

Heritage Statement

Trub Farm, Rochdale

July 2024



adapt heritage

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Adapt Heritage on behalf of MCI Developments in connection with a full planning application for a residential development with associated highways and landscaping (the 'Proposed Development') at Trub Farm, Castleton, Rochdale (the 'Application Site').
- 1.2 There are no designated or non-designated heritage assets within the Application Site. It does fall within the wider setting of nearby listed buildings, a conservation area and a number of non-designated heritage assets. The focus of this report is on **Built Heritage** and does not cover archaeology.
- 1.3 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Rochdale Council, in determining the submitted planning application, has a statutory duty to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest they may possess. The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm.
- 1.4 There is no corresponding statutory duty relating to the setting of conservation areas as s.72 of the 1990 Act relates to 'land or buildings within the conservation area'. It is however a consideration under the National Planning Policy Framework ('NPPF') (2023).

- 1.5 The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 200 of the NPPF states the following:

*"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."*¹

- 1.6 The report is structured as follows:

- Section 2 identifies the relevant designated and non-designated heritage assets with potential to be affected by the Proposed Development.
- Section 3 provides an overview of the history and development of the Application Site and the surrounding area.
- Section 4 proportionately assesses the significance and setting of heritage assets and the contribution made by the Application Site.
- Section 5 provides an assessment of the impact of the Proposed Development in light of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and local planning policy (set out in detail at **Appendix 1**).
- Section 6 sets out the summary and conclusions.

¹

DLUHC (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary



1.7 The assessment has been undertaken on the basis of existing published information, proportionate archival research, a search of the Greater Manchester Historic Environment Record (HER) and on-site visual survey in April 2024. It has been produced in accordance with guidance set out in Historic England's Advice Notes including:

- Advice Note 2: Managing Significance in Decision Taking in the Historic Environment (2015);
- Advice Note 3 (Second Edition): The Setting of Heritage Assets (2017);
- Advice Note 7: Local Heritage Listing (2021); and
- Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019).

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2. Heritage Assets

Context

- 2.1 Annex 2 of the NPPF (2023) defines a heritage asset 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.”²

- 2.2 A site visit and a search of the Greater Manchester HER in April 2024 was undertaken to identify designated and non-designated heritage assets with potential to be affected by the Proposed Development. It has also been informed by pre-application discussions with Rochdale Council.

Designated Heritage Assets

- 2.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Listed Buildings

- 2.4 A review of the National Heritage List for England (NHLE) confirms that there are two listed buildings proximate to the Application Site:

Name	Grade	Designation Date	List Entry
Rochdale Canal Lock No 52 and Towpath Bridge	II	12 February 1985	1038295
Rochdale Canal Lock No 53	II	12 February 1985	1346237

- 2.5 In the wider vicinity is the Church of Saint Martin (Grade II Listed) which sits on an elevated position near Manchester Road, to the east of the Application Site. Based upon its significance, topography, intervening development and the nature and scale of the Proposed Development, supported by on-site visual survey, the listed building will not be affected. It has therefore not been assessed further.

Conservation Areas

- 2.6 The Castleton South Conservation Area is located to the east of the Application Site. It was designated by Rochdale Council in 2007 and the conservation area boundary was last extended in 2012. The Castleton (South) Conservation Area Appraisal (the 'Appraisal') was adopted by Rochdale Council in October 2012.

Non-Designated Heritage Assets

- 2.7 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) states that:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

Rochdale Non-Designated Heritage Assets

- 2.8 Rochdale Borough Council maintains a list of non-designated heritage assets within the area which was last updated on Friday 08 December 2023. These assets have been identified based upon the following criteria set by the Council:

²

DLUHC (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary



- **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.

2.9 As of April 2024, there are a number of formally recognised non-designated heritage asset proximate to the Application Site including the George and Dragon Public House on Manchester Road. All of these buildings and structures are located within the Castleton South Conservation Area and have therefore been considered as part of the assessment of this designated area.

2.10 A pre-application response (PREAPP/00040/24) from Rochdale Council (dated May 2024) identified two non-designated heritage assets which have not been formally recognised on the Council's list. These are:

- Rochdale Canal; and
- Lancashire and Yorkshire Railway.

2.11 These assets have been considered further in this report.

Greater Manchester Historic Environment Record

2.12 The Greater Manchester HER was consulted in April 2024 which confirms that there are no buildings or structures within or proximate to the Application Site.



3. The Application Site and the Surrounding Area

Location and Context

- 3.1 The Application Site (Figure 3.1) is located to the south of Castleton and is bound by the Manchester to Rochdale railway line to the west and Rochdale Canal to the east. To the north is open land and industrial buildings and to the south is the M62 motorway.



Figure 3.1: Satellite View of the Application Site and Surrounding Area © Google Maps (2024)



Figures 3.2 & 3.3: Views of the Application Site (April 2024)

- 3.2 The Application Site itself consists of open land with grassed areas and shrubland (Figures 3.2 and 3.3). The surrounding area is largely characterised by residential development.



Overview of Historic Development

- 3.3 Below is an overview of the historic development of the Application Site and the surrounding area. It has been informed by a review of existing published sources, proportionate archival research, and the Castleton South Conservation Area Appraisal (2012).

