where a development is proposed that would affect the significance of a designated heritage asset '*great weight should be given to the asset's conservation (and the more important the asset, the greater this weight should be)'*. Paragraph 215 emphasises that '*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 scheme, bearing in mind the great weight highlighted in Paragraph 212.

2.3.2 Heritage Assets are defined in Annex 2 of the NPPF as: '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*'.

2.3.3 Annex 2 also defines 'Archaeological Interest' as a heritage asset which '*holds or potentially holds, evidence of past human activity 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.

2.3.4 A Designated Heritage Asset comprises a '*World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*'

2.3.5 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas),
- Protects the settings of such designations,
- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions,
- Provides for the excavation and investigation of sites not significant enough to merit in situ preservation.

2.4 Planning Practice Guidance

2.4.1 The Planning Practice Guidance (PPG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled 'Conserving and enhancing the historic environment'. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

2.5 Local Planning Policy

2.5.1 The Rochdale Adopted Core Strategy was adopted in October 2016 and sets out the strategy for development in the area. Within this, the following policy is relevant to this report:

Policy 2 – Protecting and enhancing character, landscape and heritage

1. *We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:*

- *Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;*
- *Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;*
- *Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;*
- *Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and*
- *Conserving and enhancing townscape character.*

2. *We will protect the borough's heritage by:*
    - *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:*
        - *Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres, and Rock Nook / Summit;*
        - *Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;*
        - *The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;*
        - *The Edgar Wood and J. H. Sellers cultural heritage;*
        - *The heritage of the seventeenth- and eighteenth-century vernacular tradition; and*
        - *The engineering heritage, including mills, canals and railways.*
    - *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;*
    - *Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*
    - *Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.*

2.6 Professional Guidance

2.6.1 The CIfA Standard and Guidance for Historic Environment Desk-based Assessment (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.

2.6.2 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (GPA2; Historic England 2015) and the Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3; Historic England 2017).

2.6.3 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
- Understand the significance of the affected assets,
- Understand the impact of the proposal on that significance,
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,
- Look for opportunities to better reveal or enhance significance,
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.6.4 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic*, *communal*, *historic* and *evidential*. However, NPPF (2024) has since provided a definition of significance dependant on the following four interests: archaeological, architectural and artistic, or historic. The following assessment of significance results from a combination of any, some or all of these values and interests.

2.6.5 Historic England's GPA3 recognises that whilst setting is not a heritage asset, elements of a 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' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

2.6.6 The Historic England advice note, Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (HEAN 12; Historic

England 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 Methodology

3.1 Information Sources

3.1.1 A gazetteer of all records held on the Greater Manchester Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) within a 1km study area is provided in Appendix 1 and their locations illustrated on Figures 1-2. A 1km study area has been determined to be appropriate for establishing the archaeological baseline of the site.

3.1.2 Online repositories for historical maps, plans and relevant documentary sources were consulted in accordance with guidelines laid down by the CIfA (2020).

3.1.3 The Environment Agency's National LiDAR Programme Digital Terrain Model (DTM), at 1m resolution, was downloaded from the Defra Survey Data Download webpage and processed using GIS software.

3.1.4 A range of published and unpublished material has been consulted, including the North West England Regional Research Framework (NWERRF 2025).

3.2 Site Visit

3.2.1 A site visit was undertaken on the in clear conditions; however, relatively tall vegetation on the site meant that identifying any subtle earthworks challenging (Plates 1-2). No previously unrecorded archaeological surface remains were identified.

3.3 Assessment Criteria

Significance

3.3.1 NPPF defines significance as:

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

3.3.2 Historic England's Conservation Principles (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2024) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:

- Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
- Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

- Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

3.3.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.

3.3.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

3.3.5 Assessment of significance has been undertaken in accordance with the Historic England's Statement of Heritage Significance. Analysing Significance in Heritage Assets (2019).

4 Site Description

4.1.1 The study site comprises approximately 1.6ha of former agricultural on land at Norden Road, Bamford, Rochdale, OL11 5NX (NGR: SD 86135 13207). The study site is situated to the immediate west of the settlement of Bamford, comprising a single field partially surrounding the Bamford Mews development. Bounding the site in the north, west and east is a treeline and hedgerow. To the west is a primarily pastural landscape, while the urbanised townscape of Bamford extends to the east.

4.1.2 The site lies on generally level ground at approximately 155m above Ordnance Datum (aOD). A gentle slope falls southwards towards the River Roch, located c.1.6km to the south, while one of its tributaries, the Naden Brook, runs c.685m to the west. Regarding the geological context of the site, the bedrock geology ubiquitously recorded across the proposed development area is Pennine Lower Coal Measures Formation; an interbedded grey mudstone, siltstone and pale grey sandstone (BGS 2025). Notably, however, to the immediate north of the site sandstone of the Old Lawrence Rock formation is also recorded (*ibid.*). Overlying the bedrock geology are superficial deposits of Till in the dorm of diamicton from the Devensian period; a heterogeneous mixture of clay, sand, gravel and boulders deposited during the last glaciation (*ibid.*). The soils recorded in the west, across the majority of the site, is recorded as being slowly permeable wet very acid upland soils with a peaty surface (CU 2025). Within the easternmost portion of the site the soils are recorded as slowly permeable seasonally wet acid loamy and clayey soils (*ibid.*).

4.1.3 Recent site investigation works undertaken in relation to the proposed development provide stratigraphic evidence of the geology on the site (Phillip 2024):

Strata	***Depth to Top of Strata (m bgl)***	***Thickness (m)***
Made Ground / Poor Quality Topsoil	Ground level – 0.10 to 0.60	–
Made Ground	0.10 to 0.60	0.15 to 1.60
Devensian Till	0.20 to 1.70	2.45 to 14.60 (where proven)
Pennine Lower Coal Measures Formation	3.20 to 15.00	Not proven beyond a maximum depth of approx. 35.00 m bgl

Table 1: Encountered strata

5 Archaeological and Historical Background

5.1 Introduction

5.1.1 This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the HER and the NHLE within a 1km radius study area. It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the site's historical development and archaeological potential in accordance with the NPPF.

