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Tetra Tech Leeds
Sovereign Square, Sovereign Street,
Leeds, United Kingdom, LS1 4ER
Tel: +44 (0)11 3278 7111
www.tetratetechnology.com



NORTHERN GATEWAY
DEVELOPMENT JOINT VENTURE

Project Name

NORTHERN GATEWAY

APPENDIX A

Model Reference	N/A
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Initial Heritage Appraisal

Appendix 15.1

Northern Gateway JPA 1.1

September 2024

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1. Introduction

- 1.1 This Heritage Appraisal has been prepared by Turley Heritage on behalf of Northern Gateway Development Vehicle (NGDV) LLP. It provides an updated draft to an Initial Heritage Appraisal prepared in 2020 and updated in 2021 in connection with the promotion of land at Northern Gateway (Site JPA 1.1 Heywood/Pilsworth) through 'Places for Everyone' (PfE); a joint development plan for nine of the 10 Greater Manchester planning authorities, which was adopted in March 2024.
- 1.2 The Proposed Scheme comprises:
- Outline Planning Application principally for general industrial (B2) and storage and distribution (B8) use, expected to comprise the land currently within NGDV's control (c. 257 hectares), albeit the application boundary is not yet known.
 - Residual part of the JPA 1.1 allocation, excluding the South Heywood development (for which planning permission has already been approved and construction commenced) with the exception of the spine road associated with H-Park which is considered part of the access strategy for Northern Gateway.
 - Future 'highways infrastructure,' some of which will be required to facilitate the project which includes:
 - Highways Infrastructure – M62, Junction 19.
 - Highways Infrastructure – M66 Junction 3 improvement works.
 - Highways Infrastructure – Local highway improvements to Pilsworth Road (from Junction 3 of the M66) / Moss Hall Road junction;
 - Clean water infrastructure – upgrades along Pilsworth Road to the United Utilities (UU) main; and
 - Land required to deliver BNG/compensatory habitat (Potential Off-Site Mitigation Area (POSMA) which, should it be required, the primary habitat type required would be grassland.
- 1.3 The full details of the Proposed Scheme, on which the judgements in this Initial Heritage Appraisal are based, are included within the High Level Development Specification (HLDS) in the ES Scoping Report.
- 1.4 The purpose of this updated Initial Heritage Appraisal is to provide baseline evidence to inform the ES Scoping and Environmental Impact Assessment (EIA) through updated assessments of the significance and setting of relevant heritage assets with the potential to be affected by the Proposed Scheme. For the avoidance of doubt, the 'Site' for the purposes of this report refers to the Project for Assessment boundary (see Figure 2.1).

- 1.5 The Site includes land within Bury Council (BC) to the west and Rochdale Borough Council (RBC) to the east. There are two grade II listed buildings within the Site and part of the Site falls within the Birch Conservation Area, which is situated to the south of the Site. Both local authorities hold lists of buildings of local architectural and historic interest and there are a number of locally listed buildings (non-designated heritage assets) within and near to the Site which have potential to be affected by the Site's development.
- 1.6 In determining future planning application(s) for the Site, the decision-maker will have statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest they possess¹ and to pay special attention to the desirability of preserving or enhancing the character or appearance of Birch Conservation Area.²
- 1.7 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. It clearly differentiates between designated and non-designated heritage assets (NDHAs) and the proportionate way NDHAs should be addressed within the planning process.³
- 1.8 This Initial Heritage Appraisal addresses above ground heritage assets. Below ground archaeology has been considered separately by Orion Heritage.

¹ S16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

² S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

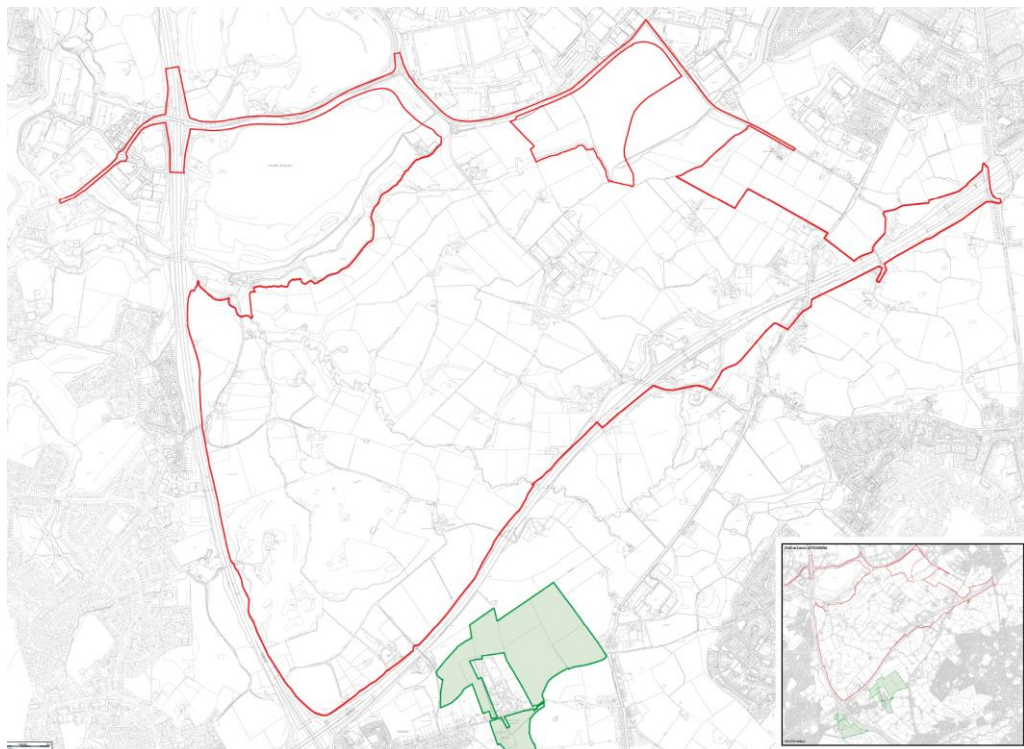
³ MCHLG (2023) National Planning Policy Framework (NPPF) Paragraph 209

2. Site Context and Historic Development

Site Description and Context

- 2.1 The Site (Figure 2.1) consists of an expansive irregular area of land defined by the M66 to the west and the M62 to the south. To the north east the Site is bounded by existing industrial and commercial estates, including Heywood Distribution Park and the Broadfield Industrial Park and an area of residential development. To the east is the South Heywood masterplan area which has planning permission for a new employment area, new retail centre and school and residential development. A new link road through the South Heywood area was completed in 2022. To the north west is Pilsworth Road and a landfill site.
- 2.2 The Site includes areas of 'on-site' highways works at M62 Junction 19, which incorporates land to the south of the M62 within the Birch Village Conservation Area, as well as at M66 J3 and along Pilsworth Road. Land required for POSMA for BNG/compensatory habitat is shaded in green at Figure 2.1). A large part of the western part of the Site contains Pike Fold Golf Club and to the centre is Birch Industrial Park. The Site is crossed by lanes and roads and also contains a number of residential properties and farmsteads. With the exception of these developed areas, it is largely in use as grazing land and divided into fields by boundaries comprising hedgerows, fencing and trees. The topography of the Site is undulating and varied.

Figure 2.1: The Site



- 2.3 More broadly, to the west is the urban settlement of Unsworth and to the east is Heywood. Beyond the M66/M62 to the south is Prestwich and the city of Manchester.

To the south of the Site on the opposite side of the M62 is Northern Gateway site JPA1.2 Simister/Bowlee which is allocated in PfE for c. 1,550 homes.

Overview of the History and Development of the Site and Surrounding Area

- 2.4 During the mid-19th century (1845 Ordnance Survey, Figure 2.2) the Site was in agricultural use, with dispersed farmsteads and dwellings found throughout. Farmsteads such as Lower Egypt, Broom Hill, Moss Side, Meadow Croft Farm, Doctors Moss, Brick House, and Whittle Fold existed and a network of lanes and routes through the Site were established, including Egypt Lane. At that time Unsworth, beyond the west boundary of the Site, comprised a small cluster of buildings at a crossroads and a small number of dwellings were evident on Simister Lane to the south. The village of Birch is shown to the south of the Site, having developed at a crossroads along the road between Heywood and Rhodes. A 1926 aerial photograph of the village is included at Figure 2.5.

Figure 2.2: 1845-47 Ordnance Survey

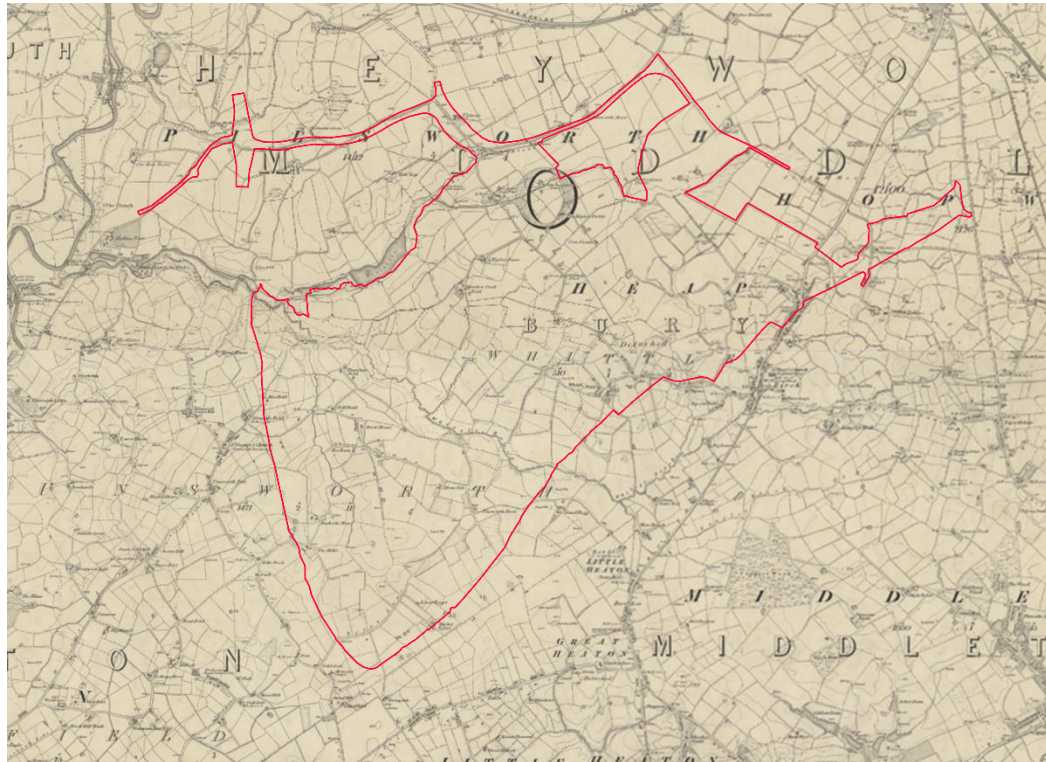


Figure 2.3: 1896 Ordnance Survey

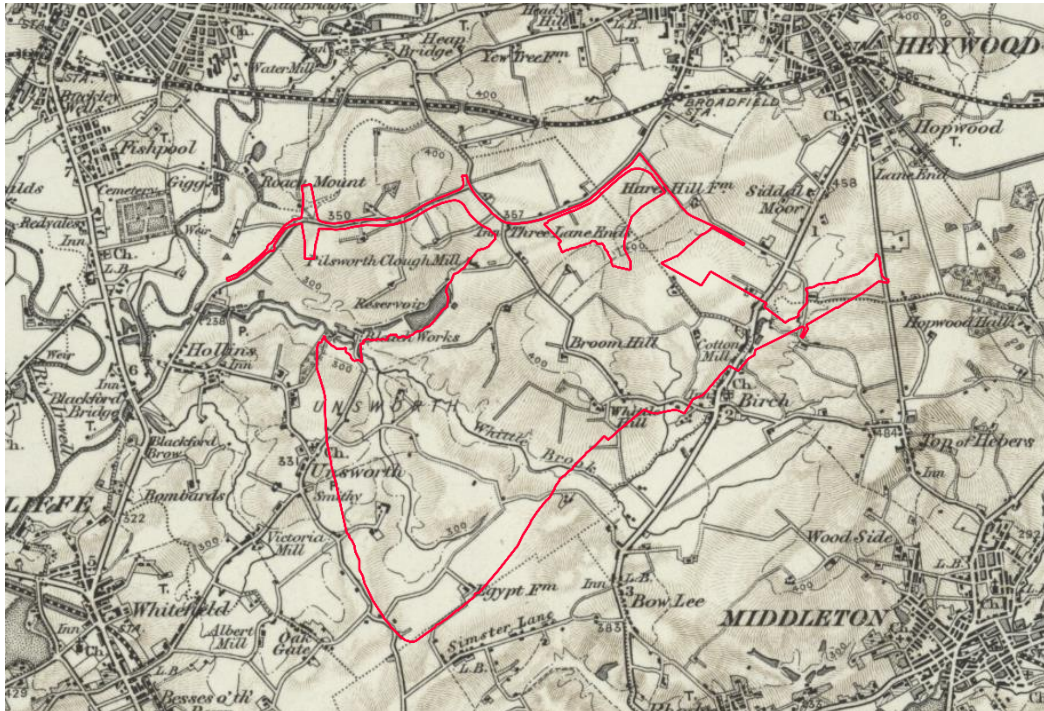


Figure 2.4: Aerial Photograph of Pilsworth Bleach Works at the north east extent of the Site (1926) (Britainfromabove.org.uk ref: EPw017286)