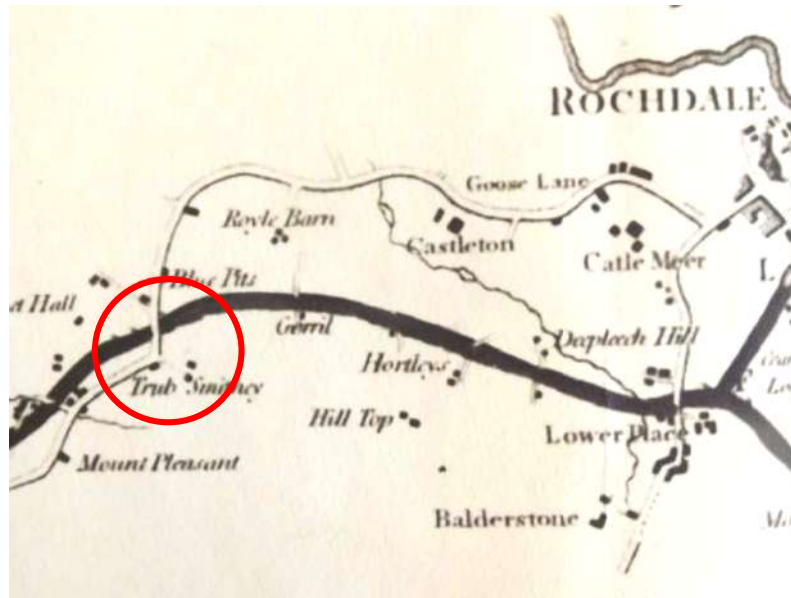


Figure 3.4: A Plan of the Proposed Rochdale Canal c.1791 © Rochdale Archives

- 3.4 In the late 18th century, the Rochdale Canal Bill was passed in 1794 and construction of the canal began soon after (Figure 3.4). By 1799 the canal was open between Sowerby Bridge and Todmorden and from Manchester to Rochdale. The line of the canal continued to be modified during construction. The canal finally opened through to Manchester in 1804.

- 3.5 The Rochdale Canal was the first trans-Pennine canal route, since the Huddersfield Canal did not open until 1811 and the Leeds and Liverpool not until 1816. In the 1830s and 1840s, various railway lines were laid out including the Lancashire and Yorkshire Railway (Manchester to Leeds) and the Castleton South Junction (Figure 3.5). It was during this time that the settlement of Castleton began to develop with the construction of numerous industrial mills along the route of the canal.

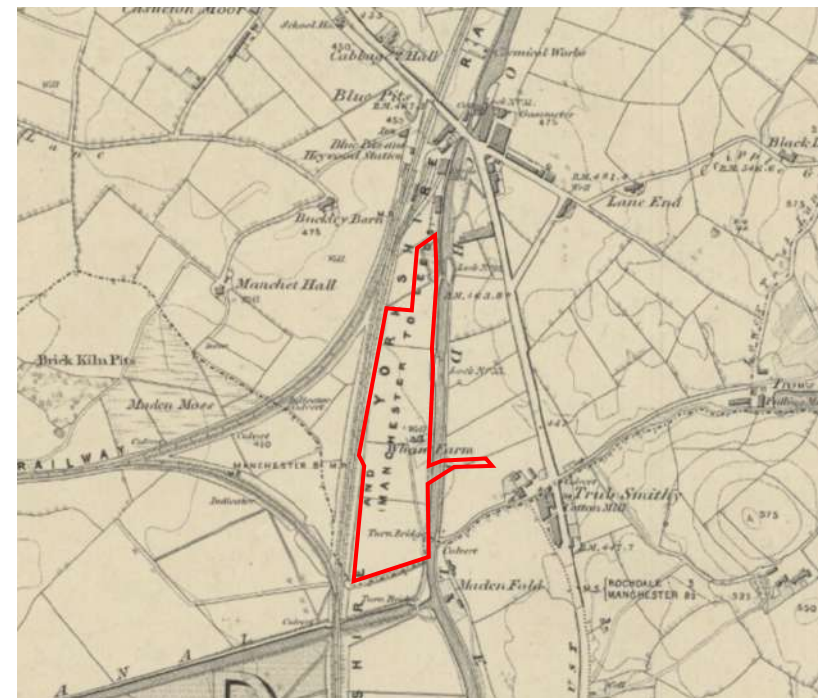


Figure 3.5: Ordnance Survey of Castleton surveyed in 1844-1847 and published in 1851 © National Library of Scotland



- 3.6 The Application Site and the surrounding area are shown on the 1844-1847 Ordnance Survey (Figure 3.5) The site is principally shown as open fields with the farmstead 'Wham Farm' located to the centre. To the west were railway lines and to the south was the Heywood Branch of the Rochdale Canal.

