

Built Heritage Assessment

Appendix 16.1

Northern Gateway JPA 1.1

April 2025

Contents

1.	Introduction	1
2.	Context and Historic Development	4
3.	Heritage Assets	12
4.	Assessment of Significance	19
5.	Impact Assessment	48
6.	Summary and Conclusions	88
Appendix 1: Legislation, Planning Policy and Guidance		92

1. Introduction

- 1.1 This Built Heritage Assessment has been prepared by Turley Heritage on behalf of Northern Gateway Development Vehicle (NGDV) LLP in connection with an application for outline planning permission for predominantly general industrial (B2) and storage and distribution (B8) use ('the Proposed Scheme') at land at Heywood/Pilsworth (Northern Gateway) (the 'Application Boundary') within the allocation of JPA 1.1 (Places for Everyone Joint Development Plan Document, March 2024 ('PfE')). The formal description of development is included in the Planning Statement prepared by Turley.
- 1.2 An Environmental Statement (ES) is being prepared to support the outline planning application and considers the 'Project for Assessment' which has a wider geographical extent (the 'Assessment Boundary') and is comprised of:
- The outline planning application.
 - The residual part of the JPA 1.1. allocation excluding the area required for the DCO application for Simister Island, the South Heywood development, with the exception of a parcel of land to accommodate a range of potential access road options which is considered part of the access strategy for the Project for Assessment.
 - Potential highways infrastructure – Remodelling works associated with the M62.
 - Potential highways infrastructure – Junction 3 of the M66.
 - Potential highways infrastructure – local highway improvements to Pilsworth Road (from Junction 3 of the M66) / Moss Hall Road junction.
 - Clean water infrastructure – likely upgrades along Pilsworth Road to the United Utilities (UU) main.
 - Additional land that may be required to deliver Biodiversity Net Gain (BNG) or compensatory habitat. This is identified as the potential off-site ecological mitigation area (POSEMA).
- 1.3 The full details of the Project for Assessment are included within the Development Specification at **Chapter 4** of the ES. This Heritage Assessment forms a technical appendix to the Built Heritage Chapter of the ES (**Chapter 16**) and has been prepared as part of the EIA process.
- 1.4 The Assessment Boundary Plan and the Application Boundary Plan are provided at **Figures 2.2 and 2.3** of this report respectively. Due to the size of the Project for Assessment, a Spatial Referencing Plan which splits the area into spatial zones has been prepared and is included at **Figure 2.1**.
- 1.5 The Assessment Boundary and the Application Boundary both include land within Bury Council (BC) to the west and Rochdale Borough Council (RBC) to the east. There are no

designated heritage assets within the Application Boundary. There are two grade II listed buildings (Lower Whittle Farmhouse and Brick Farmhouse) and part of the Birch Village Conservation Area within the Assessment Boundary. Both Councils hold lists of buildings of local architectural and historic interest¹ and there are a number of locally listed buildings (non-designated heritage assets) within and near to the Assessment and Application Boundaries which have potential to be affected by the Project for Assessment and/or the Proposed Scheme. Approximately 1km to the south west of the Assessment Boundary is Heaton Park, a grade II Registered Park and Garden (RP&G).

- 1.6 In determining the submitted outline planning application, the decision-maker has a statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') 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.² As identified above, part of Birch Village Conservation Area is within the Assessment Boundary. s72(1) of the Act requires that in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of Birch Village Conservation Area³ (relevant to the Project for Assessment). The setting of conservation areas is not protected by primary legislation (relevant to the Proposed Scheme). The setting of RP&Gs is also not protected by primary legislation. The National Planning Policy Framework (2024) ('NPPF') does however state that the setting of a heritage asset (including conservation areas and RP&Gs) can contribute to its significance⁴ and is therefore required to be considered in policy terms.
- 1.7 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.⁵
- 1.8 Paragraph 207 of the NPPF states the following:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*⁶
- 1.9 To comply with these requirements, Section 2 of this Assessment identifies the Assessment Boundary and describes its history and development. Section 3 identifies relevant heritage assets that may be affected by the Proposed Scheme and/or the Project for Assessment. Section 4 provides an assessment of the significance and setting of the identified heritage assets; proportionate to both the importance of the

¹ The Bury Council local list being a draft local list.

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

³ S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

⁴ MCHLG (2024) National Planning Policy Framework (NPPF) – Glossary Annex 2

⁵ MCHLG (2024) National Planning Policy Framework (NPPF) Paragraph 216

⁶ MCHLG (2024) National Planning Policy Framework (NPPF)

asset and the likely impacts. The assessment is undertaken on the basis of published information, archival research and an on-site visual survey.

- 1.10 Section 5 provides an assessment of the impact of the Proposed Scheme and the Project for Assessment on the significance of the identified designated heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national and local planning policy for the historic environment, including Historic England guidance on '*Managing Significance in Decision Taking in the Historic Environment*'⁷ (GPA 2), '*The Setting of Heritage Assets*' (GPA 3),⁸ '*Statements of Heritage Significance*'⁹ (Advice Note 12) and Conservation Principles, Policies and Guidance.¹⁰ Section 6 provides a summary and conclusion to the Heritage Assessment.
- 1.11 This Heritage Assessment addresses above ground heritage assets. Below ground archaeology has been considered separately by Orion Heritage (**Chapter 15** of the ES).

⁷ Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

⁸ Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

⁹ Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets, Advice Note 12

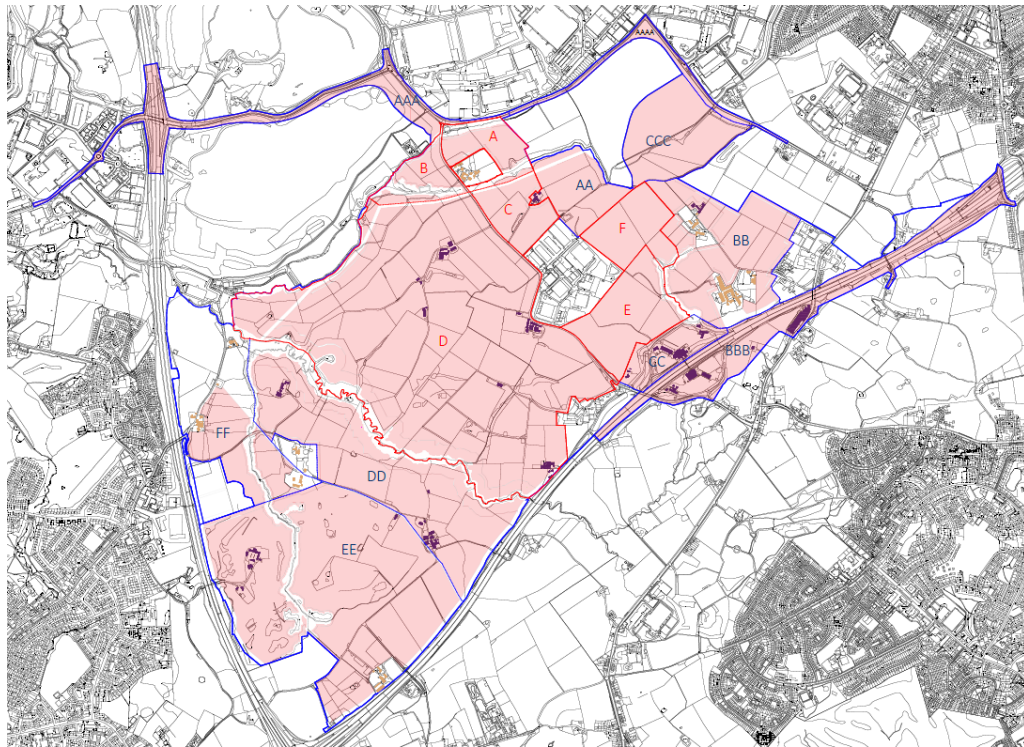
¹⁰ Historic England (2008) Conservation Principles, Policies and Guidance

2. Context and Historic Development

Description and Context

- 2.1 Due to the size of the Project for Assessment, a Spatial Referencing Plan which splits the area into spatial zones has been prepared and is included at Figure 2.1 below. A full size version is included at **Figure 4.3 of the ES**. Overall, the character of the area can be defined as transitional having historically been rural but, since the late 20th century has become increasingly urbanised through an expanded motorway and road network and a combination of business park, logistics and residential development which exist alongside farmsteads (some former and/or highly altered) and undeveloped fields.

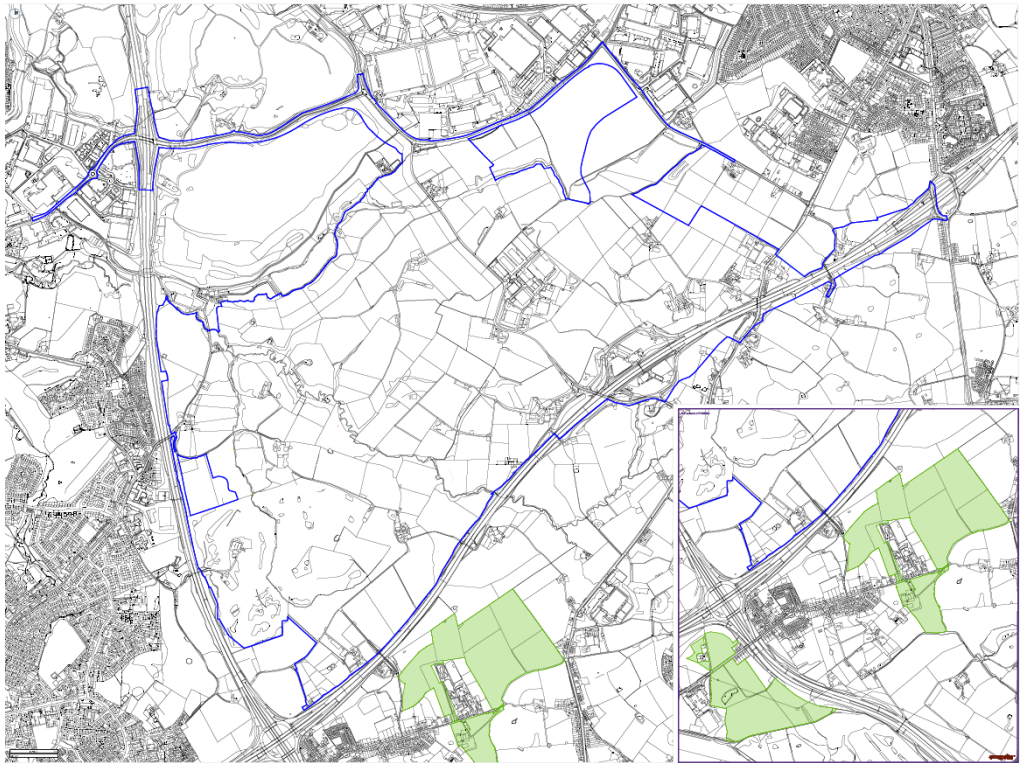
Figure 2.1: Spatial Referencing Plan (extract of Figure 4.3 of the ES)



Assessment Plots

- 2.2 The Project for Assessment Boundary (**Figure 2.2**) consists of an expansive irregular area of land principally defined by the M66 to the west and the M62 to the south, although it does include the Birch Motorway Service Area and an area of surrounding land which is situated to the south of the M62.

Figure 2.2: Assessment Boundary Plan



2.3 The Assessment Plots include:

- The Application Plots for the outline planning application.
- The residual part of the JPA 1.1. allocation excluding the South Heywood development, with the exception of a parcel of land to accommodate a range of potential access road options which is considered part of the access strategy for the Project for Assessment (Infrastructure Area CCC). The area to the south west of the JPA 1.1 allocation associated with the DCO application for Simister Island is also excluded.
- Existing highways infrastructure and land identified for potential future highways infrastructure/remodelling works and the Birch Motorway Service Area (Plot CC and Infrastructure Areas AAA and BBB)
- Part of Pilsworth Road required for upgrades to the United Utilities (UU) main (Infrastructure Area AAAA).
- Additional land that may be required to deliver Biodiversity Net Gain (BNG) or compensatory habitat. This is identified as the potential off-site ecological mitigation area (POSEMA) and shown as a green shaded areas to the south west of the Site in **Figure 2.2**.

2.4 With the exception of these developed areas, the Assessment Plots are largely in use as grazing land and are divided into fields by boundaries comprising hedgerows, fencing and trees. The Assessment Plots are crossed by lanes and roads and also contain a

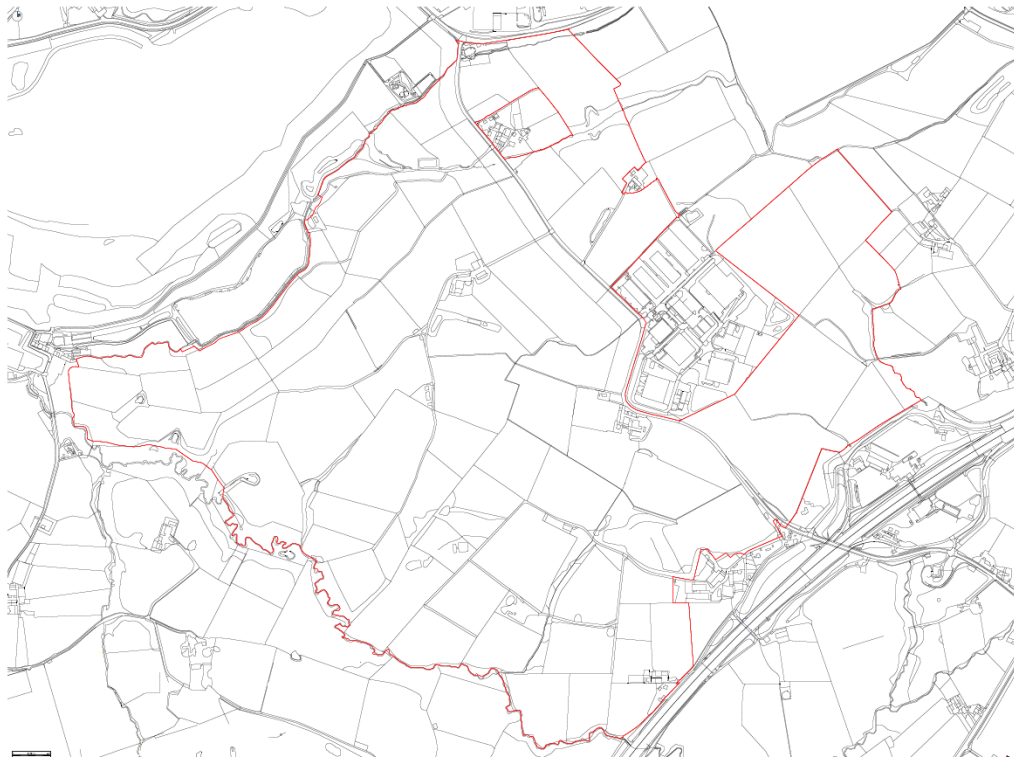
number of residential properties and farmsteads. The topography of the area is undulating and varied and the Whittle Brook divides Plots D and DD. Within Plot EE is Pike Fold Golf Club. Infrastructure Area BBB incorporates land within the Birch Village Conservation Area. Brick Farmhouse (grade II listed building) is within Plot DD and Lower Whittle Farmhouse (grade II listed building) is within Plot BB.

- 2.5 To the north and north east of the Project for Assessment boundary are 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, school and residential development. A new link road through the South Heywood area was completed in 2022. To the north west between Plot D and Infrastructure Area AAA is Pilsworth South Landfill Site. Within the centre of the Assessment Plots and excluded from the Project for Assessment is Birch Industrial Park.
- 2.6 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 Assessment Boundary on the opposite side of the M62 is Northern Gateway Site JPA 1.2 Simister/Bowlee which is allocated in PfE for c. 1,550 homes.

Application Plots

- 2.7 The Application Plots are relevant to the Outline Application, as well as forming part of the Project for Assessment. They comprise Plots A, B, C, D, E and F which are all situated to the north of the M62 motorway and to the east of Whittle Brook.

Figure 2.3: Application Boundary Plan



- 2.8 Plots A and B comprise undeveloped fields to the south of Pilsworth Road and the Brightley Brook with the Plots separated by Moss Hall Road and a hamlet of residential and agricultural buildings at Coal Pits Farm (locally listed). Plot C is situated to the south of Plot A and east of Moss Hall Road and comprises agricultural fields. To the east is Higher Fields Farm (locally listed). Plot D is the largest of the Application Plots, bounded by Moss Hall Lane in the east and the Whittle Brook to the west. To the south is the east-bound Birch Motorway Service Area and existing residential development. The Plot is characterised by undeveloped fields crossed by a network of field boundaries, hedgerows, footpaths and tracks. It contains Meadow Croft Fold Farmhouses and barn (locally listed), Broom Hill Farm (locally listed) and Higher Barn Farmhouse. Plots E and F are situated to the south and east of Birch Industrial Park respectively and are also comprised of undeveloped fields. To the east is Assessment Plot BB which includes Lower Whittle Farmhouse (grade II listed building) and Stock Nook (locally listed).

Overview of History and Development

- 2.9 During the mid-19th century (1845 Ordnance Survey, **Figure 2.4**) the area within the Assessment Boundary 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 Farmhouse, and Whittle Fold existed and a network of lanes and routes through the area were established, including Egypt Lane. At that time Unsworth, to the west, 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, having developed at a crossroads along the road between Heywood and Rhodes. A 1926 aerial photograph of the village is included at **Figure 2.7**.