Figure 2.5: Aerial Photograph of Birch (1926) (Britainfromabove.org.uk ref: EPW016458)



Figure 2.6: 1947 Ordnance Survey

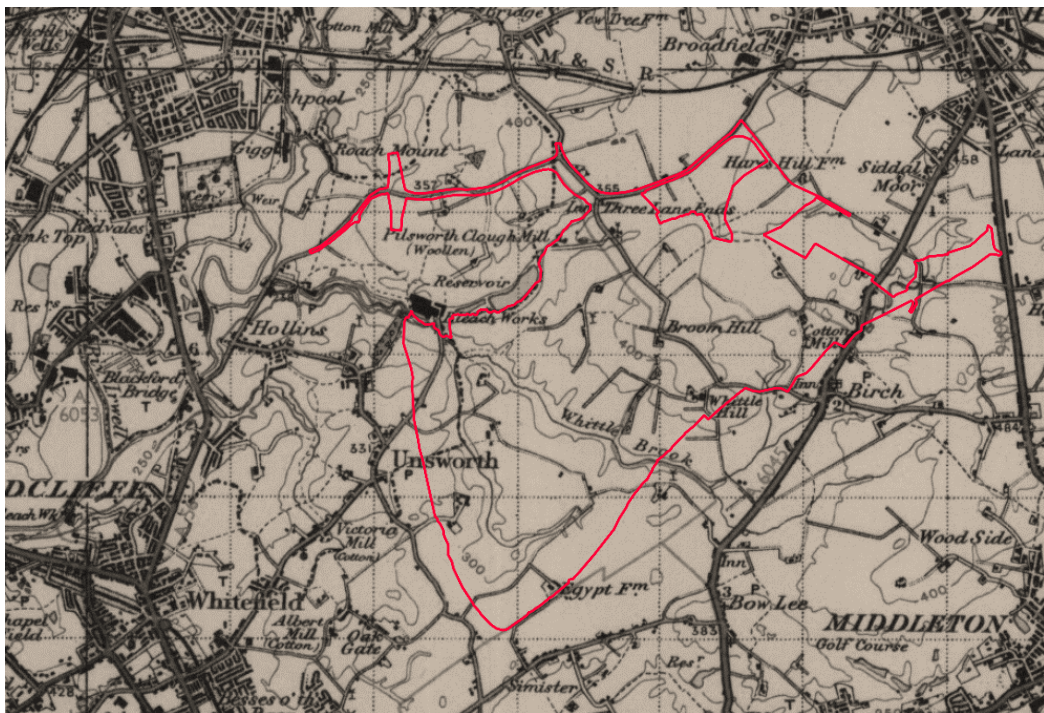
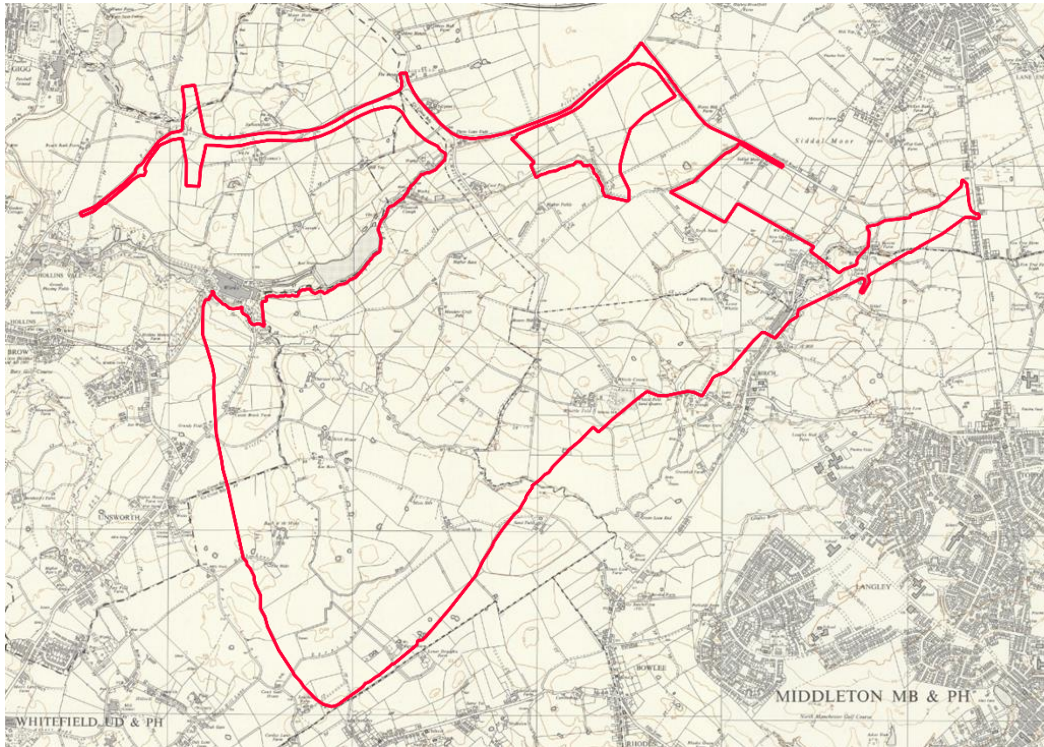


Figure 2.7: 1965 Ordnance Survey



- 2.5 By 1896 (Figure 2.3) there had been growth in settlements surrounding the Site, and an increasingly urbanised context is legible, however the Site itself remained largely in agricultural use with the exception of a bleach works at the north western boundary of the Site (Figure 2.4).
- 2.6 During the 20th century the pattern of urbanisation of the surrounding area continued with the growth of Unsworth, Heywood and Middleton. In the 1930s the No.35 RAF Maintenance Unit was established at Pilsworth Road, but was never mapped for security reasons. In 1967 it closed and the site became the Pilsworth Industrial Estate.
- 2.7 The M62 was opened in the early 1970s and the M66 in the mid-late 1970s and within the Site, Birch Industrial Estate was added in the 1980s; further urbanising the character of the area. The Pike Fold Golf Course was laid out in 1999.
- 2.8 More recently the opening of the Queen Elizabeth Way in 2022 and the commencement of the construction of housing as part of the South Heywood project (16/01399/HYBR) has added to the urban character immediately to the north and east of the Site.

3. Heritage Assets

Introduction and Study Area

- 3.1 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.”⁴

- 3.2 An initial assessment of the significance and setting of heritage assets with potential to be affected by the Proposed Scheme (Project for Assessment) is assessed within this Heritage Appraisal, in accordance with Paragraph 200 of the NPPF.

- 3.3 The identification of assets for assessment has been informed by a Zone of Theoretical Visibility prepared by Tyler Grange (**Figure 16.3** of the ES Scoping Report) and detailed site visits completed by a team of IHBC and/or RTPI accredited heritage professionals between 2020 and 2024 taking into account:

- The nature and scope of the Proposed Scheme.
- The proximity of heritage assets to the Proposed Scheme.
- The degree of inter-visibility between the heritage assets and the Site taking into consideration, for instance, changes in topography, interposing townscape and landscape features and seasonal changes.
- The significance of the relevant heritage assets and the contribution made by setting, including historic or functional relationships.

- 3.4 A 1km Study Area has been used as a guide and basis for identifying assets for assessment, taking into account the above criteria. Due to the topography of the surrounding landscape, including the Pennine hills to the north and east where there are panoramic views across the Greater Manchester conurbation, the Proposed Scheme may be experienced as part of the setting of assets beyond the Study Area. Within these views, the Proposed Scheme would be distanced and experienced as part of a wider urban area. Notwithstanding, additional designated assets beyond the 1km Study Area which are of particular sensitivity have been considered and where appropriate included for assessment; for example highly graded listed buildings where setting makes a key contribution to the significance of the asset.

- 3.5 A Heritage Asset Plan (HAP) is provided at **Figure 15.1** of the ES Scoping Report.

⁴ MCHLG (2023), National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

Designated Heritage Assets

- 3.6 Designated heritage assets are those assets 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.

Conservation Areas

- 3.7 The Site includes part of **Birch Conservation Area**, which is situated to the south of the M62 and Birch Services. No other conservation areas have been identified as having potential to be affected by the Proposed Scheme.

Table 3.1: Conservation areas with potential to be affected by the Proposed Scheme

Conservation Area Name (Local Authority)	Date of Designation	Status of Conservation Area Appraisal and Management Plan	HAP Reference
Birch Conservation Area (RBC)	2008	Conservation Area Appraisal (2013)	N/A

Registered Park and Garden (RP&G)

- 3.8 **Heaton Park** (grade II) is situated approximately 1km to the south west of the Site, beyond the M62, M66 and M60 motorway interchange at Simister Island. Due to this intervening context and the enclosure provided by tree belts at the north of Heaton Park, intervisibility with the Site is greatly limited. A Temple to the north east of Heaton Hall (grade II* listed building, included below) is situated at a high point within the park and there may be glimpsed views of the Site through gaps within the tree belt. At this stage, visibility of development within the Site cannot be ruled out and therefore Heaton Park has been included within this Initial Heritage Appraisal.

Listed Buildings

- 3.9 There are two listed buildings within the Site and five within the 1km Study Area. Those within the Site have potential to be affected by the Proposed Scheme and are included in Table 3.2 below. In addition, the table also includes the Temple to the north east of Heaton Hall and Alkrington Hall (both grade II* listed buildings), which are beyond the 1km Study Area.

Table 3.2: Listed Buildings with Potential to be Affected by the Proposed Scheme

Name of Listed Building	Grade	Location	HAP Reference
Temple to the north east of Heaton Hall	II*	Within Heaton Park, over 1km to the	1

Name of Listed Building	Grade	Location	HAP Reference
		south west of the Site	
Alkrington Hall	II*	Over 2km to the south east of the Site	2
Brick Farmhouse	II	Within Site Boundary	3
Lower Whittle Farmhouse	II	Within Site Boundary	4

3.10 The **Birch in Hopwood War Memorial** (grade II) and **Fountain Horse Trough** (grade II) are situated in the Birch Conservation Area, south of the Site. They are of functional or commemorative significance as a trough and memorial and, whilst they also have architectural interest, they are experienced in a very localised setting that would not be affected by future development of the Site and they are not discussed further within this Initial Heritage Appraisal.

3.11 **Edgcroft, Church of St George** and **Unsworth War Memorial** (all grade II listed) are more distanced from the Site and, due to the intervening development, topography and landscape, do not have a visual relationship with the Site. There are no known historic or functional associations between the assets and the Site which would be affected by its development. Therefore, it is concluded that these assets will not be affected by the Proposed Scheme and they are not considered further within the Appraisal.

Non-Designated Heritage Assets

3.12 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England guidance⁵ (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.”

3.13 RBC has a published local list and BC has a draft ‘local list of buildings of special architectural or historic interest.’ The Greater Manchester Historic Environment Record (HER) was consulted in April 2024 to identify any additional assets which may have sufficient local interest to be considered non-designated heritage assets. Where assets are both on the local list and included in the HER, they have been identified as locally listed on the HAP. The Conservation Officers at BC and RBC have been consulted to identify whether any additional HER entries are of sufficient local value to be non-

⁵ Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

designated heritage assets. A small number of other buildings or structures have been identified within the ‘*Historic Environment Assessment Screening Exercise GMA1 Northern Gateway*’ report prepared by Salford Archaeology and these have also been considered in compiling the list of non-designated heritage assets.

- 3.14 National Planning Policy Guidance (NPPG) provides the following government guidance on the identification of non-designated heritage assets

“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”⁶

- 3.15 Table 3.3 below sets out non-designated heritage assets that have been identified as having potential to be affected by the Proposed Scheme. Where appropriate, these have been grouped, based on their proximity, group value and shared setting considerations.

- 3.16 A number of non-designated heritage assets within the defined Study Area are unlikely to be affected by the Proposed Scheme due to the following considerations:

- The nature and extent of their significance (including functional or historic connections);
- Lack of visual relationship between the asset and the Proposed Scheme due to intervening development;
- The orientation of view and the way in which a heritage asset is experienced and the contribution made by setting; and/or
- The characteristics of their existing setting, in which the Proposed Scheme would also be experienced.

- 3.17 The relevant assets are listed at **Appendix 2** and have not been included in this Appraisal or the ES Chapter.

Table 3.3: Non-Designated Heritage Assets with Potential to be Affected by the Proposed Scheme

Name/address	Source	HAP Reference
Moss Side Barn/Farm, Griffe Lane, Whitefield	Bury Draft Local List LL113 HER 2934.1.0	15
Bridge at Whittle Brook, Castle Road	Bury Draft Local List LL136 HER 11095.1.0	16
Jackson Fold Barn	Bury Draft Local List LL027 HER 9382.1.0	18

⁶ MCHLG (2023) Planning Practice Guidance, Paragraph: 039 Reference ID: 18a-039-20190723

Meadowcroft Fold Farmhouse Barns, Moss Hall Road, Whitefield	Bury Draft Local List LL112 HER 2897.5.1	19
Egypt Farm, Egypt Lane, Simister, Whitefield	Bury Draft Local List LL114 HER 3931.1.0	20
Sandfield Farm, Simon Lane, Whitefield	Bury Draft Local List LL123 HER 10103.1.0	21
Thurston Fold, Castle Road, Whitefield	Bury Draft Local List LL118 HER 2941.1.0	22
Grange Farm	Rochdale Local List HER 9391.1.0	24
Birch Mill	Rochdale Local List HER 5121.1.0	34
Birch Conservation Area Group: 724 Heywood Old Road 743-747 Heywood Old Road 757-763 Heywood Old Road	Rochdale Local List	31-34
Stock Nook	Rochdale Local List HER 9335.1.0	37
Birch Hotel	Rochdale Local List HER 2974.1.0 Salford Archaeology	41
Saxon's Farm	Rochdale Local List HER 2975.1.0	43
The Gardener's Arms Public House	Rochdale Local List HER 2965.1.0 Salford Archaeology	44
New Gap Farm	Rochdale Local List HER 2966.1.0 Salford Archaeology	45
Higher Field Farm	Rochdale Local List HER 2955.1.0 Salford Archaeology	46
Coal Pits Farm	Rochdale Local List	47

	HER 2952.1.0 Salford Archaeology	
Broom Hill Farm	Rochdale Local List HER 2957.1.0 Salford Archaeology	51
Whittle Farm Farmhouse	Rochdale Local List HER 2958.2.0 Salford Archaeology	52

4. Assessment of Significance

Introduction

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

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁷

- 4.2 Conservation areas are “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*”⁸ Historic England has published guidance⁹ in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

- 4.3 Listed buildings are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as buildings that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (revised 2018) are published by the Department for Digital, Culture, Media and Sport (DCMS) and are supported by Historic England’s Listing Selection Guides for each building type.