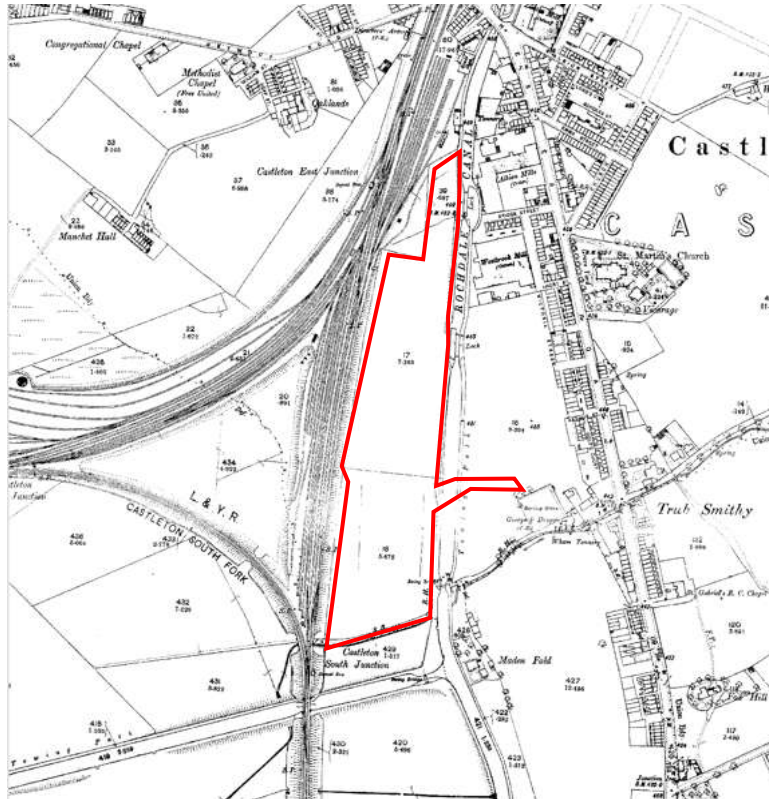


Figure 3.6: 1893 Ordnance Survey of Castleton © Landmark Information Group

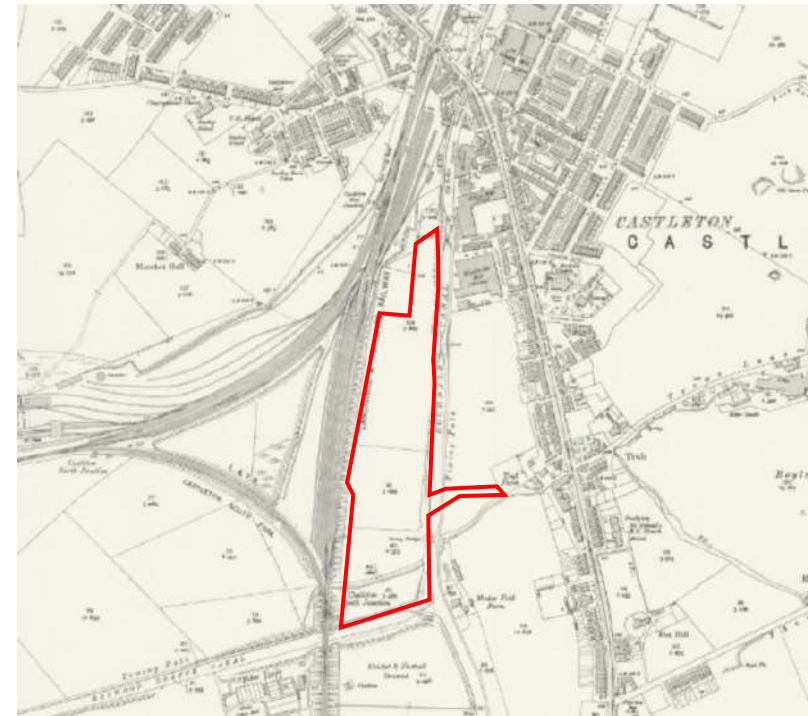


Figure 3.7: Ordnance Survey of Castleton surveyed in 1907-1908 and published in 1910 © National Library of Scotland

- 3.7 By the time of the 1893 Ordnance Survey (Figure 3.6), Wham Farm was demolished and cleared, and the site continued to form open fields. The surrounding area was gradually developed with residential terraces along Manchester Road. A number of communal buildings including St Martins Church were also constructed. The 1907-1908 Ordnance Survey (Figure 3.7) shows a similar arrangement with additional built form along Manchester Road and the immediate environs. There are no changes to the Application Site by this time.



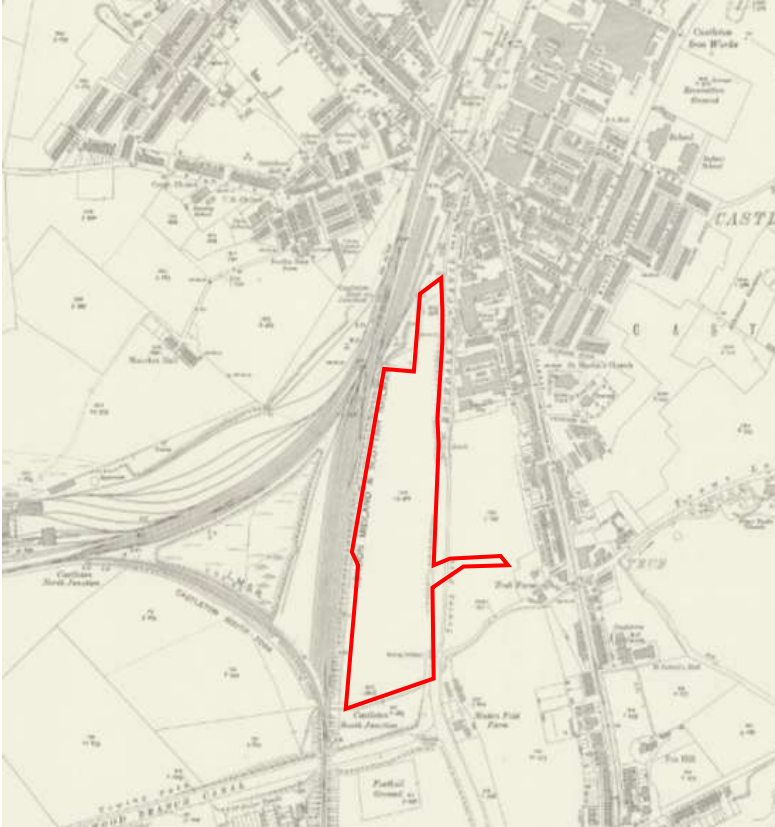


Figure 3.8: Ordnance Survey of Castleton surveyed in 1927-1928 and published in 1929 © National Library of Scotland

3.8 Again, the 1927-1928 Ordnance Survey (Figure 3.8) shows no changes to the Application Site. In the surrounding area, there was limited further development. During this time, the tonnage being carried along the Rochdale Canal was in sharp decline and in 1937 the last boat made the journey across the Pennines on the Rochdale Canal.



3.9 During the mid 20th century (Figures 3.9 and 3.10), the Application Site remained undeveloped, consisting of open fields between the Rochdale Canal and existing railway lines. The aerial photograph shows the various industrial buildings along the canal line surrounded by residential terraces. Shortly after, in 1952, the Rochdale Canal closed.