Figure 2.4: 1845-47 Ordnance Survey

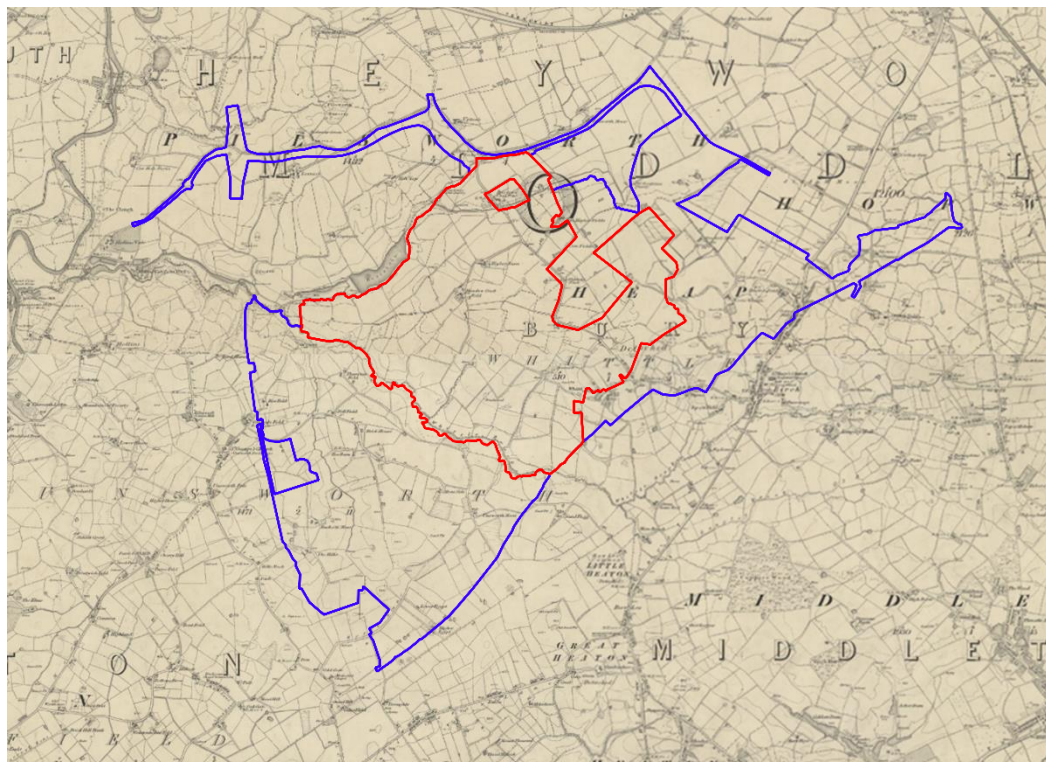


Figure 2.5: 1896 Ordnance Survey

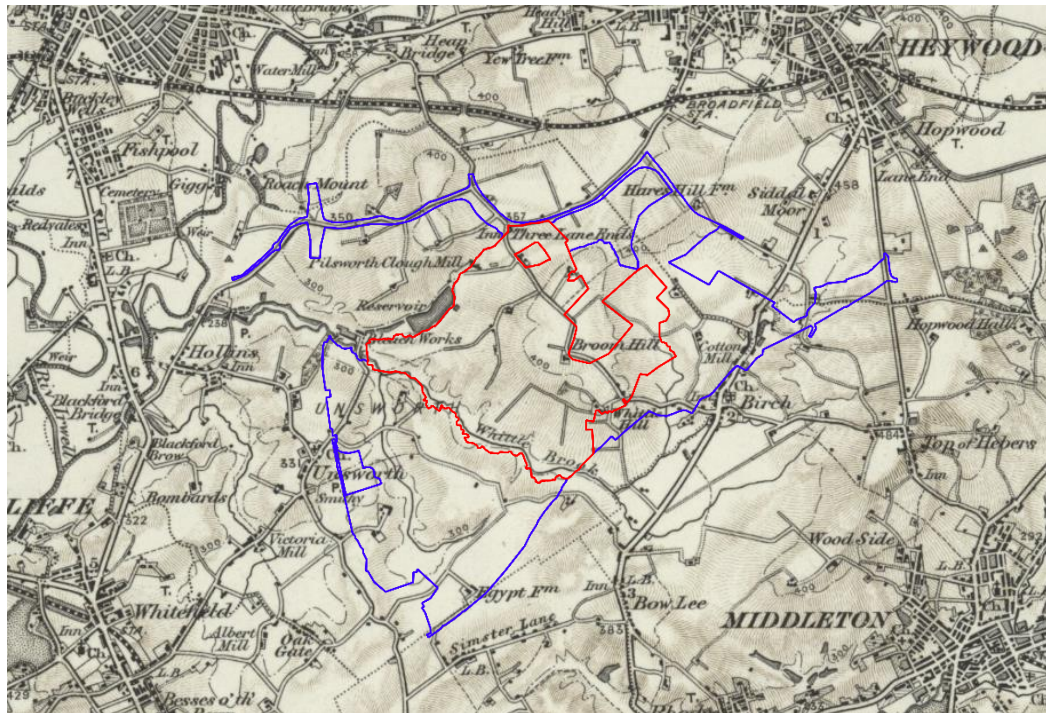


Figure 2.6: Aerial Photograph of Pilsworth Bleach Works (1926)
(Britainfromabove.org.uk ref: EPw017286)



Figure 2.7: Aerial Photograph of Birch (1926) (Britainfromabove.org.uk ref: EPW016458)



Figure 2.8: 1947 Ordnance Survey

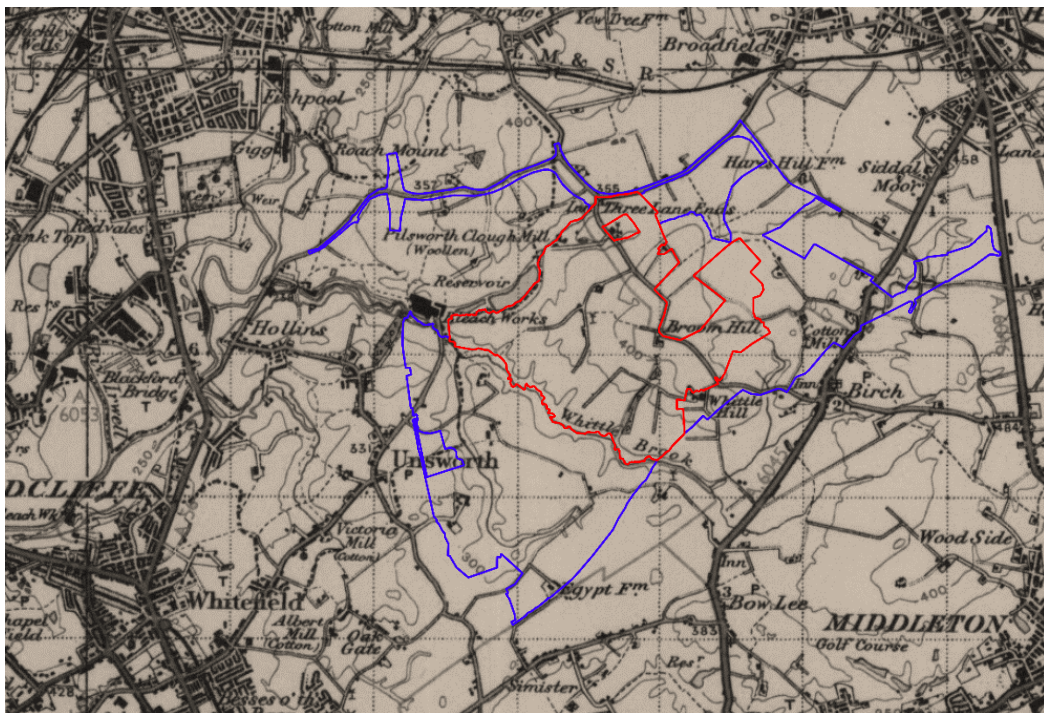
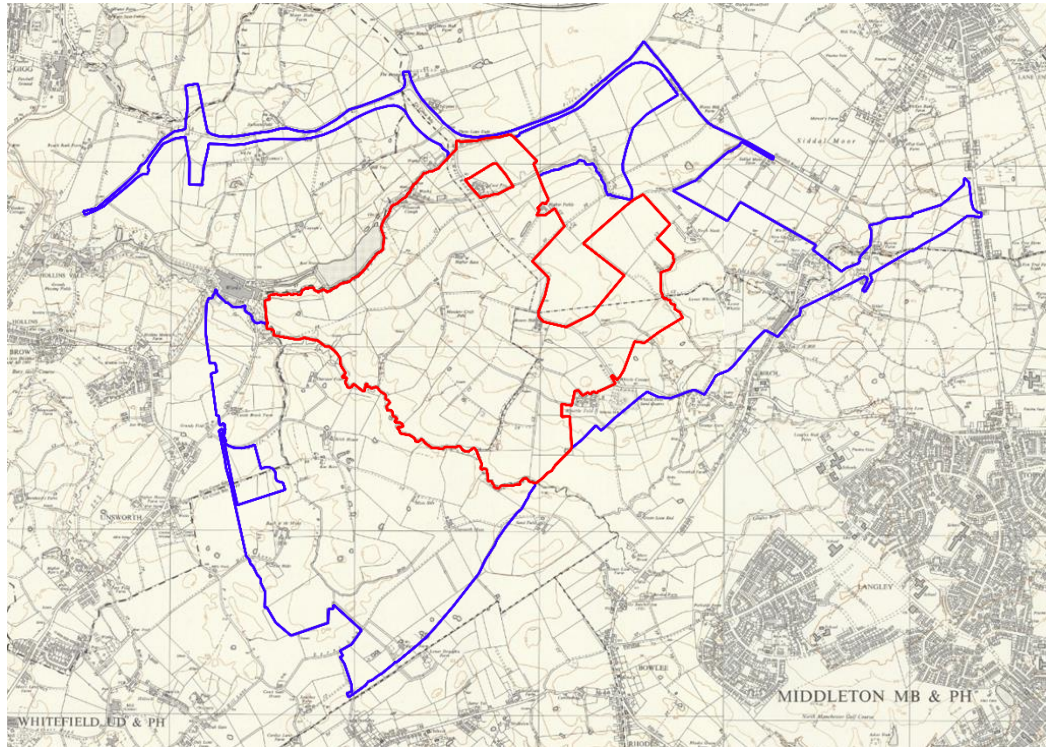


Figure 2.9: 1965 Ordnance Survey



- 2.10 By 1896 (**Figure 2.5**) there had been growth in settlements surrounding the area included within the Assessment Boundary, and an increasingly urbanised context is legible, however the area within the Assessment Boundary itself remained largely in agricultural use with the exception of a bleach works at the north western boundary of the Site (**Figure 2.6**).
- 2.11 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.
- 2.12 The M62 was opened in the early 1970s and the M66 in the mid-late 1970s and within the Assessment Boundary, 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.
- 2.13 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 area within the Assessment Boundary.

Figure 2.10: 2025 Google Earth Aerial Imagery



3. Heritage Assets

Introduction and Study Area

- 3.1 The NPPF (2024) 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.”¹¹

- 3.2 Heritage assets are either designated heritage assets or non-designated heritage assets. 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. With regards non-designated heritage assets, Historic England guidance¹² (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.”

- 3.3 The identification of heritage assets with potential to be affected by the Project for Assessment and/or the Proposed Scheme has been informed by detailed site visits completed by a team of IHBC and/or RTPI accredited heritage professionals between 2020 and 2024, consultation with the Councils’ Conservation Officers and the review of wireline Accurate Visual Representations (AVRs) based on initial modelling of parameters for the Project for Assessment and the Proposed Scheme. For the Project for Assessment, a Zone of Theoretical Visibility (ZTV) prepared by Tyler Grange (**Figure 17.5** of the ES) was also used to identify relevant assets.¹³ The following considerations have also been taken into account:

- The nature and scope of the Project for Assessment/Proposed Scheme.
- The proximity of heritage assets to the Project for Assessment/Proposed Scheme.
- The degree of inter-visibility between the heritage assets and the site (Project for Assessment/Proposed Scheme) 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 For the purposes of the ES, a 1km Study Area has been used as a guide and basis for identifying assets which are likely to experience significant effects and should therefore

¹¹ MCHLG (2024), National Planning Policy Framework (NPPF) 2024 – Annex 2: Glossary

¹² Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

¹³ The ZTV was modelled on an assumed maximum height of 65m AOD including rooftop wind across the Site with the exclusion of those parts of the Site identified for highways works which are excluded from the modelling.

be included in the ES, 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 Project for Assessment may be experienced as part of the setting of assets beyond the Study Area. Within these views, which comprise both rural and urban areas, the Project for Assessment would be distanced and experienced as part of a wider urban area. Therefore, it is concluded that heritage assets beyond 1km would not experience significant effects, with the exception of two (Alkrington Hall and the Temple at Heaton Park, both grade II* listed buildings) assets. These assets have been identified as being of particular sensitivity due to being highly graded listed buildings and because setting makes a key contribution to the significance of the asset. There is therefore potential for these assets to experience significant effects, despite being outside the 1km Study Area.

- 3.5 The Heritage Assessment is prepared to accord with the statutory duties under the Act and the requirements of the NPPF and considers the impact on the significance of heritage assets, whether the effect is likely to be significant or not.
- 3.6 The tables in this section summarise whether there is potential for the significance of a heritage asset to be affected by the Project for Assessment and/or the Proposed Scheme and whether consideration of the asset is included in the ES¹⁴ (i.e. whether potential for a significant effect was identified either at the ES Scoping stage or subsequently). A Heritage Asset Plan (HAP) is provided at **Figure 16.1** of the ES.

Conservation Areas

- 3.7 The Assessment Boundary includes part of **Birch Village 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 Project for Assessment.
- 3.8 There are no conservation areas within the Application Boundary. However, there is potential for the character and appearance of **Birch Village Conservation Area** to be affected by the Proposed Scheme, as a result of change within its setting.

Table 3.1: Conservation areas with potential to be affected by the Project for Assessment (PfA) and the Proposed Scheme (PS)

Conservation Area Name (Local Authority)	Date of Designation	Status of Conservation Area Appraisal	HAP Ref	PfA	PS	ES
Birch Village Conservation Area (RBC)	2008	Conservation Area Appraisal (2013)	N/A	✓	✓	✓

¹⁴ Whether an asset is included in the ES Chapter is denoted by a tick in the 'ES' column in the relevant table.

Registered Park and Garden (RP&G)

- 3.9 There are no RP&Gs within either the Assessment Boundary or Application Boundary. At its nearest point, **Heaton Park** (grade II) is approximately 1km to the south west of the Assessment Boundary, beyond the M62, M66 and M60 motorway interchange at Simister Island. There is potential for both the Project for Assessment and the Proposed Scheme to affect the significance of the RP&G.

Table 3.2: RP&Gs with potential to be affected by the Project for Assessment (PfA) and the Proposed Scheme (PS)

Registered Park & Garden (Local Authority)	Date of Designation	HAP Ref	PfA	PS	ES
Heaton Park (MCC)	1986	N/A	✓	✓	✓

Listed Buildings

- 3.10 There are no listed buildings within the Application Boundary. There are two listed buildings within the Assessment Boundary and five within the 1km Study Area. Those within the Assessment Boundary have potential to be affected by the Project for Assessment and the Proposed Scheme. In addition, and as previously explained, the Temple to the north east of Heaton Hall and Alkrington Hall (both grade II* listed buildings), are both beyond the 1km Study Area but have been identified as having potential to be affected by both the Project for Assessment and the Proposed Scheme.

Table 3.3: Listed Buildings with potential to be affected by the Project for Assessment (PfA) and the Proposed Scheme (PS)

Name of Listed Building	Grade	Location	HAP Ref	PfA	PS	ES
Temple to the north east of Heaton Hall	II*	Within Heaton Park, over 1km to the south west of the Site	1	✓	✓	✓
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	✓	✓	✓

- 3.11 The **Birch in Hopwood War Memorial** (grade II) and **Fountain Horse Trough** (grade II) are situated in the Birch Village Conservation Area, south of the Assessment Boundary.

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 the Project for Assessment or the Proposed Scheme and they are not considered further within this Heritage Assessment.

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

Non-Designated Heritage Assets

- 3.13 RBC has published a local list and BC has a draft 'local list of buildings of special architectural or historic interest.' 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."*¹⁵

- 3.14 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-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. The list included in the ES Scoping Report was updated following confirmation of additional locally listed buildings by RBC.
- 3.15 **Table 3.4** below sets out non-designated heritage assets that have been identified as having potential to be affected by the Project for Assessment and/or the Proposed Scheme. Some of the assets listed comprise a historic farmstead or hamlet but, for the purposes of the assessment have been considered as one asset grouping. This approach has been agreed with the relevant Conservation Officer.
- 3.16 A number of non-designated heritage assets within the defined Study Area are unlikely to be affected by the Project for Assessment or the Proposed Scheme due to the following considerations:

¹⁵ MCHLG (2023) Planning Practice Guidance, Paragraph: 039 Reference ID: 18a-039-20190723

- 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.
- The characteristics of their existing setting, in which the Proposed Scheme would also be experienced.

3.17 A number of non-designated heritage assets were identified in the ES Scoping Report as likely to experience significant effects due to their assumed demolition as part of the Project for Assessment (see Retention/Demolition Plan at **Figure 16.2** of the ES). As a result of further technical and design assessment, those assumptions have now changed and the number of non-designated heritage assets assumed to be demolished has been reduced. The assets assumed for retention have been scoped out of the ES Chapter because their low sensitivity means they are unlikely to experience significant effects. These assets are identified by an asterisk (*). Assets identified by a double asterisk (**) were not included in the ES Scoping Report but have subsequently been confirmed by RBC as locally listed buildings.

Table 3.4: Non-Designated Heritage Assets with potential to be affected by the Project for Assessment (PfA) and the Proposed Scheme (PS)

Name/address	Source	HAP Ref	PfA	PS	ES
Moss Side Barn/Farm, Griffie 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	✓		
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	58	✓	✓	

	HER 9391.1.0				
Birch Mill	Rochdale Local List HER 5121.1.0	34	✓		✓
36-42 Lodge View**	Rochdale Local List	54	✓		✓
Birch Village Conservation Area Group: 724 Heywood Old Road 743-747 Heywood Old Road 757-763 Heywood Old Road	Rochdale Local List	31-33	✓		✓
Stock Nook*	Rochdale Local List HER 9335.1.0	37	✓		✓
Birch Hotel	Rochdale Local List HER 2974.1.0 Salford Archaeology	40	✓		
Saxon's Farm*	Rochdale Local List HER 2975.1.0	42	✓		✓
The Gardener's Arms Public House	Rochdale Local List HER 2965.1.0 Salford Archaeology	43	✓		✓
New Gap Farm*	Rochdale Local List HER 2966.1.0 Salford Archaeology	44	✓		✓
Higher Fields Farm	Rochdale Local List HER 2955.1.0 Salford Archaeology	45	✓	✓	✓
Coal Pits Farm*	Rochdale Local List HER 2952.1.0 Salford Archaeology	46	✓		✓
Broom Hill Farm	Rochdale Local List HER 2957.1.0 Salford Archaeology	50	✓	✓	✓
Whittle Farm Farmhouse	Rochdale Local List HER 2958.2.0 Salford Archaeology	51	✓		✓
Doctor Fold Farm**	Rochdale Local List	55	✓		✓

Siddal Farm**	Rochdale Local List	56	✓	✓
---------------	---------------------	----	---	---

4. Assessment of Significance

Introduction

- 4.1 The following definitions and criteria have informed the assessments of significance in this Assessment. 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.”¹⁶

- 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.”¹⁷* Historic England has published guidance¹⁸ 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.”¹⁹* The criteria for inclusion on the RBC local list 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.²⁰
- 4.6 Historic England’s Conservation Principles²¹ was published in 2008 and pre-dates the NPPF and the later Historic England guidance set out above. However, where relevant the ‘heritage values’ of Evidential Value, Historical Value, Aesthetic Value and Communal Value have been referred to in the assessments of significance.