5.1.2 It should also be noted that this report draws some information from the *Places for Everyone Land Allocations, Rochdale: Historic Environment Assessment - JPA19 Bamford/Norden* (Brogan 2020), produced for Rochdale Borough Council. This report presented baseline evidence for a relatively expansive land allocation area which included the current site.

5.2 Designated Heritage Assets

5.2.1 No designated heritage assets are recorded within the bounds of the site; however, the study area contains six designated heritage assets. These assets include four Grade II Listed Buildings: the *Bamford United Reform Church* (NHLE 1084292), a *Sundial in Bamford Chapel Graveyard* (NHLE 1084293), *Standrings Church* (NHLE 1346241), and *No.15 Broadhalgh Avenue* (NHLE 1346262). Additionally, the *Ashworth Fold Conservation Area* and the *Moorgate Avenue Conservation Area* are also situated within the radius of the study area. These designated heritage assets, which reflect aspects of rural settlement development and ecclesiastical history in the wider area, are located at some distance from the proposed development site and are not considered to have a direct bearing on its archaeological potential. Further details of these designated heritage assets can be found in the gazetteer in Appendix 1 and the locations of these assets are illustrated on Figure 1.

5.3 Non-designated Heritage Assets

5.3.1 The HER records no monuments within the bounds of the site; nevertheless, there are 21 monument recorded within the wider 1km study area. The majority of these records are associated with post-medieval activity and their details are provided in Appendix 1, with their locations depicted in Figure 1.

5.4 Prehistoric and Roman Periods (c. 9500 BC – c. AD 410)

5.4.1 No prehistoric sites are recorded within the site. Evidence for prehistoric activity within the wider district is limited and predominantly associated with upland locations away from the site, notably Ashworth Moor and Knowl Hill. Nevertheless, a purportedly two carved stone heads in the 'Celtic' style, incorporated into a low retaining wall beside Higher Clough Cottage some 765m to the west are thought to date to the Iron Age (HER 9669.1.0).

5.4.2 Similarly, neither the site nor the surrounding study area contains any records of Roman activity. The site does not lie in proximity to any known Roman roads, and there is little evidence for Roman settlement or occupation in the wider district.

5.4.3 Based on the lack of evidence for prehistoric and Roman activity within the search area, it is considered that there is very limited potential for remains dating to these periods to survive within the site.

5.5 Medieval Period (c. AD 410 – c. 1540)

5.5.1 There is no recorded evidence of medieval activity within the study site; however, the HER records six entries which relate to medieval activity within the wider 1km search area. The records largely relate to the indicative boundaries of a number of nearby settlements considered to have medieval origins. These comprise Shelfield, approximately 840m to the north (HER 2450.2.0); Broadhalgh, around 835m to the east (HER 5210.1.0); Bamford, together with Bamford Hall and its parkland (HER 9384.1.0; HER 5209.2.0), situated about 740m to the south (HER 5209.1.0); and Bagslate Moor, approximately 415m to the north (HER 5208.1.0). While the medieval attribution for Shelfield, Broadhalgh and Bagslate Moor rests on limited evidence – in the case of Bagslate Moor largely on the Old English derivation of the placename – Bamford is more securely evidenced through the survival of the hall and associated parkland.

5.5.2 In terms of medieval archaeological potential, the site lies beyond the purportedly medieval settlements Nevertheless, the wider landscape may have been in agricultural use during the medieval period, and the site could feasibly preserve evidence of such activity, including elements of former field systems, boundary features, or the recovery of isolated artefacts. Any such remains would be expected to be of negligible significance.

5.6 Post-Medieval and Modern Periods (c. 1540-present)

5.6.1 The post-medieval landscape surrounding the site is characterised by a mix of high-status residences, agricultural holdings, industrial sites, and community buildings. Country houses and associated estates are represented by Bamford Hall and its parkland (HER 9384.1.0; HER 5209.2.0), Shelfield Hall (HER 2450.1.0), Beaumonds (HER 13714.1.0), Scott House (HER 13709.1.0), and Bamford Hall Cottage (HER 9384.2.0). Agricultural activity is reflected in farmsteads such as Higher Jowkin (HER 2448.1.0) and Lower Jowkin (HER 18965.1.0). The area's industrial character is illustrated by the sites of Ashworth Mill (HER 2449.1.0; HER 11003.1.0), Bamford Woollen Mills (HER 5072.1.0), and Pitfield Mills (HER 18964.1.0), highlighting the role of textile production from the 16th through to the 20th century.

5.6.2 Of particular note is the former Pitfield Mill (HER 18964.1.0), an early 19th century cotton mill first recorded on the tithe map (Figure 3), which was located just 50 to the east of the site. Cartographic evidence depicts a reservoir and gasometer associated with the mill complex. Documentary sources, specifically the *1871 Directory of Rochdale*, record James Tattersall as the proprietor of Pitfield Mills. Pitfield Mills remained in operation well into the 20th century but was subsequently demolished during the mid-20th century.

5.6.3 Historic cartographic sources nevertheless provide a more detailed understanding of the study site's post-medieval and modern development (Figure 3-10). The site has consistently been depicted as entirely undeveloped and agricultural, with the only significant change occurring in the immediacy in the 1970s, when the former Knowl View

School was constructed. The proposed development site now partially encloses the remains of those former school buildings.

5.7 LiDAR and Satellite Imagery

5.7.1 Multidirectional hillshade analysis of 1m resolution LiDAR imagery dating to 2022, despite showing clear evidence of ridge and furrow earthworks in the landscape surrounding the site to the west, does not depict any archaeological features within the bounds of the site (Figure 11). Similarly, consecutive satellite images depict the site as a rural and agricultural plot devoid of visible archaeological remains (Figure 12).

5.8 Previous Archaeological Investigations

5.8.1 The HER contains no record of archaeological investigation within the site itself; however, as noted previously, the *Places for Everyone Land Allocations, Rochdale: Historic Environment Assessment - JPA19 Bamford/Norden* (Brogan 2020; HER EGM5714) covered the site. Beyond desk-based assessments (HER EGM4450; HER EGM4845; HER EGM5124; HER EGM5714), no intrusive or non-intrusive fieldwork investigations have been undertaken in the study area.

6 Assessment of Significance

6.1.1 Paragraph 207 of the NPPF states that planning decisions should be based on the significance of the archaeological asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 207, NPPF 2024) is therefore fundamental to understanding the scope for and acceptability of change.