- 4.4 Historic England holds a register of parks and gardens with historic interest. The designation may complement other designations such as listed buildings. The published Register lists the criteria against which sites are assessed for inclusion.

- 4.5 RBC defines non-designated heritage assets as “*places we’ve identified as having some significance to the local heritage. They make important contributions to the local distinctiveness, settlement formation, traditional character or history of the borough but don’t need the criteria for listed buildings.*”¹⁰ The criteria for inclusion are architectural or historical significance, positive contribution (for example as a landmark or a key view) and designed landscape. The draft local list for Bury has been produced using selection criteria based on guidance from Historic England.¹¹

- 4.6 These definitions and criteria have informed the assessments of significance in this Appraisal.

⁷ MCHLG (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary

⁸ S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

⁹ Historic England (2019) Advice Note 1 (Second Edition) Conservation Area Appraisal, Designation and Management

¹⁰ www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets [accessed 2 May 2024]

¹¹ Historic England (2021) Advice Note 7 (Second Edition) Local Heritage Listing: Identifying and Conserving Local Heritage

Approach

- 4.7 Historic England has published Good Practice Advice (GPA) on ‘Managing Significance in Decision-Taking in the Historic Environment’¹² to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance and provides information to assist in implementing historic environment policy in the NPPF and the related guidance given in NPPG¹³. It also provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- (i) *“Understand the significance of the affected assets;*
- (ii) *Understand the impact of the proposal on that significance;*
- (iii) *Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- (iv) *Look for opportunities to better reveal or enhance significance;*
- (v) *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- (vi) *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.¹⁴”*

Setting

- 4.8 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.”¹⁵

- 4.9 Historic England has published guidance 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, at Paragraph 9, that setting itself 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.

- 4.10 Further guidance on the definition of setting and how it should be taken into account is set out in NPPG. Paragraph 013 (Historic Environment) sets out that:

¹² Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2

¹³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> [accessed 25 June 2024]

¹⁴ Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2

¹⁵ DLUHC (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary

“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.”

- 4.11 The Court of Appeal judgement *Catesby Estates Ltd v Steer* (2018) EWCA Civ 1967 confirmed that historic, social and economic connections are relevant in determining the setting of heritage assets and the contribution it makes to significance.

Summaries of Significance

Brick House Farm (grade II listed building)

- 4.12 Brick Farmhouse is of special interest as a former farmhouse dating originally to the 17th century with later additions and alterations including a modern conservatory, porch, and flush uPVC windows. The upper storey has a distinctive relief band of painted lozenges and crosses to the south elevation and on the west and east elevations a brick relief pattern at eaves level.

Figure 4.1: Brick House Farm, view of its principal (east) elevation, looking north



Figure 4.2: View looking east from within the domestic garden of the property, across a point and the wider Site



Figure 4.3: South elevation of Brick House Farm (left) with later additions and outbuildings (right)



Contribution made by setting including the Site

- 4.13 The building is principally experienced from its immediate domesticated surroundings. The garden to the east and south is enclosed by trees and vegetation, and this enclosure partially screens views to and from the surrounding landscape. To the west of the building, incidental views are more open, though the lower levels of the house are screened by the ancillary and outbuildings. From the north west, views of the house and outbuildings are available on the approach to the building from the access lane, though these are partially screened by trees which enclose the lane.
- 4.14 Expansive views of the surroundings are likely to be available from the upper floors of the building, taking in the wider Site and the motorway, as well as the golf course and recent residential development to the south. The wider agricultural setting of the listed building (including the Site) emphasises its agricultural origins and associations. The relationship of the listed building to its rural setting and the extent to which it contributes to the significance of the asset is however lessened by the later change and domestication of the building and the screening of views by trees, particularly to the east.

Lower Whittle Farmhouse (grade II listed building)

- 4.15 Lower Whittle Farmhouse is of interest as a 17th century timber framed farmhouse. It was substantially re-built in the 18th century and has rendered masonry walls with modern paint which conceal the historic timber framed structure. The doors and windows of the property have been replaced with uPVC and it is therefore principally the scale, form and surviving chimneys which, externally, provide an understanding of its age.

Figure 4.4: Principal (north) elevation of Lower Whittle Farmhouse with 19th century stables (right of image)



Contribution made by setting including the Site

- 4.16 The farmhouse is located to the immediate south of a wider farm complex. A small garden to the south introduces a domesticated character. To the north is a U-shaped farmyard enclosed by 19th century barns and stables which are experienced as a group with the farmhouse and contribute to its significance through their historic character and appreciation of the historic function and character of Lower Whittle Farmhouse as a farmhouse. Areas of cobbles and pig-stone (stone-flag) walls contribute to the local historic vernacular character of the grouping. Beyond this group is a further group of agricultural barns and sheds which represent the gradual expansion of the farm through the 20th century, and together comprise an extensive agricultural complex.

Figure 4.5: South elevation and domestic garden at Lower Whittle Farmhouse



Figure 4.6: Cobbles and pig-stone walls within the farmyard



Figure 4.7: Barn forming part of the U-shaped farmyard



- 4.17 Lower Whittle Farm is accessed via Dr Fold Lane which is partially enclosed by historic and later buildings in commercial and industrial uses. Later development, including large industrial sheds at a greater distance are also visible from the lane. These uses introduce an urban context to the approach to the farm, diminishing the appreciation of its agricultural context. As agricultural land the Site contributes to a degree to the significance of Lower Whittle Farmhouse in emphasising its agricultural origins and associations and a functional connection exists. Due to the expansive complex of ancillary and agricultural buildings which enclose the listed building and separate it from the surrounding landscape there is no visual connection between the farmhouse and the wider Site and there is limited relationship between the two. The contribution made by the Site to the listed building is therefore limited.

Heaton Park (grade II RP&G including the Temple to the north east of Heaton Hall (grade II* listed building))

- 4.18 Heaton Park was acquired by marriage by the Egertons, later the Earls of Wilton in 1684. The park was redesigned during the 18th century by William Emes (1729-1803) and John Webb (1754-1828) and it was acquired by Manchester Corporation in 1902 for use as a municipal park.
- 4.19 The principal building is Heaton Hall, listed at grade I and designed by James Wyatt for Sir Thomas Edgerton. It is considered by Pevsner the finest of its type in the region. It is situated at the centre of the park and faces south east towards the city of Manchester. To the north west is a stable block and home farm.
- 4.20 There are six main access routes to the park, four with lodges. The principal entrance is at Sheepfoot Lane/Bury Old Road and a secondary entrance is at Heaton Gates on Middleton Road. Additional entrances are found at Smithy Lodge, and St Margaret's Road.
- 4.21 The gardens and pleasure grounds consist of a terrace, laid with formal beds and bowling greens to the frontage of the hall, and grassed area to the north and west, enclosed by a ha-ha. To the north beyond the hall the land rises steeply to a neo-classical temple at the highest point of the park. The grade II* listed **temple** was designed by Samuel Wyatt (1795-1802) and is of significance as a good example of a late 18th century temple, which were often situated within the landscape to add incidence and interest, in conformity with the prevailing picturesque principles of landscape design typical of the period. More broadly, the park contains tree plantations, lakes, kitchen gardens and avenues. A former horse racing course is now a boating lake. To the north side of the hall is former deer park, though now in use as a golf course, and a large reservoir is located to the north west.

Contribution made by setting including the Site

- 4.22 The setting of the park has changed fundamentally since it was originally laid out and it is now almost entirely enclosed by the urban areas of Prestwich, Blackley and Middleton. To the north west is the M60 motorway. The park has an extensive setting which comprises both urban and rural areas of Greater Manchester.
- 4.23 From within the designed landscape, views to the wider area are largely restricted by topography and trees. Whilst the urban settlements of Prestwich and Blackley are close to the boundaries, due to the density of trees which enclose the area and topography there is very limited visibility between the urban area and the Park. The entrances, lodges and estate walls however provide an appreciation of proximity between the Park and urban areas and the connection between them.
- 4.24 From the high point around Heaton Hall and the **temple**, long distance views are available to the south towards Manchester City centre where the towers in the urban core are visible. Views to the north are however limited by the density of trees in the central part of the estate. Where views are available between gaps in the tree belt, they comprise layers of tree belts and undulating topography interspersed with development and electricity pylons. The long distance views contribute to the significance of the temple and, despite the presence of urban development in such views, the intent of placing the temple within a landscape to add interest and to create

a viewing point at an elevated position in the Hall's grounds, remains legible. Views from the northern part of the estate (now the golf course) are available into the land to the north, but these are filtered by the varying topography and trees, and the M60 which forms a significant visual barrier in the landscape.

Figure 4.8: View looking north towards the Site from the footpath proximate to the temple at Heaton Park



- 4.25 The Site is located c. 1km to the north of the park. As predominately agricultural land it contrasts with much of the urban townscape which surrounds the estate. It is functionally and visually separated from much of the designated area by the motorway network and the dense trees within the northern part of the park. Notwithstanding, there is a break in the tree belt proximate to the temple which does allow some glimpsed views towards the Site. It is difficult to distinguish the extent to which the Site is experienced within this view. However should parts of the undeveloped areas of the Site be visible, they would contribute to the rural qualities of the views, which in turn contribute to the significance of the temple which sits within and forms part of the character, appearance and landscape interest of the RP&G. However, given the intervening distance and limited glimpsed views, the contribution the Site makes to the significance of the assets is likely to be limited.

Alkrington Hall (grade II* listed building)

- 4.26 Alkrington Hall (grade II* listed building) is a 18th century Palladian house orientated with extensive views across the landscape to the north west, towards the Site. It is anticipated that emerging height parameters and other mitigation measures as part of the EIA process will avoid impact on these views. Should this not be the case, a more detailed assessment of the significance of this asset and the contribution made setting will be included in the Heritage Assessment.

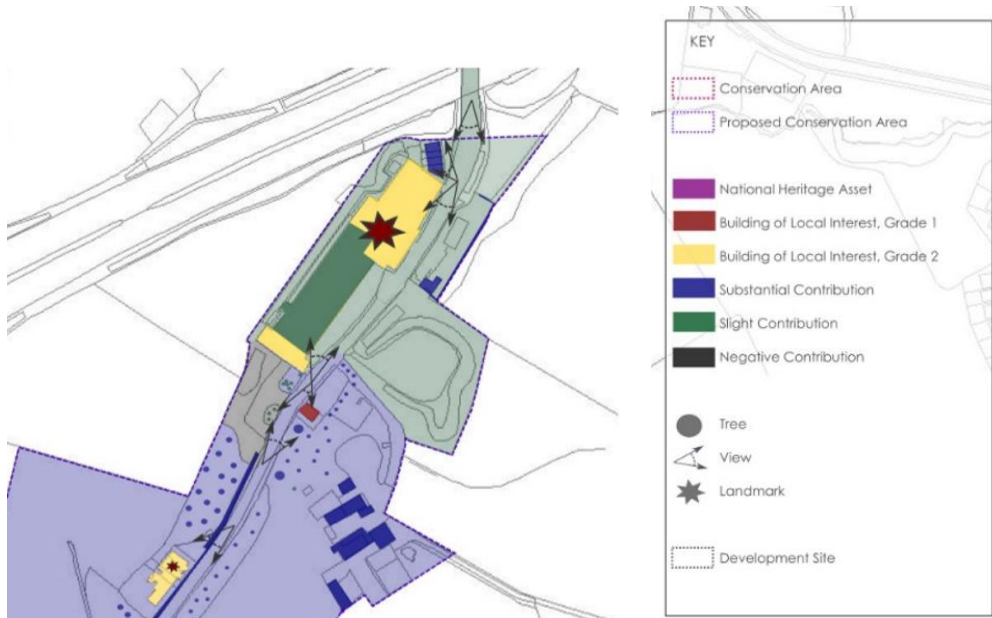
Birch Conservation Area

- 4.27 The Birch Conservation Area Appraisal (CAA) published in 2013 ascribes the significance of the area to the strong association it has with the influential architect Edgar Wood, the linear townscape and characteristic combination of 19th century industrial architecture and Arts and Crafts residences with distinctive local detail.
- 4.28 The village of Birch developed from the early 19th century in connection as a result of its location along Old Heywood Road and industrial development at Birch Mill with the associated need for workers cottages. The current mill buildings (locally listed and described below) date from the 1880s and replaced earlier buildings on the site. The mill is described as an 'architectural foci' in the CAA and contributes to an understanding of the village's industrial heritage, growth and historic context for the worker's cottages and co-operative.
- 4.29 The notable Manchester architect, Edgar Wood, was born locally in Middleton and much of his work was focused around his hometown. Birch village contains a cluster of high-quality buildings designed by or influenced by Wood in the height of his Arts and Crafts phase. The 'Fountain Horse Trough' was designed by Wood in 1888 in an Art Nouveau style and is grade II listed.
- 4.30 During the late 19th century, the wealthy residence 'The Grange' in the west of the conservation area was erected, with its associated farm 'Grange Hill.' The Grange remains extant but is enclosed by mature gardens and tree belts and separated from the central part of the conservation area.
- 4.31 The combination of high quality Arts and Crafts cottages, topography, the winding form of Old Heywood Road and mature trees, give rise to a number of picturesque views within the conservation area, albeit they are to a degree diminished by later, insensitive development such as utilitarian fencing (Figure 4.9), car parking and signage. The CAA identifies a number of views within the north of the conservation area, within or proximate to the Site (Figure 3.10).