¹⁶ MCHLG (2024) National Planning Policy Framework (NPPF) – Annex 2: Glossary

¹⁷ S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

¹⁸ Historic England (2019) Advice Note 1 (Second Edition) Conservation Area Appraisal, Designation and Management

¹⁹ www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets [accessed 2 May 2024]

²⁰ Historic England (2021) Advice Note 7 (Second Edition) Local Heritage Listing: Identifying and Conserving Local Heritage

²¹ Historic England (2008) Conservation Principles, Policies and Guidance

Approach

- 4.7 Historic England has published Good Practice Advice (GPA) on ‘Managing Significance in Decision-Taking in the Historic Environment’²² 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 NPPG.²³ 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.*²⁴”

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.”²⁵

- 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:

²² Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2

²³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> [accessed 25 June 2024]

²⁴ Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2

²⁵ MCHLG (2024) 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.

Assessments of Significance

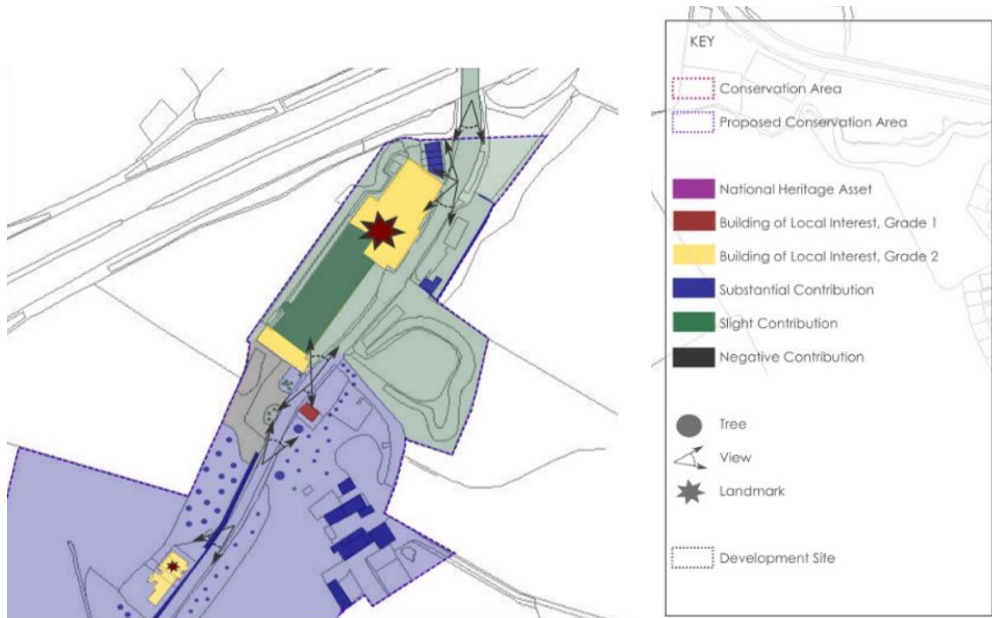
Birch Village Conservation Area

- 4.12 The Birch Village 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.
- 4.13 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.
- 4.14 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.
- 4.15 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.
- 4.16 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 4.1**), 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 4.2**).

Figure 4.1: View within Birch Village Conservation Area, looking south along Heywood Old Road towards the former co-operative with Birch Mill on the right of the photograph



Figure 4.2: Extract from Birch Village Conservation Area Appraisal (Townscape Map)



Contribution made by setting and the Assessment/Application Plots

- 4.17 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.

- 4.18 The northern part of the conservation area falls within the Assessment 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. These elements within Infrastructure Area BBB make a positive contribution to the significance of the conservation area. The Assessment Boundary also includes a small area of land within the conservation area between Heywood Old Road and the M62. This part of Infrastructure Area BBB provides some separation between the principal part of the conservation area and the M62 but is not of architectural or historic interest in itself and therefore makes a limited positive contribution to the character and appearance of the conservation area.
- 4.19 The conservation area is separated from the remainder of the Assessment Plots and the Application Plots 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. Therefore, the remaining Assessment Plots and the Application Plots do not contribute to the significance of the conservation area.

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

- 4.20 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.
- 4.21 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.
- 4.22 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.
- 4.23 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 Assessment/Application Plots

- 4.24 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.
- 4.25 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.
- 4.26 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 4.3: View looking north towards the Site from the footpath proximate to the temple at Heaton Park



- 4.27 The Assessment Boundary is located c. 1km from the park at its nearest point and the Application Boundary over 2km. As predominately agricultural land, the Assessment and Application Plots (excluding Infrastructure Areas AAA, BBB, CCC and AAAA) contrast with much of the urban townscape which surrounds the estate. They are 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 Assessment and Application Plots. It is difficult to distinguish the extent to which the plots are experienced within this view. However, should parts of the undeveloped areas of the Plots 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 Assessment and Application plots make to the significance of the assets is limited.

Alkrington Hall (grade II* listed building)

- 4.28 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 Assessment Boundary.
- 4.29 Alkrington Hall is an 18th century house built in 1735-36 to the designs of Giacomo Leoni for Sir Darcy Lever. It has special architectural interest as the oldest surviving Palladian style house in Lancashire and in illustrating early 18th century architectural trends. The building also draws special historic interest from its association with Giacomo Leoni, a prolific 18th century architect known for his Palladian designs. He was the architect for a number of important Palladian houses across Britain, including Lyme Park and Clandon House.
- 4.30 The principal (north west) elevation has a symmetrical red brick frontage with stone dressings and quoins. It features a slightly projecting central three bays with a rusticated stone ground floor. The projecting bays are flanked by giant Ionic pilasters above, topped with dentil, entablature and cornice. These features draw reference from classical architecture which contributes to its Palladian style. All the windows of the central three bays have stone surrounds; the central first floor window is pedimented. The windows in the outer bays have flat camber arches with stone keystones and sills. The building has a coped parapet with recessed panels in the outer bays and balustrades above the central bays.

Contribution made by setting including the Assessment and Application Plots

- 4.31 Alkrington Hall sits on the north west edge of Alkrington which largely developed as a 20th century suburb of Manchester, to the south of Middleton. The hall is approached through suburban development from Alkrington Hall Road North to the north, past Alkrington Hall Cottages and Hall Drive from the south. It overlooks an area of open land to the north west and Alkrington Woods with the land falling away to the River Irk.
- 4.32 Alkrington Hall and its setting to the north were designed on the principles of the picturesque movement, which was popular in the late 17th and early 18th centuries and espoused the importance of the deliberate combination of architecture and landscape for aesthetic effect and was an important element of Palladian design. The hall is orientated with its principal elevation and key rooms overlooking the open and wooded landscape to the north west. Whilst there are some dispersed areas of later development visible within that landscape, overall, it remains intact. The landscape, woodland and associated views to the north west of the hall, therefore positively contribute to the architectural and historic interest of the hall. The suburban development to the south and east of the hall is later and does not contribute to the special interest of the asset.
- 4.33 The Assessment and Application Plots are situated c.2km to the north west of Alkrington Hall. Due to the intervening distance, landscape and topography there is no visual or physical relationship between the Plots and the listed building and there are no known historic or associative relationships between them which contribute to the asset's significance. It is therefore concluded that the Assessment and Application Plots do not contribute to the significance of the listed building.

Brick Farmhouse (grade II listed building)

- 4.34 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 4.4: Brick Farmhouse, view of its principal (east) elevation



Contribution made by setting including the Assessment/Application Plots

- 4.35 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. The open and rural qualities of these views contribute to the appreciation of the former agrarian character and function of the listed building. 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 rear elevation 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. The special architectural and historic interest of the building cannot readily be appreciated within these views.

Figure 4.5: View looking east from within the domestic garden of the property, across a point and the wider Site



- 4.36 Expansive views of the surroundings are likely to be available from the upper floors of the building, taking in the wider Assessment Plots, the Application Plots beyond the Whittle Brook 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 Assessment and Application Plots) 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 and the listed building by trees and later outbuildings/extensions.

Figure 4.6: South elevation of Brick Farmhouse (left) with later additions and outbuildings (right)



Lower Whittle Farmhouse (grade II listed building)

- 4.37 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 4.7: Principal (north) elevation of Lower Whittle Farmhouse with 19th century stables (right of image)



Contribution made by setting including the Assessment/Application Plots

- 4.38 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 4.8: South elevation and domestic garden at Lower Whittle Farmhouse



Figure 4.9: Cobbles and pig-stone walls within the farmyard



Figure 4.10: Barn forming part of the U-shaped farmyard



- 4.39 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 units 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 Application and Assessment Plots contribute to a degree to the significance of Lower Whittle Farmhouse in emphasising its agricultural origins and associations and a functional connection exists; in particular Plot BB which surrounds the farm. 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 Assessment/Application Plots and there is limited relationship between them. The contribution made by the Assessment Plots to the listed building is therefore limited and the contribution made by the Application Plots even more so.

Non-Designated Heritage Assets

- 4.40 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 Project for Assessment and/or 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 Assessment/Application Plots
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 of the building potentially dating from the 18th century or earlier. The northern section is later, with the moulded brick suggesting a 19th 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 and has a degree of domestic character but its agrarian character and historic function remain legible through its scale, simple form, and large openings (now glazed or infilled with doors). Due to its level of alteration, it has a limited degree of local architectural interest as its historic detailing and vernacular qualities have been diminished. It does have historic value in evidencing the area's rural history and may hold evidential value in its historic fabric which could provide a clearer understanding of the building's age and contribute to a wider understanding of the area's pre-19th century history.	The asset has an altered rural setting. It sits within a domestic curtilage with a golf course to the west and a 20th 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 (Assessment Plots DD, EE and FF and Application Plot D) provide some rural and agricultural character and understanding of the former agrarian function of the asset, which positively 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 19th 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 which are no longer extant. 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. The bridge is within Assessment Plot FF within which the Whittle Brook positively contributes to the appreciation of the function and historic context of the bridge and the trees/vegetation around the bridge add aesthetic value to the bridge's setting. Due to the enclosure of the asset, the nature of its significance and the intervening distance, the remaining Assessment Plots and the Application Plots do not contribute to the significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
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. The asset is adjacent to Infrastructure Area AAA which comprises Pilsworth Road and has a negative, urbanising effect on the setting of the asset. The remainder of the Assessment Plots and the Application Plots are visually and physically separated from the asset and there is no known historic or associative relationship between the plots and the asset which contribute to its significance. Therefore the remaining plots make a neutral 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-19th 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 farmstead has local historic significance in providing an understanding of the area's history rural development and the buildings have local architectural interest in exhibiting typical 19th century vernacular features and character.	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 Application Plot D. The buildings have a historic functional relationship with the surrounding fields (within Plot D) 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. The following Assessment and Application Plots make a minor positive contribution to the significance of the asset as part of its wider historic rural context, DD, EE, FF, A, B, C, E F. The contribution is limited by the intervening distance and, in reference to Plot F, development at Birch Industrial Park.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
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, and the architectural interest of the buildings is therefore unconfirmed. The HER describes the current buildings as being formed of a modernised house of two storeys, which is 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 and has local historic interest in providing an understanding of the area's historic rural character and development.	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 likely have had a functional relationship with the surrounding fields (Assessment Plot EE), there is no longer a meaningful visual or physical relationship with the surrounding land due to the aforementioned enclosure. The contribution made by Plot EE to the significance of the asset is therefore very limited. Due to the enclosure of the asset and the intervening distance, the remaining Assessment Plots and the Application Plots make a neutral contribution to the significance of the asset.
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 asset, a detailed on site inspection of the building has not been possible. From aerial images, the farmhouse has a symmetrical principal elevation, oriented to the south west with a series of attached structures or extensions to the rear (north east). The farmhouse is of two-storeys, has painted render, altered chimneys at each gable and a stone slate roof. The doors and windows appear to be modern replacements. The asset has a degree of local historic interest as a historic farmstead which illustrates the historic rural character and development of the area. It has a limited degree of local architectural interest, as a historic farmstead with some vernacular character albeit diminished by later alterations.	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 Assessment and Application Boundaries) with modern agricultural sheds and the M62 to the north. Intervisibility with the Assessment and Application Plots 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 with Plot DD; albeit the legibility of such a relationship and physical connection has been greatly diminished by the construction of the M62. Therefore, the Assessment Plot DD makes a negligible positive contribution to the significance of the asset. Due to the intervening distance and there being no known functional or historic association, the remaining Assessment Plots and the Application Plots are concluded to make a neutral contribution to the significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
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 18th 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. Nonetheless, they retain a degree of local historic interest in providing an understanding of the historic rural character and development of the area and the potential evidential value the historic fabric may hold in further understanding the local rural vernacular (e.g. thatched roofing).	The historic buildings are situated within a farmstead with modern lean-tos and agricultural barns/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 Plots DD, EE, FF and D contribute to the agrarian character of the asset and an understanding of its function. The asset is within Plot DD which therefore makes the greater positive contribution to the asset given its proximity and historic functional relationship of the fields surrounding the farmstead have with the asset.
Grange Farm	RBC Local List	58		Grange Farm has local significance as a historic farmstead, elements of which may date back to the 18th century. The linear range which comprises the farmhouse and likely converted former barn and shippin has been modernised with a series of conservatories added. The later changes have diminished its local architectural value and vernacular character. To the east is a barn and series of outbuildings around a setted yard. It is of local historic interest in providing an understanding of the area's historic rural character and development.	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. Due to the intervening distance, M62 motorway, topography and landscape the Assessment and Application Plots are physically and visually separated from the asset. There are no known historic or functional associations with the Plots which contribute to the asset's significance. Therefore the Assessment and Application Plots are concluded to make a neutral contribution to the significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
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 phases 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. The Mill has a modest, functional design and is of limited architectural interest. It is of local historic interest connected to its association with the cotton industry and as a catalyst for the late 19th century development of Birch.	Birch Mill is situated on Heywood Old Road at the northern extent of Birch Village 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. The mill is situated within Infrastructure Area BBB which also includes a section of the M62 motorway and the west-bound Birch Motorway Service Area, which are later elements of development that do not contribute to the significance of the asset. The construction of the M62 divorced the mill from its context to the north and therefore has had a negative impact on the significance of the asset. The remainder of the Assessment and Application Plots are separated visually and physically from asset by the M62 motorway and, with no known historic or associative relationships with the asset, are concluded to make a neutral contribution to the significance of the asset.
36 to 42 Lodge View (Evens), Heywood Old Road	Rochdale Local List	54		36 to 42 Lodge View has local historic interest as an example of 19th century terraced workers' housing, although they are highly altered and not a rare example within the borough. Entries to the 1911 census record mill workers at Lodge View. Whilst there it is unclear whether they worked at Birch Mill, their proximity suggests an association. Lodge View is composed of four terraced houses. The 1907 OS map shows that they originally formed a part of a longer row of terraces, which were truncated in the mid-20th century when the M62 motorway was constructed. The buildings are of little architectural merit. Each house has a modern applied rendered, which is some caves has covered window wills and lintels. All windows and door have been replaced with modern uPVC and the roof coverings are modern. The end terrace closest to Birch Mill has an irregular footprint where is abuts the mill. Unlike the other properties, it has two sets of windows and a slightly off-centre doorway, as well as a pointed archway to the left when it adjoins the mill. Overall, the truncated terrace is of little architectural value but has a degree of local historic interest in its association with Birch Mill	36 to 42 Lodge View is located on the south western side of Heywood Old Road, to the north of Birch Mill (discussed above). The M62 runs adjacent the buildings to the north, separated by a band of trees. In views south along Heywood Old Road, the terraces are seen in combination with Birch Mill, enabling an appreciation of their historic relationship and Lodge View's historic context, contributing to the building's local historic interest. The asset is situated within Infrastructure Area BBB which also includes a section of the M62 motorway and the west-bound Birch Motorway Service Area, which are later elements of development that do not positively contribute to the significance of the asset. The construction of the M62 truncated the terrace and divorced it from its context to the north and therefore has had a negative impact on the significance of the asset. The remainder of the Assessment and Application Plots are separated visually and physically from asset by the M62 motorway and, with no known historic or associative relationships with the asset, are concluded to make a neutral contribution to the significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
				and the growth of Birch in the late 19 th century, as well as the construction of the M62 in the late 20 th century.	
Birch Village Conservation Area Group: 724 Heywood Old Road 743-747 Heywood Old Road 757-763 Heywood Old Road	Rochdale Local List	31-33		724 Heywood Old Road is likely to have been a former co-operative store dating from the late 19 th 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. Demolition of the terraces to the north of and opposite the co-operative during the 20 th 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 limiting views out towards the M62.
				743-747 Heywood Old Road (Drywood Cottages, HAP 32) 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 and has been extended to the rear. 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. Despite these alterations, the property has local architectural interest arising from its Arts and Crafts styling and townscape value.	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 19 th century and create an attractive historic townscape along this section of Heywood Old Road. Birch Mill, and to a lesser degree Lodge View (within Infrastructure Area BBB) contribute to their historic context, as the source of employment for workers in the cottages and as presumed customers of the co-operative.
				757-763 Heywood Old Road (HAP 33) is of local significance as a well conserved example of workers cottages in the Arts and Crafts style. The property has an unusual composition of gables and retains its original window pattern and Arts and Crafts detailing such as timber boarding and tall chimneys, which contributes to its local architectural interest. The terrace is likely to have been designed or influenced by Edgar Wood, which adds to its local historic interest.	Infrastructure Area BBB also includes a section of the M62 motorway and the west-bound Birch Motorway Service Area, which are later elements of development that do not positively contribute to the significance of the assets. The remainder of the Assessment and Application Plots are separated visually and physically from asset by the M62 motorway and, with no known historic or associative relationships with the asset, are concluded to make a neutral contribution to the significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
Stock Nook	Rochdale Local List	37	 	Stock Nook has a degree of local interest as a former farmstead, which may date from the early 19th century. It is comprised of four white-rendered villa style buildings orientated approximately north east to south west, with associated stabling, garages and outbuildings including a collection of altered outbuildings to the south west along with a working farm with a historic farmhouse and modern agricultural sheds around a yard to the north east. The row of villas grew to its present form from a small T-shaped footprint on the 1851 Ordnance Survey Map, having been extensively altered and extended. The outbuildings to the south west have also been altered though remain legible as former agricultural buildings. The barn has been infilled with modern brick, panelling and uPVC windows. An attached building has a modern roof and render and it likely to be a modern building or extensive rebuild. To the north is a shippon, which is also altered with a modern roof and infill. The farmhouse to the north east has two storeys with an off-symmetric principal elevation orientated to the south. The window arrangement has been altered to accommodate a French door and the windows appear to have been replaced with modern uPVC units. There are solar PVs on the roof and a modern render has been applied to the property. The extend of alteration has diminished the architectural interest of the farmstead. It has some local historic interest in illustrating the historic rural character and development of the area and may hold evidential value in the fabric of the older surviving which could provide a more detailed understanding of the area's development.	The villas, farm and outbuildings have a degree of group value as a distinct hamlet. 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 with the hamlet being surrounded by undeveloped fields. These contribute to an understanding of its historic rural context and existing/former agrarian function of the farmstead. It 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 Assessment Plot BB with the undeveloped fields within this plot and the adjacent Application Plots E and F and Assessment Plots AA and CCC making a positive contribution to the hamlet's agricultural setting, albeit that character is diminished by the presence of the Birch Industrial Park and Heywood Distribution Park to the north and west. Due to the intervening distance and/or development the remaining plots are not concluded to make a meaningful contribution to the significance or appreciation of the farmstead.
Birch Hotel	Rochdale Local List Salford Archaeology	40		The Birch Hotel is a 19th century villa style residence, formerly known as Birch House, converted to a hotel late 20th 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 Assessment/Application Plots
--------------	--------	-----	------------	-------------------------	---



