

8.0 CULTURAL HERITAGE

Introduction

- 8.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of Cultural Heritage.
- 8.2 The Chapter describes the location, nature and extent of any known heritage assets or areas of archaeological potential which may be affected by the Development, provides an assessment of the importance of these assets and assesses the likely significance of any effects on the historic environment posed by the Development. The chapter then outlines suitable mitigation measures to avoid, reduce or offset significant adverse effects and provides an assessment of any residual effects remaining after mitigation.

Policy Context

National Planning Policy Framework

- 8.3 The National Planning Policy Framework (NPPF July 2021ⁱ) defines Cultural Heritage as

"heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations" (paragraph **189**).

- 8.4 Policies on the historic environment which are relevant to this assessment include paragraph numbers in bold text.

Paragraph 194: *in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 195: *local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Paragraph 197: *in determining applications, local planning authorities should take account of:*

- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 199: *when considering the impact of a proposed development on 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 the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 200: *any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 201: *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 or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *The nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *The harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 202: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the*

proposal including, where appropriate, securing its optimum viable use.

Paragraph 203: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Paragraph 204: *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

Paragraph 205: *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

Paragraph 208: *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

Planning Practice Guidance

- 8.5 This chapter has been prepared with reference to the Chartered Institute for Archaeologist's (CIfA) *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014, revised 2017 and 2020ⁱⁱ) and *Code of Conduct* (2014, revised 2019ⁱⁱⁱ), in addition to *The Setting of Heritage Assets* (Historic England's Historic Environment Good Practice Advice in Planning GPA3, 2017^{iv}).
- 8.6 *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England Advice Note 12, 2019^v) contains guidance on the assessment of heritage significance through consideration of the component heritage values of an asset, and further guidance on the assessment of significance as part of the planning application process is contained in *Managing Significance in Decision-Taking in the Historic Environment* (Historic England's Historic Environment Good Practice Advice in Planning GPA2, 2015^{vi}).
- 8.7 This chapter has also been prepared with reference to Institute of Environmental Management and Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and CIfA's July 2021 publication *Principles of Cultural Heritage Impact Assessment in the UK*^{vii}. This document

presents the principles of and suggests good practice for assessment of the impact of a development proposal on cultural heritage assets.

Local Planning Policy

Rochdale Core Strategy

- 8.8 The Rochdale Core Strategy, Adopted October 2016^{viii} contains policy P2 – Protecting and enhancing character, landscape and heritage, which states:

'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:

- a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;*
- b. 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;*
- c. 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;*
- d. protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and*
- e. Conserving and enhancing townscape character.*

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

- a. conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:*
 - i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;*
 - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;*
 - iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movements;*
 - iv. The Edgar Wood and J. H. Sellers cultural heritage;*
 - v. The heritage of the seventeenth- and eighteenth-century vernacular tradition; and*
 - vi. The engineering heritage, including mills, canals and railways.*
- b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, garden or archaeological sites, including promoting their sensitive restoration;*

c. using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and
d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.'

Legislation

Statutory Protection

- 8.9 Scheduled Monuments and Listed Buildings are protected by statute. The relevant heritage legislation in the context of the present Site is described in the table below.

Table 8.1 Historic Environment Statutory Legislation

Legislation	Key Issues
Ancient Monuments and Archaeological Areas Act 1979 ^{ix}	It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent. Development must preserve in-situ protected archaeological remains and landscapes of acknowledged significance and protect their settings.
Planning (Listed Buildings and Conservation Areas) Act (1990) ^x	The 1990 Act is amended by the Enterprise and Regulatory Reform Act 2013 to introduce additional controls for works to listed buildings. Section 1 of the Act requires the Secretary of State to compile and maintain lists of buildings of special architectural or historic interest. The principal statutory duty under the Act is to preserve the special character of these heritage assets, including their setting. Buildings on the list are assessed and graded against the criteria of architectural and historic interest. Buildings listed at Grade I are defined as those considered to be of exceptional interest. Grade II* listed buildings are particularly important buildings of more than special interest, while Grade II listed buildings are of special interest. This may include the extent to which the exterior of a building contributes to the interest of a group of buildings, i.e. 'group value'. Relevant Statutory Tests of the Act are as follows: Section 66: General duty as respects listed buildings in exercise of planning functions. (1) In considering whether to grant planning permission [or permission in principle] 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. (2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings. Section 72: General duty as respects conservation areas in exercise of planning functions. (1) In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
Treasure Act (1996) ^{xi}	The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated with coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e. deliberately deposited items with a

Legislation	Key Issues
	high content of gold or silver) and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner.
Burial Act (1857) ^{xii}	Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement.
Protection of Military Remains Act (1986) ^{xiii}	An Act of Parliament in the United Kingdom which provides protection for the wreckage of military aircraft and designated military vessels. Certain activities are prohibited at protected sites, without the authority of the Ministry of Defence.
Hedgerow Regulations (1997) ^{xiv}	A local authority can prohibit the removal of an 'important' hedgerow. Hedgerows can be considered important on grounds of historical or archaeological value or association in line with following criteria: Marks a pre-1850 parish boundary (Criterion 1) Physically incorporates or is part of a known and listed heritage asset; where the hedgerow is a contemporaneous or related to part of that heritage asset (Criterion 2 & 3) Marks the boundary of, or is associated with, a pre-1600 estate or manor (Criterion 4) Is part of a pre-Parliamentary Inclosure field system (i.e. pre-dates the Inclosure Act 1796 – it may be recorded as "old enclosure" on the tithe/enclosure map or may be recorded on an earlier estate map) (Criterion 5)
Historic Buildings and Ancient Monuments Act (1953) ^{xv} National Heritage Act (1980, amended 1983 & 1997) ^{xvi}	The 1983 Act created the Historic Buildings and Monuments Commission (HBMC) – now Historic England, a non-departmental public body, given the broad remit of managing the historic built environment of England. The Historic Buildings and Ancient Monuments Act 1953 authorises Historic England to compile a register of "gardens and other land" situated in England that appear to be of special historic interest. Registered Parks and Gardens The Register was established in 1984 and there are currently over 1,600 sites included. Sites are graded I, II*, or II along the same lines as listed buildings. A registered park or garden is not protected by a separate consent regime, but applications for planning permission will give great weight to their conservation. The National Planning Policy Framework (NPPF) defines them as designated heritage assets and as such their conservation should be an objective of all sustainable development. Substantial harm to or total loss of a Grade II registered park or garden should be exceptional and for a Grade II* or I registered park or garden such loss or harm should be wholly exceptional. The Register of Historic Battlefields Historic England maintains a Register of Historic Battlefields. Battlefields are not graded. Like registered parks and gardens, registered battlefields are not subject to a separate consent regime, but they are considered designated heritage assets under the NPPF and therefore, as with parks and gardens, great weight should be given to their conservation and substantial harm or total loss of a registered battlefield should be wholly exceptional.