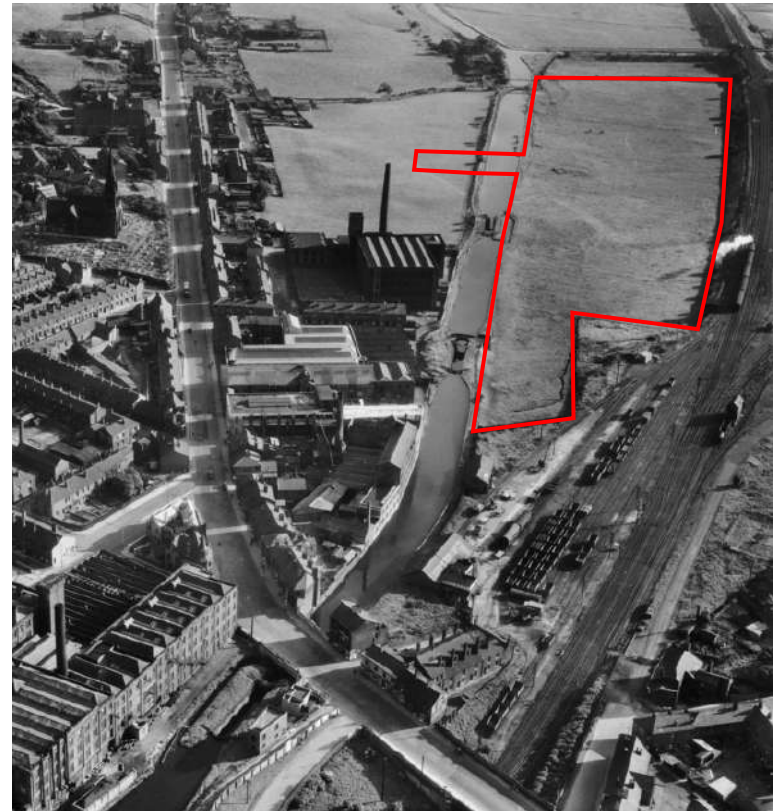


Figure 3.9: Aerial Photograph of Castleton, 1947 (Ref: EAW010796) © Historic England

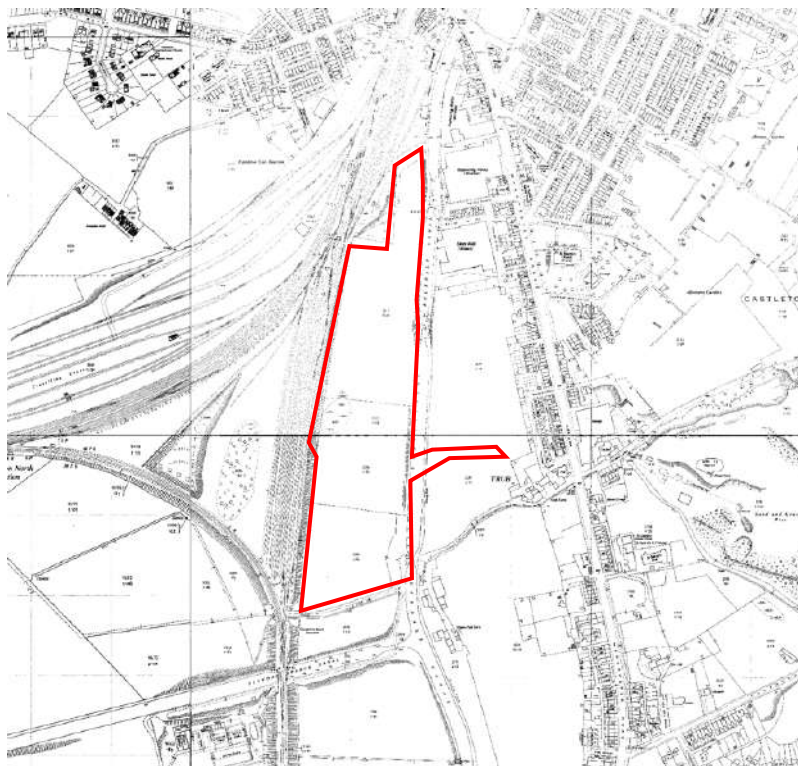


Figure 3.10: Ordnance Survey of Castleton published in 1956 © Landmark Information Group

- 3.10 In the mid to late 20th century, various mill complexes along the Rochdale Canal were demolished. The M62 motorway was also constructed to the immediate south of the Application Site (Figure 3.11) which involved the removal of the Heywood Branch Canal and the disconnection of the wider canal network. In the early 21st century, the final phase of the restoration of the Rochdale Canal was completed with the re-alignment of the canal and restoration of a number of the canal locks and bridges.

- 3.11 More recently, the land to the east of the Rochdale Canal (formerly open land and industrial mills) were redeveloped with new residential development and landscaping.



Figure 3.11: Ordnance Survey of Castleton published in 1975 © Landmark Information Group

- 3.12 As found today, the Application Site remains as undeveloped land to the south of Castleton. To the west are various railway tracks and sidings associated with the Manchester to Rochdale railway. To the east is the Rochdale Canal and new residential dwellings.



4. Assessment of Significance

Significance and Special Interest

- 4.1 The NPPF (2023) 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.”³

Listed Buildings

- 4.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each typology.

Conservation Areas

- 4.3 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has republished its guidance⁴ in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest of a conservation area.

Non-Designated Heritage Assets

- 4.4 Non-designated heritage assets (which can include ‘locally listed buildings’) are buildings, monuments, sites, places, areas, or landscapes identified as

having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets.

Setting

- 4.5 The NPPF defines the setting of a heritage asset as: *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.”⁵*
- 4.6 Historic England has published guidance⁶ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the asset itself.
- 4.7 Further guidance on the definition of setting and how it should be considered is set out in national Planning Practice Guidance. In assessing the contribution of setting to the significance of the following identified heritage assets the role of the Application Site has also been assessed.

Assessment

- 4.8 This assessment has been informed by published information, archival research and on-site visual survey. It has been produced in accordance with Historic England guidance. The assessments include the Rochdale Canal Lock No 52 and Towpath Bridge / Rochdale Canal Lock No 53 (Grade II Listed), Castleton South Conservation Area, Rochdale Canal and the Lancashire and Yorkshire Railway (Non-Designated Heritage Assets).

³ DLUHC (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary
⁴ Historic England (2019) Advice Note 1: Conservation Area Appraisal and Management

⁵ DLUHC (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary
⁶ Historic England (2017) Advice Note 3: The Setting of Heritage Assets



Rochdale Canal Lock No 52 and Towpath Bridge (Grade II Listed) and Rochdale Canal Lock No 53 (Grade II Listed)



Figure 4.1: Rochdale Canal Lock No 52 and Towpath Bridge (April 2024)

Special Architectural and Historic Interest

- 4.9 The Rochdale Canal Lock No 52 and Towpath Bridge (Figure 4.1) and the Rochdale Canal Lock No 53 (Figure 4.3) were erected between 1794 and 1804. They were designed by the noted engineer William Jessop as part of the wider layout and development of the Rochdale Canal. The towpath

bridge (Figures 4.1 and 4.2) is constructed from dressed stone with random rubble stone utilised for the parapet walls of the bridge. It includes a large shallow segmental arch opening for the canal. The list entry notes that the bridge walls have been "*largely rebuilt*".⁷ The bridge includes various stone setts above which connect to the towpaths at either side.