Saxon’s Farm
Rochdale
Local List
42



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, be 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 farm is within the Assessment Boundary, within an existing area of development. Infrastructure Area BBB extends to the east towards junction 19 of the M62 and south of the farm. Proximate to the asset, the Plot includes only the M62 motorway which has a negative urbanising effect on the setting of the asset, diminishing the appreciation of its former rural character and agrarian function. The remainder of the Assessment and Application Plots are at a distance to the west and do not have a strong visual or physical relationship with the building and there are no known associative relationships between the Plots and the asset which contribute to its significance. Therefore the remaining Plots make a neutral contribution to the significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
The Gardener's Arms Public House	Rochdale Local List Salford Archaeology	43		The public house formed part of a row of early 19 th century workers housing, all demolished during 20 th 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 some features such as lintels. As a result, its local architectural value is limited. It holds a very limited degree of local historic interest in illustrating the presence of a former row of terraces in this location.	The asset fronts onto 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. The asset is within the Assessment Boundary, within an existing area of development. There may have been a historic association between the terrace of workers cottages and Birch Mill (within Infrastructure Area BBB) beyond the M62 to the south. However, the legibility of any relationship has been greatly diminished by the construction of the M62 and the demolition of the majority of the terrace. The contribution Birch Mill makes to the significance of the asset is therefore very limited. Due to the enclosure of the beer garden, there is not a strong relationship between the remaining Assessment and Application Plots and the public house and views out across the Plots are incidental to the significance of the building as former workers cottages.
New Gap Farm	Rochdale Local List Salford Archaeology	44		New Gap Farm is a large farmhouse that was expanded and rendered during 20 th century, obscuring its construction material and features such as sills and lintels. It has modern replacement windows and overall is of limited local architectural interest with its local significance principally residing in its historic value as an 18 th to 19 th century farm (as described on the HER as possibly on Yates's map of 1786), providing an understanding of the area's former agricultural character and development. 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. In summary, due to the extent of alteration, the local architectural interest of the asset is limited but it does hold a degree of local historic interest in providing an understanding of the area's historic rural character and development.	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 (part of Assessment Plot BB). 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 limits views to and from the farmhouse in this direction. The large plot of land in which the farm sits and its continued use for stables, provides a sense of the former agrarian character of the property. The farm is within the Assessment Boundary, within an existing area of development. There are views out to the north west over Assessment Plot BB which provide a sense of the area's former rural character, but also contain urban elements which diminish the aesthetic value of such views. Therefore Plot BB is concluded to make a positive contribution to the limited significance of the asset. Beyond this, due to the intervening distance, landscape and development, the remainder of the Plots are concluded to make a neutral contribution to significance.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
Higher Field Farm	Rochdale Local List Salford Archaeology	45		Higher Fields Farm has a degree of local significance as an early 19 th 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 19 th 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. Due to the extent of alteration, the local architectural interest of the farmstead is concluded to be limited. It does hold some local historic interest, as it remains legible as a historic farmstead and provides some understanding of the area's historic rural character and development.	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 Assessment Plot AA and Application Plot C) positively 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. The undeveloped character of Plots at a greater distance from the asset (A, F, CCC) may be experienced from or proximate to the asset and contribute to an understanding of the former farm's historic rural context but will be experienced alongside the urbanised elements of Birch Industrial Estate, Pilsworth Road and the M62. Overall, their positive contribution to significance is concluded to be limited.
Coal Pits Farm	Rochdale Local List Salford Archaeology	46		Coal Pits Farm has local significance as a surviving, though altered, farm with workers' housing, potentially originating from the 18 th 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 20 th century. The farmhouse and workers	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

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
				cottages have group value and a degree of local architectural interest, albeit diminished by later alterations. They are of local historic interest in providing an understanding of the area's historic rural character and development.	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. The farmstead is enclosed by Application Plot A to the east and Plot B to the west which comprise of undeveloped fields adjacent to the farmstead and contribute to an understanding of the historic rural character of the asset. Given the proximity, there may have been a historic functional relationship between the Plots and the farmstead. Due to the enclosure and separation previously described, the contribution, particularly of Plot A is concluded to be limited. The remaining Assessment and Application Plots are concluded to have a neutral contribution to the significance of the asset due to the intervening distance, landscape, development and topography.
Broom Hill Farm	Rochdale Local List Salford Archaeology	50		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 have 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 western gable. These buildings enclose a farmyard which has areas of setts and cobbles. Further to the north are modern outbuildings, agricultural barns/sheds and compounds. The farmstead continues in use as a farm. Though architecturally modest and altered, the farmstead has a degree of local architectural interest in its agricultural grouping, phasing and features such as the oeil-de-boeuf. It has local historic	The farm is accessed from Whittle Lane and Moss Hall Road opposite Birch Industrial Park. It is situated in Application Plot D. The farmhouse has a garden to the south with some enclosure from trees and hedges. Beyond this, the farm is surrounded by agricultural land (also with Plot D), which positively 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 add urban elements to the farm's setting, but overall the surroundings of the farmstead (including Plot D) emphasise its historic rural and agrarian character and function and positively contribute to its local significance. Due to the siting and orientation of the farmstead, along with the intervening distance, topography, landscape and development, the remainder of the Assessment Plots are concluded to make a neutral contribution to the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
--------------	--------	-----	------------	-------------------------	---



interest in providing an understanding of the area’s historic rural character and development. Its historic fabric may hold evidential value which provides greater understanding of the area’s history.

--

Whittle Farm Farmhouse	Rochdale Local List Salford Archaeology	51
------------------------	--	----



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 (not photographed). 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 “*an extensively modernised Georgian farmhouse.*” 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 (right hand side of bottom image). The farmhouse and attached former barn have a degree of local historic 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 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 Application and Assessment Plots to the north and east. Infrastructure Area BBB includes a part of the M62 to the south of the farmstead which has an urbanising effect on it setting through the visual and audible presence of traffic and is therefore concluded to have a negative impact on the significance of the asset.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
				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 greater degree of local architectural interest in addition to its local historic interest. 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 northern farmhouse (see photograph to the left) and contributes to its agrarian character, the outbuildings 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.	
Doctor Fold Farm	Rochdale Local List	55		Doctor Fold Farm has a degree of local significance as a farm complex with origins in the 19th century which retains its overall plan form. Due to limited access, the following assessment is based on aerial photography and historic mapping. The farm is an amalgamation of different phases and additions in a roughly Z-shaped form. It is shown in this form on the 1838 Tithe Map. The farmhouse is of two storeys, and is white rendered with a pitched roof. The principal (south eastern) elevation of the farmhouse has been altered with modern render applied and the windows replaced. A bay window appears to have been inserted into what was likely to have been a barn. It has a single-storey lean-to extension at the north western elevation (first shown on the 1907 OS). A rendered range (possible former barn) is attached to its north east with modern render, pitched roof and minimal fenestration. Extending off this to the north is a single-storey linear range with modern metal sheet roofing. An additional single storey linear range is to the south east of the Z-shaped complex, and is white rendered with modern windows and doors. Buildings to the north west may incorporate a 19th century building, but are separated from the Doctor Fold farm complex and associated with an industrial site (Magnet Works Car Body Builders, as shown on the 1956 OS). Whilst the overall footprint of the historic part of the complex remains intact, the buildings are highly altered with modern steel shutters, windows and metal sheet roofing. Their local historic and architectural interest is therefore concluded to be very limited.	Doctor Fold Farm is located to the south east of Doctor Fold Lane, with a private yard to the south east and garden to the west. The M62 is proximate to the farm to the south. There are undeveloped fields to the east and west of the farm which contribute to an understanding of the former agrarian character of the farm its historic rural context. The farm is within the Assessment Boundary, within an existing area of development. Infrastructure Area BBB is to the south and includes the M62 motorway which has a negative, urbanising effect on the former farm. To the north and west is Plot BB which includes undeveloped fields near to the farm which positively contribution to the understand of its former agrarian function and rural context, as previously described. Due to the intervening distance, development, topography and landscape, the remainder of the Assessment and Application Plots are concluded to make a neutral contribution to significance.

Name/address	Source	HAP	Photograph	Summary of Significance	Setting including contribution made by the Assessment/Application Plots
Siddal Farm	Rochdale Local List	56		Siddal Farm has a degree of local significance as a 19th century farm complex, which retains its historic courtyard plan, comprising a farmhouse and L-shaped range of buildings. The farmhouse is of two-storeys with tiled roof and white render. The windows have plain headers and sills. The L-shaped range of buildings is brick built, following the general arrangement of buildings as shown on historic mapping, with the earliest on the 1907 OS map. Historic mapping indicates that this range was partially rebuilt in the mid-20th century. The historic footprint of the farmhouse remains intact and legible, though the property has been altered with modern rendering and windows which diminishes its local architectural interest. It also has a modern conservatory, dormer extension and single-storey lean-to extension. It has local historic interest in providing an understanding of the area's historic rural character and historic development.	Siddal Farm is on the north western side of a single lane track off the A6045 to the north. The buildings are arranged around a private yard. The M62 is to the north and north west beyond a private garden. Fields surround the buildings to the south and south east. There are views to surrounding fields to the south east, which provide a degree of historic functional context in which the farmstead's agrarian function use can be understood. This makes a positive contribution to the building's local historic interest as a former farmstead. Infrastructure Area BBB includes the M62 Motorway to the north of the farm, which has an urbanising effect on the asset, and therefore has a negative impact on the appreciation of the asset's historic rural context. The remaining Plots are situated beyond the M62 to the north and west and, due to the intervening distance, development, topography and landscape are concluded to make a neutral contribution to the significance of the asset.

5. Impact Assessment

Introduction and Summary of Legislation and National Planning Policy Context

- 5.1 In determining the submitted outline planning application, the decision-maker has a statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') 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.²⁶ As identified above, part of Birch Village Conservation Area is within the Assessment Boundary. s72(1) of the Act requires that in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of Birch Village Conservation Area²⁷ (relevant to the Project for Assessment only). The setting of conservation areas is not protected by primary legislation (relevant to the Proposed Scheme). The NPPF does however state that the setting of a heritage asset (including conservation areas and RP&Gs) can contribute to its significance²⁸ and is therefore required to be considered in policy terms.
- 5.2 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 and setting 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.
- 5.3 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 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.
- 5.4 Chapter 16 of the NPPF outlines the Government's guidance regarding conserving and enhancing the historic environment.
- 5.5 Paragraph 207 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.
- 5.6 Paragraph 210 of the NPPF states local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting

²⁶ S16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

²⁷ S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

²⁸ MCHLG (2024) National Planning Policy Framework (NPPF) – Glossary Annex 2

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.

- 5.7 Paragraph 212 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."

- 5.8 Paragraphs 213 to 215 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.
- 5.9 Paragraph 220 notes that not all elements of a conservation area 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 should be treated as substantial harm or less than substantial harm under paragraphs 214 and 215 accordingly.
- 5.10 The NPPF clearly differentiates between designated and non-designated heritage assets (NDHAs) and the proportionate way NDHAs should be addressed within the planning process. Paragraph 216 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.
- 5.11 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.
- 5.12 The relevant legislation, policy and guidance context for consideration of the Project for Assessment and the Proposed Scheme is set out in full in **Appendix 1**.

Assessment Approach

- 5.13 To meet the requirements of the NPPF, this section assesses the impact of the Project for Assessment and the Proposed Scheme at completion only. To meet the requirements of the EIA Regulations, the Construction Phase and Cumulative Impacts of the Project for Assessment and the Proposed Scheme are assessed within the ES itself. As previously identified, this Heritage Assessment considers above ground heritage assets only. Archaeology is considered separately by Orion Heritage.
- 5.14 Current national advice from Historic England provides an appropriate framework for analysis. This includes Historic England Advice Note (HEAN) 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets and Historic Environment Good

Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.

- 5.15 Historic England's GPA 3: The Setting of Heritage Assets (Second Edition) (2017) sets out guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the asset (as completed in Section 4 of this report), an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.
- 5.16 The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- 5.17 In accordance with the NPPF and Historic England guidance, the following judgements made are based on the effect of the Project for Assessment and/or 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. 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."*²⁹

The Project for Assessment

- 5.18 This Section should be read in conjunction with **Chapter 4 of the ES**, which provides a Development Specification for the Project for Assessment, and the following plans:
- **Figure 4.1:** Project for Assessment – EIA Assessment Plan 1, Uses.
 - **Figure 4.2:** Project for Assessment – EIA Assessment Plan 2, Scale.
 - **Figure 4.3:** Project for Assessment – EIA Assessment Plan 3, Excavation, Retention and Demolition.
- 5.19 The Project for Assessment is comprised of:
- The outline planning application (The Proposed Scheme – see below for further details).

²⁹ MCHLG (2024) National Planning Practice Guidance. Paragraph 018 Reference ID: 18a-018-20190723

- The residual part of the JPA 1.1. allocation excluding the area subject to a DCO application for Simister Island junction improvement works and the South Heywood development, with the exception of a parcel of land to accommodate a range of potential access road options which is considered part of the access strategy for the Project for Assessment.
 - Potential highways infrastructure – Remodelling works associated with the M62.
 - Potential highways infrastructure – Junction 3 of the M66.
 - Potential highways infrastructure – local highway improvements to Pilsworth Road (from Junction 3 of the M66) / Moss Hall Road junction.
 - Clean water infrastructure – likely upgrades along Pilsworth Road to the United Utilities (UU) main.
 - Additional land that may be required to deliver Biodiversity Net Gain (BNG) or compensatory habitat. This is identified as the potential off-site ecological mitigation area (POSEMA).
- 5.20 The Project for Assessment is based on a series of parameters within which future development will be delivered. Factors such as the orientation, siting, design and materiality of buildings and the details of landscaping will be determined as part of future detailed design.
- 5.21 The land uses and quantum are set out in **Chapter 4 of the ES** and principally relate to general industrial, research and development, storage and distribution together with up to 200 dwellings.
- 5.22 The construction of the Project for Assessment will require much of land within the Assessment Boundary to be reprofiled. As a consequence of this, a number of features including existing development and landscape features will need to be removed. Where it is not possible to confirm which features are being removed (or retained), a ‘worst case’ (i.e. removal) has been assumed. The maximum extent of excavation and fill is defined in EIA Assessment Plan 3, Excavation, Retention and Demolition (**Figure 4.3**).
- 5.23 Whilst there are currently no plans to re-provide for the Birch Motorway Service Area on the south side of the M62 (MSA), the potential demolition and replacement to the north side of the M62 has been considered as a worst case to accommodate remodelling of the M62 within Infrastructure Area BBB.
- 5.24 There are no veteran or ancient trees within the Assessment Boundary. Trees and vegetation will be retained within the following principal areas, as defined in **Figure 4.1 of the ES**:
- The Inner Zones (see definition below) along the brook corridors³⁰;

³⁰ Whittle Brook, Castle Brook, Brightly Brook, Hollins Brook, Pilsworth Clough and the un-named water course on the eastern border of Application Plot E.

- The landscape buffers to the north of the M62 and to the east of the M66;
 - Areas within the open space to the north which lie outside of the maximum extent of excavation; and
 - Areas within the heritage setting offset.
- 5.25 All other trees, hedgerows and vegetation within the Assessment Boundary (including all Category A and B trees) will be removed. Buffers have been provided around Brick Farmhouse and Lower Whittle Farmhouse (grade II listed buildings) and the following NDHAs: Egypt Farm, Coal Pits Farm and Stock Nook.
- 5.26 The height of buildings across the Project for Assessment will vary by location and should be read in conjunction with the maximum change in ground level from the existing. These are set out in **Chapter 4 of the ES** and the relevant maximum change to ground level and maximum building/structure height in AOD is referred to within this section in relation to the relevant Assessment/Application Plot or Infrastructure Area and is termed 'maximum overall height parameter.' This represents an envelope within which future development would be accommodated and is assessed as a 'worst-case' scenario for the purposes of EIA.

The Proposed Scheme

- 5.27 This Section should be read in conjunction with **Chapter 5 of the ES**, which provides a Development Specification for the Proposed Scheme, and the following plans:
- **Figure 5.1:** Proposed Scheme – Parameter Plan 1, Uses
 - **Figure 5.2:** Proposed Scheme – Parameter Plan 2, Scale
 - **Figure 5.3:** Proposed Scheme – Parameter Plan 3, Excavation, Retention and Demolition
- 5.28 The Proposed Scheme relates to Application Plots A to F only which relate to an application for outline planning permission for predominantly general industrial (B2) and storage and distribution (B8) use. The detailed description of development is included in the Planning Statement.
- 5.29 The maximum change to ground level and maximum building height varies across the Application Plots from 35m AOD (Plot D (south)) to 69m AOD (Plot D (north)). Façade materials and building design will be considered during detailed design and are not considered as part of the current outline application.
- 5.30 The Design Code has been prepared in connection with the Proposed Scheme only. The following mandatory requirements of the Design Code have been taken into account in assessing the impact of the Proposed Scheme on the relevant heritage assets:

CODE M4-1 Development which is visible from the setting of a Designated Heritage Asset

(a) Developments visible from within the setting of Alkrington Hall should include variable rooflines where possible to ensure they limit their visual impact and better integrate into the existing horizon.

(b) Building elevations must be designed to include materials which either reduce their visual impact on their surroundings, or are sensitive to, reflect or accord with the local vernacular to lessen their visual impact when viewed within the surrounding context.

CODE M4-2 Development adjacent to Lower Whittle Farm and Coal Pits Farm

(a) The Landscape Buffers located along the setting of these properties – as plotted within the supporting Parameter Plans - must contain mature trees/vegetation including native deciduous and evergreen planting of a density and height to provide meaningful screening effect. Earthwork bunds will also be permissible where suitable.

Impact Assessment

- 5.31 Designated and non-designated heritage assets with potential to be affected by the Project for Assessment and/or the Proposed Scheme were identified in Section 3 of this report and their significance and setting, including the contribution made by the Assessment/Application Plots, was summarised in Section 4. The potential effect on their significance is assessed below and conclusions made in NPPF terms. This is translated to ES terminology in the ES Chapter.
- 5.32 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 Project for Assessment has therefore not been considered further in this report.