6.1.2 It is recognised that not all parts of an archaeological asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance.

6.2 Potential for Sub-Surface Archaeological Remains

6.2.1 There is no recorded evidence of prehistoric or Roman activity within the study site or its immediate surroundings. Accordingly, there is considered to be limited potential for prehistoric or Roman remains within the site, and any such remains would likely be of no more than local significance.

6.2.2 The site lies beyond the bounds of known medieval settlement. While medieval activity is recorded in the surrounding area, this relates primarily to the indicative extents of local settlements such as Bagslate Moor. The site may have been utilised for agricultural purposes during this period and could preserve features such as former field boundaries or isolated artefacts. LiDAR analysis shows ridge and furrow earthworks in the surrounding landscape, but these do not extend into the site itself. Any medieval remains present would likely be of negligible significance.

6.2.3 Historic mapping consistently depicts the site itself as undeveloped agricultural land throughout the post-medieval period. While industrial and residential development occurred in the surrounding area, including Pitfield Mill and associated infrastructure, there is no evidence that the site was directly affected. LiDAR and satellite imagery confirm the site's largely open and undeveloped character. Nevertheless, former field boundaries recorded on historic maps are likely preserved within the site (Brogan 2020: 24; Figure 3). As such, while there is some potential for post-medieval or modern archaeological remains within the site, these are limited to agricultural features or potential demolition material associated with the former mill. Such remains would likely be of negligible significance and local value.

7 Impact Assessment

7.1 Proposed Development

7.1.1 The proposed development comprises the construction of a retirement property, together with associated landscaping and service infrastructure. The full scope and detailed design of the development are set out in the accompanying Planning Statement. Below-ground works associated with the proposals are expected to include excavation for building foundations, installation of utility services such as drainage and electrical connections, and landscaping interventions including soil stripping and regrading. These works have the potential to impact any archaeological deposits present within the development footprint, although they are anticipated to be relatively shallow and limited in extent.

7.2 Previous Impacts

7.2.1 The site has likely been affected by successive agricultural activity, particularly ploughing, which may have truncated or dispersed any surviving but shallow archaeological deposits. In addition, development on the immediately adjacent site in the 1970s, specifically the construction of the school, may have resulted in further disturbance, including the potential truncation or removal of sub-surface deposits at the site boundary. These cumulative impacts suggest that some surviving archaeological remains, if present, may be fragmented or reduced in depth.

7.3 Designated Heritage Assets

7.3.1 The proposed development will have no impact on any designated heritage assets.

7.4 Non-Designated Heritage Assets

7.4.1 The proposed development will cause no impact to any known non-designated heritage assets.

7.5 Potential Sub-Surface Archaeological Remains

7.5.1 The proposed development may impact sub-surface archaeological deposits relating to medieval and post-medieval activity, including evidence of agrarian practices such as field boundaries. These deposits are likely to have been affected by successive agricultural activity, as well as by disturbance associated with the construction of the school on the immediately adjacent site. Given this prior disturbance, and the limited local significance of these potential assets, any surviving remains are expected to be partially truncated or fragmented and of limited extent, with the resulting impact of the proposed development considered minor.

8 Conclusions

8.1.1 This Archaeological Desk-Based Assessment draws together the available archaeological, historical, topographic, and land-use information in order to clarify the significance and archaeological potential of the site proposed for development at Norden Road, Bamford, Rochdale, OL11 5NX. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.

8.1.2 There is limited potential for sub-surface archaeological remains within the site. Prehistoric and Roman activity is unrecorded in the immediate vicinity, and any remains would likely be of no more than local significance. Medieval and post-medieval remains, including former field boundaries or residual material related to surrounding agricultural and industrial activity, may survive but are expected to be truncated, fragmented, and of negligible significance.

8.1.3 Overall, on the basis of currently available evidence, the proposed development is anticipated to have a minor impact on any surviving sub-surface archaeological deposits, which are likely to be of limited local value.

9 References

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Plates

Plate 1. View across the proposed development site

Plate 2. View across the proposed development site towards Bamford Mews

Appendix 1 Gazetteer

The following table provides details of heritage assets recorded on the Merseyside HER within 1km of the Site. These have been listed in order of their reference numbers, and their locations are marked on Figure 1.

Monument Ref.	Name	Grade	Period
1084292	Bamford United Reformed Church	Grade II	1084292
1084293	Sundial in Bamford Chapel Graveyard	Grade II	1084293
1346241	Standrings House	Grade II	1346241
1346262	No. 15 Broadhalgh Avenue	Grade II	1346262
-	Ashworth Fold	Conservation Area	-
-	Moorgate Avenue	Conservation Area	-

Monument Ref.	Name	Period
9384.1.0	Bamford Hall (site of)	AD 13th Century to 21st Century
9669.1.0	Two stone heads, School Lane	Early Iron Age to AD 20th Century
2450.1.0	Shelfield (mansion) (site of)	AD 17th Century to AD 19th Century
5072.1.0	Bamford Woollen Mills (site of)	AD 19th Century to AD 20th Century
5208.1.0	Bagslate Moor settlement	Medieval to Post Medieval
5209.1.0	Bamford settlement	Medieval to Post Medieval
5209.2.0	Bamford Hall Park	AD 13th Century to 21st Century
13709.1.0	Scott House (formerly Memorial Home for Crippled Children)	Early 20th Century to 21st Century
13714.1.0	Beaumonds	AD 17th Century to 21st Century
5210.1.0	Broadhalgh settlement	Medieval to 21st Century

13719.1.0	Bunkers Hill Obelisk (site of?)	AD 18th Century to 21st Century
2449.1.0	Ashworth Mill (fulling) (site of)	AD 16th Century to 21st Century
11003.1.0	Ashworth Mill (woollen and cotton) (site of)	AD 19th Century
11541.1.0	Bamford United Reformed Church (Bamford Chapel)	AD 19th Century to 21st Century
11541.2.0	Sundial in Bamford Chapel graveyard	AD 19th Century to 21st Century
2448.1.0	Higher Jowkin [Farm]	AD 17th Century to 21st Century
2450.2.0	Shelfield settlement	Medieval to Post Medieval
284.1.0	Broadhalgh (or Broad Halgh)	Post Medieval to 21st Century
18964.1.0	Pitfield Mills (site of)	AD 19th Century to Mid 20th Century
18965.1.0	Lower Jowkin (site of)	AD 17th Century to AD 19th Century
9384.2.0	Bamford Hall Cottage	AD 19th Century to 21st Century
Event UID	**Name**	
EGM4450	Crimble Hall	
EGM4845	Littleborough to Rochdale	
EGM5124	Bamford Park	
EGM5714	Bamford/ Norden	