Assessment Methodology

Scoping and Consultation

- 8.10 An EIA Scoping Report (Appendix 2.1) was issued in October 2022 and an EIA Scoping Opinion (Appendix 2.2) was issued on 15th February 2023. The scoping opinion confirmed that additional designated and non-designated heritage assets should be considered within the EIA, as follows:

- Castleton South Conservation Area;
- Rochdale Canal Slattocks top lock (No. 54) and adjoining bridge (Grade II);
- Sand Hole Farmhouse (Grade II);
- St Johns CE Thornham Primary School;
- Thornham Lane Parsonage;
- Toll Bar Cottage;
- New Hey Farm, Chesham Avenue;
- Saplin Farm;
- Hopwood Arms Farm;
- Richard Bentley Smalley Memorial Hall;
- Thornham Fold; and
- Rochdale Canal.

- 8.11 The Greater Manchester Archaeological Advisory Service (GMAAS) issued a response to the pre-application consultation on 31st October 2022. This noted that the masterplan has identified area where development is likely to take place, and these areas should be evaluated by a scheme if archaeological works, in the form of geophysical survey followed by targeted archaeological trenching.

Methodology

- 8.12 In accordance with national planning policy and guidance, including that issued by the Chartered Institute for Archaeologists, an Archaeological Desk-Based Assessment (Appendix 8.1) has been produced. This document provides information on the baseline conditions at the site and is appended to this Chapter, informing the assessment contained within this Chapter.
- 8.13 Assessment of potential direct physical effects and effects upon cultural significance through Development within the setting of heritage assets is presented separately for the construction and operational stages of the Development, and the assessment of cumulative effects is also presented separately. The cultural heritage assessment has been carried out in the following stages:
- Desk-based study to identify heritage assets potentially affected by the Development;
 - Definition of baseline conditions, based on results of the desk-based study and visits to heritage assets;
 - Assessment of the heritage significance and importance of heritage assets potentially affected by the Development;

- Identification of potential impacts on heritage assets, informed by baseline information, Site visits, and visualisations;
- Proposal of mitigation measures, to eliminate, reduce or offset adverse effects;
- Assessment of the magnitude of residual effects;
- Assessment of the significance of residual effects, broadly a product of the asset's importance and the magnitude of the impact; and
- Assessment of cumulative effects.

Study Area

- 8.14 Impacts upon archaeology and cultural heritage assets are considered within a Study Area comprising 1 km buffer surrounding the Site, which was established for data collection purposes. This Study Area has been used to identify known heritage assets, determine the likely potential for currently unknown heritage assets to be present, and to assess impacts of the Development upon them.
- 8.15 The Site Boundary is the redline boundary of the Development. There is the potential for direct physical impacts to occur upon heritage assets identified within the Site Boundary.

Establishment of Existing Environment

- 8.16 The term 'heritage asset' denotes *"a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest"* (NPPF Glossary, Annex 2). Heritage assets may be designated under national legislation or international agreements (e.g. world heritage sites, scheduled monuments, protected wreck sites, listed buildings, registered parks and gardens, registered battlefields and conservation area) or non-designated, recorded on regional historic environment records and other regional and national databases.
- 8.17 Cultural heritage more broadly includes all elements of the historic environment: these are, most tangibly, designated sites, areas and features and their settings, and both designated and non-designated below-ground and above-ground archaeological remains. It also includes intangible aspects which contribute to the cultural significance of a place (aesthetic, historic, scientific, social or spiritual value for past, present or future generations), including potentially the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

- 8.18 Quantitative and qualitative baseline data, comprising records of designated and non-designated heritage assets alongside a summary of the history and development of the Study Area, is present in the Baseline Report with accompanying figures (Appendix 8.1). The archaeological and historical review enables judgements to be made regarding the impact of the Development upon the identified heritage assets.

Data Sources

- 8.19 Based on all readily available documentary sources, following the Chartered Institute for Archaeologists' (CIfA) 'Standard and Guidance for historic environment desk-based assessment', the following sources of information were referred to:

Table 8.2 Baseline Data Sources

Source	Data
National Heritage List for England (NHLE), maintained by Historic England	Designated heritage assets, location and extent: Listed Buildings Scheduled Monuments Registered Parks and Gardens Historic Battlefields Heritage at Risk
Rochdale Borough Council	Conservation Areas
National Record of the Historic Environment (NRHE), maintained by Historic England	Non-designated heritage assets, location and extent Previous archaeological events
Greater Manchester Historic Environment Record (HER), maintained by the Greater Manchester Archaeology Advisory Service (GMAAS)	Non-designated heritage assets, location and extent 'Grey literature' resulting from previous archaeological investigations and interventions Previous archaeological events
Online sources and publications	Background information, published and unpublished sources
Historic Mapping	Historic Ordnance Survey and pre-Ordnance Survey maps
Walkover survey	Observations relating to archaeological potential and visual impact: Setting of designated heritage assets; Above-ground, negative earthwork, or structural features; Evidence of current and previous land use, boundaries, topography and aspect; Exposed geology and soils; Watercourses; and Health and safety considerations for further assessment stages.
British Geological Survey (BGS)	Geological data

- 8.20 A Site visit was undertaken on 12th October 2022 and 7th March 2023. Notes were made regarding Site characteristics, any visible archaeology and geographical/geological features

which may have a bearing on previous land use and archaeological survival, as well as those which may constrain subsequent archaeological investigation.

- 8.21 Records were made regarding extant archaeological features, such as earthworks or structural remains, any negative features, local topography and aspect, exposed geology, soils, watercourses, health and safety considerations, surface finds, and any other relevant information. The baseline setting of designated and non-designated heritage assets was viewed and assessed as part of the walkover surveys.

Potential for Unknown Heritage Assets within the Site

- 8.22 The likelihood that undiscovered heritage assets may be present within the Site is referred to as archaeological potential. Overall levels of potential can be assigned to different zones, following the criteria in

- 8.23 Table 8.3, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the HER;
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;
- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
- Land-use factors affecting the survival of archaeological remains, such as ploughing or commercial forestry planting; and
- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

Table 8.3 Archaeological Potential

Potential	Definition
High	Undiscovered heritage assets of high or medium importance are likely to be present.

Potential	Definition
Medium	Undiscovered heritage assets of low importance are likely to be present; and it is possible, though unlikely, that assets of high or medium importance may also be present.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

Identification of Potential Effects

8.24 Effects on the historic environment can arise through direct physical impacts, impacts on setting or indirect impacts:

- Direct physical impacts describe those development activities that directly cause damage to the fabric of a heritage asset. Typically, these activities are related to construction works and will only occur within the Site.
- An impact on the setting of a heritage asset occurs when the presence of a development changes the surroundings of a heritage asset in such a way that it affects (beneficially or adversely) the cultural significance of that asset. Visual impacts are most commonly encountered but other environmental factors such as noise, light or air quality can be relevant in some cases. Impacts may be encountered at all stages in the life cycle of a development from construction to decommissioning but they are only likely to lead to significant effects during the prolonged operational stage of a development.
- Indirect impacts describe secondary processes, triggered by a development, that lead to the degradation or preservation of heritage assets. For example, changes to hydrology may affect archaeological preservation; or changes to the setting of a building may affect the viability of its current use and thus lead to dereliction.