Birch Village Conservation Area

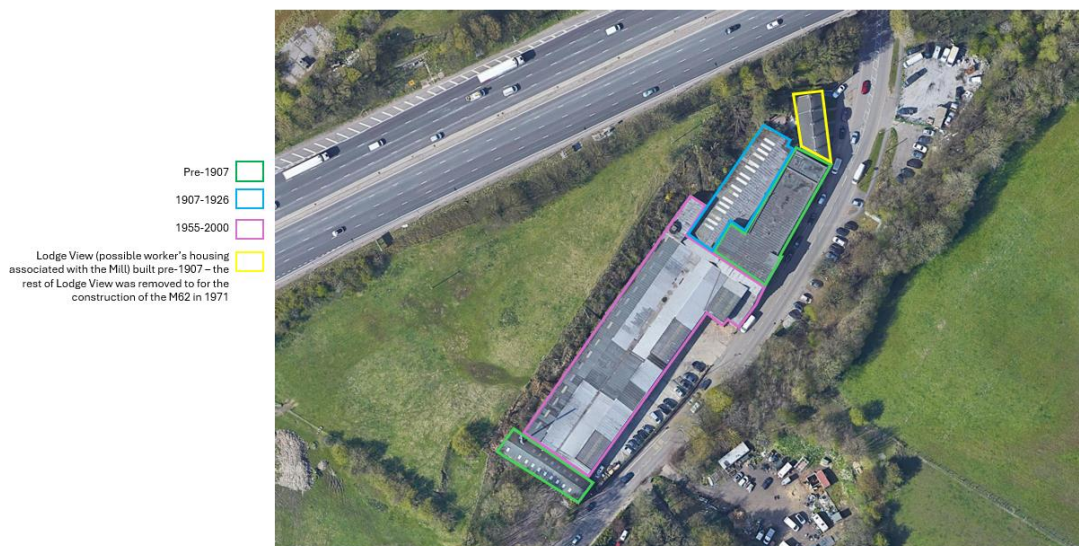
Project for Assessment

- 5.33 As described in Section 4, the conservation area is linear in nature, enclosing Heywood Old Road (A6045) and is enclosed by trees, changes in topography and the majority of buildings which are largely inward facing onto the road. The northern part of the conservation area, incorporating Birch Mill and Lodge View (both locally listed buildings) and a small area of undeveloped land, falls within the Assessment Boundary (Infrastructure Area BBB). This Assessment Plot has been identified for potential future highways infrastructure/remodelling works and the Birch Motorway Service Area to facilitate access from the M62 motorway for later phases of development. If these works are progressed, they will form part of a separate application under a Development Consent Order and at this stage there is no detailed information about the route and design for the highways infrastructure/remodelling works. In the absence of further information, a 'worst case' scenario has been assumed which would involve the demolition of Birch Mill and Lodge View in totality. It has also been assumed that the maximum height of development in infrastructure areas will be necessarily tied into the existing adjacent infrastructure. As a worst case, a +2m ground level change has been assumed in relation to Infrastructure Area BBB and an overall maximum height of 7m which relates to the likely need for new infrastructure

above the carriageway (a comparable height to existing infrastructure). The following assessment of impacts is based on these assumptions.

- 5.34 Birch Mill is a late 19th century spinning mill. Though modest and altered, the mill positively contributes to the architectural and historic interest 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 positive contributors to 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 more significant phases date from the late 19th century and are shown in green at **Figure 5.1**. A later section of the mill which dates from the late 20th century and comprises a large and central section of the complex (shown in pink at **Figure 5.1**), is identified in the CAA as making a slight positive contribution to the character and appearance of the conservation area. This contribution is inferred to relate to the very limited significance of this phase as later development of the mill and the potential for any evidential value related to earlier phases which may not be readily apparent from the modern character of the structure (i.e. below ground or encapsulated remains). The principal, historic part of the mill is identified as a landmark within the CAA that is experienced sequentially along Manchester Road/Heywood Old Road and is distinctive within the conservation area as the only building of its typology, distinguishing it from the domestic properties, co-operative and inn. The demolition of Birch Mill would therefore result in the loss of a key building within the conservation area and a reduction in the appreciation of the conservation area's historic context and development.

Figure 5.1: Birch Mill Phasing Diagram



- 5.35 Lodge View is a row of terraced properties to the north east of, and attached to, Birch Mill which were truncated in the late 20th century when the M62 motorway was built. The surviving Lodge View terraces are identified as positive contributors to the conservation area in the CAA. As described in Section 4, the properties are typical of

the region and are highly altered having had modern render/pebble dashing applied obscuring some features, and replacement modern doors, uPVC and rainwater goods. They lack the Arts and Crafts design and features which characterise other terraces within the conservation area. Their contribution to the significance of the conservation area is therefore limited to the local historic interest attributed to their association with Birch Mill as former workers cottages. The demolition of Lodge View would have a very limited impact on the overall significance of the conservation area.

- 5.36 In addition to the demolition of Birch Mill and Lodge View and the development of the identified small area of land, the proposed highways works will bring the motorway network into the conservation area and will therefore increase the existing visual and audible presence the motorway currently has on the character and appearance of the conservation area. The extent of that increase will depend on the detailed design of the works. The linear and enclosed nature of the conservation area, focused onto and principally experienced from Heywood Old Road, and the rising topography to the north, will to a degree, reduce the visual impact of the infrastructure works but will not avoid adverse effects on the character and appearance of the conservation area. The visual and audible impact of the new highways infrastructure will principally be experienced from those parts of the conservation area to the north of the built form lining Heywood Old Road, though there are some breaks in the enclosure along the road (for example between 743-747 and 757-763 Heywood Old Road) where the visual and audible impact of the highways infrastructure works will be more prominent. The land to the north of these properties which is within Infrastructure Area BBB and the conservation area provides separation from the M62 but does not in itself contribute to the conservation area's character and appearance or appreciation of its significance. 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.
- 5.37 The conservation area is separated from the remainder of the Assessment Plots by the M62 and Birch services and due to trees, topography and intervening development there is no strong visual connection with the conservation area. Development of the height and scale proposed would however have some visibility from within the conservation area and on approach along the A6405 (principally the approach from the south given the existing urban character on approach from the north). The visible development would primarily be modern light industrial/logistics units This would increase the urban character which is currently experienced in parts of the conservation area and its setting (for example proximate to the motorway and motorway service area). The ZTV (**Figure 17.5** of the ES) indicates that due to the enclosed character of the conservation area as previously described, views of the Project for Assessment will be limited and largely glimpsed in nature. The key views through the conservation area along Heywood Old Road are orientated away from the Assessment Boundary and will be sustained. Having considered the likely extent of visibility of the Project for Assessment and the way in which key buildings and spaces in the conservation area are experienced (for example their enclosure and orientation), it is concluded that the presence of such buildings would not be dominating and the linear townscape character and Arts and Crafts residences which characterise the conservation area would continue to be appreciable.

5.38 In concluding on the level of impact on the Birch Village Conservation Area the following elements have been considered:

- The demolition of Birch Mill, a 19th century spinning mill which makes a modest contribution to the character and appearance of the conservation area through its local architectural interest but makes a more notable contribution to an understanding of the history and development of the conservation area through providing the historic context for other buildings which are also positive contributors to the conservation area.
- The demolition of Lodge View, a truncated and highly altered terrace that makes a very limited contribution to the significance of the conservation area through its association with Birch Mill, as former workers housing.
- The development of land in the north of the conservation area for highways infrastructure/remodelling.
- The visual impact of development within the Assessment Plots.

5.39 Having considered the above, it is concluded that there will be less than substantial harm to the significance of Birch Village Conservation Area, which is at the higher end of that scale. The harm will principally arise from the demolition of Birch Mill and the development of land in the north of the conservation area for highways infrastructure/remodelling which will be in combination with the lesser impacts arising from the demolition of Lodge View and development within the remainder of the Assessment Boundary.

5.40 Having considered the guidance set out in the NPPG and relevant case law, it is clear that substantial harm is a high test and, as set out in the Bedford case, for substantial harm to be found:

*"the impact on significance was required to be serious such that very much, if not all, of the significance was drained away... One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."*³¹

5.41 Determining substantial harm is a matter of professional judgement based on the specifics of the case. In this instance the level of harm is not concluded to reach the high threshold of substantial harm due to:

- The limited architectural value of Birch Mill and Lodge View and their relative separation from the remainder of the buildings within the conservation area which limits the townscape impact of their demolition and the associated impact on the overall character and appearance of the conservation area.
- The overall size of the conservation area as a whole. The majority of the conservation area will remain intact and have integrity as an area of special architectural and historic interest.

³¹ Bedford Borough Council v. Secretary of State for Communities and Local Government and Nuon UK Ltd, [2013] EWHC 2847

- The linear and enclosed character of the conservation area which will reduce the visual impact of the Project for Assessment.
 - The existing baseline including the existing visual and audible impacts of the M62 and A6045.
- 5.42 The high level of less than substantial harm identified is a 'worst case' scenario based on assumptions and parameters. Though the highways works are included within the Project for Assessment, they will not be delivered by the NGDV and details of the works and opportunities for mitigation are therefore not presently available. 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.
- 5.43 In addition, the location, orientation and façade design of new buildings will be subject to detailed design and provides further opportunity for mitigation to reduce the level of harm to the conservation area.

Proposed Scheme

- 5.44 The Application Plots are situated to the north of the M62 beyond the east bound motorway service area (over 350m at the nearest point) and are therefore separated from the conservation area by intervening development, trees and the topography, as previously described. The potential impact on the character and appearance of the conservation area therefore arises in relation to the potential change in its setting arising from the development, in particular the development of Plots D and E as the closest plots to the conservation area. The maximum overall height parameters for those plots are 69m and 51m AOD respectively, with Plot D (south) having a lower 35m AOD maximum overall height.
- 5.45 Development of the height and scale proposed would however have some visibility from within the conservation area and on approach along the A6405. The visible development would primarily be modern light industrial/logistics units. This would increase the urban character which is currently experienced in parts of the conservation area and its setting (for example proximate to the motorway and motorway service area). The ZTV (**Figure 17.5** of the ES) indicates that due to the enclosed character of the conservation area as previously described, views of the Proposed Scheme will be limited and largely glimpsed in nature. The key views through the conservation area along Heywood Old Road are orientated away from the Application Boundary and will be sustained. Having considered the likely extent of

visibility of the Proposed Scheme and the way in which key buildings and spaces in the conservation area are experienced (for example their enclosure and orientation), it is concluded that the presence of such buildings would not be dominating and the linear townscape character, industrial architecture and Arts and Crafts residences which characterise the conservation area would continue to be appreciable.

- 5.46 Having considered the character and appearance of the conservation area including the contribution made by setting and the limited opportunities to appreciate the wider landscape in which the conservation area is located, it is concluded that the Proposed Scheme will result in less than substantial harm to the significance of the conservation area that is at the lower end of the scale.

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

- 5.47 As described in Section 4, the setting 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. From within the designed landscape, views to the wider area are largely restricted by topography and trees. 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 within the park, though 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 Assessment and Application Plots which are c.1km and c.2km from the RP&G respectively, at their nearest point. Viewpoint 21 of the Landscape and Visual Impact Assessment (**ES Chapter 17: Landscape and Visual**) is taken from Heaton Park, proximate to the **Temple** and looking north (**Figure 5.2**) and shows the layered and filtered nature of the view.

Figure 5.2: View looking north from the Temple at Heaton Park - Existing



- 5.48 The AVRs used to inform the assessments of impact below model the maximum overall height parameters and therefore the envelope in which future development would be accommodated. It therefore provides an indication of a 'worst-case scenario' rather than an accurate representation of future development. In addition, it is only the significance that the above assets draw from views to the north which is affected by the Project for Assessment and the Proposed Scheme and Viewpoint 21 is in itself part of a wider panoramic view.

Project for Assessment

- 5.49 Due to the overall maximum height parameters of the Project for Assessment and the geographic extent of the Assessment Plots, the Project for Assessment will constitute a noticeable change within the setting of the RP&G and the Temple. However, as NPPG makes clear, *“It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*³² The different maximum parameter heights across the plots introduces variation, layering and a step down in height towards the RP&G.
- 5.50 The ZTV (**Figure 17.5 of the ES**) shows 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. From the viewpoint adjacent to the Temple, the AVRs indicate there will be visibility of the Project for Assessment in views looking north, filtered by deciduous trees within the foreground. This part of the wider panoramic view is currently principally rural in character but when the setting of the RP&G and temple as a whole is considered, including views from this point to the south, the overall setting of the assets comprises both rural and urban elements. Due to the height of the Project for Assessment there is potential for the silhouette of the hills beyond to be obscured.

Figure 5.3: View looking north from the Temple at Heaton Park – the Project for Assessment



- 5.51 Having considered the significance of the RP&G as a whole, including the contribution made by its extensive and varied setting, it is concluded that the Project for Assessment will result in a degree of less than substantial harm to that significance arising from the urbanising effect on views northwards from a key viewing point within the park. This impact is concluded to be at the lower end of that category due to the effects being restricted to a limited area of the park, the screening and filtering effect of the trees within the park, the intervening distance and the existing varied setting of the park.
- 5.52 The Temple is a good example of a late 18th century temple, which was situated within the landscape to add incidence and interest, in conformity with the prevailing picturesque principles of landscape design typical of the period. Its setting is primarily defined by the RP&G with views out, beyond, reflecting the intent of placing the temple to create a viewing point at an elevated position in the Hall’s grounds. That intent will remain legible, but the rural qualities of views northwards will be diminished by the urbanising effect of the Project for Assessment. It is only the significance the asset draws from those rural qualities in glimpsed and filtered views to the north which

³² MHCLG 2024 Paragraph: 018 Reference ID: 18a-018-20190723

will be affected by the Project for Assessment. Its historic fabric and appreciation of its architectural interest will not be affected by the Project for Assessment. The impact on the significance of the Temple is concluded to be less than substantial in NPPF terms and at the lower end of the scale due to the screening and filtering impact of the trees within the park, the intervening distance and the existing varied setting of the Temple in which it is experienced.

- 5.53 There is potential for that impact to be reduced through the location, siting, orientation, roof design and cladding of buildings, as well as details of landscaping, which will be determined through the detailed design stage.

Proposed Scheme

- 5.54 The impact of the Proposed Scheme on the significance of Heaton Park RP&G and the Temple (grade II* listed building) are similar to those described above for the Project for Assessment; slightly reduced due to the reduced geographical extent of the development plots but only marginally so due to the location and maximum overall height parameters of the Application Plots. The Design Code for the Proposed Scheme includes a requirement to lessen the visual impact of the buildings elevations within the setting of designated heritage assets, including Heaton Park.

Figure 5.4: View looking north from the Temple at Heaton Park – the Proposed Scheme



- 5.55 Therefore, the Proposed Scheme will result in less than substantial harm to the significance of Heaton Park and the Temple to the north east of Heaton Hall due to the urbanising effect on views looking north from within the park, proximate to the Temple. The level of harm in each case is concluded to be at the lower end of the scale due to mitigation measures provided by the Design Code, the screening and filtering impact of the trees within the park, the intervening distance and the existing varied setting of the Temple in which it is experienced.
- 5.56 There is potential for that impact to be reduced through the location, siting, orientation, roof design and cladding of buildings, as well as details of landscaping, which will be determined through the detailed design stage.

Alkrington Hall (grade II* listed building)

- 5.57 Alkrington Hall (grade II* listed building) is an 18th century Palladian house with an extensive view across the landscape to the north west, towards the Assessment and Application Plots which are over 2km away at their nearest point (Viewpoint 22 of the Landscape and Visual Impact Assessment (**ES Chapter 17: Landscape and Visual**)). AVRs have been used to inform the assessments of impact below by modelling the impact on

this view. As previously explained, they model the maximum overall height parameters and therefore the envelope in which future development would be accommodated. It therefore provides an indication of a 'worst-case scenario' rather than an accurate representation of future development.

Figure 5.5: View looking north west from the footpath north of Alkrington Hall - Existing



- 5.58 As described in Section 4, Alkrington Hall and its setting to the north were designed on the principles of the picturesque movement, which was popular in the late 17th and early 18th centuries and espoused the importance of the deliberate combination of architecture and landscape for aesthetic effect, an important element of Palladian design. The Hall is orientated with its principal elevation and key rooms overlooking the part open and part wooded landscape to the north west. Whilst there are some dispersed areas of later development visible within that landscape, overall, it remains intact and of aesthetic value. The landscape, woodland and associated views to the north west of the Hall, therefore positively contribute to the architectural and historic interest of the Hall.

Project for Assessment

- 5.59 The AVR for Viewpoint 22 (**Figure 5.6** below) shows that if built to the maximum overall height parameters, parts of the Project for Assessment would be visible beyond and above the treed skyline in views looking north west from Alkrington Hall. The buildings would be distanced but would add further urban elements to the landscape. The impact on the view would be partial given the expansive nature of the view and the intent of the designed view would remain legible, albeit the aesthetic qualities will be diminished. Whilst the maximum overall height parameters represent a worse-case scenario, the AVRs are modelled from outside at ground level and not from within the principal rooms of the Hall (due to the private ownership of the property). Given the elevation of these rooms, the visual impact on views looking north west from the principal rooms within the Hall is likely to be greater than is represented by the AVR.

Figure 5.6: View looking north west from the footpath north of Alkrington Hall – Project for Assessment



- 5.60 The historic fabric of the Hall including its interiors, the historic association with Giacomo Leoni and the views from the landscape looking back to the principal elevation will not be affected by the Project for Assessment. The ability to appreciate Alkrington Hall as a Palladian style house illustrating early 18th century architectural trends will be maintained. Having considered the significance of Alkrington Hall including the contribution made by setting and that part of the setting which would be affected by the Project for Assessment, it is concluded that the Project for Assessment would result in less than substantial harm to the significance of the Hall which would be at a lower end of the scale.
- 5.61 There is potential for that impact to be reduced, or potentially avoided altogether through the location, siting, orientation, roof design and cladding of buildings which will be determined through the detailed design stage.

Proposed Scheme

- 5.62 The nature of the impact of the Proposed Scheme on the significance of Alkrington Hall is the same as those described above for the Project for Assessment but at a reduced scale due to the measures set out in the Design Code and the reduced geographical extent of the development plots and visibility of the Proposed Scheme within Viewpoint 22, which is limited to Plot D (Figure 5.7).

Figure 5.7: View looking north west from the footpath north of Alkrington Hall – Proposed Scheme



- 5.63 Nonetheless, it is concluded that there is potential for there to be less than substantial harm to the significance of Alkrington Hall based on the maximum height parameters. The level of harm would be at the lowest end of the scale and there is potential for that impact to be reduced, or potentially avoided altogether through the location, siting,

and orientation of buildings which will be determined through the detailed design stage.