Figures

Land at Norden Road, Bamford

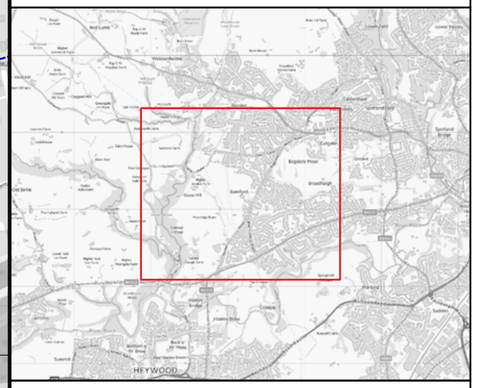
Historical Environment Desk-Based Assessment

Figure 1.
The study site and 1km search area with the location of NHLE records

Legend:

- Study Site
- 1km Search Area
- Conservation Areas
- Grade II Listed Buildings

Data: © Historic England 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:8000 @ A3

0 100 200 300 400 m

N

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Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 2.
The study site and 1km search area with the location of Greater Manchester HER 'Monument' and 'Event' records

Legend:

- Study Site
- 1km Search Area
- HER 'Event' Polygons
- HER 'Monument' Points

Data: © GMAAS 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:8000 @ A3

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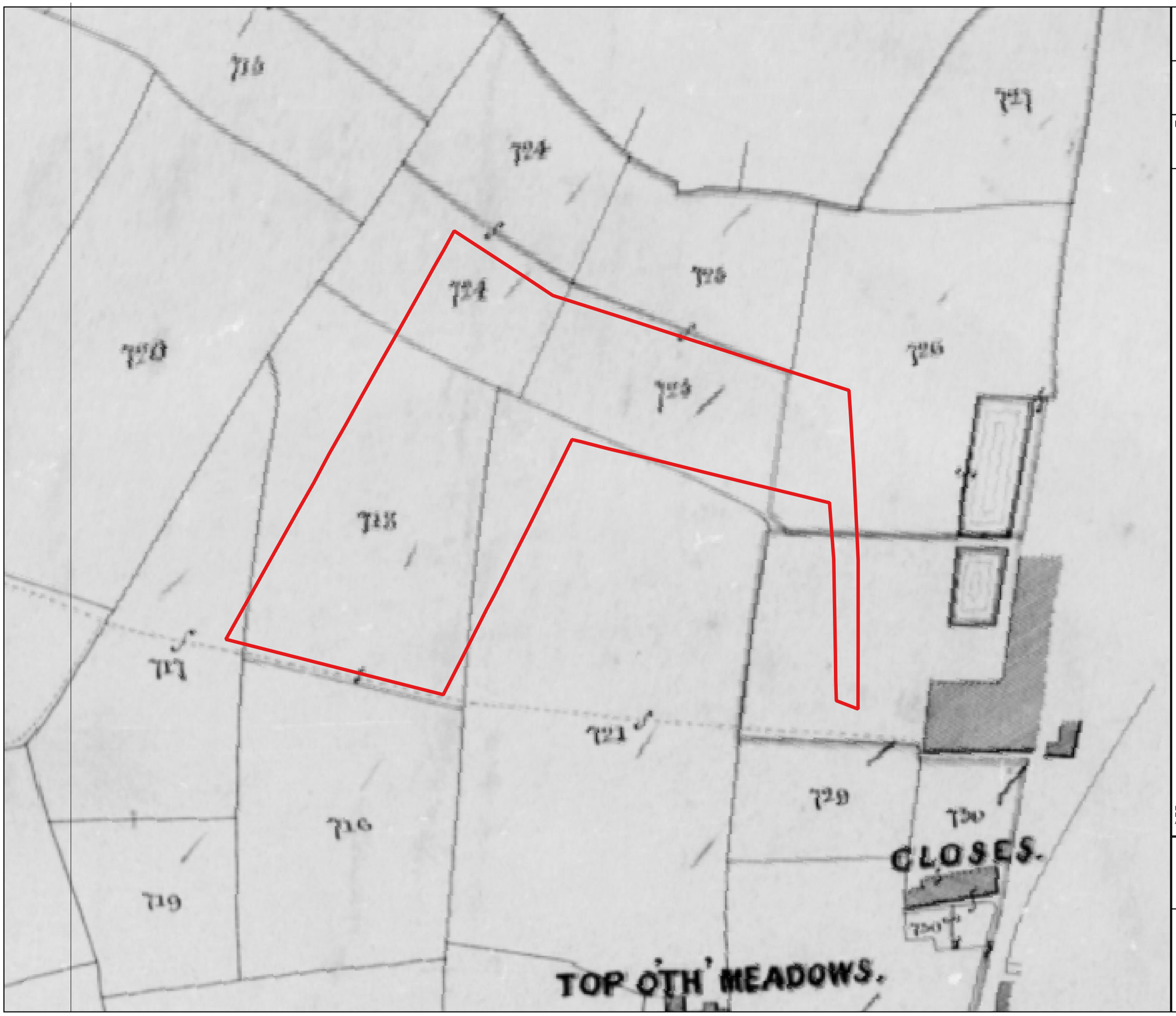

Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 3.
The study site overlain on the 1838 Tithe Plan of the Parish of Heap

Legend:

Study Site

Data: © The Genealogist 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1200 @ A3