8.25 Likely significant direct or indirect effects on known and unknown heritage assets are discussed in terms of the risk that a significant effect could occur. The level of risk depends on the level of archaeological potential combined with the nature and scale of disturbance associated with construction activities and may vary between high and negligible for different elements or activities associated with a development, or for the Development as a whole.

8.26 Likely significant effects on the settings of heritage assets are identified from an initial desk-based appraisal of data from HE and the HER, and consideration of current maps and aerial images.

- 8.27 For any identified effect the preferred mitigation option is always to avoid or reduce effects through design, or through precautionary measures such as fencing off heritage assets during construction works to avoid accidental direct effects. Effects which cannot be eliminated in these ways will lead to adverse residual effects.

Impact Assessment

Heritage Asset Importance

- 8.28 The heritage significance of each identified heritage asset is considered in this assessment using the component heritage value criteria (i.e. evidential, historic, aesthetic and communal value) as defined in *Conservation Principles* (Historic England, 2008^{xvii}). For each asset heritage significance is described in a narrative format, including a consideration of the contribution that setting makes to its significance.
- 8.29 The relative importance of each asset is then categorised according to the criteria set out in
- 8.30 Table 8.4 to provide a framework for comparison between different assets. These categories take into account pre-existing grades and types of legal designation, however non-designated heritage assets have the potential to be of equivalent or even higher value in particular circumstances, and the narrative assessment will make this explicit. When combined, these factors offer a measure of importance of a given resource and provide an analytical tool that can inform later stages of archaeological assessment and the development of appropriate mitigation measures where significant effects are identified.

Table 8.4: Criteria for Determining Asset Importance

Heritage Asset Importance	Criteria
Very High	Assets of acknowledged international importance inscribed as World Heritage (WH) Site, individual assets which contribute to the outstanding universal value of a WH Site, other designated and non-designated assets, historic landscapes and heritage associations which are of recognised international importance.
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equivalent importance that contribute to national research objectives. Also Conservation Areas, Grade II Registered Parks and Gardens and Grade II Listed Buildings which have particular characteristics that merit a high level of importance.
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings except where their particular characteristics merit a higher level of importance, heritage assets on local lists and undesignated assets that contribute to Regional research objectives
Low	Locally listed heritage assets, except where their particular characteristics merit a higher level of importance, undesignated heritage assets of Local importance, including assets that may already be partially damaged
Negligible	Identified historic remains of no importance in planning considerations, or heritage assets and findspots that have already been removed or destroyed (i.e. 'site of')
Uncertain	Importance has not been ascertained.

Magnitude of Impact

- 8.31 Direct physical impacts are defined as damage to the fabric of a heritage asset such that it becomes partially fragmented or wholly lost. Typically, these impacts are rapid and occur during construction phases, however gradual impacts can occur over time where, for example, changes in groundwater regime can lead to deteriorating conditions for the preservation of buried organic remains.
- 8.32 Indirect impacts are defined as visual or other sensory changes to a heritage asset or its setting, resulting in a reduced ability to interpret, understand or appreciate the asset's significance. Development impacts of this nature can include changes in vegetation cover, the introduction of new built form or movement within a landscape, machinery noise or lighting which affects the appreciation of a heritage asset. Indirect impacts may be beneficial, where changes within an asset's setting better reveal its significance or reinforce the connections between associated assets, or neutral where changes have no effect on the significance of an asset. Indirect impacts may also be adverse, where changes within an asset's settings have a negative impact on its significance.
- 8.33 The magnitude of an impact reflects the scale of change, whether direct or indirect, which would potentially be caused by the Development and the effect this has on the ability to interpret the significance of an asset.
- 8.34 An assessment of the magnitude of impact is defined for each asset according to the scale set out in
- 8.35 Table 8.5.

Table 8.5: Criteria for Determining the Magnitude of Impact

Magnitude of Impact	Description
High	Change such that heritage values are substantially harmed, significantly reduced or totally lost. Substantial change to setting, resulting in a serious loss to heritage value affecting our ability to understand and appreciate the asset.
Medium	Change such that the heritage values of the asset are significantly affected. Significant change to setting affecting heritage value, resulting in erosion in our ability to understand and appreciate the asset.
Low	Change such that the heritage values of the asset are slightly affected. Slight change to setting affecting heritage value resulting in a change in our ability to understand and appreciate the asset.
Very Low	Very minor changes to the asset that hardly affect heritage values. Minimal change to the setting of an asset that have little effect on heritage value resulting in no real change in our ability to understand and appreciate the asset.
No Impact	No change to the heritage asset or its setting.

Significance of Effect

- 8.36 The potential direct effects of the Development are assessed by comparing the land-take of the Development against the location and importance of known and potential heritage assets.
- 8.37 Potential indirect effects are assessed by comparing the permanent Development against the existing settings of heritage assets and the location and direction of significant views associated with these (see below).
- 8.38 The significance of the effect of the Development is quantified through comparison of the importance of each heritage asset with the potential magnitude of change upon it, in accordance with the matrix presented in
- 8.39 Table 8.6. Effects may be adverse or beneficial.

Table 8.6: Matrix for determining the significance of effect

Magnitude of impact	Importance of Heritage Asset				
	<u>Very High</u>	<u>High</u>	<u>Medium</u>	<u>Low</u>	<u>Negligible</u>
<u>High</u>	Major	Major	Major	Moderate	Minor
<u>Medium</u>	Major	Major	Moderate	Minor	Negligible
<u>Low</u>	Major	Moderate	Minor	Negligible	Negligible
<u>Very Low</u>	Moderate	Minor	Negligible	Negligible	Negligible

- 8.40 Within this scale, Major and Moderate significance of effect would equate to 'substantial harm' in terms of the NPPF [paragraph. 195]. Minor and Negligible significance of effect would equate to 'less than substantial harm' in terms of the NPPF [paragraph. 196].
- 8.41 Within the EIA effects of a moderate or above significance are considered to be significant.
- 8.42 Where likely effects are identified, measures are specified to mitigate their probability or minimise the magnitude of those effects, resulting in predictable residual effects.

Indirect Impact Assessment

- 8.43 The assessment of indirect impacts aims to identify potential change within views from, towards, across and between heritage assets, where their settings contribute to a heritage asset's significance.