Brick Farmhouse (grade II listed building)

Project for Assessment

- 5.64 Brick Farmhouse sits within the Project for Assessment Boundary. The property and its garden will be retained with an offset from new development with a landscape buffer that will retain part of the fields to the east and west of the former farmhouse. There will be no direct works to the property and therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the listed building. The maximum overall height parameters for the adjacent plots are 44m (Plot DD), 42m (Plot EE) and 21m (Plot FF) AOD. The Whittle Brook which separates Plots D and DD, a short distance to the east of the listed building will be retained with a landscape mitigation area/landscape buffer along its course. The maximum overall height parameter for development in Plot D is 69m AOD.
- 5.65 As set out in Section 4, the listed building is principally experienced from its immediate domesticated surroundings. The proposed offset will retain those areas of garden and undeveloped land from which the listed building is principally appreciated. The proposed landscape buffer will soften the visual impact of new development. However, due to the height of the Project for Assessment, the landscape buffer will not fully screen the new development, even at full maturity. The setting of the listed building will therefore be more urbanised in character and experience including views. The agrarian character of parts of the asset's setting which contributes to an understanding of the former farmhouse's agricultural origins and associations will therefore be diminished. As described in Section 4, the asset's relationship with the wider landscape and historic farmsteads within it, is limited to a degree by its partial enclosure from outbuildings and trees. Notwithstanding, that relationship will be further diminished by the demolition of Thurston Fold and Moss Side Farm/Barn within the surrounding area, and the enclosing effect of new development which will reduce or obscure views from the farmhouse to the wider landscape (depending on the siting and orientation of those buildings). The impact of the loss of Thurston Fold or Moss Side Farm/Barn is limited due to Brick Farmhouse not having a strong visual or associative relationship with those farmsteads but they contribute to the overall historic agrarian character of the wider landscape in which the asset is experienced.
- 5.66 Having considered the significance of Brick Farmhouse, the contribution made by setting including the effect of later changes to the building and its partial enclosure from the surrounding landscape by outbuildings and trees, as well as the nature, scale and inbuilt mitigation of the Project for Assessment, it is concluded there will be less than substantial harm to the significance of the listed building as a result of the urbanising of its setting and the diminishment of the ability to appreciate the historic agricultural context of the listed building. The level of harm is concluded to be at a middling level within that category.
- 5.67 This conclusion is based on a 'worst case' scenario and the impact on significance could be reduced through future detailed design of development within the Assessment Plots including:

- The siting and orientation of new development and graduation of height within the plots with reduced height proximate to the listed building.
- The type of planting and landscaping which could reference the former rural character of the area.
- The form and design of buildings in the immediate surroundings of the listed building and on the approach to it, including the materiality and colour palette of proposed units.

Proposed Scheme

- 5.68 Brick Farmhouse is outside the Application Boundary and the Proposed Scheme will be distanced from and separated from the listed building by the Whittle Brook and intervening fields to its west. Therefore, the impacts of the Proposed Scheme relate to the indirect impact, arising from change within the setting of the listed building. A landscape mitigation area is proposed along the route of the Whittle Brook. As identified above, the maximum overall height parameter for Plot D, the nearest Application Plot, is 69m AOD. This will exceed the height of existing and any additional planting along the Whittle Brook corridor and the Proposed Scheme will therefore be visible beyond the Whittle Brook. However, in line with the Design Code, the elevations of the new buildings must be designed to include materials which reduce their visual impact or accord with the local vernacular. There is potential for new development (depending on its siting and orientation) to obscure views of the wider landscape looking east from the listed building and its immediate surrounding. The nature of the development, which will be primarily logistics and industrial units, will have an urbanising effect on the character of the landscape to the east of the listed building, beyond the Whittle Brook. Views of the principal elevation of the listed building are orientated away from the Application Boundary. The Proposed Scheme will result in the demolition of Meadowcroft Fold Barns and Farmhouse, Higher Fields Farm and Broomhill Farm, however due to the intervening distance between those farmsteads and the listed building and the separation afforded by the Whittle Brook, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the listed building.
- 5.69 Having considered the nature and extent of the Proposed Scheme and the significance of the listed building and its setting, it is concluded that there will be 'less than substantial' harm to the significance of Brick Farmhouse. The level of harm will be at the lowest end of the scale due to the partial enclosure of the listed building and its significance being principally appreciated from its immediate surroundings, as well as the intervening distance, mitigation included in the Design Code and landscaping between the asset and the Proposed Scheme which will reduce, but not avoid, its adverse impact.
- 5.70 The impact on significance could be reduced through the future detailed design of development within Plot D including the siting and orientation of new development at the western edge of the Plot, as well as the detail of landscape mitigation along the Whittle Brook corridor.

Lower Whittle Farmhouse (grade II listed building)

Project for Assessment

- 5.71 Lower Whittle Farmhouse sits within the Project for Assessment Boundary, within Plot BB. The property and its garden will be retained with an offset from new development and a landscape buffer to retain the outbuildings and an area of the fields surrounding the farmstead. There will be no direct works to the property and therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the listed building. The maximum overall height parameter for Plot BB is 35m AOD.
- 5.72 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 are more complete. There will be no effect on the relationship between the farmhouse and these historic outbuildings.
- 5.73 The Project for Assessment will result in the urbanisation of agricultural land historically associated with the farmstead. Due to the enclosure of the historic farmstead by modern agricultural sheds, the visual and physical connection between the farmhouse and the wider landscape is limited and principally experienced on approach to the asset. The proposed landscape buffer will soften the visual impact of new development on approach to the listed building and in any glimpsed views from the historic elements of the farmstead. However, due to the height of the Project for Assessment, the landscape buffer will not fully screen the new development, even at full maturity. The Project for Assessment will also result in the demolition of a number of farmsteads, however due to the intervening distance between those farmsteads and the existing enclosure of the listed building, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the listed building.
- 5.74 Having considered the significance of the listed building, including its high degree of alteration and the limited contribution made by setting, as well as the nature and extent of the Project for Assessment, it is concluded there will be 'less than substantial harm' to the significance of Lower Whittle Farmhouse arising from the development and urbanisation of land historically associated with the farmstead and the associated visual impact on approach to the listed building and in glimpsed views from the farmstead which will diminish the appreciation of the historic rural context of the listed building and its associated 19th century outbuildings. The level of harm is concluded to be at the lower end of the scale due to the limited contribution setting makes to the significance of the highly altered asset and its existing enclosure.
- 5.75 The level of harm could be further reduced through future detailed design subject to appropriate consideration of the siting, orientation, height and design (including materiality and colour) of buildings which are visible from Lower Whittle Farm or on approach from Dr Fold Lane, as well as details of native planting and landscaping to provide a sense of the former rural context of the farm.

Proposed Scheme

- 5.76 Lower Whittle Farmhouse is outside the Application Boundary with the nearest Application Plots E and F both having a maximum overall height parameter of 51m AOD. There is a proposed wetland habitat corridor and landscape mitigation along the east of Plot E and the south east of Plot F. The existing built area of Stock Nook to the north will be retained along with an area of the existing associated fields and landscape mitigation around the retained area.
- 5.77 As outlined above, the listed building is enclosed by later 19th century outbuildings, beyond which are modern agricultural sheds which further enclose the historic parts of the farmstead and limit the visual and physical connection to the wider landscape. The proposed areas of landscape retention and mitigation will soften and filter the visual impact of new development where views are available from the surroundings of the listed building (principally on approach) and the retention of Stock Nook will further distance and separate the listed building from new development. The nature of the development, which will be logistics and industrial units, will have an urbanising effect on the character of the wider landscape north of the listed building. The Proposed Scheme will also result in the demolition of Meadowcroft Fold Barns and Farmhouse, Higher Fields Farm and Broomhill Farm, however due to the intervening distance between those farmsteads and the existing enclosure of the listed building, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the listed building.
- 5.78 Having considered the nature and extent of the Proposed Scheme and the significance of the listed building and its setting, including the extent of alteration, it is concluded that there will be less than substantial harm on the significance of Brick Farmhouse. The level of harm will be at the lowest end of the scale due to the enclosure of the listed building and the limited contribution made by setting, as well as the intervening distance and landscaping between the asset and the Proposed Scheme which will reduce, but not avoid, its adverse impact.
- 5.79 The impact on significance could be reduced through the future detailed design of development within the Plots E and F including the siting and orientation of new development, the form and design of buildings, as well as the detail of landscape mitigation.

Non-Designated Heritage Assets

- 5.80 There are a large number of locally listed buildings within and proximate to the Assessment and Application Boundaries. The NPPF clearly differentiates between designated and non-designated heritage assets (NDHAs) and the proportionate way NDHAs should be addressed within the planning process. Consideration of the impact of the Project for Assessment and the Proposed Scheme on NDHAs are therefore considered proportionately in Table 5.1 overleaf. As set out in Section 3, the NDHAs included for assessment has been agreed with the local authority conservation officers.
- 5.81 The Proposed Scheme includes the demolition of a number of non-designated heritage assets. These are as follows:

Proposed Scheme:

- Meadowcroft Fold Barns and Farmhouse (HAP 19)
- Higher Fields Farm (HAP 45)
- Broomhill Farm (HAP 50)

5.82 For non-designated heritage assets outside of the Application Boundary but within the Assessment Boundary it has been necessary to make assumptions in relation to demolition and these are set out in **Chapters 4 and 5 of the ES**. In assessing the impact of the Project for Assessment, it is assumed the following assets will be demolished:

- Birch Mill (HAP 34) and Lodge View (HAP 54) within Birch Village Conservation Area, based on the assumptions related to highways works in Infrastructure Area BBB.
- Moss Side Farm/Barn (HAP 15)
- Thurston Fold (HAP 22)

5.83 With the exception of Birch Mill and Lodge View, the central location of these assets within the Assessment Plots means that demolition is assumed to be necessary to create the plateaus required to deliver the use (industrial and logistics units).

Table 5.1: Non-designated heritage assets – Assessment of Impact

Name/address	Photograph	Project for Assessment	Proposed Scheme
Moss Side Barn/Farm, Griffie Lane, Whitefield (HAP 15)		The Project for Assessment assumes the demolition of Moss Side Barn, resulting in the loss of its local significance.	Moss Side Barn is outside the Application Boundary and the Proposed Scheme will be distanced from and separated from the asset by the Whittle Brook and intervening fields. Therefore, the impacts of the Proposed Scheme relate to the indirect impact, arising from change within the setting of the asset. A landscape mitigation area is proposed along the route of the Whittle Brook. The maximum overall height parameter for Plot D, the nearest Application Plot, is 69m AOD. This will exceed the height of existing and any additional planting along the Whittle Brook corridor and the Proposed Scheme will therefore be visible beyond the Whittle Brook. There is potential for new development (depending on its siting and orientation) to obscure views of the wider landscape looking east from the converted barn and its immediate surroundings. The nature of the development, which will be logistics and industrial units, will have an urbanising effect on the character of the landscape. Whilst distanced and separated by the Whittle Brook, Plot D provides a degree of rural and agricultural character and understanding of the former agrarian function of the asset, which positively contribute to its significance. The Proposed Scheme will result in the demolition of a number of historic farmsteads, however due to the intervening distance between those farmsteads and the listed building and the separation afforded by the Whittle Brook, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. Having considered the local significance of the asset, the contribution made by its setting and the nature and extent of the Proposed Scheme, including mitigation, it is concluded there will be a degree of harm to the significance of the asset arising from the urbanisation of part of its setting which contributes to an understanding of its former agrarian context. The former barn will continue to be appreciable as an altered 18th/19th century agricultural building. The impact is small given the intervening distance, existing altered rural setting, the separation provided by the Whittle Brook and the filtering effect of the proposed landscape mitigation along this corridor. The impact on significance could be reduced through the future detailed design of development within Plot D including the siting and orientation of new development, the form and design of buildings at the western edge of the Plot and the detail of landscape mitigation along the Whittle Brook corridor.
Bridge at Whittle Brook, Castle Road (HAP 16)		The bridge is situated within an area of proposed landscape mitigation with no development proposed on the land immediately surrounding the asset. The nearest development plot (FF) is identified for residential development (use class C) and larger scale industrial and logistics development in Plots D and DD will be separated from the asset by retained tree belts along water courses and additional landscape mitigation along these corridors. Due to the enclosure of the asset and its specific significance as a largely functional structure, built to provide access to a now demolished Bleach Works, the local significance of the asset will not be affected by Project for Assessment.	The bridge is situated outside the Application Boundary and separated from the nearest Application Plot (D) by the Whittle Brook. The significance of the asset will not be affected by the Proposed Scheme due to that intervening distance, the existing and enhanced landscape mitigation along the Whittle Brook corridor, as well as the enclosure and the nature of the asset's significance.

Name/address	Photograph	Project for Assessment	Proposed Scheme
Jackson Fold Farm (HAP 18)		Jackson Fold Farm is adjacent to Infrastructure Area AAA which comprises Pilsworth Road, a busy route which connects the M66 motorway with existing industrial and logistics development to the east. The remainder of the Assessment Plots are visually and physically separated from the asset and there is no known historic or associative relationship between the plots and the asset which contribute to its significance. Therefore, the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the asset related to Infrastructure Area AAA. In the absence of detailed information on the proposed highways works, it has been assumed that the maximum height of development in infrastructure areas will be necessarily tied into the existing adjacent infrastructure. As a worst case, a +2m ground level change has been assumed. As set out in Section 4, overall, setting makes a very limited contribution to the significance of the asset. Pilsworth Road is one of several elements within the assets setting which has an urbanising character and diminishes the understanding of the historic rural context of the asset. It is assumed that the highways infrastructure works in Infrastructure Area AAA will increase the capacity of Pilsworth Road and result in additional infrastructure that will have a further urbanising effect on the asset's setting to the south. In this way the effect will be an intensification of an existing effect. There will be no direct impact on the asset and the group value of the farmstead and contribution the land to the north, east and west makes to significance will be unaffected. The Project for Assessment assumes the demolition of a number of historic farmsteads, however due to the intervening distance and landscape, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. It is therefore concluded that there will be small degree of harm to the local significance of the asset, limited by the works being restricted to one part of its setting, which has an existing urban character.	Due to the intervening distance, topography and development, including the Pilsworth landfill sites, which physically and visually separate the Application Plots from the asset, there will be no impact on the significance of Jackson Fold Farm as a result of the Proposed Scheme.
Meadowcroft Fold Farmhouse and Barns, Moss Hall Road, Whitefield (HAP 19)		The Project for Assessment assumes the demolition of Meadowcroft Fold Farmhouse and Barns, resulting in the loss of its local significance.	The Proposed Scheme proposes the demolition of Meadowcroft Fold Farmhouse and Barns, resulting in the loss of its local significance.

Name/address	Photograph	Project for Assessment	Proposed Scheme
Egypt Farm, Egypt Lane, Simister, Whitefield (HAP 20)		Egypt Farm is within the Project for Assessment Boundary with Egypt Farm and the associated field to the east identified for retention. It is surrounded by Assessment Plot EE to the north, east and west. To the south is the M62 motorway. The Project for Assessment will result in the development of Plot EE for industrial and logistics units up to a maximum overall height of 35m AOD (Plot EE (South)). This will have an urbanising effect on the character of land surrounding the asset which will be experienced on approach to the farm. Whilst Egypt Farm would historically have likely had a functional relationship with the surrounding fields (Assessment Plot EE), there is no longer a meaningful visual or physical relationship with the surrounding land due to the high degree of enclosure. The contribution made by Plot EE to the significance of the asset is therefore very limited. As described in Section 4, the historic house is enclosed by mature gardens and tree belts and the architectural and historic value of the asset is not appreciable beyond the private yard and gardens which surround the property. The Project for Assessment assumes the demolition of a number of historic farmsteads, including Unsworth Moss and Moss Side Barn/Farm. Due to the enclosure of Egypt Farm, it does not have a strong visual or associative relationship with those farmsteads but they contribute to the overall historic agrarian character of the wider landscape which is experienced on approach to the asset. It is therefore concluded that there would be a small impact on the significance of Egypt Farm as a result of the urbanising effect on land likely to be historically associated with the asset and that urban character will be experienced on approach to the farm. The impact on significance could be reduced through future detailed design of development within the Assessment Plots	Due to the scale and height of the Proposed Scheme, it will be experienced on approach to the asset. The Proposed Scheme will result in the demolition of a number of historic farmsteads, however due to the intervening distance between those farmsteads and the listed building and the separation afforded by the Whittle Brook, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. Having considered the intervening distance (c.1km at its nearest point), existing urban elements of the asset's setting and its enclosure, it is concluded that the local architectural and historic value of the asset will continue to be appreciated and there will be no impact on its significance.
Sandfield Farm, Simon Lane, Whitefield 9HAP 21)		Sandfield Farm is situated to the south of the M62 motorway and outside the Assessment Boundary. As described in Section 4, the historic buildings (house and barn) are at the south of the farmstead with domestic gardens to the west and paddocks beyond. To the north are large agricultural sheds which limit views from the farmhouse northwards. A bank of trees provide 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 Assessment Boundary). Intervisibility with the Assessment Plots 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 with Plot DD; albeit the legibility of such a relationship and physical connection has been greatly diminished by the construction of the M62.	The nature of the impact of the Proposed Scheme on the significance of Sandfield Farm is the same as those described for the Project for Assessment but at a reduced scale due to the reduced geographical extent of the development plots. Development within Plot D will be experienced on approach to Sandfield Farm, along Simon Lane and potentially in glimpsed views from the farmstead including the garden in which the principal elevation of the farmhouse is appreciated. The development will be distanced and filtered by landscape buffers along the south and north of the M62 motorway. The Proposed Scheme will result in the demolition of a number of historic farmsteads, however due to the intervening distance between those farmsteads and the listed building and the separation afforded by the Whittle Brook, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. Having considered the significance of the asset and the contribution made by its setting, it is concluded that there will be a small impact on significance arising from the urbanising presence of development north of the farm and experienced on approach to and in glimpsed

Name/address	Photograph	Project for Assessment	Proposed Scheme
		The Project for Assessment will be experienced on approach to Sandfield Farm, along Simon Lane. However, a peripheral landscape buffer along the north of the M62 will filter and soften the appearance of the proposed industrial and logistics units. The maximum overall height parameter in the southern elements of Plots EE and DD are 35m AOD and 69m AOD for Plot D. Due to the height of the development, landscape mitigation will not fully screen the units. Development at the south of these plots may therefore be present in glimpsed and filtered views from within the farmstead and in views of the principal elevation of the farmhouse from its garden. The development will be distanced and filtered by landscape buffers along the south and north of the M62 motorway. The Project for Assessment assumes the demolition of a number of historic farmsteads, including Unsworth Moss and Moss Side Barn/Farm. Due to the separation created by the M62, Sandfield Farm does not have a strong visual or associative relationship with those farmsteads but they contribute to the overall historic agrarian character of the wider landscape which is experienced on approach to the asset. Having considered the significance of the asset and the contribution made by its setting, it is concluded that there will be a small impact on significance arising from the urbanising presence of development north of the farm and experienced on approach to and in glimpsed and filtered views from the farmstead. The impact is limited due to the orientation of the farm, intervening development and the existing and proposed landscape buffers.	and filtered views from the farmstead. The impact is limited due to the orientation of the farm, intervening development and the existing and proposed landscape buffers.
Thurston Fold, Castle Road, Whitefield (HAP 22)		The Project for Assessment assumes the demolition of Thurston Fold, resulting in the loss of its local significance.	Thurston Fold is outside the Application Boundary and the Proposed Scheme will be distanced from and separated from the farmstead by the Whittle Brook and intervening fields to its west. Therefore, the impacts of the Proposed Scheme relate to the indirect impact, arising from change within the setting of the asset. A landscape mitigation area is proposed along the route of the Whittle Brook. As identified above, the maximum overall height parameter for Plot D, the nearest Application Plot, is 69m AOD. This will exceed the height of existing and any additional planting along the Whittle Brook corridor and the Proposed Scheme will therefore be visible beyond the Whittle Brook. There is potential for new development (depending on its siting and orientation) to obscure views of the wider landscape looking east from farmstead and its immediate surroundings. The nature of the development, which will be logistics and industrial units, will have an urbanising effect on the character of the landscape to the east of the asset, beyond the Whittle Brook. Whilst distanced and separated by the Whittle Brook, Plot D provides a degree of rural and agricultural character and understanding of the former agrarian function of the asset, which positively contribute to its significance. The Proposed Scheme will result in the demolition of a number of historic farmsteads, however due to the intervening distance between those farmsteads and the listed building and the separation afforded by the Whittle Brook, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset.