Figure 4.2: Rochdale Canal Towpath Bridge (April 2024)

- 4.10 The Canal Lock No 52 (Figure 4.3) is principally constructed from dressed stone, some with inscribed letters. The gates and winding gear appear to be modern replacements from the early 21st century but which follow the original design and layout by Jessop. The list entry notes that the lower gates are "*no longer in existence only the recess remains*".⁸

⁷

Historic England (1985) List Entry description for Rochdale Canal Lock 52 & Towpath Bridge

⁸

Historic England (1985) List Entry description for Rochdale Canal Lock 52 & Towpath Bridge





Figure 4.3: Rochdale Canal Lock No 52 (April 2024)

- 4.11 The Canal Lock No 53 (Figure 4.4) is also constructed from dressed stone, some with inscribed letters. The lock mouth has cast iron lipping, and the upper gates are noted in the list entry as having been “fully overhauled”.⁹ These gates have significantly deteriorated and there is little fabric remaining. As with the other lock, the lower gates are “no longer in existence only the recess remains”.¹⁰ The lower gate includes later masonry components with heavy verge stones (Figure 4.5).



Figures 4.4 & 4.5: Rochdale Canal Lock No 53 (April 2024)

- 4.12 The overall significance of the Rochdale Canal Locks No 52 / No 53 and the associated Towpath Bridge is enshrined in their special architectural and historic interest as functional structures, representing late 18th century canal infrastructure by William Jessop which led to the redevelopment of the immediate area around the settlement of Castleton.

⁹

Historic England (1985) List Entry description for Rochdale Canal Lock 53

¹⁰

Historic England (1985) List Entry description for Rochdale Canal Lock 53



Contribution made by Setting

- 4.13 The Rochdale Canal Locks No 52 and No 53 and the associated Towpath Bridge are intrinsically linked with the Rochdale Canal which forms part of their immediate and wider setting. The listed structures sit within a mixed and altered context which makes a limited contribution towards its significance. The structures and the canal itself are read within a more urban context with industrial and residential development to the north, closer towards Manchester Road (Figure 4.6).



Figure 4.6: View along the Rochdale Canal (April 2024)

- 4.14 From the south, the industrial character dissipates and becomes largely characterised by modern suburban residential development (Figures 4.7 and 4.8). The character and setting of the Rochdale Canal to the east changes from more hard urban edges (Figure 4.7) towards more soft landscaping edges (Figure 3.8).



Figures 4.7 & 4.8: Views along the Rochdale Canal (April 2024)



- 4.15 From the west, across the Application Site, there are views across to the active and raised embankment railway lines which continues to reinforce the urban context of the wider area. The Application Site itself provides some verdant context within the setting of the Rochdale Canal but does not meaningfully contribute to an understanding of the assets or their significance.



Figure 4.9: View along the Rochdale Canal (April 2024)

- 4.16 Given their functional nature, the listed structures are primarily and directly experienced at close range along the accompanying towpath. This allows for an appreciation of the working of the canal system and the route of the Rochdale Canal (Figure 4.9). These aspects of setting contribute towards the significance of the listed canal structures.

Castleton South Conservation Area

Special Architectural and Historic Interest

- 4.17 The special character and appearance of the Castleton South Conservation Area is centred on three-character areas which are defined in the Council Appraisal.¹¹ These are briefly discussed below, followed by a summary of the overall special interest of the area.

- **The 'Residential Rows':** This area comprises of late 19th and early 20th century terraces in a grid plan layout. The houses are principally of two storeys and constructed from red brick with stone dressings. The area has a consistent scale, appearance, and group value. The topography and subtle curves of the streetscape highlight the homogeneity of the character area.
- **The 'Retail Spine':** At the core of the conservation area is Manchester Road which includes similar terrace dwellings but with commercial units at the ground floor. The area includes various public buildings including St Martins Church, the Carnegie Library, Bridge Bank House and Linden Mill. These form focal buildings in this part of the conservation area. The principal materials are of red brick, stone, timber and slate.
- **The 'Industrial Canal-Side':** This area is characterised by the Linden Mill and other mill complexes which give it a unique industrial character. The close proximity of the buildings with the Rochdale Canal illustrates the historic development of the area. Again, these buildings include a consistent use of materials including red brick, sandstone, iron and steel.

¹¹

Rochdale Council (2012) Castleton South Conservation Area Appraisal





Figures 4.10 & 4.11: Views of Castleton South Conservation Area from Manchester Road (April 2024)

4.18 The special character and appearance of the Castleton South Conservation Area principally derived from its distinctive townscape as a result of rapid expansion in the industrial revolution.¹² As noted in the Council Appraisal, the character of the conservation area lies in its surviving expression of its historic development and typified by its materiality, key views and separation of building uses into residential, retail and industrial zones.

4.19 The coherence and quality of the Victorian and Edwardian townscape, and its simple form and layout brings order and structure to the conservation area. As concluded in the Council Appraisal, the special interest of the Castleton South Conservation Area can be summarised as follows:

- *"The separation of building uses into 'zones' - residential, retail and industrial.*
- *Strong physical and visual links between key buildings and character 'zones'*
- *Views of the surrounding countryside from key aspects*
- *Continuous façade lines, eaves, heights and rhythmic roofscapes punctuated by landmark buildings*
- *Grid-plan residential streets of two storey, red brick late Victorian and Edwardian terraces with homogeneous detailing.*
- *Unbroken lines of late Victorian and Edwardian terraces.*
- *Locally distinctive door and window surrounds*
- *The use of red brick, glass, lead and slate in building materials."*¹³

¹²

Rochdale Council (2012) Castleton South Conservation Area Appraisal



¹³

Rochdale Council (2012) Castleton South Conservation Area Appraisal

Contribution made by Setting

- 4.20 As set out, the Castleton South Conservation Area is bounded to the north west by residential development, a series of modern industrial units to the north and modern residential dwellings to the east. To the south of the designated area is the M62 motorway. To the west of the Castleton South Conservation Area is a large recent residential development around Montrose Street and Charlton Street. Beyond this is the Rochdale Canal and the Application Site.