8.44 For those assets or settings sensitive to visual impacts, further assessment has been undertaken, both as a desk-based exercise and using Site visits. The assessment considers whether there are any visual, spatial or historic relationships between the asset and its setting and the area of the Development; and if there is, the degree to which this contributes to the asset's significance. As such, the assessment considers the following:

- Asset significance;
- Setting definition;
- Asset character, integrity, appearance and the way in which it is appreciated;
- Relationships with other heritage assets, including group value and shared settings;
- Reasons for designation, and degree to which they contribute to appreciation and significance of the asset;
- Formal design - intended sight lines and vistas, intervisibility with contemporaneous and other heritage assets, and natural features;
- 'Key' (principal/critical) views towards, from, and within heritage asset;
- Topography/landscape situation;
- Asset scale: prominence/dominance;
- Relative anticipated scale of the Proposed Project;
- Landscape character, particularly unaltered settings; and
- Degree of existing alteration and significant existing impacts including indirect impacts.

Limitations and Assumptions

8.45 The limitations of data relating to the historic environment for the Site include the following:

Data Collection

- Documentary sources are rare before the medieval period.
- Whilst it is accepted that historic documents may be biased depending on the author, with content seen through the lens of context, wherever such documentary sources are used in assessing archaeological potential, professional judgment is used in their interpretation in that the functionality of the document is considered.
- HER records can be limited because opportunities for research, fieldwork and discovery depend on the situation of commercial development and occasional research projects, rather than the result of a more structured research framework. A lack of data within the HER records does not necessarily equal an absence of archaeology.
- Where archaeological sites have been identified solely from aerial imagery without confirmation from archaeological excavation or supporting evidence in the form of find-

spots for example, it is possible the interpretation may be revised in the light of further investigation.

- The significance of sites can be difficult to identify from HER records, depending on the accuracy and reliability of the original source.
- There can often be a lack of dating evidence for archaeological sites.
- Although the archaeology and history of the area has been subject to previous thematic studies, there have been no intrusive archaeological studies undertaken within the Site. This means that there could be significant knowledge gaps.

Walkover study

- The visibility of surface features of potential heritage value is determined by the ground conditions at the time of survey, particularly where modern surfaces or vegetation cover is present.

Baseline Conditions

- 8.46 The full archaeological baseline and a gazetteer of known heritage assets within the Site and study area are presented in the desk-based assessment (Appendix 8.1). Within that report the locations of all recorded designated assets are shown on ill. 42. Non-designated asset locations are shown on ill. 43. A summary is presented below:

Designated Assets

- 8.47 There are no designated heritage assets within the Site boundary.
- 8.48 There are two designated heritage assets immediately adjacent to the Site Boundary and encircled by it: The Grade II listed Church of St John the Evangelist (NHLE 1390504) and the Grade II listed Thornham Parish War Memorial (NHLE 1452837).
- 8.49 The adjacent designated heritage assets (Church and war memorial) are both Grade II listed structures. They are of architectural interest deriving heritage significance from their form, materials, presence in the landscape and evocation of the history of the local community during the 20th century. They are of national (Medium) importance.
- 8.50 There are a further seven designated assets and one conservation area within the wider Study Area. All of the individual assets are Grade II listed buildings. These assets comprise Lock No. 52 and Towpath Bridge (NHLE 1038295); Lock No. 53 (NHLE 1346237); Slattocks Top

Lock (No. 54) and adjoining bridge (NHLE 1068507); Rochdale Canal Lock No. 58 and Adjoining Bridge (NHLE 1356233); Sand Hole Farmhouse (NHLE 1396460); Hopwood Hall Icehouse (NHLE 1356255); Church of St Martin (NHLE 1203230); and Castleton (South) Conservation Area (DGM3513).

- 8.51 There are no Scheduled Monuments, Registered parks and gardens, registered battlefields, or World Heritage Sites within the Study Area.
- 8.52 After Site visit and screening of the designated heritage assets, five were selected for more detailed consideration to potential impacts on their settings: these are the Grade II listed Church of St John the Evangelist (NHLE 1390504), the Grade II listed Thornham Parish War Memorial (NHLE 1452837), Rochdale Canal Slattocks top lock (number 54) and adjoining bridge (NHLE1068507), Sand Hole Farmhouse (NHLE1396460) and Castleton South Conservation Area (DGM3513). Of the remainder, it was confirmed that proposed development within the application site would not adversely affect their setting or significance.

Non-designated Assets

- 8.53 There are two non-designated assets located within the Site Boundary: Slattocks Peat (5085.1.0), a small parcel of peat, located in the southern area of the Site; and Saplin Farm (site of) (HA5) located to the northwest of St Johns School.
- 8.54 There are a further 35 non-designated assets within the Study Area, these are:
- **Castleton Works** (Trows Fulling Mill) (5292.1.0), Post-medieval, marked on the 1848 OS map as a fulling mill;
 - **Trows Upper Works** (Grange Mill Printworks) (5293.1.0), Post-medieval, marked on the 1847/8 OS map as a print works;
 - **Linden Mill** (5288.1.0), Post-medieval, marked on the 1848 OS map as a cotton mill, nothing of the mid- to late 19th century buildings survive;
 - **Harp Mill** (Castle Mill) (5290.1.0), Post-medieval, marked on the 1907 OS map as a cotton mill;
 - **Bluepits Mill** (or Blue Pit Mill) (5289.1.0), Post-medieval, marked on the 1907 OS map as a cotton mill;
 - **Westbrook or Westbrooke Mill** (site of) (5286.1.0), Post-medieval, marked on 1907 OS map as a cotton mill.;
 - **Albion Mill** (site of) (5287.1.0), Post-medieval, marked on the 1907 OS map as a cotton mill;