Name/address	Photograph	Project for Assessment	Proposed Scheme
			Having considered the local significance of the asset, the contribution made by its setting and the nature and extent of the Proposed Scheme, including mitigation, it is concluded there will be a degree of harm to the significance of the asset arising from the urbanisation of part of its setting which contributes to an understanding of its former agrarian context. The impact is small given the intervening distance, existing altered rural setting, the separation provided by the Whittle Brook and the filtering effect of the proposed landscape mitigation along this corridor. The impact on significance could be reduced through the future detailed design of development within Plot D including the siting and orientation of new development, the form and design of buildings at the western edge of the Plot, as well as the detail of landscape mitigation along the Whittle Brook corridor.
Grange Farm (HAP 58)		Grange Farm is outside the Assessment Boundary and, due to the intervening distance, landscape, topography and development (including the M62 motorway) there is no visual or physical relationship with the Assessment Plots. The farmhouse is experienced within its domestic curtilage where its age and former agrarian character is principally experienced. Trees to the north form a backdrop in views from Heywood Old Road in which the rural character of the building within its setting can be appreciated. The ZTV indicates potential visibility of the Project for Assessment within these views. Considering the orientation of the view relative to the Assessment Plots, it is Plots BB, CC and E which are situated beyond Grange Farm in these views. Their maximum overall height parameters are 35m, 36m and 51m AOD respectively. Plot D, which has a maximum overall height parameter of 69m AOD is located to the north west (to the left of the adjacent image). Due to the intervening distance, topography and proposed heights, the visibility of development behind and in combination with Grange Farm within this view is likely to be limited. Nonetheless, it would have an urbanising effect on the views and diminish their aesthetic qualities. It is concluded that the impact would be small due to the development being distanced and beyond the treed hillside within the view. The asset would continue to be appreciable as a historic farmstead. The Project for Assessment assumes the demolition of a number of historic farmsteads, however due to the separation created by the intervening landscape, topography and the M62 motorway between those farmsteads and Grange Farm, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset.	Grange Farm is outside the Application Boundary. The nature of the impact of the Proposed Scheme on the significance of Grange Farm is the same as those described for the Project for Assessment but at a reduced scale due to the reduced geographical extent of the development plots. The Proposed Scheme will result in the demolition of a number of historic farmsteads, however due to the separation created by the intervening landscape, topography and the M62 motorway between those farmsteads and Grange Farm, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. It is therefore concluded that there would be a small impact on the local significance of the asset due to the development being distanced and beyond the treed hillside within the view.

Name/address	Photograph	Project for Assessment	Proposed Scheme
Birch Mill (HAP 34)		The Project for Assessment assumes the demolition of Birch Mill, resulting in the loss of its local significance.	Due to the intervening distance, topography and landscape, the Proposed Scheme would have no impact on the significance of Birch Mill.
36 to 42 Lodge View (Evens), Heywood Old Road (HAP 54)		The Project for Assessment assumes the demolition of Lodge View, resulting in the loss of its local significance.	Due to the intervening distance, topography and landscape, the Proposed Scheme would have no impact on the significance of Lodge View.
Birch Village Conservation Area Group (HAP 31-33): 724 Heywood Old Road 743-747 Heywood Old Road 757-763 Heywood Old Road		The assets are situated outside the Assessment Boundary. Therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the assets. 724 Heywood Old Road is likely to have been a former co-operative store and 743-747 and 757-763 are former workers cottages in an Arts and Crafts style. There will be no direct impacts on these assets their local architectural character will continue to be appreciable. The assumed demolition of Birch Mill, which has a historic associative relationship with the assets would diminish the appreciation of the historic context of the buildings. The topography rises to the rear of 743-747 Heywood Old Road 757-763 Heywood Old Road reducing the visibility out towards the Assessment Boundary. However, due to the proximity of Infrastructure Area BBB and the height of proposed development in Plots BB, CC, E and D there is likely to be a degree of visibility of the highways infrastructure works and industrial/logistics development in views from the rear and upper floors. The closer proximity of the motorway network to the assets is also likely to increase the audible impact of the motorway. This will diminish the appreciation of the assets are part of a formerly rural settlement. The effect would be experienced within the existing context of the M62 motorway and Heywood Old Road. The asset's architectural interest, and the appreciation of that significance	Due to the height and scale of the Proposed Scheme, there is potential for some glimpsed views of the units where there are gaps in the enclosure along Heywood Old Road, along which the assets are experienced which would have an urbanising effect on their setting and appreciation of the assets are part of a historically rural village. Due to the intervening distance, topography and landscape, the visibility would be limited and the ability to appreciate the architectural interest of the buildings will be unaffected. The level of harm is concluded to be negligible.

Name/address	Photograph	Project for Assessment	Proposed Scheme
	 	as principally experienced from Heywood Old Road, would be unaffected. It is therefore concluded that there will be a medium impact on the significance of the assets due to the reduction in the ability to appreciate the historic context of the assets as a result of the loss of Birch Mill and the increased urbanisation of their setting.	
Stock Nook (HAP 37)		Stock Nook is within the Assessment Boundary and will be retained, with the exception of modern farm buildings at the north east extent of the hamlet. There will be no direct works to the property and therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the hamlet. The associated fields to the south and north east of the hamlet which include historic outbuildings will be retained and will provide an offset from development, together with a landscape buffer. The architectural interest, historic fabric and group value of the asset will therefore be unaffected. Stock Nook is within Assessment Plot BB with the undeveloped fields within this plot and the adjacent Application Plots E and F and Assessment Plots AA and CCC making a positive contribution to the hamlet's agricultural setting, albeit that character is diminished by the presence of the Birch Industrial Estate and Heywood Distribution Park to the north and west. Plot BB has a maximum overall height parameter of 35m AOD and the adjacent Plots E and F have a maximum overall height parameter of 51m AOD and Plot AA, 52m AOD. The Project for Assessment will result in the development of these Plots for industrial and logistics units. This will have an urbanising effect on the character of land surrounding the asset, some of which would	Stock Nook is outside the Application Boundary and the nearest Application Plots are Plot E and F, which are identified have a maximum overall height parameter of 51m AOD. The impact of the Proposed Scheme therefore relates to change within the setting of the asset and the architectural interest, historic fabric and group value of the asset will be maintained. The development of the Application Plots for industrial and logistics units will have an urbanising effect on a part of the asset's setting which contributes to an understanding of its historic rural and agrarian character. The proposed landscape buffer around the hamlet will soften the visual impact of the development, but will not fully screen the units. The Proposed Scheme will result in the demolition of a number of historic farmsteads, however due to the intervening distance, landscape and development between those farmsteads and Stock Nook, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. Due to the intervening distance, the existing presence of large industrial units within the setting and the retention of fields immediately surrounding the hamlet, the level of harm is concluded to be small. The level of harm could be reduced through future detailed design subject to appropriate consideration of the siting, orientation, height and design of buildings which are visible from and on approach to Stock Nook, as well as details of native planting and landscaping to provide a sense of the former rural context of the asset.

Name/address	Photograph	Project for Assessment	Proposed Scheme
		have been functionally associated with the farmstead. This will diminish the appreciation of the historic rural context and character of the asset's setting, though it is noted that there is already modern development, including large industrial units which are experienced from the hamlet and on approach, though at a distance. The proposed landscape buffer around the hamlet will soften the visual impact of the development, but will not fully screen the new units. The Project for Assessment assumes the demolition of a number of historic farmsteads. Higher Fields Farm is the nearest and, as previously described in highly altered. Due to the intervening distance between the remaining farmsteads proposed for demolition and the separation afforded by the Whittle Brook and other landscape features, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. It is therefore concluded that there would be a medium level of harm to the local significance of the asset. The level of harm could be reduced through future detailed design subject to appropriate consideration of the siting, orientation, height and design (including materiality and colour) of buildings which are visible from and on approach to Stock Nook, as well as details of native planting and landscaping to provide a sense of the former rural context of the asset.	
Birch Hotel (HAP 40)		The Project for Assessment will have no effect on the significance of the asset due to the intervening distance and development and, as described in Section 4, the historic elements of the hotel are largely encapsulated and obscured by later additions with setting making no meaningful contribution to the limited local significance of the asset.	The Proposed Scheme will have no effect on the significance of the asset due to the intervening distance and development and, as described in Section 4, the historic elements of the hotel are largely encapsulated and obscured by later additions with setting making no meaningful contribution to the limited local significance of the asset.

Name/address	Photograph	Project for Assessment	Proposed Scheme
Saxon's Farm (HAP 42)		As part of the Project for Assessment, highways infrastructure works may bring the motorway network closer to the property. As described in Section 4, the M62 is in close proximity to the south with an intervening tree belt which has a negative urbanising effect on the setting of the asset, diminishing the appreciation of its former rural character and agrarian function. The Project for Assessment would therefore increase the current adverse impact of the M62 on the appreciation of the asset. However, the asset is highly altered and has limited architectural interest though it may hold historic interest in any surviving internal features. The Project for Assessment assumes the demolition of a number of historic farmsteads, however due to the intervening distance between those farmsteads and the listed building and the separation afforded by the Whittle Brook, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. The impact on significance is therefore concluded to be negligible.	Due to the intervening distance, topography and landscape, the Proposed Scheme would have no impact on the significance of the assets.
The Gardener's Arms Public House (HAP 43)		The public house is within an area of existing development to be retained as part of the Project for Assessment with Plot BB to the north west and Infrastructure Area BBB (highways infrastructure) to the south. Due to the enclosure of the beer garden at the rear of the public house with fencing, trees and existing development, there is not a strong visual relationship with the Assessment Plots. The development of Plot BB will bring industrial or logistics units closer to the asset and will be present in views of the public house frontage from Manchester Road. As identified in Section 4, there may have been a historic association between the terrace of workers cottages and Birch Mill (within Infrastructure Area BBB) beyond the M62 to the south. However, the legibility of any relationship has been greatly diminished by the construction of the M62 and the demolition of the majority of the terrace. The contribution Birch Mill makes to the significance of the asset is therefore very limited. The M62 motorway is already a dominant element with the asset's setting and any expansion of the network will be to the south of the motorway, away from the asset. It is therefore concluded that there would be an adverse impact on the significance of the Gardener's Arms which is negligible for the reasons set out above.	The Proposed Scheme will be experienced in combination with the Gardener's Arms Public House from Manchester Road, looking north west towards the Application Boundary. The development will be separated from the asset by the intervening distance, development and a wetland habitat corridor along the east boundary of Plot E. It will be experienced as part of the varied context in which the asset is experienced. The ability to appreciate the scale, character and truncated nature of the asset will be unaffected by the Proposed Scheme. It is therefore concluded that there will be no effect on the significance of the asset as a result of the Proposed Scheme.

Name/address	Photograph	Project for Assessment	Proposed Scheme
New Gap Farm (HAP 44)		The farm is within the Assessment Boundary, within an existing area of development and will be retained along with its outbuildings and the immediate fields to the north west and south of the farmhouse, as part of the Project for Assessment. There will be no direct works to the property and therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the asset. As described in Section 4, New Gap Farm was altered during the 20th century and is of limited local architectural interest with its local significance principally residing in its historic value as an 18th to 19th century farm which is not readily evident from its exterior given the extent of alteration. The farm is experienced within a transitional context. The siting and orientation of the building within its plot, together with the enclosure of that plot, means that its limited architectural and historic interest is principally experienced from its garden in combination with new residential development to the north east. There are views out to the north west over Assessment Plot BB which provide a sense of the area's former rural character, but also contain urban elements which diminish the aesthetic value of such views. The Project for Assessment would bring development closer to the farm in the north west and would continue the urbanising effect of existing, recently constructed residential development to the north east of the farm. The Project for Assessment will therefore diminish the sense of the farm's rural character and the aesthetic value of views across Plot BB. The maximum overall height parameter for Plot BB is 35m AOD and, whilst the proposed landscape buffer along the boundary with the existing development will filter and soften the visual impact of the Project for Assessment, it will not fully screen the new development, even at full maturity. The Project for Assessment assumes the demolition of a number of historic farmsteads, however due to the intervening distance between those farmsteads and New Gap Farm, there is no strong visual or associative relationship with these farmsteads and their loss will not result in a notable impact on the significance of the asset. Having considered the limited significance of the asset and the contribution made by setting, it is concluded that the Project for Assessment will have a small adverse impact on the ability to appreciate the significance of the asset as an 18th or 19th century farmhouse, which is already greatly compromised due to the aforementioned alterations to the building.	The farm is outside the Application Boundary with intervening fields and development at Stock Nook and Lower Whittle Farm. Therefore the impacts of the Proposed Scheme relate to the indirect impact, arising from change within the setting of the asset. The Proposed Scheme will bring industrial/logistics development closer to the farm, to the north west and west. However, this is within the context of existing industrial/logistics development at Birch Industrial Estate and South Heywood Business Park. The intervening fields and development will provide separation and the wetland habitat corridor and landscape mitigation area along the edge of Plots E and F will soften and filter the visual impact of the development. The fields immediately associated with the farm and which provide a sense of the area's former rural character will be retained. The limited ability to appreciate the significance of New Gap Farm as an 18th or 19th century farmstead will therefore be sustained and the impact is limited to a further urbanisation of longer-range views towards the Application Boundary. Having considered the significance of the asset, its setting and the limited contribution it makes to the appreciation of the asset's limited significance, it is concluded that the adverse impact of the Proposed Scheme will be small.

Name/address	Photograph	Project for Assessment	Proposed Scheme
Higher Field Farm (HAP 45)		The Project for Assessment assumes the demolition of Higher Field Farm, resulting in the loss of its local significance.	Higher Field Farm is outside the Application Boundary, with Plot C wrapping around the former farmstead. There will be no direct works to the asset, with effects arising as a result of change within its setting. A temporary landscape buffer will be created between the asset and new development, which will visually soften but not fully screen the new units. The overall maximum height parameter for Plot C is 53m. As described in Section 4, Higher Fields Farm is highly altered and has limited local significance in providing an understanding of the historic rural and agricultural history of the area. Undeveloped fields surrounding the farm, including Plot C contribute to that understanding and their development will diminish the rural character and legibility of the historic agrarian function of the building and its setting. Therefore, the Proposed Scheme is concluded to have a small adverse effect on the significance of Higher Field Farm.
Coal Pits Farm (HAP 46)		Coal Pits Farm is within the Project for Assessment Boundary and is identified for retention together with the land to the east of and immediately associated with the farm. The boundary wall and hedgerow along the east of Moss Hall Lane is included within the retained area. The area of retained land is enclosed by a wetland habitat corridor and landscape mitigation area to the south with a landscape buffer along the remaining edge of this parcel of land. Plots A and B enclose the retained area and are identified for a range of potential uses with a maximum overall height parameter of 36m AOD. As previously described, Coal Pits Farm is comprised of a former detached farmhouse and a C-shaped range of workers cottages, with a number of later buildings, outbuildings and structures within the farmstead to the north of the historic buildings. There will be no change to the historic fabric of the buildings and the impacts therefore relate to change within the setting of Coal Pits Farm. The Project for Assessment will bring development closer to Coal Pits Farm and have an urbanising effect on the character of its setting. This will be most pronounced along Moss Hall Road where development will be closer to the historic buildings, in particular the workers cottages which do not benefit from the enclosure afforded to the farmhouse by its siting, mature gardens and the wetland habitat corridor. The off set of development and landscape buffers will soften and filter the visual impact of the Project for Assessment and will retain a sense of Coal Pits Farm historic rural context. Moss Hall Road is unlikely to remain in its current location or form which would further alter the historic context of the asset. The final form of the road (to be determined through detailed design) will define the nature and extent of the landscape buffer to the west. The hierarchy between the farmhouse and workers cottages will be unaffected and their ground value will remain intact. The Project for Assessment assumes the demolition of a number of historic farmsteads. Due to the enclosure of the farmhouse at Coal Pits Farm, it does not have a strong visual or associative relationship with	Coal Pits Farm including the retained land to its north and east, is outside the Application Boundary but enclosed by Application Plots A and B. The impact of the Proposed Scheme on the significance of the asset is therefore similar to the Project for Assessment in terms of the urbanising effect on its setting and diminished understanding of the hamlets historic rural context, however the impact is slightly lessened by the provisions of the Design Code which requires that landscape buffers located proximate to the farm must contain native deciduous and evergreen planting of a density and height to provide meaningful screening effect. Overall the harm is concluded to be medium but the level of harm could be reduced through future detailed design and appropriate consideration of the siting, orientation, height and design of buildings which are visible from and on approach to Coal Pits Farm, as well as details of native planting and landscaping to provide a sense of the former rural context of the asset.