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N

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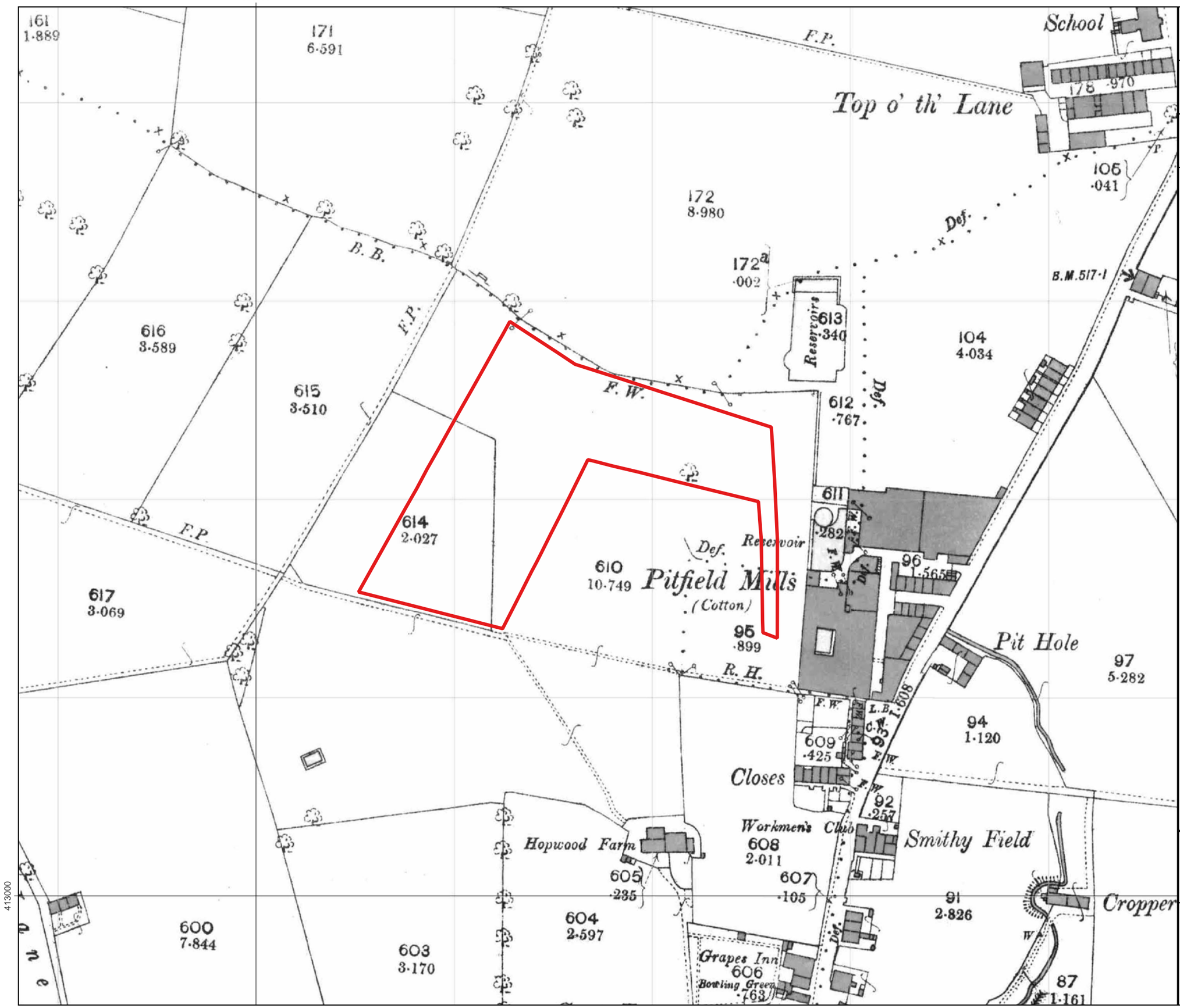

Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 4.

The study site overlain on the 1890 25-Inch Edition Ordnance Survey Map

Legend:

Study Site

Data: © Blackwell's Mapping 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3

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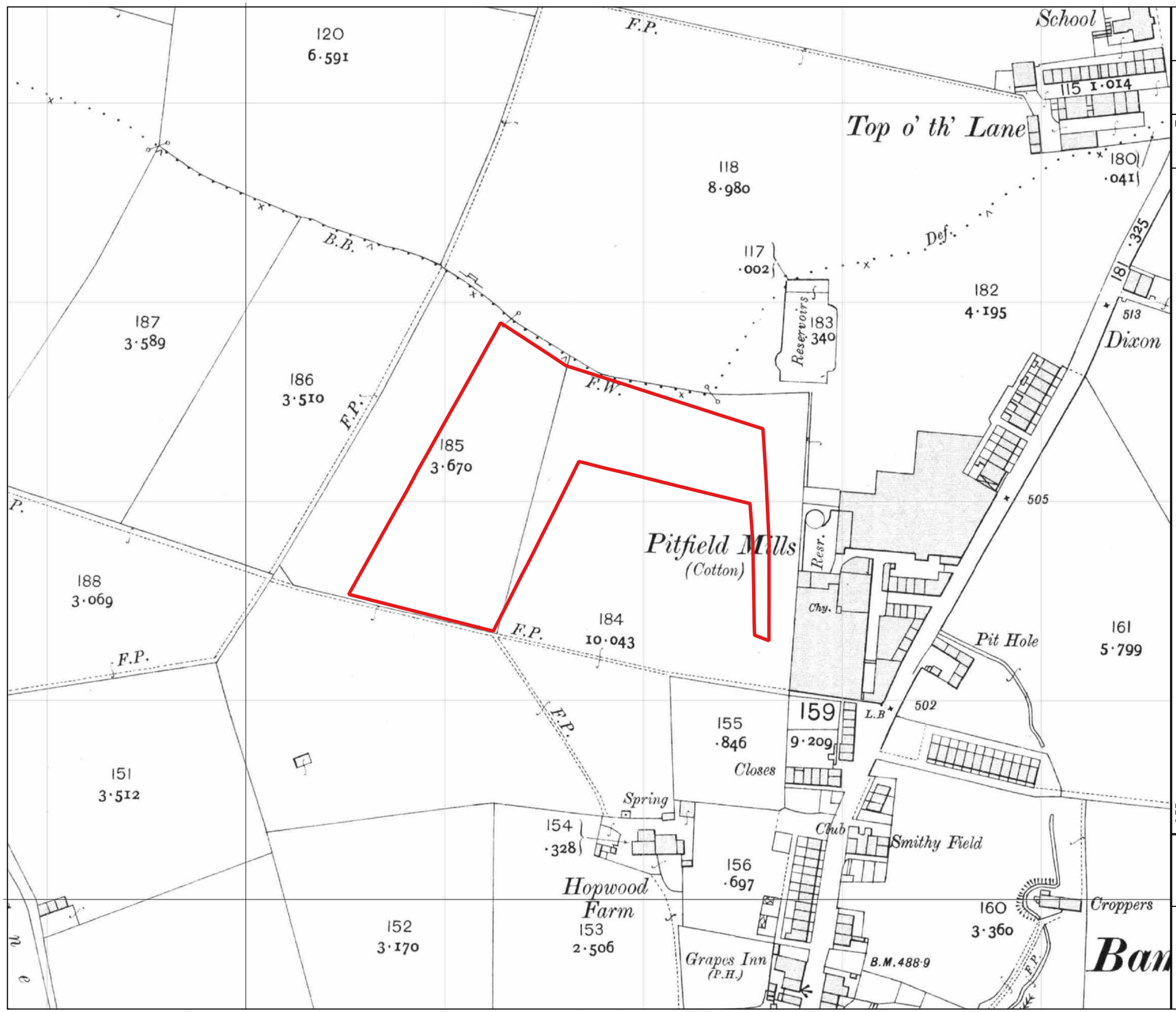

Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 5.
The study site overlain on the 1910 25-Inch Edition Ordnance Survey Map

Legend:

Study Site

Data: © Blackwell's Mapping 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3

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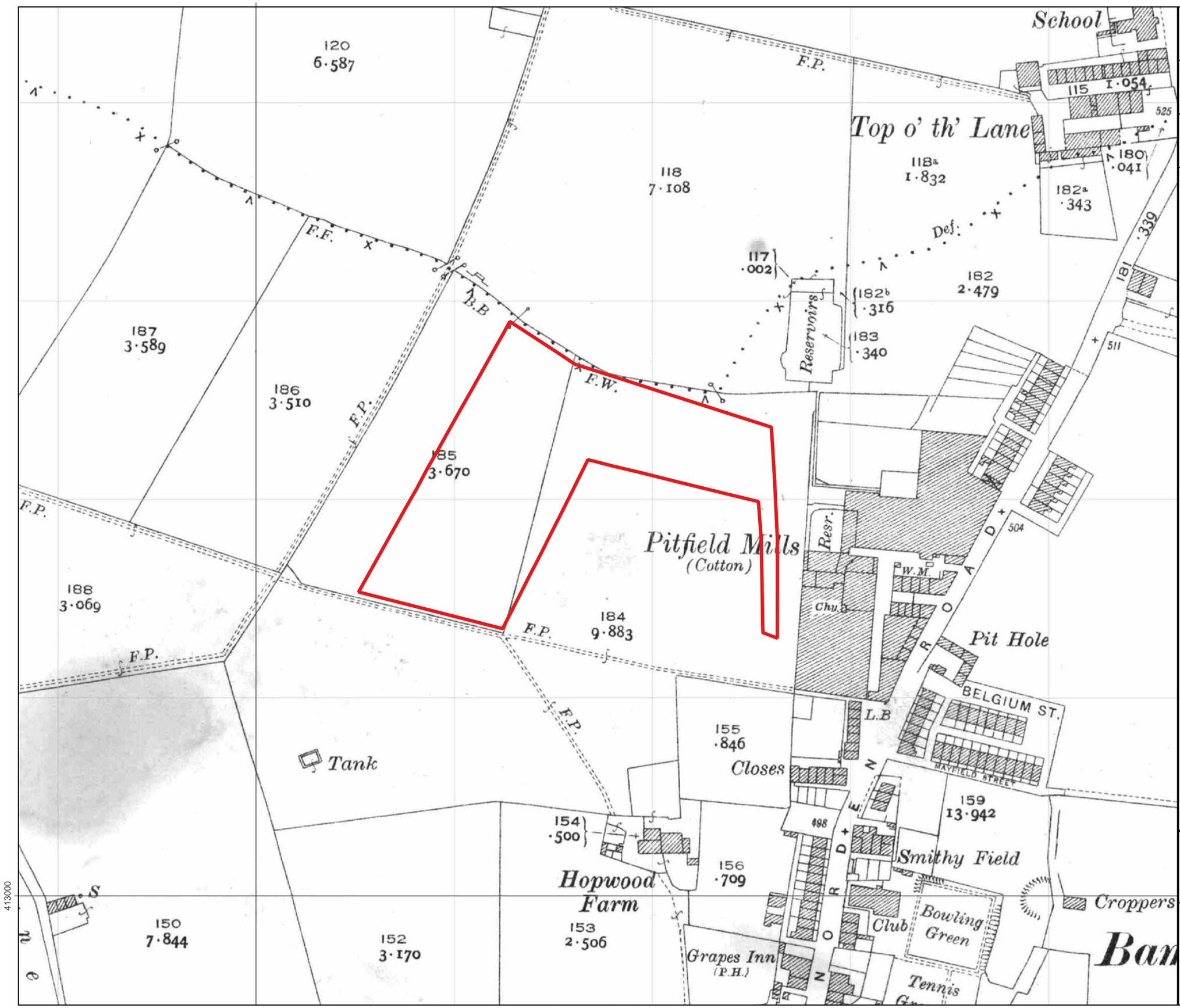

Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 6.
The study site overlain on the 1930 25-Inch Edition Ordnance Survey Map

Legend:

Study Site

Data: © Blackwell's Mapping 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3