- **Maden Fold Farm** (16499.1.0), Post-medieval, features stone-mullioned windows, suggesting a 17th century date, shown as Maiden Fold on Crosley's 1791 Plan;
- **Slattocks Peat** (5085.1.0), small parcel of peat overlaying glacial sand and gravel with beds of clay;
- **Hopwood Hall Moss** (5045.1.0), peats adequately preserved, peat cutting has taken place, likely began to form in the Mesolithic period;
- **Swing Bridge over Rochdale Canal** (site of) (16500.1.0), Post-medieval, this section of the canal between Rochdale and Manchester was opened in 1799, the bridge was shown on mapping until at least 1937.;
- **Wham Farm** (site of) (16498.1.0), Post-medieval, first annotated on a map of Castleton township dating to 1844, probably a small farmstead;
- **Field boundaries and possible mound near Thornham Fold** (9934.1.0), Early Bronze Age to Late Iron Age, circular platform visible on aerial photos, a number of ploughed out/destroyed field boundaries to the west and north of the feature also seen;
- **Top o'th' Hill (farm) (site of)** (16873.1.0), Post-medieval, recorded in the 1780s;
- **Trub Farm** (remains of a wall at) (12475.1.0), Post-medieval, one short section of shallow stone footings revealed during a watching brief, possible the remains of a gable wall from a building shown on a pre-1830 map;
- **Thrub Hall (Trub Hall) (site of)** (699.1.0), dated to the mid- or late 17th century;
- **Bradshaw Edge (site of)** (16878.1.0), Post-medieval, early deeds link John Milne to the property in 1766;
- **Daub Hole (houses) (site of)** (16879.1.0), Post-medieval, site lay on the south-east sector of the junction of Sandhole Lane and Kirkholt Lane;
- **Kirkholt (site of)** (16881.1.0) Post-medieval, documented in the mid-16th century as a landholding in the possession of the Talbots of Salesbury;
- **Stake Hill Bleachworks (site of)** (133.1.0), one in a line of textile finishing works on Whit Brook;
- **Toll Bars (site of)** (2358.1.0), Datestone 1630 and 1670, became a farmhouse at a later date;
- **Smithiford (site of)** (2492.1.0), the ford (road) is mentioned as 1675 by Ogilvy;
- **Brickbank (site of)** (16880.1.0), Post-medieval, not recorded on any map, but noted as a dwelling on the 1831 Castleton Household Survey;
- **Trub Smithy (settlement)** (16501.1.0), Post-medieval, representation is noted on the 1610 map of the Parish of Rochdale as 'Smithy Ford';
- **Higher Stake Hill Village Core** (5047.1.0), medieval settlement, named on Yates (1786) map as Stake Hill, showing a few buildings either side of Stakehill Lane, and around Whit Brook, clearly separate from Lower Stake Hill;

- **Lower Stake Hill Settlement** (5233.1.0), medieval settlement, named on Yates showing a few buildings along the present Stakehill Lane, north of Whit Brook;
- **Thornham Fold Settlement** (5048.1.0), medieval settlement, Yates names settlement, showing several buildings around the present Thornham Lane. Thornham is Old English for 'by the hawthorn tree'; and
- **Tandle Hill/Hough Settlement** (5062.1.0), medieval settlement, Yates shows a group of buildings just to the south of the hill, at the north end of Hough Lane.
- **St Johns CE Thornham Primary School** (HA1), 1845 Church doubled as a school until replaced by St John's Church in 1907. At which point it became only a school, located on the northern side of Thornham Lane.
- **Thornham Lane Parsonage** (HA2), c. 1870 construction it originally served the adjacent Church and school before serving as parsonage to the Church of St John. Located next to the school facing Thornham Lane.
- **Toll Bar Cottage** (HA3), located on the southern side of Thornham lane on the corner of Stake Hill Lane. The date of the present cottage is unclear.
- **New Hey Farm** (HA4), located at the end of Chesham Avenue, it is also accessible via a public footpath adjacent to the school. Clearly depicted on the first OS map, some of the original buildings, including barns and farmhouse appear to remain.
- **Hopwood Arms Farm** (HA6), located along Rochdale Road, it is also depicted on the first OS map. Originally a public house.
- **Richard Bentley Smalley Memorial Hall** (HA7) constructed in 1930.
- **Rochdale Canal** (HA8) running west of the Development area, the trans-Pennine canal opened in 1804.

8.55 There are nine non-designated heritage assets which have been scoped into the assessment: Slattocks Peat (5085.1.0), a small parcel of peat, located in the southern area of the Site. St Johns CE Thornham Primary School (HA1), Thornham Lane Parsonage (HA2), Toll Bar Cottage (HA3), New Hey Farm (HA4), Hopwood Arms Farm (HA6), Richard Bentley Smalley Memorial Hall (HA7), Thornham Fold (5048.1.0) and Rochdale Canal (HA8).

8.56 The remaining 26 non-designated assets have been scoped out of the assessment, 14 of which have been scoped out as they have no above ground remains and as such are not subject to settings impacts:

- **Westbrook or Westbrooke Mill** (5286.1.0)
- **Albion Mill** (5287.1.0)
- **Swing Bridge over Rochdale Canal** (16500.1.0)
- **Wham Farm** (16498.1.0)

- **Top o'th' Hill** (farm) (16873.1.0)
- **Thrub Hall** (Trub Hall) (699.1.0)
- **Bradshaw Edge** (16878.1.0)
- **Daub Hole** (houses) (16879.1.0)
- **Kirkholt** (16881.1.0)
- **Stake Hill Bleachworks** (133.1.0)
- **Toll Bars** (2358.1.0)
- **Smithiford** (2492.1.0)
- **Brickbank** (16880.1.0)
- **Hopwood Hall Moss** (5045.1.0)

8.57 12 non-designated assets have been scoped out of the assessment as they have no intervisibility or setting relationship with the Development area, and as such will not experience settings impacts:

- **Castleton Works** (Trows Fulling Mill) (5292.1.0)
- **Trows Upper Works** (Grange Mill Printworks) (5293.1.0)
- **Linden Mill** (5288.1.0)
- **Harp Mill** (Castle Mill) (5290.1.0)
- **Bluepits Mill** (or Blue Pit Mill) (5289.1.0)
- **Maden Fold Farm** (16499.1.0)
- **Trub Farm** (remains of wall at) (12475.1.0)
- **Trub Smithy Settlement** (16501.1.0)
- **Higher Stake Hill Village Core** (5047.1.0)
- **Lower Stake Hill Settlement** (5233.1.0)
- **Tandle Hill/Hough Settlement** (5062.1.0)
- **Field Boundaries and possible mound near Thornham Fold** (9934.1.0)

Summary of the Baseline

8.58 There are two heritage assets recorded within the Site boundary: a deposit of peat located close to the eastern boundary of the Site, in the southern portion of the Proposed Development area. The peat may contain datable material giving an insight into the environmental conditions contemporary to its formation, and context for human activity. Within the northern area of the Site to the north west of the school is the site of Saplin Farm, of which there is potential for below-ground structural/archaeological remains.

- 8.59 There is no other direct evidence for the presence of archaeological remains at the Site. The potential for the presence of previously unknown archaeological remains is considered to be low for prehistoric, Romano-British, Early Medieval and Medieval periods, and Medium for the post-Medieval period. Remains from the latter epoch are most likely to take the form of agricultural features (field boundaries) and artefacts (from manuring) of low importance.
- 8.60 The Site has been used for grazing stock during the Medieval and post-Medieval periods. This means that it has not been subject to disturbance by development or deep ploughing in recent times. Therefore, if previously unknown archaeological remains were ever present at the Site, they may survive in relatively good condition.
- 8.61 The underlying geology of the Site, consisting in part of sands and gravels (i.e. free-draining and easy to till), was favourable for occupation during the late prehistoric periods.