Figure 4.12: View along the Rochdale Canal from within the Castleton South Conservation Area (April 2024)

- 4.21 The Castleton South Conservation Area is principally experienced from within the confines of its defined boundaries such as along Manchester Road. There are glimpsed and elevated views out towards the Rochdale Canal from the north of the conservation area (Figure 4.12) which allow for an appreciation of the historic development of Castleton and the continuation of the Rochdale Canal.



Figure 4.13: View along the Rochdale Canal (April 2024)

- 4.22 Generally, there are few areas in which to experience the designated area from outside the conservation area boundary or within its setting. Only St Martin's Church, within the conservation area, is experienced from kinetic views along the Rochdale Canal (Figure 4.13). These views do not however allow for an appreciation or understanding of the conservation area.



Rochdale Canal (Non-Designated Heritage Asset)



Figure 4.14: The Rochdale Canal (April 2024)

Local Significance

- 4.23 As set out earlier, the Rochdale Canal (Figure 4.14) was established between 1794 and 1804 and was designed by the noted engineer William Jessop. It holds significance as the first trans-Pennine canal route. The canal contains numerous listed bridges and structures from the 18th and 19th centuries.

Contribution made by Setting

- 4.24 The character and setting of the Rochdale Canal consistently changes from urban development and rural agricultural fields along the route. The locations of built form, such as Castleton, contribute to an understanding of the significance and development of the canal system. The fields also allow for an understanding of its original rural context.

Lancashire and Yorkshire Railway (Non-Designated Heritage Asset)



Figure 4.15: Lancashire and Yorkshire Railway (April 2024)

Local Significance

- 4.25 The Lancashire and Yorkshire Railway (Figure 4.15) originally formed the Manchester and Leeds Railway line which was established between 1836 and 1841. It holds significance as the first railway line to connect Lancashire and Yorkshire. The railway line is a functional and industrial structure consisting of a railway line with raised embankments either side.

Contribution made by Setting

- 4.26 The setting of the Lancashire and Yorkshire Railway, similar to the Rochdale Canal, changes from urban development and rural agricultural fields along the route. Again, locations with train stations, such as Castleton, contribute to an understanding of the significance and development of the railway system. The fields also allow for an understanding of the original rural context of the railways.



Summary of Contribution made by the Application Site to the Significance of the Heritage Assets

- 4.27 As set out at Section 3, historic map regression confirms that the Application Site has consisted of open fields on the edge of the Rochdale Canal since at least the early 19th century. Archival research has not revealed any known functional or historic connections between the Application Site and the heritage assets in the surrounding area.



Figure 4.16: View along the Rochdale Canal (April 2024)

- 4.28 The Application Site is visible alongside the Rochdale Canal and the listed Canal Locks 52 and 53 and from the Towpath Bridge (Figure 4.16). The site provides a verdant context within the setting of the canal, but this does not meaningfully contribute to an understanding of the assets or their significance.

- 4.29 From certain points along the towpath, across the Application Site, there are views towards the nearby railway line and the M62 motorway which allows for an appreciation of the evolving modes of transportation in the area in the 19th and 20th centuries (Figure 4.17).



Figure 4.17: View along the Rochdale Canal (April 2024)

- 4.30 With reference to Paragraph 212 of the NPPF, although the Application Site is part of the setting and physical surroundings of the identified heritage assets, it is not an aspect of setting that positively contributes to their significance.



5. Impact Assessment

Summary of Legislation and National Planning Policy

- 5.1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Rochdale Council, in determining the submitted planning application, has a statutory duty to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest they may possess. The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm.
- 5.2 There is no corresponding statutory duty relating to the setting of conservation areas as s.72 of the 1990 Act relates to '*land or buildings within the conservation area*'.
- 5.3 In accordance with Paragraph 200 of the NPPF, the significance of the heritage assets, including the contribution made by setting and the Application Site, has been proportionately assessed within this report.
- 5.4 Paragraph 203 of the NPPF 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.
- 5.5 Paragraph 205 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as '*the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*'

- 5.6 Paragraph 212 of the NPPF requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the NPPF notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.7 Further details of the heritage legislation, national and local planning policy and guidance for consideration of the Proposed Development is set out in in **Appendix I**.

The Proposed Development

- 5.8 The Proposed Development consists of a full planning application for the redevelopment of the Application Site with a residential-led development with associated landscaping and highways.
- 5.9 Further information on the design and appearance of the Proposed Development is set out within the Design and Access Statement prepared by MCI Developments.

Planning Context

- 5.10 In July 2011, an outline planning application (Ref: 11/D54610) for the redevelopment of the Application Site with a mixed-use development was submitted to Rochdale Council. This was refused by the Council in October 2012 in relation to greenspace and impacts on the character and appearance of the area. The decision was appealed and was allowed by the Inspector (Ref: APP/P4225/A/12/2185947).
- 5.11 In relation to the historic environment, the Inspector concluded that the significance of the Rochdale Canal Locks 52 and 53 and Towpath Bridge alongside the Castleton South Conservation Area would be sustained.



- 5.12 Similarly, an outline planning application (Ref: 15/00312/OUT) for a residential led development on the Application Site was submitted in 2015 which was ultimately withdrawn. As part of this scheme, the case officer noted the following in relation to the historic environment:

“With regards to the impact on nationally important buildings within the surrounding area, it is noted that the Rochdale Canal immediately to the east of the site includes Lock 52 and 53 and towpath which form a collection of Grade II Listed structures. The historic, cultural and architectural significance of these structures is undoubtedly tied to the function, character and appearance of the canal. The indicative masterplan shows a substantial landscaped buffer between the proposed dwellings and these structures which is considered would provide sufficient break setting to the canal and these heritage assets for there to be no harm caused to the significance of these nationally important assets. Given the intervening built form and distance to St Martin’s Church to the west it is considered that the proposals would not cause detriment to the character and the architectural and historic significance of the listed church building.