Figure 4.9: View within Birch Conservation Area, looking south along Heywood Old Road towards the former co-operative with Birch Mill on the right of the photograph



Figure 4.10: Extract from Birch Conservation Area Appraisal (Townscape Map)



Contribution made by setting and the Site

- 4.32 The conservation area is linear in nature, enclosing Manchester Road (the A6045) and is heavily enclosed by trees, with the majority of buildings enclosing the road frontage.

Buildings are therefore largely inward facing and there are limited opportunities to appreciate the wider landscape in which it is located.

- 4.33 A small part of the Site is within the conservation area boundary. This includes Birch Mill and Lodge View, a row of terraced properties to the north east, which were truncated in the late 20th century when the M62 motorway was built. The principal part of the mill is identified as a landmark within the CAA and there are a number of identified views in which the building features. A later section of the mill which dates from the late 20th century and comprises a large and central section of the complex, is identified as making a slight positive contribution to the character and appearance of the conservation area. The surviving Lodge View terraces are identified as positive contributors to the conservation area in the CAA. The Site also includes a small area of land within the conservation area between Heywood Old Road and the M62.
- 4.34 The conservation area is separated from the wider Site by the M62 and Birch services and due to trees, topography and intervening development there is no direct visual connection between the designated area and the Site north of the M62.

Non-Designated Heritage Assets

- 4.35 Table 4.1 below summaries the significance and setting of the non-designated heritage assets identified in Section 3 as having potential to be affected by the Proposed Scheme.

Table 4.1: Summary of significance for non-designated heritage assets

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
Moss Side Barn/Farm, Griffel Lane, Whitefield	Bury Draft Local List LL113	15		The barn has local interest as a brick-built former hay barn, with parts potentially dating from the 18 th century or earlier. The northern section is later, with the moulded brick suggesting a 19 th century date. The HER indicates the range may originally have included a farmhouse which has since been demolished. The building has been converted to residential use, but its agrarian character and historic function remain legible.	The asset has an altered rural setting. It sits within a domestic curtilage with a golf course to the west and a 20 th century red brick residential bungalow to the east. At a greater distance to the east and south east is the M62 and M66 motorway network which has some visibility and audibility within the setting of the asset; diminishing the rural character. However, the fields to the north, east and south and Unsworth Moss Farm across a field to the south east (which form part of the Site) provide some rural and agricultural character and understanding of the former agrarian function of the asset, which contribute to its significance.
Bridge at Whittle Brook, Castle Road	Bury Draft Local List LL136	16		The bridge has local interest as a brick and cast-iron bridge with some 19 th century brickwork. It has been considerably altered with concrete lining and little of the original brickwork is visible. It has an unusual cast-iron piers and parapet with lattice and arch surround. The HER suggests that it indicates the former status of the approach to Pilsworth Bleachworks and/or the colliery or works north of it. The bridge is in a poor state of repair with substantial areas of lost fabric.	The bridge spans the Hollins Brook and is located to the south of a modern industrial park. The former Pilsworth Bleach Works is no longer extant and therefore the historic relationship between the two is not readily legible. The bridge is enclosed by a band of mature trees and is covered by setted road surfacing, which extends along Castle Road (as noted on the HER) and leads to the site of the former bleachworks. The relationship with Hollins Brook and the historic road surfacing makes the main contribution to the asset's significance. The bleachworks is no longer extant and therefore that relationship is not readily discernible.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
Jackson Fold Farm	Bury Draft Local List LL027	18		Jackson Fold Farm has local interest as a predominantly 19 th century farmstead. The HER suggests that the farmstead has origins in the 17 th century, with a tenant listed on the 1673 Survey of Middleton. The farmstead comprises a variety of traditional and modern buildings, including a brick-built rendered farmhouse and brick and stone-built converted barn. It remains in use as a farmstead.	The asset is located to the north of Pilsworth Road in a rural setting, which contributes to the significance of the asset through an appreciation of its historic and continuing agricultural function. However, the rural character of the surroundings has been diminished by landfill sites to the south (still in use) and to the north (capped), as well as the busy route of Pilsworth Road to the immediate south of the farm. As a result of landfill, surrounding field boundaries have been removed and the agrarian character has been partially lost. Beyond this, to the west is the M66 and to the east is a large modern distribution centre and industrial park. These elements of setting urbanise the character of the asset's environs and do not make a positive contribution to its significance. Overall, setting makes a very limited contribution to the significance of the asset.
Meadowcroft Fold Farmhouse and Barns, Moss Hall Road, Whitefield	Bury Draft Local List LL112	19		This grouping is of local significance as a mid-19 th century farmstead, though now in a derelict condition. The farmhouse has a classical symmetrical frontage and a later two storey brick barn to the south with a large central wagon entrance and cow house on the southern end. The ground floor windows are bricked up and both buildings have been damaged, most recently by fire. Two brick-built threshing/combination barns are located in close proximity to the barns a short distance to the north along a track. Both barns have external cheeks with a small pent roof and diamond ventilation slots. Although in a derelict condition, the barns are relatively intact and their historic function legible.	The farmhouse and barns are within fields and set at a junction of three tracks which are likely to be historic routes. They are surrounded by fields, as well as other historic farmsteads nearby, all within the Site. The buildings have a historic functional relationship with the surrounding fields which positively contribute to the assets' historic context and agrarian character. Whilst the immediate surroundings of the barns are rural, the nearby Birch Industrial Park and Pilsworth South Landfill Site are experienced within the landscape.
Egypt Farm, Egypt Lane, Simister, Whitefield	Bury Draft Local List LL114	20		Due to the enclosure of the farmstead, it has not been possible to complete a detailed inspection of the asset. The HER describes the current buildings as being formed of a modernised house being two storeys, brick built with slate roof and with gable stacks, a newly constructed garage and structure under construction. The farmstead dates from at least the early 19 th century.	The historic house is enclosed by buildings to the south and west and mature gardens and tree belts. The M62 is situated immediately to the south. As a result, the architectural and historic value of the asset is not appreciable beyond the private yard and gardens which surround the property. Whilst it would historically have had a functional relationship with the surrounding fields which form part of the Site, there is no longer a meaningful visual relationship with the surrounding land due to the aforementioned enclosure.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
Sandfield Farm, Simon Lane, Whitefield	Bury Draft Local List LL123	21		The asset is of local significance as a farmstead with some elements potentially dating from the 18 th century. Due to the enclosure of the Site, a detailed on site inspection of the building has not been possible.	The historic buildings (house and barn) are at the south of the farmstead with domestic gardens to the west with paddocks beyond and to the north are large agricultural sheds which will limit views from the farmhouse northwards. The farmstead is situated to the south of the M62 in close proximity to the motorway with a bank of trees providing screening along a section of Simon Lane to the west of the farmstead. The principal elevation of the farmhouse is oriented to the south (away from the Site) with modern sheds and the M62 to the north. Intervisibility with the Site is therefore largely obscured due to the aforementioned agricultural sheds and trees. Where there is visibility, the M62 is in the foreground, diminishing the rural character of such views. There may be a historic functional relationship; albeit the legibility of such a relationship and physical connection has been greatly diminished by the construction of the M62.
Thurston Fold, Castle Road, Whitefield	Bury Draft Local List LL118	22		Thurston Fold is of local significance as a farmstead comprising a large brick barn constructed of hand-made brick with a hay loft and pitching hole and a farmhouse comprised of a two-storey cottage, now rendered. The buildings are likely to date from the 18 th century but have been altered with evidence that the roof of the farmhouse may have had a higher pitch and been thatched. The buildings appear to be altered, diminishing their historic character and architectural value.	The historic buildings are situated within a farmstead with modern lean-tos and sheds. There is a garden to the rear (north) of the farmhouse and an area of mature vegetation along the east side of the farmstead. Surrounding the farmstead are fields and the Castle Brook. The landscape is relatively open and the topography undulating providing open views across the wider area. Within this context, the immediate rural surrounding is experienced alongside the motorway network and residential and industrial development at a greater distance from the asset. The undeveloped farmland and historic farmsteads within this part of the Site contribute to the agrarian character of the asset and an understanding of its function.
Grange Farm	RBC Local List	24		Grange Farm has local significance as a historic farmstead, elements of which may date back to the 18 th century. The linear range which comprises the farmhouse and likely converted former barn and shippin has been modernised with a series of conservatories added. To the east is a barn and series of outbuildings around a setted yard.	The farmhouse is experienced within its domestic curtilage including driveway and gardens with outbuildings to the east being set around a yard. The age and former agrarian character of the farmstead is principally experienced from within the curtilage and on approach along the private lane. There are areas of trees to the north which form a backdrop in views from Heywood Old Road in which the rural character of the building within its setting can be appreciated. These aspects of setting positively contribute to its local significance.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
Birch Mill	Rochdale Local List	34		Birch Mill is of significance as a late 19th century spinning mill associated with the cotton industry. It replaced earlier mid-19th century buildings on the Site. The brick-built complex has an internal timber structure and flat roof throughout. There is a two storey office building at the north end of the mill. Whilst architecturally modest and altered, the design of the building includes careful consideration of brick detailing (for example angled brick window lintels) as well as more typical classical door surrounds. The differing architectural styles may indicate different phrases of development. Much of the southern section of the mill was redeveloped during the late 20th century with the exception of a possible boiler house at the southern extent.	Birch Mill is situated on Heywood Old Road at the northern extent of Birch Conservation area, proximate to the M62. It is primarily experienced sequentially along Heywood Old Road, a busy route linking Heywood with the M60. The architectural interest of its principal frontage is experienced in views along the road, as well as its association with the growth of the village with its workers cottages and co-operative which is situated a short distance to the south. The mill holds group value with these buildings which provide historic context. ‘Lodge View’ to the immediate north is likely to have been workers cottages, however the terrace was largely demolished in the late 20th century as part of the construction of the M62 motorway. The truncated terrace is of no particular architectural merit and makes a limited contribution to the significance of the mill as part of its historic context.
Birch Conservation Area Group:	Rochdale Local List	31-33		724 Heywood Old Road is likely to have been a former co-operative store dating from the late 19th century, which originally formed part of a terrace which extended to the north. It has local significance as a good and well conserved example of its type, retaining its shopfront and some historic windows. Its former use remains legible, and it is an important part of the borough’s local heritage, with Rochdale having been the birthplace of the co-operative movement.	The buildings are experienced sequentially along Heywood Old Road within the north of Birch Village Conservation Area. To the north is a field which is used to accommodate storage containers and a fenced area with scrap cars with the M62 beyond. There is an area of mature trees separating the workers cottages from the co-operative and Birch Mill to the north.
724 Heywood Old Road				743-747 Heywood Old Road (Drywood Cottages, HAP 27) dates from 1885 and is a terrace of three cottages in an Arts and Crafts style. It terminates in a wedge shape at its northern extent with a carved timber gable. Four more timber gables articulate the roofline along Manchester Old Road and add to the building’s architectural interest. Whilst the building retains its historic roof tiles, the windows and doors have been replaced and a modern render applies, diminishing its architectural interest.	Demolition of the terraces to the north of and opposite the co-operative during the 20th century has resulted in the loss of some of its historic context and given the building an isolated character. It is well enclosed by mature trees which separates it from the workers cottages to the south. To the north of the workers cottages are gardens and the land rises up limiting views out to the M62 and the main part of the Site beyond.
743-747 Heywood Old Road				757-763 Heywood Old Road (HAP, 28) is of local significance as an attractive and well conserved example of workers cottages in the Arts and Crafts style. The terrace is likely to have been designed or influenced by Edgar Wood.	The architecture of the buildings is appreciated from Manchester Old Road, to which their principal elevations are orientated. The buildings form part of a grouping of historic buildings within the village which date from the 19th century and create an attractive historic townscape along this section of Heywood Old Road. Birch Mill (within the Site) contributes to their historic context, as the source of employment for workers in the cottages and using the co-operative.
757-763 Heywood Old Road					With the exception of the part of the Site which includes Birch Mill and Lodge View, the remainder of the Site is separated from the assets and does not contribute to the significance of the assets.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
Stock Nook	Rochdale Local List	37		Stock Nook has a degree of local interest as a former farmstead, which may date from the early 19 th century. The farmhouse was present on the 1851 Ordnance Survey Map as having a T-shaped footprint with a small outbuilding to the west. Today it is comprised of three villa-style buildings rendered in white. The HER indicates they have an early 20 th century appearance which suggests full or partial rebuilding or remodelling.	The villas are situated within their private gardens to the front and rear, which provide a domestic setting. Beyond this, Stock Nook's setting is more agricultural in character. There are agricultural barns and outbuildings to the south which date from the late 19th century and are likely to have had a historic functional relationship with Stock Nook. Stock Nook is accessed via Dr Fold Lane which is partially enclosed by historic and later buildings in commercial and industrial uses. Later development, including large industrial sheds at a greater distance are also visible from the lane. These uses introduce an urban context to the approach, diminishing the appreciation of its agricultural context. Stock Nook is within the Site with the undeveloped fields and historic agricultural buildings surrounding the building contribute to its rural setting, albeit that rural character is diminished by the presence of the Birch Industrial Park and Heywood Distribution Park to the north and west.
Birch Hotel	Rochdale Local List Salford Archaeology	41		The Birch Hotel is a 19 th century villa style residence, formerly known as Birch House, converted to a hotel late 20 th century with large scale extensions. The hotel is orientated to the south, away from Manchester Road, with a linear range of ancillary buildings to the north west that has been fully or extensively rebuilt with modern brickwork and windows inserted. Later extensions have enveloped the original building, obscuring its historic fabric and architectural features. Due to these later alterations, the asset is of very limited architectural value and holds a limited degree of historic value in providing evidence of the local area's historic development.	As described, the historic elements of the hotel are largely encapsulated and obscured by later additions and is not readily appreciable as a historic villa and it is therefore concluded that setting does not make a meaningful contribution to the limited local significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
Saxon's Farm	Rochdale Local List	43		Saxon Farm is a former farm cottage with a tall two up two down cross wing extension present on historic mapping from 1848. The low-pitched flagstone roof identified on the HER has been replaced with modern tiles and solar panels added to the southern elevation. The older section has a principal elevation to the east, whereas the later addition faces south and has a central porch. The house has been extensively altered with modern render, doors and uPVC windows. There is a car port attached to the north elevation. Due to the extent of alteration, the property has limited architectural interest.	The M62 is in close proximity to the south with an intervening tree belt and to the immediate west is a modern bungalow with roof extension. To the north are large modern sheds and the property is enclosed by hedges and brick walls. The property is experienced within an altered setting and is separated from fields to the north, by intervening development and boundary treatments. The house is orientated south towards the M62 and whilst the tree belt provides some screening, due to the proximity the motorway has a strong visual and audible presence. The building is best appreciated from within its domestic gardens to the east and south. The property is situated within a small part of the Site which extends to the east towards junction 19 of the M62. The majority of the Site is situated at a distance to the west and does not have a strong visual or physical relationship with the building and no known associative relationship.
The Gardener's Arms Public House	Rochdale Local List Salford Archaeology	44		The public house formed part of a row of early 19th century workers housing, all demolished during 20th century with the exception of one which was converted to a public house. It has an asymmetrical appearance and has been extended to the rear and side. The windows and doors are modern replacements and a modern render obscures features such as lintels. As a result, its architectural value is limited.	The asset is situated within the Site and is experienced from Manchester Road (A6045) on entering Birch from the north alongside an area of industrial development and the Birch Hotel opposite. It has areas of car parking to the south west and north east and a beer garden to the north which is enclosed by a fence and vegetation. Beyond this are fields associated with Gap Farm and the main part of the Site beyond. The public house's limited architectural interest is best appreciated from Manchester Road. Due to the enclosure of the beer garden, there is not a strong relationship between the main part of the Site and the public house and views out across the Site are incidental to the significance of the building as former workers cottages.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
New Gap Farm	Rochdale Local List Salford Archaeology	45		New Gap Farm is a large farmhouse that was expanded and rendered during 20th century, obscuring its construction material and features such as sills. It has modern windows and overall is of limited architectural interest with its local significance principally residing in its historic value as a 19th century farm, providing an understanding of the area's former agricultural character. Whilst some previous survey work has identified it as possibly Georgian in date, more recent assessment work supported by historic mapping suggests it was constructed between 1851 and 1888 (HER). The north east elevation is the principal frontage. To the west is a large complex of outbuildings, probably stables, with paddock.	The farm is accessed from Manchester Road and is on the edge of Birch village. It is set within a large plot containing outbuildings and a riding arena. To the north and west are areas of fields including the Site. A residential housing development is under construction to the north east. The farm is experienced within a transitional context. The siting and orientation of the building within its plot means that its limited architectural and historic interest is principally experienced in combination with new residential development to the north east. From Manchester Road, the property is not readily visible beyond the high hedge and gates that enclose the plot and restrict views to the asset. Enclosure provided by outbuildings to the west/south west also limit views to and from the farmhouse in this direction. The large plot of land in which the farm sits and its continued use as a stables, provides a sense of the former agrarian character of the property. There are views out to the north west over undeveloped fields (within the Site) which provide a sense of the area's former rural character, but also contain urban elements which diminish the aesthetic value of such views.
Higher Field Farm	Rochdale Local List Salford Archaeology	46		Higher Fields Farm has a degree of local significance as an early 19th century farm, comprised of a farmhouse range with a large barn attached to the north east, running at right angles to the house. There is a second detached barn to the north. The building footprints appear little changed since the late 19th century; however the northern elevation of the farmhouse at least has been altered with modern render applied and the windows replaced. The northern barn also appears to have been converted with glazing added to its eastern gable. The complex appears to be in use as a car showroom.	Higher Fields Farm is accessed from Moss Hall Road, along a private track and surrounded by fields, some of which are still in agricultural use. The farmhouse is orientated to the south and the principal elevation overlooks a garden. There is a belt of trees separating the former farmstead from the land to the south. Immediately beyond the intervening field to the south is Birch Industrial Park. There are construction sites to the east and north, beyond which is Heywood Business Park. The age, architecture, grouping and former function of Higher Fields Farm is most readily appreciated from within the former farmstead. From Pilsworth Road to the north, there are views of the asset in combination with the intervening fields, where a sense of the asset as a historic, former farmstead can be gained, though a clear understanding of its significance is compromised by the intervening distance and changes to the northern elevation of the farmhouse. There is likely to have been a historic functional relationship between the asset and the surrounding land and the surrounding undeveloped land (including within the Site) contributes to an understanding of the asset's former agrarian function. The asset is largely screened in views from the south and west due to the topography, field boundaries and screening provided by trees along the boundary of the former farmstead.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
Coal Pits Farm	Rochdale Local List Salford Archaeology	47		Coal Pits Farm has local significance as a surviving, though altered, farm with workers' housing, potentially originating from the 18th century. The principal historic buildings within the farmstead are a large, stone farmhouse with a square footprint and a C-shaped courtyard of workers' cottages immediately to the west; both present on the 1893 Ordnance Survey Map. The principal (southern) elevation of the farmhouse is symmetrical with the north of the building appearing to be heavily altered. The outward facing elevations of the workers' cottages are more irregularly arranged and faced in stone, whereas the elevations facing into the courtyard are redbrick. The windows and doors are all modern replacements. There is a clear hierarchy and group value between the farmhouse and the cottages. There are a number of later additions to the complex including a series of detached buildings to the north west and to the north east of the farmhouse. The latter is a large range of stables and may include some surviving elements from the early 20th century.	The farmhouse and workers' cottages are situated within a cluster of buildings on Moss Hall Road. The farmhouse has extensive, mature gardens extending to Moss Hall Lane in the south. To the north it overlooks a functional yard with car parking and various outbuildings and a group of mature trees to the north. Beyond are extensive stables, which appear to be modern, though may incorporate older elements, and a riding arena. The workers' cottages have small private garden plots and a shared courtyard. To the west are the previously mentioned detached buildings and a large yard area. The former farmstead is surrounded by fields, though few appear to be in active agricultural use. Beyond is Heywood Business Park to the north and the Birch Industrial Park, a short distance to the south. The age, architecture and group value of the farmhouse and workers' cottages are best appreciated from within the farmstead where an appreciation of group value, hierarchy and former agrarian function of the assets can be appreciated. From Moss Hall Road the altered frontages of the workers' cottages and boundary walls are visible, and give a sense of there being a historic grouping of buildings but, due to the enclosure and screening provided by the farmhouse gardens, a clear appreciation of their significance is not fully attainable. The contribution of such views is therefore limited. From the surrounding area, the ability to appreciate the significance of the asset is greatly limited due to the topography, field boundaries along Pilsworth Road, the intervening later development within the farmstead and the altered northern elevation of the farmhouse. As a former farmstead, there may have been a historic functional relationship between the asset and the surrounding land. However, beyond the fields immediately associated with the riding arena, the legibility of any historic relationship is very much diminished and the rural qualities of the wider surroundings have also been diminished by the presence of the business parks and landfill.
Broom Hill Farm	Rochdale Local List Salford Archaeology	51		Broom Hill Farm has significance as an 18th century farm complex, which was expanded during the 19th and 20th centuries. The brick farmhouse has a hipped roof and symmetrical principal (southern) frontage with a central porch and arched stair window. The west elevation has an altered arrangement of windows and historically appears to have had limited openings, presumably to provide protection from the prevailing wind given the house's exposed position. All windows are modern uPVC units. There is a linear range running to the north. The first section forms part of the house and is likely to be an earlier dwelling. Attached to the north are stables/shippons. There is a detached L-shaped range of barns/shippons opposite, with later infills. The L-shaped range has a number of concrete windows with glazing bars and in-built ventilation (painted green) as well as earlier timber windows including an oeil-de-boeuf (small circular window) within the	The farm is accessed from Whittle Lane and Moss Hall Road, on the opposite side of which is Birch Industrial Park. The farmhouse has a garden to the south with some enclosure from trees and hedges. Beyond this, the farm is surrounded by agricultural land, which contributes to the farm's agrarian character and has a historic and current functional relationship with the farmstead. Further to the south is the M62 and the skyline of Manchester city centre is visible in long distance views across the farmland to the south. The presence of the Birch Industrial Estate and M62 do add urban elements to the farm's setting, but overall the surroundings of the farmstead (which include the Site) emphasise its historic rural and agrarian character and function and positively contribute to its local significance.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
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western gable. These buildings enclose a farmyard with areas of setts and cobbles. Further to the north are modern outbuildings, sheds and compounds. The farmstead continues in use as a farm.