Future Baseline

- 8.62 In the absence of the Development, it is likely that any (known and unknown) archaeological remains present within the Site would generally remain as they are at present, although accidental damage may occur from natural erosion, including as a result of increased rainfall through climate change. Any potential for previously unknown archaeological remains within the Site would also remain unchanged. Identification, investigation and recording of such heritage assets would be unlikely to be undertaken in advance of any damage under the 'do nothing' scenario. A change in agricultural practice, such as a switch from pasture to arable farming could cause disturbance of underlying archaeological deposits which would be attritional over time.
- 8.63 Historically the land has been characterised as greenbelt farmland, and in the absence of the Development this would remain unchanged. In terms of change within the setting of heritage assets, under the 'do nothing' scenario settings would remain as per the baseline situation, albeit accounting for any setting impacts that may occur as a result of existing and future consented developments.

Likely Significant Effects

Construction Phase

- 8.64 There will be no impacts on the peat deposit (Slattocks Peat (5085.1.0)) during the construction and operational phases, as the deposit will be located in an area of green open space away from the built development (including any housing and associated infrastructure).

- 8.65 There will be a direct impact on the below-ground remains of Saplin Farm (HA5) during the construction phase; these remains are located within the eastern edge of Phase 2 of the Development, where, based on the current Masterplan there will be a roadway.
- 8.66 The Development would impact on any buried archaeological remains present in those portions of the Site where housing and associated infrastructure are due to be built. Since there are currently known archaeological remains within those parts of the Site identified for intrusive works, the heritage importance is currently Low (local) importance. The magnitude of impact would likely to be medium to high (i.e. partial or total truncation). The significance of any such impacts is not possible to assert, however, a worst-case scenario would be complete removal of archaeological remains, resulting in a **Moderate Adverse** effect which would be irreversible. It should be noted that the archaeological potential is considered to be Low.

Operational Phase

- 8.67 There will be no direct (physical) impact on the adjacent Grade II listed Church of St John the Evangelist (NHLE 1390504) the Grade II listed Thornham Parish War Memorial (NHLE 1452837), Slattocks Top Lock (No. 54) and adjoining bridge (NHLE 1068507), Sand Hole Farmhouse (NHLE1396460) and Castleton South Conservation Area (DGM3513) during the operational phase. In addition there will be no direct impacts on the non-designated built heritage assets of Thornham Fold (5048.1.0), St Johns CE Thornham Primary School (HA1), Thornham Lane Parsonage (HA2), Toll Bar Cottage (HA3), New Hey Farm (HA4), Hopwood Arms Farm (HA6), Richard Bentley Smalley Memorial Hall (HA7), Rochdale Canal (HA8) during the operational phase of the Development.
- 8.68 Settings impacts have been assessed using a worst-case scenario approach, and as such the potential settings impacts for both the construction and operational phases have been considered together in this chapter, as the potential worst-case setting impacts of the construction phases would be equal to the operational phase.

Church of St John and Thornham Parish War Memorial

- 8.69 The Church of St John and Thornham Parish War Memorial have been identified as potentially sensitive to visual change through development within their setting. The Development envelops the Grade II listed buildings. The areas to the east, south and west of the church and war memorial will remain undeveloped. This means that the existing key views towards and approaching the church from the access road will be unimpeded. The local community's

ability to see, understand and experience the church and memorial will remain largely intact. The foreground in these views will remain rural in nature.

- 8.70 The housing proposed to the north of the church will appear in views of the church forming part of the background. These will be partially screened by vegetation between the church and the developed area, but this will nonetheless represent a change to the setting.
- 8.71 The church spire currently appears in long distance views towards the church from the north and west from within the Site (see Appendix 8.1), but not beyond the Development which is bounded by mature trees and major roads. The tip of the spire will remain in such views which will subsequently be filled with housing in the foreground. These views of the church are currently largely obscured by undulating topography and vegetation: they are not the key views for understanding the church in its context and will not make a significant impact on the contribution the setting makes to the church's heritage significance.
- 8.72 Overall, there is considered to be a **Low** magnitude of impact upon the setting and significance of these designated heritage assets of **Medium** importance. This equates to an effect of **Minor Adverse** significance.
- 8.73 The housing will be partially visible when within the grounds of the church, particularly when the tree foliage has dropped, the church spire itself is visible throughout the Development as demonstrated through Site visit photographs (Appendix 8.1). There is screening in the form of hedgerows and mature trees, although these are not in a uniform fashion around the church and graveyard and will only provide partial screening during months when foliage is present. The housing to the east of the church will have its own screening as part of the Development, which depending on the type of trees (i.e. evergreen) should provide year-long screening. There does not appear to be any such screening for the housing to the north.
- 8.74 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect on the setting of the Church (historically in the UK places of worships have calm and quiet environments) as the Development represents a significant number of homes (up to 1,500) with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).
- 8.75 Thornham Lane is currently not tarmacked and is as such quite a difficult road to drive down with large potholes. Resurfacing would make this road more user friendly, enabling more people to use, appreciate and gain access to it by vehicles, and this would be considered a minor beneficial impact for local community using the church.

Slattocks Top Lock (No. 54) and adjoining bridge, and Rochdale Canal

- 8.76 Slattocks Top Lock (No. 54) and adjoining bridge (Grade II) and Rochdale Canal (non-designated) have been identified as potentially sensitive to visual change through development within their setting. The Development is located to the east of these assets. Those parts of the Development positioned on higher ground will appear in views of the Lock and Canal, contributing to an impact on the wider rural setting of the assets, albeit they are partially screened by housing already present along Rochdale Road.
- 8.77 Overall, there is considered to be a **Low** magnitude of impact upon the setting and significance of these designated heritage assets of **Medium** importance during construction. This equates to an effect of **Minor Adverse** significance.
- 8.78 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect on the setting of the Lock and Canal, as the Development will include up to 1,500 homes with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).

Sand Hole Farmhouse

- 8.79 Sand Hole Farmhouse (Grade II) has been identified as potentially sensitive to visual change through development within its setting. The Development is located c. 600m to the south west of the asset. The open character of the agricultural farmland surrounding the asset and existing views towards the area of the Development have the potential to be altered, representing a change to its setting.
- 8.80 Overall, there is considered to be a **Low** magnitude of impact upon the setting and significance of this designated heritage asset of **Medium** importance. This equates to an effect of **Minor Adverse** significance.
- 8.81 Due to the distance of the asset to the Development there is unlikely to be an impact from the noise associated with both the construction and operation phases of the Development.

Castleton South Conservation Area

- 8.82 Castleton South Conservation Area (designated) has been identified as potentially sensitive to visual change through development causing a change to the area's character or appearance. The Development is located c. 450m to the south of the conservation area; there is limited intervisibility between the assets within the Conservation Area and the Development.

From higher ground within the Site it is possible to see the spire of Church of St Martin (NHLE1203230), however no other landmarks are visible.

- 8.83 Overall, there is considered to be a **Very Low** magnitude of impact upon the character and appearance of this asset of **Medium** importance. This equates to an adverse effect of **Negligible** significance.
- 8.84 Due to the distance of the asset to the Development there is unlikely to be an impact from the noise associated with both the construction and operation phases of the Development.