The application site is located towards the south west of the Castleton South Conservation Area. Given the proposed buffer to the Rochdale Canal, and the intervening Rochdale Canal, the built form and the new dwellings being constructed it is not considered that the proposals would be overly prominent from within the conservation area or from views into the conservation area. As a result the indicative proposals are considered to preserve the character and appearance of the Castleton South Conservation Area. Furthermore, given the buffer provided by the intervening Rochdale Canal, Trub Brook and the built form of the industrial buildings and the new dwellings being constructed, it is considered that there would be no harm caused to the setting of the George and Dragon public house as an undesignated heritage asset.”

Impact Assessment

- 5.13 This impact assessment employs current national advice provided by Historic England as an appropriate framework for analysis, including Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.
- Rochdale Canal Locks 52 and 53 and Towpath Bridge (Listed Buildings)**
- 5.14 As set out earlier, the overall significance of the Rochdale Canal Locks No 52 / No 53 and the associated Towpath Bridge is enshrined in their special architectural and historic interest as functional structures, representing late 18th century canal infrastructure by William Jessop which led to the redevelopment of the immediate area around the settlement of Castleton. The structures are primarily experienced from along the canal and towpath where their functional nature is best appreciated and discernible.
- 5.15 The Application Site is located to the west of these listed structures and forms part of its wider physical surroundings. There are no known historic or functional relationship between these assets and the Application Site.
- 5.16 The Proposed Development involves the redevelopment of the Application Site with two and a half storey residential dwellings and an apartment building which will continue the urban character and setting of the listed structures and the Rochdale Canal. The overall scale and mass of the scheme has been broken up through the layout and position of the built form.



5.17 The Proposed Development has been reduced further through the incorporation of landscaped areas to the immediate boundary with the canal (as per the recently completed residential development on the eastern side of the Rochdale Canal). The changing topography of the land, rising towards the canal, also assists in screening and reducing the scale and mass of the development from along the towpath.

5.18 The design and layout of the Proposed Development will assist in filtering and softening views of the built form from along the towpath. It is not considered that the ability to experience urban development in these views will alter the appreciation or understanding of the functional nature of the listed buildings and structures with the Rochdale Canal. Furthermore, the proposed use of traditional materials (such as brick and slate) contextually responds to the prevailing materials in the wider area.

5.19 Those key aspects of setting which contribute to the significance of these structures, such as the continuous arrangement of locks from the south to the north, will remain unaffected by this part of the proposals.

5.20 Overall, the Proposed Development has the potential to sustain the significance and special interest of the Rochdale Canal Locks No 52 / No 53 and the associated Towpath Bridge. Furthermore, these conclusions align with the findings of the previous planning submissions and 2013 appeal on the Application Site.

Castleton South Conservation Area

5.21 The Castleton South Conservation Area is located to the north and east of the Application Site, beyond the Rochdale Canal and the modern residential developments. The significance of the area is centred on the complex of the industrial mills, commercial properties on Manchester Road and rows of terraced houses which give the area a fine grain ordered

appearance, interposed with larger public buildings which illustrate the historic development of Castleton.

5.22 The Proposed Development will not be visible from the majority of the Castleton South Conservation Area due to the way in which it is experienced, the topography of the land and extent of intervening development. From within the core of the conservation area, the key views identified in the Council Appraisal will remain unaffected by the Proposed Development.

5.23 In elevated views from Manchester Road, at the bridge across the Rochdale Canal, the Proposed Development has the potential to be partially experienced in distant and glimpsed views. Any views from within the conservation area will be filtered by existing planting to the north of the Application Site. The existing lower level of the site will also assist in reducing views of the proposals.

5.24 Along Manchester Road, between the former George and Dragon Public House and Trub Road, the upper stages of proposed two and a half storey houses may be partially experienced in glimpsed and kinetic views from within the conservation area. These views are currently characterised by a mix of modern development and mature trees. The proposed use of traditional materials (including brick and slate) ensures that the scheme will contextually respond to the prevailing materials in the wider Castleton South Conservation Area.

5.25 The proposals will not diminish the ability to appreciate the special character and appearance of the conservation area which is principally invested in its terraced streets, consistent materiality, and key landmark buildings. Modern development is already experienced within the setting of the conservation area, yet its significance is maintained. Those aspects of



setting which contribute towards the significance of the conservation area will be maintained.

- 5.26 Overall, it is considered that the special character and appearance of the Castleton South Conservation Area can be sustained by the Proposed Development. As with the listed structures, these conclusions also align with the findings of the previous planning submissions and 2013 appeal on the Application Site.

Rochdale Canal (Non-Designated Heritage Asset)

- 5.27 As set out, the Proposed Development involves the redevelopment of the Application Site. It is not considered that the ability to experience urban development in these views will alter the appreciation or understanding of the functional nature and historical interest of the Rochdale Canal.

- 5.28 In summary, the local significance of the non-designated heritage can be sustained by the Proposed Development.

Lancashire and Yorkshire Railway (Non-Designated Heritage Asset)

- 5.29 Similarly, the Proposed Development would redevelop fields adjacent to the raised embankment of the Lancashire and Yorkshire Railway line. The fields that form the Application Site make no meaningful contribution to its local significance.
- 5.30 The proposals would maintain views from the surrounding area of its raised embankment and trains passing through along the railway line. The local significance of the non-designated heritage can be sustained by the Proposed Development.

Statutory Duty and National Planning Policy

- 5.31 Based on our assessment of the Rochdale Canal Lock No 52 and Towpath Bridge / Rochdale Canal Lock No 53 and the nature and scale of the Proposed Development, there will be no harmful impact on the setting and thereby significance of the listed structures. Those aspects of setting which contribute positively towards the significance of the listed structures will be sustained.
- 5.32 For these reasons it is concluded that the Proposed Development can address s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is subject to ensuring a high-quality scheme which includes appropriate contextual materials, detail and landscaping.
- 5.33 Similarly, the Proposed Development will not affect the setting and thereby significance of the Castleton South Conservation Area. The reasons for designation, key views and aspects of setting that contribute towards the conservation area will remain appreciable. Again, this is subject to ensuring a high-quality scheme which includes appropriate contextual materials, detail and landscaping.
- 5.34 In addition, there would be no impact upon the local significance of the Rochdale Canal and the Lancashire and Yorkshire Railway (Non-Designated Heritage Assets).
- 5.35 Overall, the Proposed Development can therefore meet the objectives of Paragraphs 197, 199, 205, 206 and 212 of the NPPF.