Setting including contribution made by the Site

Whittle Farm Farmhouse	Rochdale Local List Salford Archaeology	52		There are two former farmhouses at Whittle Fold; a linear 4-bay rendered farmhouse at the north west of the farmstead with exposed brick additions at each gable end (top left photograph) and a three bay rectangular plan rendered farmhouse with quoins at the east of the farmstead. Both properties are altered, the latter being more so having modern uPVC windows and roofing tiles. It is the more altered farmhouse at the east of the farmstead which is included in the HER and described as “<i>an extensively modernised Georgian farmhouse.</i>” The HER also refers to a large brick barn and granary to the west which was enlarged a number of times during the 19th century and identifies the presence of uncoursed rubble in the rear wall of the building which may belong to an earlier barn. This building has been converted and appears to have been extensively rebuilt. The farmhouse and attached former barn have a degree of local interest as a former farmstead dating from the Georgian period, however their historic and architectural interest have been diminished by the extent of alteration.	The two farmhouses form part of a grouping of agricultural buildings which also includes modern agricultural sheds, altered/rebuilt historic outbuildings and a hipped roof store which is present on late 19th century mapping. With the exception of the store, which forms an attractive grouping with the eastern farmhouse (see photograph to the left) that contributes to its agrarian character, the buildings are of very limited historic or architectural merit and contribute to significance only to provide an understanding of the historic and current agricultural function of the farmstead. The farmstead is set within a dip in the area’s undulating topography between higher ground to the north and the M62 to the south. This topography in combination with tree planting and modern agricultural sheds, mean the farmstead is experienced within an enclosed setting with limited visual relationships between the farmhouses and the wider associated farmland including the main part of the Site to the north.
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Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Site
				The farmhouse to the north has been extant since at least the mid-19th century. Whilst altered, it has maintained a rural vernacular character which gives it a degree of local interest.	
					

5. Key Heritage Considerations

- 5.1 This section of the report summarises the legislative and planning policy context before setting out key heritage considerations relevant to the Proposed Scheme identified in light of that context. It identifies where significant environmental effects are likely to arise as a result of the Proposed Scheme. The Design Manual for Roads and Bridges (DMRB) advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.¹⁶ Whilst this guidance is taken into account, whether an effect is significant is a matter of professional judgement.
- 5.2 Should it be required, land for off-site delivery of BNG/compensatory habitat will be primarily grassland habitat. For the purposes of built heritage considerations, the works would not alter the overall character of this land in relation to the contribution it makes to nearby heritage assets and this aspect of the Proposed Scheme has therefore not been considered further in this report.

Legislative and Planning Policy Context

- 5.3 In determining a future planning application(s) for the Site, the decision maker will have statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest they possess¹⁷ and to pay special attention to the desirability of preserving or enhancing the character or appearance of Birch Conservation Area.¹⁸
- 5.4 Case law has confirmed that Parliament's intention in enacting section 66(1) was that decision makers should give "*considerable importance and weight*" to the desirability of preserving the special interest and setting of listed buildings, where "*preserve*" means to "*to do no harm.*" The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy. The same principle applies to s72 and conservation areas.
- 5.5 The setting of conservation areas is not protected by primary legislation; the NPPF does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 5.6 The Levelling Up and Urban Regeneration Act 2023 included a provision under s102 to extend the categories of designated heritage assets which are afforded statutory protection. When in force, it will require the decision-maker to also have special regard

¹⁶ Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))

¹⁷ S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

¹⁸ S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

to the desirability of preserving or enhancing Registered Parks and Gardens (RP&Gs) and their setting. A date for the provision to come into force has not been specified.