Thornham Fold

- 8.85 Thornham Fold (non-designated) has been identified as potentially sensitive to visual change through development within its setting. Located c. 300m to the east of the Development it is accessed by Thornham Lane. Although separated from the Development by the A627(M) the landscape surrounding Thornham Fold in all directions incorporates open agricultural land.
- 8.86 The housing proposed to the west of Thornham Fold will appear in views from the farms and lane. These are partially screened by vegetation, particularly when the foliage has dropped, along the boundaries of both Thornham Fold and the eastern boundary of the Development, but nonetheless would represent a change to the setting.
- 8.87 Overall, there is considered to be a **Low** magnitude of impact upon the setting and significance of these non-designated heritage assets of **Low** importance. This equates to an adverse effect of **Negligible** significance.
- 8.88 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect on the setting of Thornham Fold, as the Development will include up to 1,500 homes with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).

St Johns CE Thornham Primary School and Thornham Lane Parsonage

- 8.89 St Johns CE Thornham Primary School and Thornham Lane Parsonage (non-designated) have been identified as potentially sensitive to visual change through development within their setting. The Development surrounds these heritage assets. The area to the south and immediately to the north and east of the assets will remain undeveloped. The housing will nonetheless appear in views to and from the school and parsonage and will represent a change to the setting.

- 8.90 Both assets currently enjoy a rural setting with no other structures in close proximity, the closest being the Church of St John and Toll Bar Cottage. There is screening in the form of hedgerows and trees, although these are not uniform and only provide partial screening during winter months when foliage is present.
- 8.91 Overall, there is considered to be a **Medium** magnitude of impact upon the setting and significance of these non-designated heritage assets of **Low** importance, this equates to an adverse effect of **Minor Adverse** significance.
- 8.92 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect of the setting of the School and Parsonage as the Development will include up to 1,500 homes with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).
- 8.93 Thornham Lane is currently not tarmacked and is as such quite difficult to drive down with large potholes particularly from the Rochdale Road access point. Resurfacing would make this road more user friendly and would be considered a minor beneficial impact for local community using the school.

Toll Bar Cottage

- 8.94 Toll Bar Cottage (non-designated), located at the corner of Thornham Lane and Stake Hill Lane, has been identified as potentially sensitive to visual change through development in its setting. The building is to the south of the Church of St John therefore the areas immediately surrounding the cottage will remain undeveloped. This means that the key existing views towards and approaching the cottage will be unimpeded.
- 8.95 The housing proposed to the north east of the cottage will appear in views from the garden and back of the cottage forming part of the background. These will be partially screened by vegetation between the church and the developed area, but nonetheless represents a change to the setting.
- 8.96 Overall, there is considered to be a **Low** magnitude of impact upon the setting and significance of this non-designated heritage asset of **Low** importance. This equates to an adverse effect of **Negligible** significance.
- 8.97 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect of the setting of Toll Bar Cottage as the Development will

include up to 1,500 homes with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).

- 8.98 Thornham Lane is currently not tarmacked and is as such quite difficult to drive down with large potholes particularly from the Rochdale Road assess point. Resurfacing would make this road more user friendly and would be considered a minor beneficial impact for local community.

New Hey Farm

- 8.99 New Hey Farm (non-designated) has been identified as potentially sensitive to visual change through development in its setting. The site currently provides a rural backdrop to the farm which makes a modest contribution to its significance.
- 8.100 The Development is present to the north, east and south of the farm, with the current proposal showing terrace housing with back gardens backing onto the farm, representing a change to the setting.
- 8.101 Overall, there is considered to be a **Medium** magnitude of impact upon the setting and significance of this non-designated heritage asset of **Low** importance. This equates to an adverse effect of **Minor Adverse** significance.
- 8.102 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect of the setting of New Hey Farm as the Development will include up to 1,500 homes with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).

Hopwood Arms Farm

- 8.103 Hopwood Arms Farm (non-designated) has been identified as potentially sensitive to visual change through development in its setting. The site currently provides a rural backdrop to the rear of the property, while the front of the property faces Rochdale Road.
- 8.104 Overall, there is considered to be a **Very Low** magnitude of impact upon the setting and significance of this non-designated heritage asset of **Low** importance. This equates to an adverse effect of **Negligible** significance.
- 8.105 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect of the setting of Hopwood Arms Farm as the Development will

include up to 1,500 homes with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).

Richard Bentley Smalley Memorial Hall

- 8.106 Richard Bentley Smalley Memorial Hall (this was identified as a non-designated heritage asset by the LPA for inclusion in the assessment), has been identified as potentially sensitive to visual change through development in its setting. Located at the western end of Thornham Lane, there will be minimal visual impact on the Hall from the Development.
- 8.107 Overall, there is considered to be a **Very Low** magnitude of impact upon the setting and significance of this heritage asset of **Negligible** importance. This equates to an adverse effect of **Negligible** significance.
- 8.108 The noise associated with both the construction and operation of the Development is likely to have a **Minor Adverse** effect of the setting of the Memorial Hall as the Development will include up to 1,500 homes with a likely associated 3,000 additional people living in the local area (assuming a minimal/average occupancy of two persons per property).

Mitigation Measures

Construction Phase

- 8.109 The Development includes embedded mitigation in the form of undeveloped green open space in the area of the buried peat deposits. This could be further secured by ensuring this sensitive area is marked up in construction plans as part of a Construction Environmental Management Plan (CEMP) to ensure there are no accidental impacts through landscaping, temporary construction compounds or access routes.
- 8.110 Construction phase mitigation will comprise best practice measures and will be implemented through a CEMP, which would be secured by an appropriate planning condition.
- 8.111 The mitigation of impacts on any previously unknown archaeological remains can be achieved by a programme of archaeological investigation and recording. The need for this would be informed by undertaking evaluation investigations which would be secured as a condition of consent. As part of pre-application advice GMAAS advised that in the area in which development is likely to take place, a scheme of archaeological works should be undertaken, this should include a geophysical survey followed by targeted archaeological trial trenching.
- Operational Phase

- 8.112 The Development includes the additional screening vegetation which would help to separate the church from housing in its background in views from the south and west and those within the churchyard.
- 8.113 The Conservation Officer has stated that 'more consideration needs to be given to how the boundaries of the development interact with the buffer along Thornham Lane. As it stands, the plots have their side elevations facing onto these buffer areas. This creates an awkward transition and needs further development. As with the Church of St John, it would be preferable for the house types closest to Thornham Lane to have a more rural character and to front onto the open space. Landscaping should be used to soften this boundary.'