Local Planning Policy and Guidance

- 5.36 This Heritage Statement provides a proportionate assessment of the significance of the identified heritage assets. As set out above, the Proposed Development can sustain the significance of the Rochdale Canal Lock No 52 and Towpath Bridge (Grade II Listed), the Rochdale Canal Lock No 53 (Grade II Listed) and the Castleton South Conservation Area. Similarly, there would be no impact upon the Rochdale Canal and the Lancashire and Yorkshire Railway (Non-Designated Heritage Assets).
- 5.37 On this basis, the proposals can comply with the relevant policies of the Rochdale Borough Council Core Strategy (2016) and the saved policies in the Unitary Development Plan (2006).



6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Adapt Heritage on behalf of MCI Developments in connection with a full planning application for a residential development with associated highways and landscaping (the 'Proposed Development') at Trub Farm, Castleton, Rochdale (the 'Application Site').
- 6.2 There are no designated or non-designated heritage assets within the Application Site. It does fall within the wider setting of nearby listed buildings, a conservation area and non-designated heritage assets. The focus of this report is on **Built Heritage** and does not cover archaeology.
- 6.3 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Rochdale Council, in determining the submitted planning application, has a statutory duty to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest they may possess. The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm.
- 6.4 There is no corresponding statutory duty relating to the setting of conservation areas as s.72 of the 1990 Act relates to '*land or buildings within the conservation area*'. It is however a consideration under the National Planning Policy Framework ('NPPF') (2023).
- 6.5 With reference to Paragraph 212 of the NPPF, although the Application Site is part of the setting and physical surroundings of the wider heritage assets, it is not an aspect of setting that positively contributes to their significance.
- 6.6 The Proposed Development is not considered to affect the setting and thereby significance of the Rochdale Canal Lock No 52 and Towpath Bridge (Grade II Listed) / Rochdale Canal Lock No 53 (Grade II Listed) and Castleton South Conservation Area. Similarly, there would be no impact upon the Rochdale Canal and the Lancashire and Yorkshire Railway (Non-Designated Heritage Assets). Those aspects of setting which contribute towards the significance of the heritage assets can be sustained.
- 6.7 The Proposed Development can therefore address s.66 of the 1990 Act and meet the relevant paragraphs of NPPF. It can also comply with the local policies set out within the Rochdale Borough Council Core Strategy (2016) and the saved policies in the Unitary Development Plan (2006). This is subject to ensuring a high-quality scheme which includes appropriate contextual materials, detail and landscaping.



Appendix I: Heritage Legislation, Planning Policy and Guidance



Heritage Legislation, Planning Policy and Guidance

Below is an overview of the relevant heritage legislation, national and local planning policy and supplementary planning documents and guidance.

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

There is no corresponding statutory duty relating to the setting of conservation areas as s.72 of the 1990 Act relates to ‘land or buildings within the conservation area’.

National Planning Policy

The National Planning Policy Framework (2023)

The National Planning Policy Framework (2023) requires that great weight is given to the conservation of designated heritage assets and this reflects the statutory duty of the 1990 Act with respect to listed buildings and conservation areas.

Conservation is defined by the NPPF as *“the process of maintaining and managing change to heritage assets in ways that sustain and where appropriate, enhance their significance.”*

Paragraph 203 of the NPPF elaborates that 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.

Paragraph 205 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset, that great weight should be given to the asset’s conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification.

Paragraph 207 states that where a Proposed Development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use”*

Paragraph 208 requires 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 proposal, including securing its optimum viable use.



Paragraph 212 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the NPPF notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Local Planning Policy

Rochdale Borough Council Local Plan: Core Strategy (2016)

The Core Strategy for Rochdale borough was adopted on 19 October 2016. It's the lead document in the Council's Local Plan.

In relation to protecting and enhancing character, landscape and heritage, Policy P2 of the Core Strategy states that:

"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:

- 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 areas, 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.*

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."

Rochdale Borough Council Local Plan: Unitary Development Plan (2006)

The Rochdale Borough Unitary Development Plan was adopted in June 2006 and forms the policy period between 1999 and 2016.



In relation to the design criteria for new development, Policy BE/2 states that:

“Development proposals will be required to demonstrate good design by:

- a) Ensuring that they are compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and detail and means of enclosure;*
- b) Creating visual interest in areas or buildings lacking character;*
- c) Taking opportunities to retain, enhance or create views, landmarks and other townscape features which make a material contribution to the character of the area and reveal such features to public view;*
- d) Retaining and enhancing the architectural or historic qualities and features of buildings of character;*
- e) Appropriate treatment of open spaces between and around buildings, including the provision of landscaping as an integral part of the development layout;*
- f) Retaining key natural features, including trees, as part of the landscaping of the site;*
- g) Providing for safe and convenient access and circulation;*
- h) Minimising opportunities for crime against people or property;*
- i) Making adequate provision for natural light within and between buildings;*
- j) Minimising the potential environmental impact of and on the development, including noise, air and water pollution.”*

Policy G/BE/9 sets out the policy for the conservation of built heritage. It states the following:

“Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.”

In relation to the protection of locally important buildings and features of architectural and historic interest, Policy BE/11 states that: *“The Council will permit development proposals that do not adversely affect buildings and features which are of local interest and which contribute to the character of an area and/or are important in townscape terms.”*

For development affecting the setting of a listed building, Policy BE/15 of the UDP requires that: *“Development will not be permitted, where through its siting, scale, design or materials, would harm the setting of a listed building.”*

Guidance

National Planning Policy Guidance, 2019

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.



Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019)

The guidance provides information on conservation area appraisal, designation and management to assist in implementing historic environment legislation, planning policy and guidance. The guidance states that change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas. Conservation areas can contribute to sustainable development in all its three dimensions as outlined in the NPPF.

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

This note is not a statement of Government policy but supports the implementation of national government policy. It provides advice on assessing the significance of heritage assets and the impact of proposals on that significance.

Historic England Advice Note 3: The Setting of Heritage Assets (2017)

Historic England has revised its guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.

The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

The guidance makes it clear that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

The guidance covers the NPPF requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. The advice note explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).





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