- 5.7 Chapter 16 of the NPPF outlines the Government's guidance regarding conserving and enhancing the historic environment.
- 5.8 Paragraph 200 requires applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.9 Paragraph 203 of the NPPF states 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.
- 5.10 Paragraph 205 confirms that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Conservation is defined as follows:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 5.11 Paragraphs 206 to 208 advise on the addressing and balancing of 'harm' where it arises, distinguishing between harm that is 'substantial' or 'less than substantial.' Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 5.12 Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting 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.
- 5.13 In addition to specific local heritage policies, PFE Policy JP Allocation 1.1: Heywood / Pilsworth (Northern Gateway) states that development at this allocation will be required to take appropriate account of relevant heritage assets, and their settings, including Brick Farmhouse and Lower Whittle Farmhouse (grade II listed buildings) in accordance with Policy JP-P2.
- 5.14 In accordance with the NPPF and Historic England guidance, the following judgements made are based on the effect of the Proposed Scheme on the significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration. The NPPG also clarifies that it *"is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."*¹⁹

¹⁹ DLUHC (2023) National Planning Practice Guidance. Paragraph 018 Reference ID: 18a-018-20190723

- 5.15 The relevant legislation, policy and guidance context for consideration of the Proposed Scheme is set out in full in **Appendix 1**.

Potential Impacts on the Significance of Designated Heritage Assets

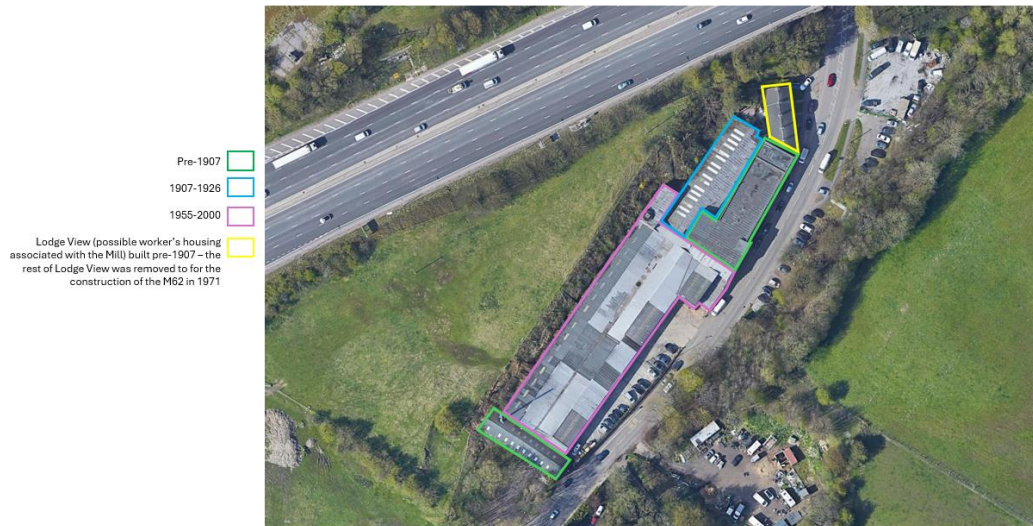
- 5.16 As set out above, the special interest and setting of listed buildings and the character and appearance of conservation areas are afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) Act and considerable weight and importance should be given to their preservation.
- 5.17 Listed buildings and conservation areas with potential to be affected by the Proposed Scheme were identified in Section 3 of this report and their significance and setting, including the contribution made by the Site, was summarised in Section 4. The potential effects on their significance and opportunities for avoiding or minimising adverse impacts are considered below.

Birch Conservation Area

- 5.18 Birch Conservation Area has an enclosed character and is separated from the majority of the Site by the M62 motorway. However, the emerging proposals for 'on-site' highways works at J19 of the M62 will have both direct and indirect impacts on the conservation area. The proposed highways works will bring the motorway network into the conservation area and is therefore likely to increase the existing visual and audible presence the motorway currently has on the character and appearance of the conservation area.
- 5.19 As identified in Section 4, the land rises between Heywood Old Road and the M62 to the north, including behind the locally listed former workers cottages at 743-747 and 757-763 Heywood Old Road. Part of the fields are used to accommodate storage containers and a fenced area with scrap cars. Therefore, whilst the fields currently afford some separation from the motorway and a sense of the former rural setting of the village, they do not provide a rural idyl.
- 5.20 Though the highways works are included within the Proposed Scheme, they will not be delivered by the NGDV and details of the works and opportunities for mitigation are therefore not presently available.
- 5.21 The Proposed Scheme includes the demolition of Birch Mill (locally listed building) to account for a 'worst case' scenario prior to the detailed design of the highways works. Birch Mill dates from the late 19th century and is situated at the northern extent of the conservation area. Though altered, the mill has some architectural merit and holds historic interest as a late 19th century spinning mill and positively contributes to the character and appearance of the conservation area. The mill provided employment that led to the need for workers cottages and a co-operative to be built within Birch. It therefore contributes to an understanding of the history and development of the conservation area and provides the historic context for other buildings which are locally listed and/or positive contributors within the conservation area. As it exists today, the mill is formed of a series of phases which vary in their levels of significance and contribution to the conservation area. The earliest and most significant phases date from the late 19th century and are shown in green at Figure 5.1. The mill also

includes areas of later development that do not positively contribute to the character and appearance of the conservation area.

Figure 5.1: Birch Mill Phasing Diagram



- 5.22 NPPF paragraph 213 states that the loss of a building which makes a positive contribution to the significance of a conservation area should be treated as substantial harm or less than substantial harm as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation areas as a whole.
- 5.23 As the design of the highways works develops, it is assumed that consideration will be given, through the Development Consent Order process, to:
- Whether the proposed highways works can be further distanced from the village and Birch Mill to minimise adverse impacts and potentially retain some of the 19th century phase of Birch Mill.
 - Associated impacts of the works on the character and appearance of the conservation area, including any mitigation measures e.g. acoustic fencing, landscaping bunds and planting.
 - Potential heritage benefits could also be explored, for example any potential for archaeological investigation and community engagement, and/or environmental enhancements.
- 5.24 The HLDS provides a total maximum height of 65m for built development within the Site and of 16m to the south of the M62. Development of this height, proximate to the conservation area, could result in significant environmental effects to the conservation area and those assets within the conservation closest to the Site, depending on the nature of their significance and setting. The Built Heritage ES Chapter will be based on a series of parameter plans which are to be prepared and could limit the height and

extent of development proximate to the conservation area to mitigate or minimise adverse impacts arising from this aspect of the Proposed Scheme.

- 5.25 Therefore, it is likely that there will be harm to the character and appearance of the Birch Conservation Area arising from Proposed Scheme which could constitute a significant environmental effect.

Brick Farmhouse (grade II listed building)

- 5.26 Development of the Site will be experienced from Brick Farmhouse and reduce its rural setting. There is potential for the impact on the significance of the listed building to constitute a significant environmental effect however, the following measures to minimise or mitigate these potential impacts were identified in the 2021 Initial Heritage Appraisal and remain relevant:

- Consideration should be given to creating distance between Brick Farmhouse and built development to retain openness and rural context. Particular focus should be given to parts of the Site to the immediate east of Brick House, where views are available to and from the principal elevation. Opportunities to set built development back from the building could be considered to reduce visual impacts. This would allow an appreciation of the rural character of the buildings setting to be retained.
- The use of planting and landscaping should be considered to allow for screening of views of development from Brick House, particularly to the east, north east and south east and more generally where development will be visible from the house or its setting.
- Consideration should be given to the arrangement and orientation of buildings as well as height, form and design in the immediate surroundings of Brick House, and on the approach to it, in order to minimise visual impacts. The potential for buildings of lower height or smaller scale in this area could limit visual impacts on Brick House. Similarly, consideration should be given to the material and colours of proposed buildings.

Lower Whittle Farmhouse (grade II listed building)

- 5.27 As set out in Section 4, the farmhouse itself is highly altered externally and its significance largely resides in any remains of the 17th century timber framed farmhouse which may, or may not, survive internally. Notwithstanding, the complex of associated 19th century barns and stables and hard landscaping appear to be well intact.
- 5.28 The Proposed Scheme will result in the urbanisation of agricultural land historically associated with the farmstead. Due to the enclosure of Whittle Farm by the existing agricultural complex, and the associated lack of visual connection, the impact on the significance of the asset, which principally resides in any surviving internal historic fabric, will be limited.
- 5.29 Notwithstanding, consideration could be given to the following measures to reduce the visual impact of the Proposed Scheme:

- The separation of development from the wider farmstead by a legible buffer of green space. This will assist in maintaining an appreciation of the rural setting of the building.
- The use of planting and landscaping to screen the southern boundary of proposed buildings, from the vicinity of the farmstead complex, as well as those visible from the access along Dr Fold Lane.
- The arrangement, orientation, height, and design of buildings where visible from Lower Whittle farm, and on approach from Dr Fold Lane, to minimise scale, massing and visual impacts.

5.30 Due to the nature of the asset's significance and setting, the likelihood of a significant environmental effect resulting from the Proposed Scheme is reduced. However, until parameter plans and additional mitigation measures are finalised as part of the EIA process, a significant environmental effect cannot be ruled out.

Heaton Park (Grade II RP&G) including the Temple to the north east of Heaton Hall (grade II* listed building)

5.31 Heaton Park has an expansive setting that includes both rural and urban areas. The ZTV (**Figure 16.3** of the ES Scoping Report) shows very limited potential visibility from Heaton Park and, where there is likely to be visibility, this is predominately in the less significant parts of the RP&G, for example the golf course. Tree belts largely preclude views northwards towards the Site, which is c1km from the RP&G beyond the M66 and M62 motorway network.

5.32 As shown at Figure 4.8 there is a break in the tree belt proximate to the grade II* listed temple, north east of Heaton Hall, which does allow some glimpsed views towards the Site. As set out in Section 4, it is difficult to ascertain the extent to which the Site is visible or whether it currently contributes to this view, as an aspect of significance. However, given the intervening distance and limited glimpsed views, the contribution the Site makes to the significance of these assets is likely to be limited.

5.33 As part of the EIA process, further assessment work, in collaboration with the LVIA consultant, is required to understand the potential impact of the current Proposed Scheme on these receptors and to identify appropriate mitigation measures. Notwithstanding, given the sensitivity of the Temple, due to its grade II* listing and the contribution made by its setting to significance, it is recommended that at this stage Heaton Park and the Temple are scoped into the Built Heritage ES Chapter.

Alkrington Hall (grade II* listed building)

5.34 Alkrington Hall (grade II* listed building) is an 18th century Palladian house with extensive views across the landscape to the north west, towards the Site. The ZTV indicates that there may be visibility of the Proposed Scheme within these views. Any visual impact will be distanced given the Site is more than 2km away from the asset.

5.35 As part of the EIA process, further assessment work in collaboration with the LVIA consultant is required to understand the potential impact of the current Proposed Scheme on Alkrington Hall and to identify appropriate mitigation measures.

Notwithstanding, given the sensitivity of the asset, due to its grade II* listing and the contribution made by its setting to significance, it is recommended that at this stage Alkrington Hall is scoped into the Built Heritage ES Chapter.

Potential Impacts on Non-Designated Heritage Assets

- 5.36 There are a large number of locally listed buildings across the Site. The NPPF clearly differentiates between designated and non-designated heritage assets (NDHAs) and the proportionate way NDHAs should be addressed within the planning process.

- 5.37 National Planning Practice Guidance (NPPG) states:

“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

- 5.38 The Proposed Scheme includes the demolition of NDHAs within the Site, to provide flexibility and to avoid the need to repeat the EIA process should future changes be proposed. This would result in the total loss of significance of the following NDHAs which exist within the Site:

Bury Draft Local List:

- Moss Side Barn/Farm, Griffe Lane, Whitefield (HAP 15)
- Meadowcroft Fold Farmhouse and Barns (HAP 19)
- Thurston Fold (HAP 22)

RBC Local List:

- Birch Mill (HAP 34)
- Stock Nook (HAP 37)
- Saxon’s Farm (HAP 43)
- New Gap Farm (HAP 45)
- Higher Fields Farm (HAP 46)
- Coal Pits Farm (HAP 47)
- Broom Hill Farm (HAP 51)

Bridge at Whittle Brook, Castle Road (HAP 16)

- 5.39 The bridge at Whittle Brook is in a poor state of repair and has been altered but retains some elements of 19th century brick and metalwork. It is situated at the north west of the Site and may have formed part of the route to the Pilsworth Bleachworks as part of Castle Road, a setted lane. The Proposed Scheme would retain the bridge but may alter the surrounding context in which it is experienced, including Castle Road. This would

diminish the aesthetic qualities of its setting and the ability to appreciate its historic context and relationship with Castle Road.

- 5.40 However, having considered the primarily functional qualities of the bridge, its altered state and its limited local value, it is concluded that the adverse effects would be unlikely to result in a significant environmental effect.

Whittle Farm Farmhouse (HAP 52)

- 5.41 As previously identified, the grouping of historic agricultural buildings at Lower Whittle are set within a dip in the area's undulating topography between higher ground to the north and the M62 to the south. This topography in combination with tree planting and modern agricultural sheds, mean the farmstead is experienced within an enclosed setting with limited visual relationships between the farmhouses and the wider associated farmland including the main part of the Site to the north.