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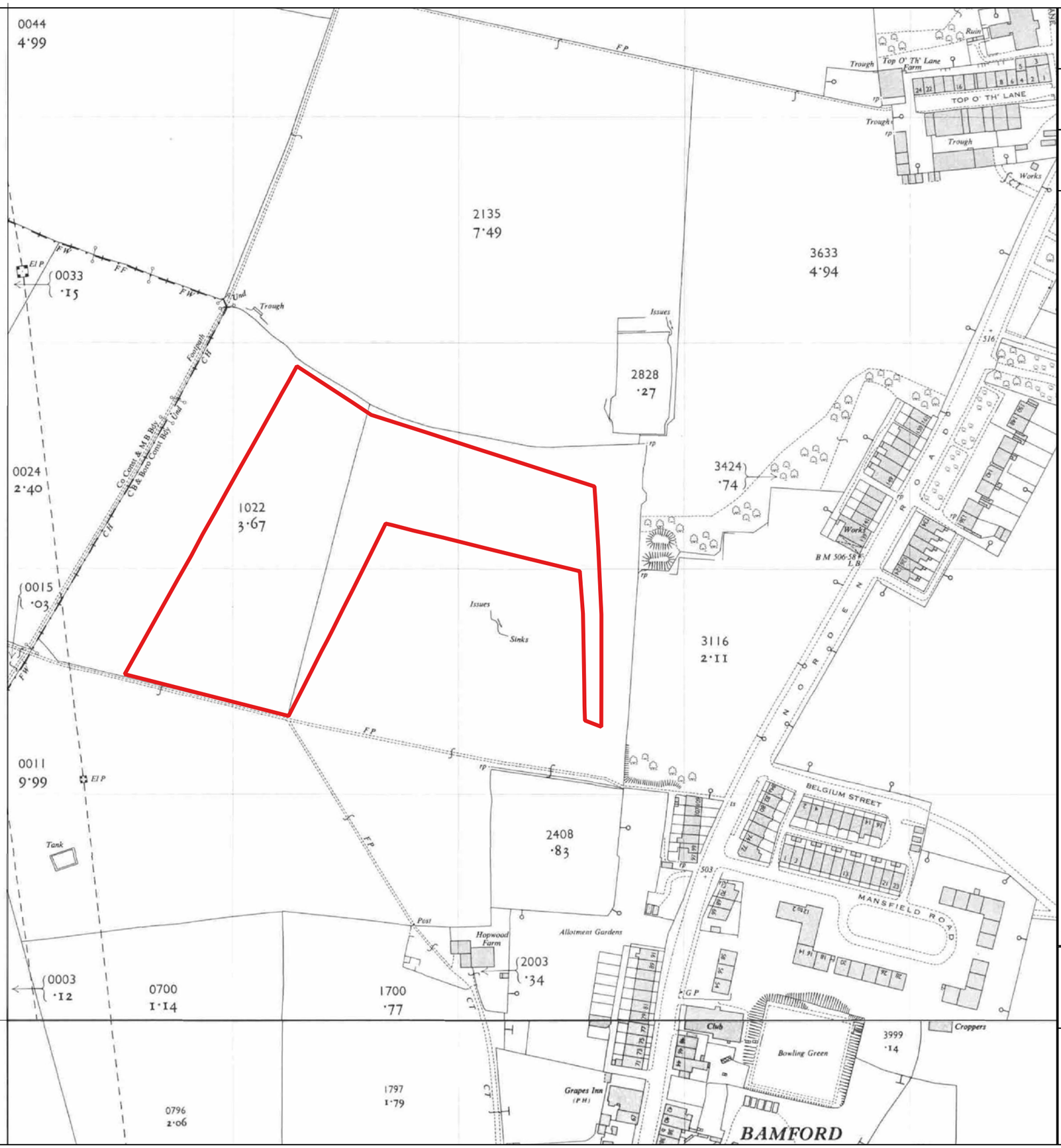

Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 7.

The study site overlain on the 1957-1960 25-Inch Edition Ordnance Survey Map

Legend:

Study Site

Data: © Blackwell's Mapping 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3

0 25 50 75 100 m

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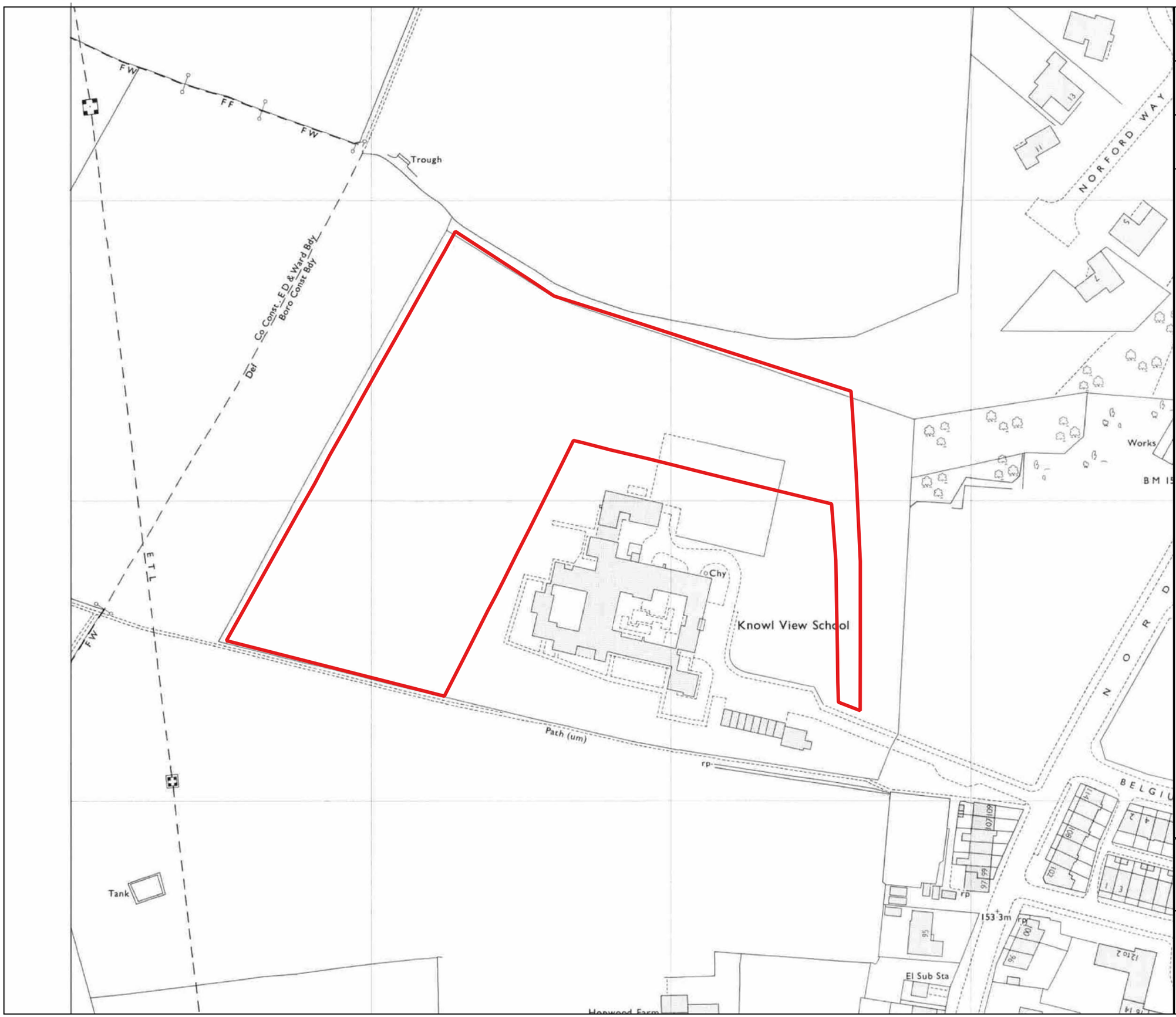

Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 8.
The study site overlain on the 1970-1975 1:1250 Edition Ordnance Survey Map

Legend:

Study Site

Data: © Blackwell's Mapping 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1200 @ A3

0 15 30 45 60 m

N

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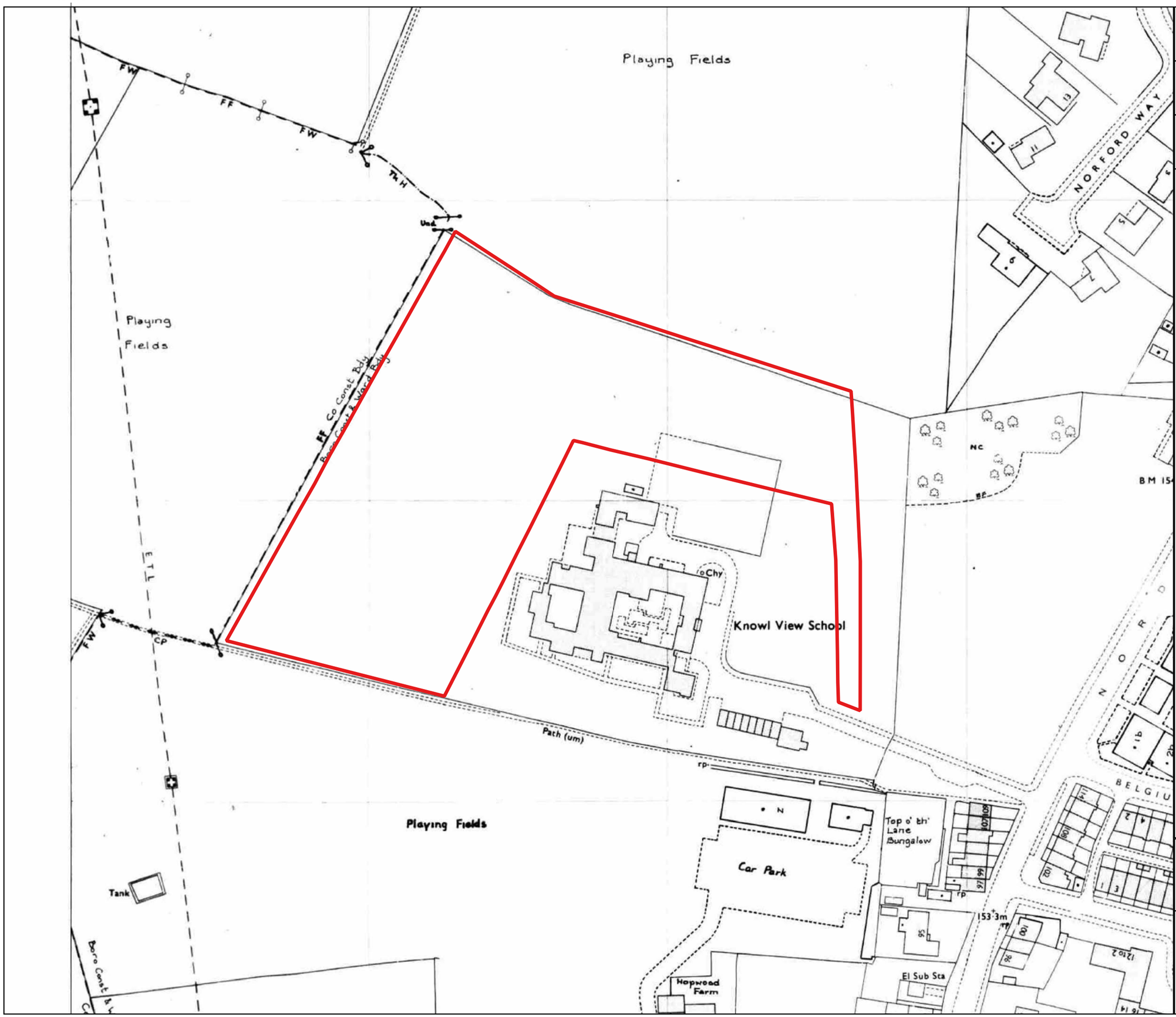

Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 9.

The study site overlain on the 1990 1:1250 Edition Ordnance Survey Map

Legend:

Study Site

Data: © Blackwell's Mapping 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1200 @ A3

0 15 30 45 60 m

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Historical Environment Desk-Based Assessment

Figure 10.

The study site overlain on the 2003 1:1250 Edition Ordnance Survey Map

Legend:

Study Site

Data: © Blackwell's Mapping 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:800 @ A3

0 15 30 45 60 m

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Land at Norden Road, Bamford

Historical Environment Desk-Based Assessment

Figure 11.
The study site overlain on the 2022 DEFRA LiDAR Imagery

Legend:

Study Site

Data: © DEFRA 2022; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:2000 @ A3

0 30 60 90 120 m

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Historical Environment Desk-Based Assessment

Figure 12.
The study site overlain on 2023 Google Satellite Imagery

Legend:

Study Site

Data: © Google 2023; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:2000 @ A3

0 30 60 90 120 m

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