Residual Effects

Built Heritage

- 8.114 Even with improved screening, it is likely that the heritage contribution of the setting to the heritage significance of the church and memorial; Slattocks top lock, Rochdale canal, Sandhole farmhouse, St John CE Thornham Primary School, St Johns Parsonage and New Hey farm will continue to be **Minor Adverse** during both construction and operational phases.
- 8.115 The Development was assessed to have a Negligible effect on the remaining heritage assets of Castleton South Conservation Area, Thornham Fold, Toll Bar Cottage, Hopwood Arms farmhouse and Richard Bentley Smalley Memorial Hall during both construction and operational phases.

Archaeology

- 8.116 Any archaeological remains uncovered would be subject to preservation by record. Although this is considered archaeological mitigation, it is by nature destructive and as such would result in a **Minor Adverse** residual effect through the destruction of potential archaeological remains.

Cumulative Effects

- 8.117 Potential cumulative effects of the Development when considered with Stakehill Industrial Estate, Land at Hollin Lane, and Land Bound by Manchester Road, Hareshill Road are assessed to be **Negligible** as heritage assets which have the potential to be impacted upon by the Development are screened from the other schemes by the intervening landscapes. All work on site will follow a CEMP/best practice method. The likelihood of concurrent construction

being undertaken within the Study Area at the same time is unlikely. As such is considered that the Development would not give rise to any likely significant cumulative effects.

Summary

- 8.118 The assessment provided here is based on the available historical and archaeological information.
- 8.119 The Development has not been subject to previous development or aggressive agricultural practice (i.e. arable ploughing in recent years). This means the potential for survival of archaeological remains is good. However, the available information suggests that the potential for previously unknown archaeological remains to be present is low.
- 8.120 There are two known (non-designated) heritage assets within the Site boundary (a peat deposit), which will not be impacted by the Development, and the site of Saplin Farm, which is likely to be partially or totally permanently removed.
- 8.121 There is likely to be a minor adverse effect on adjacent designated heritage assets (grade II listed church and war memorial, Slattocks Top Lock (No. 54) and adjoining bridge and Sand Hole Farm).
- 8.122 There is likely to be a negligible effect on the Castleton South Conservation Area.
- 8.123 There is likely to be a minor adverse effect on adjacent non-designated heritage assets (St Johns CE Thornham Primary School, Thornham Lane Parsonage and New Hey Farm).
- 8.124 There is likely to be a negligible effect on adjacent non-designated heritage assets of Thornham Fold, Toll Bar Cottage, Hopwood Arms Farm and Richard Bentley Smalley Memorial Hall.
- 8.125 There is a potential for impacts on previously unknown remains at the Site if they are present. The significance of such impacts is not known, but the magnitude in limited areas of the Site is likely to be medium to high.
- 8.126 Archaeological investigation and mitigation measures have been requested by the Council during pre-application consultation. This advises that the area in which development is likely to take place, should be evaluated by a scheme of archaeological works in the form of a geophysical survey followed by targeted archaeological trial trenching. These could be secured as a condition of consent.

8.127 Archaeological investigation and mitigation measures may be required by the RBC. These would be secured as a condition of consent. Potential cumulative effects of the Development are assessed to be **Negligible**. It is considered that the Development would not give rise to any likely significant cumulative effects.

8.128 Table 8.7 contains a summary of the likely significant effects of the Development.

Table 8.7: Table of Significance – Cultural Heritage

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)	
				I	UK	E	R	C	B	L		
Construction												
Destruction of potential archaeological remains	Permanent	Unknown but could be Moderate Adverse	Archaeological preservation by Record.					X			Unknown but could be Minor Adverse	
Setting of Designated Asset Church of St John NHLE 1390504	Temporary	Minor Adverse	Implementation of CEMP, introduction of further screening using vegetation and tree cover.				X				Minor Adverse	
Setting of Designated Asset War Memorial NHLE 1452837	Temporary	Minor Adverse					X				Minor Adverse	
Setting of Slattocks Top Lock (No. 54) and adjoining bridge NHLE 1068507	Temporary	Minor Adverse					X				Minor Adverse	
Setting of Sand Hole Farm NHLE 1396460	Temporary	Minor Adverse					X				Minor Adverse	
Setting of Castleton South Conservation Area DGM3513	Temporary	Negligible					X				Negligible	
Setting of Rochdale Canal	Temporary	Minor Adverse							X		Minor Adverse	
Setting of Thornham Fold	Temporary	Negligible							X		Negligible	
Setting of St John CE Thornham Primary School	Temporary	Minor Adverse							X		Minor Adverse	
Setting of Thornham Lane Parsonage	Temporary	Minor Adverse							X		Minor Adverse	
Setting of Toll Bar Cottage	Temporary	Negligible							X		Negligible	

Setting of New Hey Farm	Temporary	Minor Adverse							X	Minor Adverse
Setting of Hopwood Arms Farm	Temporary	Negligible						X		Negligible
Setting of Richard Bentley Smalley Memorial Hall	Temporary	Negligible							X	Negligible
Completed Development										
Setting of Designated Asset Church of St John NHLE 1390504	Permanent	Minor Adverse	Embedded mitigation measures in place, introduction of further screening using vegetation and tree cover.				X			Minor Adverse
Setting of Designated Asset War Memorial NHLE 1452837	Permanent	Minor Adverse					X			Minor Adverse
Setting of Slattocks Top Lock (No. 54) and adjoining bridge NHLE 1068507	Permanent	Minor Adverse					X			Minor Adverse
Setting of Sand Hole Farm NHLE 1396460	Permanent	Minor Adverse					X			Minor Adverse
Setting of Castleton South Conservation Area DGM3513	Permanent	Negligible					X			Negligible
Setting of Rochdale Canal	Permanent	Minor Adverse							X	Minor Adverse
Setting of Thornham Fold	Permanent	Negligible							X	Negligible
Setting of St John CE Thornham Primary School	Permanent	Minor Adverse							X	Minor Adverse
Setting of Thornham Lane Parsonage	Permanent	Minor Adverse							X	Minor Adverse

Setting of Toll Bar Cottage	Permanent	Negligible							X		Negligible
Setting of New Hey Farm	Permanent	Minor Adverse								X	Minor Adverse
Setting of Hopwood Arms Farm	Permanent	Negligible							X		Negligible
Setting of Richard Bentley Smalley Memorial Hall	Permanent	Negligible								X	Negligible
Setting of Slattocks Top Lock (No. 54) and adjoining bridge NHLE 1068507	Permanent	Minor Adverse				X					Minor Adverse
Setting of Sand Hole Farm NHLE 1396460	Permanent	Minor Adverse				X					Minor Adverse
Cumulative Effects											
<i>Construction</i>											
N/A	Negligible	Negligible	N/A								Negligible
<i>Completed Development</i>											
N/A	Negligible	Negligible	N/A								Negligible

*** Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional; C = County; B = Borough; L = Local

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- ^{vi} Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning: 2
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- ^{viii} Rochdale Borough Council (2016) Rochdale Adopted Core Strategy.
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- ^{xv} United Kingdom Government Legislation (1953) Historic Building and Ancient Monuments Act
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