- 5.42 There will be no direct impact on the locally listed building. The agricultural land surrounding the farmstead will become more urbanised as a result of the Proposed Scheme and there may be some visibility of the Proposed Scheme from the farmstead and on approach. This will reduce the appreciation of the farmstead's historic rural setting, though its former agrarian function will remain legible. Due to the enclosure of the farmstead the impact on its significance will be limited. For these reasons, it is concluded that there would not be a significant environmental effect in relation to this asset.

Egypt Farm (HAP 20)

- 5.43 Egypt Farm similarly has an enclosed setting, in this case created by the surrounding buildings and high evergreen hedging that encloses the former farmstead. The Proposed Scheme will develop land historically associated with the former farm and will be experienced on approach to Egypt Farm. There will be no direct works to the farm and, due to the extent of its physical and visual separation from the surrounding area, it is concluded that the asset will not experience a significant environmental effect as a result of the Proposed Scheme.

The Gardener's Arms Public House and Birch Hotel (HAP 44 and 41)

- 5.44 Both assets are situated within the south eastern part of the Site along Heywood Old Road and within an area of existing built development. No direct works are proposed to the buildings which are principally experienced from Heywood Old Road within a varied urban setting with some views to undeveloped land to the north, including the Site. Birch Hotel has been encapsulated by later development with setting making a very limited contribution to its significance. The Proposed Scheme will not affect their relationship with the road, or the ability to appreciate their local significance. Therefore, it is concluded that the asset will not experience a significant environmental effect arising from the Proposed Scheme.

- 5.45 The following NDHAs are situated outside the Site boundary and there is potential for their significance to be affected as a result of change within their setting.

Sandfield Farm (BC Draft Local List) (HAP 21)

- 5.46 The historic buildings (house and barn) are orientated to the south, away from the Site, with large metal sheds and the M62 motorway to the north between the asset and the Site. Therefore, any impact on the significance of the asset is likely to arise from a reduction of the rural character on approach to the farm. The rural setting immediately associated with the farm to the south will be unaffected by the Proposed Scheme.
- 5.47 Therefore, it is concluded that the asset will not experience a significant environmental effect arising from the Proposed Scheme.
- 5.48 Augmenting existing planting to the north east of the M62 (proximate to Whittle Brook) and north of the farmstead would reduce the visual impact of development on approach to the asset along Simon Lane.

Birch Conservation Area Group (RBC Local List)

- 5.49 The following assets, included on the local list, are situated within the northern part of the conservation area and have an historic association with Birch Mill:
- 724 Heywood Old Road (HAP 31)
 - 743-747 Heywood Old Road (HAP 32)
 - 757-763 Heywood Old Road (HAP 33)
- 5.50 There is potential for the significance of these assets to be affected by the demolition of Birch Mill and through the visual and audible impacts of highways works and built development within the southern section of the Site. The assets are principally appreciated from Heywood Old Road, which has an enclosed character, and the architectural interest of the above assets would not be affected by the Proposed Scheme. Visibility of the Proposed Scheme would be limited to land at the rear of the properties and potentially from their upper floors. Therefore, it is concluded that there will not be a significant environmental effect in relation to these assets.
- 5.51 Grange Farm is situated within the south of the conservation area. The ZTV indicates that the Proposed Scheme may be visible in views of the farm from Heywood Old Road, which contribute to its local significance. As the height of the Proposed Scheme is refined as part of the EIA process and a series of parameter plans prepared, consideration should be given to avoiding or minimising this impact.

6. Summary and Conclusions

- 6.1 This Heritage Appraisal has been prepared by Turley Heritage on behalf of Northern NGDV LLP. It provides an update to an Initial Heritage Appraisal prepared in 2020 and updated in 2021 in connection with the promotion of land at Northern Gateway (Site JPA 1.1 Heywood/Pilsworth) through 'Places for Everyone' (PfE); a joint development plan for nine of the 10 Greater Manchester planning authorities, which was adopted in March 2024.
- 6.2 The Proposed Scheme comprises:
- Outline Planning Application principally for general industrial (B2) and storage and distribution (B8) use, expected to comprise the land currently within NGDV's control (c. 257 hectares), albeit the application boundary is not yet known.
 - Residual part of the JPA 1.1 allocation, excluding the South Heywood development (for which planning permission has already been approved and construction commenced) with the exception of the spine road associated with H-Park which is considered part of the access strategy for Northern Gateway.
 - Future 'highways infrastructure,' some of which will be required to facilitate the project which includes:
 - Highways Infrastructure – M62, Junction 19.
 - Highways Infrastructure – M66 Junction 3 improvement works.
 - Highways Infrastructure – Local highway improvements to Pilsworth Road (from Junction 3 of the M66) / Moss Hall Road junction;
 - Clean water infrastructure – upgrades along Pilsworth Road to the United Utilities (UU) main; and
 - Land required to deliver BNG/compensatory habitat (Potential Off-Site Mitigation Area (POSMA) which, should it be required, the primary habitat type required would be grassland.
- 6.3 The full details of the Proposed Scheme, on which the judgements in this Initial Heritage Appraisal are based, are included within the HLDS in the ES Scoping Report.
- 6.4 The purpose of this updated Initial Heritage Appraisal is to provide baseline evidence to inform the ES Scoping and EIA through updated assessments of the significance and setting of relevant heritage assets with the potential to be affected by the Proposed Scheme. For the avoidance of doubt, the 'Site' for the purposes of this report refers to the Project for Assessment boundary.
- 6.5 The Site includes land within BC area to the west and RBC area to the east. There are two grade II listed buildings within the Site and part of the Site falls within the Birch Conservation Area, which is situated to the south of the Site. Both local authorities

hold lists of buildings of local architectural and historic interest and there are a number of locally listed buildings (non-designated heritage assets) within and near to the Site which have potential for their significance to be affected by the Site's development.

- 6.6 In determining future planning application(s) for the Site, the decision-maker will have statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of Birch Conservation Area.
- 6.7 The NPPF provides the Government's national planning policy on the conservation of the historic environment. It clearly differentiates between designated and non-designated heritage assets (NDHAs) and the proportionate way NDHAs should be addressed within the planning process.
- 6.8 A 1km Study Area has been used as a guide and basis for identifying assets for assessment. Due to the topography of the surrounding landscape, including the Pennine hills to the north and east where there are panoramic views across the Greater Manchester conurbation, the Proposed Scheme may be experienced as part of the setting of assets beyond the Study Area. Within these views, the Proposed Scheme would be distanced and experienced as part of a wider urban area.
- 6.9 The Site consists of an expansive irregular area of land defined by the M66 to the west and the M62 to the south. To the north east the Site is bounded by existing industrial and commercial estates, including Heywood Distribution Park and the Broadfield Industrial Park and an area of residential development. To the east is the South Heywood masterplan area which has planning permission for a new employment area, new retail centre and school and residential development. A new link road through the South Heywood area was completed in 2023. To the north west is Pilsworth Road and a landfill site.
- 6.10 The Site includes areas of 'on-site' highways works at M62 Junction 19, which incorporates land to the south of the M62 within the Birch Village Conservation Area, as well as at M66 J3 and along Pilsworth Road. A large part of the western part of the Site contains Pike Fold Golf Club and to the centre is Birch Industrial Park. The Site is crossed by lanes and roads and also contains a number of residential properties and farmsteads. With the exception of these developed areas, it is largely in use as grazing land and divided into fields by boundaries comprising hedgerows, fencing and trees. The topography of the Site is undulating and varied.
- 6.11 The Site and surrounding area were historically in agricultural use but became increasingly urbanised through the 20th century with the growth of Unsworth, Heywood and Middleton and addition of the No.35 RAF Maintenance Unit which was established at Pilsworth Road in the 1930s before becoming the Pilsworth Industrial Estate, the M62 and M66 motorways, the Birch Industrial Estate and the Pike Fold Golf Course. More recently the opening of the Queen Elizabeth Way in 2022 and the commencement of the construction of housing as part of the South Heywood project

(16/01399/HYBR) has added to the urban character immediately to the north and east of the Site.

6.12 A 1km Study Area has been used as a guide and basis for identifying assets for assessment, taking into account these criteria. Due to the topography of the surrounding landscape, including the Pennine hills to the north and east where there are panoramic views across the Greater Manchester conurbation, the Proposed Scheme may be experienced as part of the setting of assets beyond the Study Area. Within these views, the Proposed Scheme would be distanced and experienced as part of a wider urban area.

6.13 Based on the High Level Development Specification (HLDS) (Chapter 4 of the EIA Scoping Report) prepared by Turley, potential significant environmental effects have been identified in relation to the following built heritage assets:

Designated Heritage Assets:

- Brick House Farm (grade II listed building)
- Lower Whittle Farmhouse (grade II listed building)
- Temple to the north east of Heaton Hall (grade II* listed building)
- Heaton Park (grade II registered park and garden)
- Birch Conservation Area

Non-Designated Heritage Assets

Bury Draft Local List:

- Moss Side Barn/Farm, Griffe Lane, Whitefield
- Meadowcroft Fold Farmhouse and Barns
- Thurston Fold

RBC Local List:

- Birch Mill
- Stock Nook
- Saxon's Farm
- New Gap Farm
- Higher Fields Farm
- Coal Pits Farm
- Broom Hill Farm

- 6.14 This Initial Heritage Appraisal sets out a series of recommendations for mitigation, where applicable, to mitigate or minimise adverse impacts on the above assets.

Appendix 1: Legislation, Planning Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

In determining applications for planning permission affecting the setting of statutory listed buildings, the following duty is placed on the decision maker:

“s.66 (1) 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.”

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Case law has confirmed that Parliament’s intention in enacting section 66(1) was that decision makers should give *“considerable importance and weight”* to the desirability of preserving the special interest and setting of listed buildings, where *“preserve”* means to *“to do no harm”*. The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy. The same principle applies to s72 and conservation areas.

The Levelling Up and Urban Regeneration Act 2023

Section 102 of the LURA included provision for the statutory protection of designated heritage assets to be extended to additional categories of assets including Registered Parks and Gardens. A date for the provision to come into force has not been specified.

National Planning Policy

National Planning Policy Framework (NPPF) (2023)

The National Planning Policy Framework provides a statement of Government planning policies with regard to the protection of all heritage assets. One of the core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 16 outlines the Government’s guidance regarding conserving and enhancing the historic environment.

Paragraph 200 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 203 states that with regard to determining planning applications planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets, and 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 confirms that when considering the impact of a Proposed Scheme 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. It is also confirmed that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification.

Paragraph 206 confirms that 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.

Paragraph 207 states that where a Proposed Scheme 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:

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

Paragraph 208 states 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, where appropriate, securing its optimum viable use.

Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting 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 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

Paragraph 213 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

National Planning Practice Guidance (PPG) (2021)

Whilst not planning policy, 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: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) 'The Setting of Heritage Assets'

Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as 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. It also clarifies that the contribution that setting

makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting, 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the Proposed Scheme and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of

the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Local Policy

Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford And Wigan 2022 to 2039 (adopted March 2024)

In March 2024, nine planning authorities in Greater Manchester, including Manchester City Council, adopted the joint development plan (to 2037) known as 'Places for Everyone.'

Policy JP Allocation 1.1: Heywood / Pilsworth (Northern Gateway)

"Development at this allocation will be required to:

- 1. Be in accordance with a comprehensive masterplan, design code and infrastructure phasing and delivery strategy, in line with Policy JP-D1 'Infrastructure Implementation', that has been agreed with the local planning authorities;*
- 2. Be of sufficient scale and quality to enable a significant rebalance in economic growth within the sub-region by boosting the competitiveness of the north of the conurbation and should;*
- 3. Deliver a total of around 1,200,000 sqm of industrial and warehousing space (with around 935,000 sqm being delivered within the plan period). This should comprise a mix of high quality employment premises in an attractive business park setting in order to appeal to a wide range of business sectors including the development of an Advanced Manufacturing Park;*
- 4. Deliver around 1,000 additional homes along with a new primary school in the eastern part of the allocation to support the early delivery of the infrastructure and provide a buffer between existing housing and the new employment development;*
- 5. Deliver around 200 new homes, which includes an appropriate mix of house types and sizes and the provision of plots for custom and self-build housing (subject to local demand, having regard to Bury's self-build register and other relevant evidence), in the west of the allocation off Castle Road ensuring that an appropriate buffer is incorporated to separate this part of the allocation from the wider employment area and that appropriate highways measures are in place to prevent the use of residential roads by traffic associated with the wider employment area;*
- 6. Deliver an appropriate range of supporting and ancillary services and facilities, such as a new local centre, hotel, leisure and conference facilities. These should be in accessible locations and of a genuinely ancillary scale that is appropriate to the main employment use of the allocation;*
- 7. Make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with Policy JP-C8;*

8. *Make provision for affordable housing in accordance with local planning policy requirements;*
9. *Make financial contributions for offsite additional primary and secondary school provision to meet needs generated by the development in accordance with policy JP-P5;*
10. *Ensure the design and layout allows for effective integration with surrounding communities, including active travel links and connections to local services, employment opportunities and over the M62 to proposed new development at Simister/Bowlee (JPA1.2);*
11. *Retain and enhance existing recreation facilities (including Castlebrook High School playing fields and Pike Fold Golf Course) or, where necessary, make provision for replacement facilities that are equivalent or better in terms of quantity and quality and in a suitable location;*
12. *Make provision for new, high quality, publicly accessible multi-functional green and blue infrastructure including the integration and enhancement of existing features such as Brightly Brook, Whittle Brook and Castle Brook;*
13. *Make provision for compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with Policy JP-G2;*
14. *Strengthen the boundary of the Green Belt to the north of the site around Pilsworth Cottages, Brightly Brook and Pilsworth Fisheries such that they will comprise physical features that are readily recognisable and likely to be permanent;*
15. *Ensure that any development is safe from and mitigates for potential flood risk from all sources including Whittle Brook, Castle Brook and Brightley Brook and does not increase the flood risk elsewhere. The delivery of the allocation should be guided by an appropriate flood risk and drainage strategy which ensures co-ordination between phases of development;*
16. *Provide an appropriate buffer between the development and the motorway/local road network where required to serve multiple functions including air quality, noise, visual mitigation and high-quality landscaping;*
17. *Take appropriate account of relevant heritage assets, and their settings, including Brick Farmhouse and Lower Whittle Farmhouse Grade II Listed Buildings in accordance with Policy JP-P2;*
18. *Carry out a detailed assessment and evaluation of known and potential archaeological sites including Meadow Croft Farm, historic landscape features and built heritage assets, to establish specific requirements for the protection and enhancement of significant heritage assets;*
19. *Consider the extraction of any viable mineral resources within Mineral Safeguarding Areas, in accordance with Policy 8 of the Greater Manchester Joint Minerals Development Plan (or any relevant policies in subsequent minerals plans); and*

20. Undertake hydrological and ground investigations to determine the extent and quality of any peat identified in the south-western part of the site to inform the potential for restoration and the comprehensive masterplanning of the site which should ensure that the loss or deterioration of any irreplaceable habitat is avoided.”

Policy JP-P2: Heritage

“We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be

supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.”

Rochdale Adopted Core Strategy (2016)

Policy P2 - Protecting and enhancing character, landscape and heritage

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

- (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 movement;*
 - (iv) The Edgar Wood and J. H. Sellers cultural heritage;*
 - (v) The heritage of the seventeenth and eighteenth century vernacular tradition; and vi. The engineering heritage, including mills, canals and railways.*

- (b) *Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;*
- (c) *Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*
- (d) *Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard."*

Bury Unitary Development Plan (adopted 1997 and updated 2007)

Policy EN1 – Built Environment

"The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

Justification

The quality of the built environment is a particularly important factor influencing the quality of life enjoyed by local residents and the perceptions of an area conveyed to visitors. It has to be recognised that all elements of the built environment exert an influence, be it positive or negative. Increasing regard will, therefore, be paid to the quality and design of new development and the improvement of existing structures."

EN1/1 - Visual Amenity

"Development will not be permitted where proposals would have a detrimental effect on:

- *public views of prominent or important buildings, especially those in areas of architectural or historic interest;*
- *the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.*

Justification

Although proposals may be considered acceptable in principle, the wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design. All new proposals should be carefully sited and designed so as not to have any serious detrimental effects on surrounding areas, buildings and views, or create built skyline ridges which will undermine the aims of this policy."

Policy EN2 - Conservation and Listed Buildings

"The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

Justification

Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational benefits and are important in improving the image of the Borough and its potential to attract

visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan. “

Policy EN2/1 - Character of Conservation Areas

“The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.

The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- retain, replace and restore features of historical and architectural interest;*
- retain and enhance existing landscape features including trees, parks and gardens;*
- initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;*
- remove dereliction and bring unused land or buildings back into beneficial use;*
- prepare and promote design guidelines to ensure sympathetic development.*

Justification

Within any town or city there are areas which have a special character. This is usually derived from a sense of history, the existence of traditional buildings, and the spaces between buildings including the street pattern, trees, parks and gardens. Planning legislation recognises the value of these areas. It requires Local Planning Authorities to determine which parts of their area have a special architectural or historic interest which it is desirable to protect or enhance, and to designate these as Conservation Areas.

There are currently nine Conservation Areas in the Borough as shown on the Proposals Map. The identification of further areas worthy of conservation is constantly under review.

The aim of this policy is to ensure that the special character inherent in the Borough's Conservation Areas should not only be preserved but enhanced as far as possible. This aim will be carried out through the Council's development control decisions, the implementation of special projects and through the production of a series of Conservation Area Strategies. These Strategies will:

- help to define in detail those aspects of each area's character and appearance which are worthy of preservation;*
- provide a basis for the co-ordination of conservation projects;*
- provide guidance for development control decisions;*
- assist in providing advice for developers on design principles.*

Besides being important in their own right, the Borough's Conservation Areas also represent an important part of the Council's tourism package. Where appropriate, measures will be taken to enhance these areas to improve their visitor appeal in line with the principles laid out in this policy."

Policy EN2/2 - Conservation Area Control

"Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- the relationship between the Proposed Scheme and the architectural and visual qualities of the surrounding area;*
- where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;*
- in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.*

Justification

The sensitive character of Conservation Areas justifies proposals being given special attention in order to ensure that developments and changes of use make a positive contribution to the built environment in terms of their aesthetic quality. Often the emphasis will be on control rather than prevention, and to allow each area to remain alive and prosperous whilst at the same time ensuring that any new development accords with each area's special architectural and visual qualities. It will be especially important to ensure that every new building is designed not as a separate entity but within the context of the whole conservation area.

As such, in order to facilitate control over new developments in Conservation Areas, developers will be required to submit planning applications in sufficient detail to show how proposals are likely to affect the character of the area. Therefore, outline planning applications will not normally be considered acceptable for proposals within Conservation Areas.

Proposals for demolition will only be permitted where there is a suitable redevelopment scheme or it is considered that the demolition would enhance the appearance of the area.

Where possible, the re-use of buildings within Conservation Areas will be encouraged, particularly at upper floor level. Where such proposals are submitted they will be considered with regard to the likely impact on the character of the immediate area and the need for alterations to the fabric of the building.

The Council will also have regard to the protection of trees within Conservation Areas and every effort should be made to incorporate tree planting in new development proposals as appropriate."

Policy EN2/3 - Listed Buildings

“The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria:

- the impact of the proposal on the historic fabric of the building;*
- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;*
- the need to protect the setting of the Listed Building;*
- the impact of associated ancillary facilities and infrastructure works.*

Justification

Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance.

New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings.

The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a Proposed Scheme may have on such buildings.

In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.”

Appendix 2: NDHAs Scoped out of the Built Heritage ES Chapter and Heritage Assessment

The ES Chapter will include only those built heritage assets which are likely to experience significant environmental effects. A Heritage Assessment will inform and be a technical appendix to the ES Chapter and will include consideration of all the assets identified in Chapter 3 of this Initial Heritage Appraisal.

The significance and setting of all locally listed buildings within the 1km Study Area have been considered with the assets at Table 2.1 overleaf scoped out of both the ES Chapter and Heritage Assessment based on the following considerations:

- The nature and scope of the Proposed Scheme.
- The proximity of heritage assets to the Proposed Scheme.
- The degree of inter-visibility between the heritage assets and the Site taking into consideration, for instance, changes in topography, interposing townscape and landscape features and seasonal changes.
- The significance of the relevant heritage assets and the contribution made by setting, including historic or functional relationships.

The RBC Local List has not been mapped and is only available in list form. The location of locally listed buildings within the Study Area has therefore been manually added to the HAP and checked with the local authority.

The HER has been consulted (April 2024) and reviewed with the local authorities to identify any entries which hold sufficient local significance to be non-designated heritage assets.

The Table overleaf includes all locally listed buildings on the HAP (**Figure 15.1**) which will not be included in either the ES Chapter or the Heritage Assessment and provides a brief explanation for their omission.

Table 2.1 Locally Listed Buildings Scoped Out of the ES Chapter and Heritage Assessment

Asset	HAP Reference	Justification
<i>BC Draft Local List</i>		
St George's Church	14	The Proposed Scheme is unlikely to affect the significance of St George's Church which is principally experienced from Nut Lane and due to the nature of its significance, the enclosure of its church yard, the intervening development, including the M66 between it and the Site and the intervening distance. The ZTV shows there may be some very limited visibility of the Proposed Scheme from the surroundings of the Church but this will be experienced within the context of the existing modern development to the north of the church. Nonetheless, the potential impact on the church will continue to be monitored during the EIA process.
Lady Wilton School, Nut Lane	17	The Proposed Scheme will not affect the appreciation of Lady Wilton School as a former village school, which is principally experienced in views south and west, away from the Site.
Coopers Farm, Simister	23	The building is set within a farmyard with modern agricultural buildings. It is located to the south east of the Simister Island motorway junction. No impact on the significance or appreciation of the assets is expected to arise in relation to the Proposed Scheme due to the asset's existing urbanised setting including the presence of the adjacent motorway network.
<i>RBC Local List</i>		
<i>Birch Conservation Area Grouping:</i>		
White Hart Hotel	25-30, 35, 36	These assets are located within the southern part of the conservation area and are therefore distanced from the proposed highways works within the north of the conservation area. They do not have a strong functional relationship with Birch Mill that contributes to their significance. The ZTV indicates very limited visibility of the Proposed Scheme from the immediate surroundings of the White Hart Hotel and 640-652. Whilst the ZTV shows there may be some potential visibility of the Proposed
600-606 Heywood Old Road		
618-620 Heywood Old Road		
622-626 Heywood Old Road		

640-652 Heywood Old Road 500 Langley Lane 531, 533 and 535 Langley Lane		Scheme on Heywood Old Road and Langley Lane adjacent to the remaining assets in this group, due to the orientation of the buildings relative to the Site, views of the assets which contribute to their significance are orientated away from the Site and will not be affected. Therefore, the significance of these assets is unlikely to be affected by the Proposed Development.
Siddal Farm	38	Siddal Farm is a late 19 th century property, typical of the area, which has been altered and is experienced within an existing altered and urbanised setting. Due to the limited significance of the asset and the very limited extent to which setting contributes to its significance, it is concluded that the Proposed Scheme will not affect the significance of this asset. Demolition of the property has been consented under 16/01399/HYBR.
Hareshill Farm	N/A	Demolished
Sandpits (Hartleys Farm)	39	Due to the intervening distance and development, the significance of the asset will not be affected by the Proposed Scheme.
247-251 Manchester Road	40	The asset is surrounded by the South Heywood development area and has an existing urbanised setting. The Proposed Scheme will not affect the limited contribution setting makes to the limited local significance of the building.
Barn at Collop Gate Farm	42	The asset is within the South Heywood development area and has an existing urbanised setting. The Proposed Scheme will not affect the limited contribution setting makes to the limited local significance of the building. Demolition of the property has been consented under 16/01399/HYBR.
Three Arrows Inn	N/A	Demolished
Water Farm and Water Farm Cottages	48	Due to the intervening distance and orientation of views in which the asset is appreciated, the Proposed Scheme will not affect the significance of the asset.
The Vicarage	49	Due to the intervening distance, enclosed character of the asset's setting and orientation of views in which the asset is appreciated, the Proposed Scheme will not affect the significance of the asset.

Langley Lane Farm	50	The farmhouse is highly altered with brick barns to the north and east. There are modern sheds further to the north in the direction of the Site. The asset is appreciated from Langley Lane where it is experienced alongside 20th and 21st century housing development in an edge of settlement context. Whilst the ZTV shows there is likely to be visibility of the Proposed Scheme from the surroundings of the farm, it will be distanced and experienced as part of wide-ranging views. The ability to appreciate the age and agricultural character of the farm will not be affected and its local significance will be sustained.
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Landscape and Visual Impact Assessment Methodology Summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of Change; and
- Importance or Significance (EIA) of Effect – a judgment of the level of significance of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall Sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development *"without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."* (GLVIA, 3rd edition, para 5.40) and identifies *"the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations."* (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the tables below (**Table 1** and **Table 2**) for both landscape and visual receptors.

Landscape **Value** is *"the relative value that is attached to different landscapes by society"* (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following Table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of small to large. Together the *Scale, Geographical Extent, and Duration and Reversibility* of effect are all considered in understanding the overall Magnitude of Change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of small to large is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of small to large is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of small to large is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Importance or Significance (EIA) of Effect

Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The importance or significance (EIA) of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in **Table 5**.

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity; and

Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

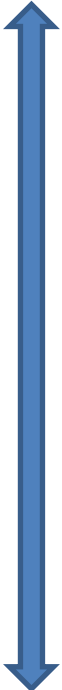
As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

	Landscape Value			Landscape Susceptibility
	Designations and Conservation Interests/Associations <i>Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i>	Key Characteristics and Features <i>As recognised in published Landscape Character Assessments or policy</i>	Landscape Condition <i>Degree to which the landscape is intact and legible & its scenic quality</i>	<i>The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i>
High  Low	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	Value (attached to views)	Visual Susceptibility <i>The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations</i>
High  Low	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land). Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps. No designations present	People visiting recognised viewpoints with views towards the development. People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development. People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Users of Public Rights of Way and Access Land with intermittent views towards the development. People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of small to large. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale <i>identifies the degree of change which would arise from the development</i>	Geographical Extent <i>of effect indicates the geographic area over which the effects will be felt</i>	Duration and Reversibility <i>of effect identifies the time period over which the change to the receptor would arise as a result of the development.</i>
 Large Small Negligible	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of small to large. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	<i>Scale</i> <i>identifies the degree of change which would arise from the development</i>	<i>Geographical Extent</i> <i>Wide, and/or within close proximity, and/or open views.</i>	<i>Duration and Reversibility</i> <i>identifies the time period over which the change to the receptor would arise as a result of the development.</i>
	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.
Small			
Negligible			

e.g. Moderate – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Significance of Effect

Landscape/Townscape or visual effects above moderate adverse (i.e. Major) are considered to be significant; all other effects are considered not significant.



Major beneficial:	The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
Moderate beneficial:	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Turley Manchester

Level 5, Transmission,
6 Atherton Street
Manchester, M3 3GS

T 0161 233 7676