Name/address	Photograph	Project for Assessment	Proposed Scheme
		those farmsteads but they contribute to the overall historic agrarian character of the wider landscape. The impact on the local significance of Coal Pits Farm is therefore limited to the urbanising effect of new development within Plots C and D and the diminished understanding of the historic rural context of the asset. The harm is concluded to be medium but could be further reduced through future detailed design and appropriate consideration of the siting, orientation, height and design (including materiality and colour) of buildings which are visible from Coal Pits Farm, as well as details of native planting and landscaping to provide a sense of the former rural context of the asset.	
Broom Hill Farm (HAP 50)		The Project for Assessment assumes the demolition of Higher Field Farm, resulting in the loss of its local significance.	The Proposed Scheme proposes the demolition of Higher Field Farm, resulting in the loss of its local significance.
Whittle Farm Farmhouse (HAP 51)		Whittle Farm Farmhouse is within the Project for Assessment Boundary, within an area of existing development identified for retention that is bounded by the M62 motorway to the south/ south east and a proposed landscape buffer to the north/north west. There will be no direct works to the property and therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the asset. At present, the topography which rises to the north/north west provides enclosure and visual/physical separation from the Assessment Plots. The Project for Assessment will see the excavation and level of Plots to create the plateaus required for the proposed industrial and logistics uses. The maximum overall height parameter (which allows for cut and fill) for Plot D is 69m AOD and 35m AOD for D (south). The ZTV (based on a 65m maximum height and not taking account of landscape buffers) indicated that the enclosure of the farmstead would limit visibility of new development. It is therefore likely that there will be some filtered visibility of new development (principally industrial and logistics units) from the farmstead and experienced in combination with the historic buildings. This will add urban elements to the setting of the asset and result in the development of land historically and functionally associated with the agrarian functions of the asset. However, given the enclosure and limited visual/physical relationship	Whittle Farm Farmhouse and associated buildings are outside the Application Boundary but enclosed by Application Plot D to the north/north west. The impact of the Proposed Scheme on the significance of the asset is therefore the same as the Project for Assessment with the exception of the highways works associated with Infrastructure Area BBB. The overall impact on the significance of the asset would therefore be small and the urbanising effect on the asset's setting could be further reduced through future detailed design and appropriate consideration of the siting, orientation, height and design (including materiality and colour) of buildings which are visible from Whittle Farm, as well as details of native planting and landscaping to provide a sense of the former rural context of the asset.

Name/address	Photograph	Project for Assessment	Proposed Scheme
		the farmstead currently has with the surrounding landscape, the ability to appreciate the asset as a historic farmstead and the group value of the historic buildings within it will be unaffected. The Project for Assessment assumes the demolition of a number of historic farmsteads. Due to the enclosure of the asset, it does not have a strong visual or associative relationship with those farmsteads but they contribute to the overall historic agrarian character of the wider landscape. Infrastructure Area BBB includes a part of the M62 to the south of the farmstead which has an urbanising effect on it setting through the visual and audible presence of traffic. Based on the assumptions set out earlier in this Section, and the intervening distance, it is concluded there is unlikely to be a meaningful difference in this effect that would impact the significance of the asset. The overall impact on the significance of the asset is therefore small and the urbanising effect on the asset's setting could be further reduced through future detailed design and appropriate consideration of the siting, orientation, height and design (including materiality and colour) of buildings which are visible from Whittle Farm, as well as details of native planting and landscaping to provide a sense of the former rural context of the asset.	
Doctor Fold Farm (HAP 55)		Doctor Fold Farm and the associated field to the west are within the Project for Assessment Boundary within an area of existing development identified for retention. There will be no direct works to the property and therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the asset. Assessment Plot BB is to the north and west of the area for retention with an intervening landscape buffer. Infrastructure Area BBB is to the south and includes the M62 motorway which has a negative, urbanising effect on the former farm. Based on the assumptions set out earlier in this Section, and the intervening distance, it is concluded there is unlikely to be a meaningful difference in this effect that would impact the significance of the asset. The undeveloped fields in the southern part of Plot BB positively contribute to the understanding of its former agrarian function and rural context and development of Plot BB would urbanise the character of the asset's setting and diminish the appreciation of its historic rural context. The impact on significance is reduced by the retention of land to the west of Doctor Fold Farm, the offset around Lower Whittle Farmhouse (listed building) and the intervening landscape buffers. The impact on the significance of the asset is therefore concluded to be small. The level of harm could be reduced through future detailed design and appropriate consideration of the siting, orientation, height	Doctor Fold Farm is outside the Application Boundary and separated from it by intervening fields and development. Therefore, the impacts of the Proposed Scheme relate to the indirect impact, arising from change within the setting of the asset. The Proposed Scheme would introduce large-scale development within the wider surroundings of the asset which would urbanise and diminish the appreciation of the historic rural character of the asset's setting. The fields immediately surrounding and associated with the asset would not however be affected and will continue to provide an understanding of its former agrarian function and rural context. The wetland habitat corridor along the western edge of Plots E and south of Plot F will soften the visual impact of the Proposed Scheme. Therefore, it is concluded the Proposed Scheme will have a negligible impact on the significance of the asset.

Name/address	Photograph	Project for Assessment	Proposed Scheme
Siddal Farm (HAP 56)		and design (including materiality and colour) of buildings which are visible from Doctor Fold Farm, as well as details of native planting and landscaping to provide a sense of the former rural context of the asset. Such mitigation should be proportionate to the limited local significance of the asset. Siddal Farm is outside the Project for Assessment Boundary, to the south of the M62. There will be no direct works to the property and therefore the impacts of the Project for Assessment relate to the indirect impact, arising from change within the setting of the asset. The farmhouse has been altered, with a large three-storey extension to the rear (north west) and outbuildings buildings are arranged around a private yard which provides some enclosure to the north. Fields surround the buildings to the south and south east which provide a degree of historic functional context in which the farmstead's agrarian function use can be understood. Infrastructure Area BBB is proximate to the asset and incorporates the lane which leads to the farmstead. The remainder of the Assessment Plots are separated from Siddal Farm by the M62 motorway and are area of development to be retained. Based on the location of the potential highways infrastructure works, close to the farm, and the assumptions around that work including a potential 2m increase in height, it is concluded that this element of the Project for Assessment could have an urbanising effect on the farm's setting to the north east. This would relate to potential upgrades and changes required to the lane leading to the farm which crosses the M62. There would be no direct works to the farm and its relationship with the fields to the south and south east would be unaffected. The effect of this element of the Project for Assessment is therefore concluded to be low. The detailed design of this work could mitigate the urbanising effect of the works. Development of land within the Assessment Boundary would urbanise the wider surroundings of the farm to the north west. The effect on the significance and appreciation of Siddal Farm would be limited given the intervening distance and development, as well as the enclosure of the farmyard and the altered nature of the farmhouse's north west elevation. The Farm would continue to be appreciable as an altered historic farmstead and its relationship with the fields to the south and south east would be unaffected. The effect of this element of the Project for Assessment on significance is therefore concluded to the negligible. The overall impact of the Project for Assessment on the significance of Siddal Farm is concluded to be small.	The Application Boundary is distanced and separated from Siddal Farm by the M62 motorway and intervening development and fields. Therefore the impacts of the Proposed Scheme relate to the indirect impact, arising from change within the setting of the asset. Development of land within the Application Boundary would urbanise the wider surroundings of the farm to the north west. The effect on the significance and appreciation of Siddal Farm would be limited given the intervening distance and development, as well as the enclosure of the farmyard and the altered nature of the farmhouse's north west elevation. The Farm would continue to be appreciable as an altered historic farmstead and its relationship with the fields to the south and south east would be unaffected. The effect of this element of the Proposed Scheme on significance is therefore concluded to the negligible.

Application of Legislation and the NPPF

Project for Assessment

Designated Heritage Assets

- 5.84 It is concluded that the Project for Assessment will result in less than substantial harm to the significance of the designated heritage assets identified below:
- Birch Village Conservation Area (Less than substantial harm at the higher end of the scale)
 - Heaton Park (grade II RP&G) (Less than substantial harm and the lower end of the scale)
 - Temple to the north east of Heaton Hall (grade II* listed building) (Less than substantial harm and the lower end of the scale)
 - Alkrington Hall (grade II* listed building) (Less than substantial harm and the lower end of the scale)
 - Brick Farmhouse (grade II listed building) (Less than substantial harm at a middling level within the scale)
 - Lower Whittle Farmhouse (grade II listed building) (Less than substantial harm and the lower end of the scale)
- 5.85 ES Chapter 16, to which this report forms a technical appendix, translates the above impacts into ES terminology.
- 5.86 The Project for Assessment includes the Proposed Scheme for which an outline planning application has been submitted and is considered below. In determining this and future planning applications the decision-maker has a statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') 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.³³ Part of Birch Village Conservation Area is within the Assessment Boundary. S72(1) of the Act requires that in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of Birch Village Conservation Area.³⁴ The setting of conservation areas is not protected by primary legislation. The NPPF does however state that the setting of a heritage asset (including conservation areas and RP&Gs) can contribute to its significance³⁵ and is therefore required to be considered in policy terms.
- 5.87 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

³³ S16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

³⁴ S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

³⁵ MCHLG (2024) National Planning Policy Framework (NPPF) – Glossary Annex 2

should not give rise to harm to the special interest and setting 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.

5.88 Paragraph 215 of the NPPF states the following:

“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.”

5.89 Where less than substantial harm occurs, as anticipated by this assessment, future planning applications would need to undertake the balancing exercise prescribed by Paragraph 215. In reference to the Project for Assessment the public benefits are set out in **Chapter 4** and **Chapter 7: Socio-economics and Human Health**.

Non-Designated Heritage Assets

5.90 The NPPF clearly differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed in the planning process. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

5.91 The Project for Assessment will result in the loss of the following non-designated heritage assets, the significance of which was assessed in Section 4 and is summarised below:

- Moss Side Farm/Barn - Holds local significance as a former hay barn dating to the 18th century or earlier which has been altered and converted to domestic use, diminishing its architectural interest. It is characteristic of the area's rural historic character and may hold evidential value in its historic fabric which could provide a clearer understanding of the building's age and contribute to a wider understanding of the area's pre-19th century history.
- Meadowcroft Fold Barns and Farmhouse – The derelict farmstead has local historic significance in providing an understanding of the area's history rural development and the buildings have local architectural interest in exhibiting typical 19th century vernacular features and character.
- Thurston Fold – Altered 18th century farmhouse and barn which provide an understanding of the historic rural character and development of the area and the potential evidential value the historic fabric may hold in further understanding the local rural vernacular (e.g. thatched roofing).
- Birch Mill - The Mill has a modest, functional design and is of limited architectural interest. It is of local historic interest connected to its association with the cotton industry and as a catalyst for the late 19th century development of Birch.

- Lodge View - The truncated terrace is of little architectural value but has a degree of local historic interest in its association with Birch Mill and the growth of Birch in the late 19th century, as well as the construction of the M62 in the late 20th century.
- Higher Fields Farm – Highly altered late 19th century farmstead with limited architectural interest but remains legible as a historic farmstead and provides some understanding of the area’s historic rural character and development.
- Broomhill Farm – 18th century farm complex, expanded in the 19th and 20th centuries. Though architecturally modest and altered, the farmstead has a degree of local architectural interest in its agricultural grouping, phasing and features. It has local historic interest in providing an understanding of the area’s historic rural character and development.

5.92 The impact of the collective loss of the physical record of the above assets and the associated change to the local historic agricultural landscape on the significance of other designated and non-designated heritage assets has been considered within this Impact Assessment section of the Built Heritage Assessment. The effect on the area’s landscape character is assessed in **ES Chapter 17 Landscape and Visual**. As set out above and in more detail in Section 4 of this report, the farmsteads to be demolished are altered and, whilst legible as historic farmsteads, much of their historic and architectural character has already been lost through piecemeal change.

5.93 The Project for Assessment will result in a degree of harm to the following assets. The level of harm is provided in brackets:

- Jackson Fold Barn (small)
- Egypt Farm (small)
- Sandfield Farm (small)
- Grange Farm (small)
- Birch Conservation Area Group (medium):
 - 724 Heywood Old Road
 - 743-747 Heywood Old Road
 - 757-763 Heywood Old Road
- Stock Nook (medium)
- Saxon’s Farm (negligible)
- The Gardener’s Arms Public House (negligible)
- New Gap Farm (small)

- Coal Pits Farm (medium)
- Whittle Farm Farmhouse (small)
- Doctor Fold Farm (small)
- Siddal Farm (small)

Proposed Scheme

Designated Heritage Assets

5.94 It is concluded that the Proposed Scheme will result in less than substantial harm to the significance of the following designated heritage assets:

- Birch Village Conservation Area
- Heaton Park (grade II RP&G)
- Temple to the north east of Heaton Hall (grade II* listed building)
- Alkington Hall (grade II* listed building)
- Brick Farmhouse (grade II listed building)
- Lower Whittle Farmhouse (grade II listed building)

5.95 In each case, the level of harm is at the lower or lowest end of the scale. Accordingly, Paragraph 215 of the NPPF is engaged which states the following:

“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.”

5.96 The low level of ‘less than substantial’ harm arising should therefore be weighed against the public benefits arising from the Proposed Scheme, bearing in mind the *“considerable importance and weight”* which must be given to statutory duty under s66 of the Act. There are no identified heritage benefits arising from the Proposed Scheme. The public benefits are set out in the Planning Statement prepared by Turley. The NPPF is clear that in applying ‘great weight’ to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade II* listed status of the Temple and Alkington Hall should therefore be taken into consideration.

Non-Designated Heritage Assets

5.97 As set out above, the NPPF clearly differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed in the planning process. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

5.98 The Proposed Scheme will result in the loss of the following non-designated heritage assets, the significance of which was assessed in Section 4 and is summarised below:

- Meadowcroft Fold Barns and Farmhouse – The derelict farmstead has local historic significance in providing an understanding of the area's history rural development and the buildings have local architectural interest in exhibiting typical 19th century vernacular features and character.
- Higher Fields Farm – Highly altered late 19th century farmstead with limited architectural interest but remains legible as a historic farmstead and provides some understanding of the area's historic rural character and development.
- Broomhill Farm – 18th century farm complex, expanded in the 19th and 20th centuries. Though architecturally modest and altered, the farmstead has a degree of local architectural interest in its agricultural grouping, phasing and features. It has local historic interest in providing an understanding of the area's historic rural character and development.

5.99 The impact of the collective loss of the physical record of the above assets and the associated change to the local historic agricultural landscape on the significance of other designated and non-designated heritage assets has been considered within this Impact Assessment section of the Heritage Assessment.

5.100 The Proposed Scheme will result in a degree of harm to the following assets. The level of harm is provided in brackets:

- Moss Side Barn/Farm (small)
- Sandifield Farm (small)
- Thurston Fold (small)
- Grange Farm (small)
- Birch Conservation Area Group (negligible):
 - 724 Heywood Old Road
 - 743-747 Heywood Old Road
 - 757-763 Heywood Old Road
- Stock Nook (small)
- New Gap Farm (small)
- Coal Pits Farm (medium)
- Whittle Farm Farmhouse (small)
- Doctor Fold Farm (negligible)

- Siddal Farm (negligible)

Local Planning Policy

- 5.101 Policy JP Allocation 1.1: Heywood / Pilsworth (Northern Gateway) within the Places for Everyone Joint Development Plan Document requires that appropriate account is taken of relevant heritage assets, and their settings, including Brick Farmhouse and Lower Whittle Farmhouse in accordance with Policy JP-P2 which provides the DPD's more general policy on heritage. Through the EIA process and identified mitigation measures including the Design Code for the Proposed Scheme, both the Project for Assessment and the Proposed Scheme have taken account of the relevant heritage assets in accordance with the policy.
- 5.102 In the consideration of development proposals affected designated and non-designated heritage assets, Policy JP-P2: Heritage regard will be had to national planning policy, which has been considered above in relation to both the Project for Assessment and the Proposed Scheme.
- 5.103 Part 2 of Policy P2 of the Rochdale Adopted Core Strategy (2016) 'Protecting and enhancing character, landscape and heritage' relates to heritage and states that the borough's heritage will be protected by conserving, enhancing and promoting key heritage assets which is identified in the policy as including mills, the heritage of the Co-operative movement and farmsteads.
- 5.104 Similarly, Policies EN1, EN2 and EN2/3 of the Bury Unitary Development Plan (updated 2007) relate to the preservation of the borough's built heritage including listed buildings.
- 5.105 As set out above, 'preserve' has been interpreted by caselaw as 'to do no harm.' Conservation is defined in the NPPF as *"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*³⁶
- 5.106 As identified above, there are a number of heritage assets, including of the typologies identified as key heritage assets, which will experience harm or loss to their significance as a result of the Project for Assessment and/or the Proposed Scheme and their significance will therefore not be preserved or sustained. The NPPF provides a framework, as applied above, for the consideration of harm where it occurs.

³⁶ MHCLG (2024) National Planning Policy Framework: Annex 2 - Glossary

6. Summary and Conclusions

- 6.1 This built Heritage Assessment has been prepared by Turley Heritage on behalf of Northern Gateway Development Vehicle (NGDV) LLP in connection with an application for outline planning permission for general industrial (B2) and storage and distribution (B8) use ('the Proposed Scheme') at land at Heywood/Pilsworth (Northern Gateway) (the 'Application Boundary') within the allocation of JPA 1.1 (Places for Everyone Joint Development Plan Document, March 2024 ('Pfe')).
- 6.2 An Environmental Statement (ES) has been prepared to support the outline planning application and considers the 'Project for Assessment' which has a wider geographical extent (the 'Assessment Boundary') and is comprised of:
- The outline planning application.
 - The residual part of the JPA 1.1. allocation excluding the land required for the DCO application for Simister Island and the South Heywood development, with the exception of a parcel of land to accommodate a range of potential access road options which is considered part of the access strategy for the Project for Assessment.
 - Potential highways infrastructure – Remodelling works associated with the M62.
 - Potential highways infrastructure – Junction 3 of the M66.
 - Potential highways infrastructure – local highway improvements to Pilsworth Road (from Junction 3 of the M66) / Moss Hall Road junction.
 - Clean water infrastructure – likely upgrades along Pilsworth Road to the United Utilities (UU) main.
 - Additional land that may be required to deliver Biodiversity Net Gain (BNG) or compensatory habitat. This is identified as the potential off-site ecological mitigation area (POSEMA).
- 6.3 The full details of the Project for Assessment are included within the Development Specification at **Chapter 4 of the ES**. This Heritage Assessment forms a technical appendix to the **Built Heritage Chapter of the ES (Chapter 16)** and has been prepared as part of the EIA process.
- 6.4 The Assessment Boundary and the Application Boundary both include land within Bury Council (BC) to the west and Rochdale Borough Council (RBC) to the east. Overall, the character of the area can be defined as transitional having historically been rural but, since the late 20th century has become increasingly urbanised through an expanded motorway and road network and a combination of business park, logistics and residential development which exist alongside farmsteads (some former and/or highly altered) and undeveloped fields. There are no designated heritage assets within the Application Boundary. There are two grade II listed buildings (Lower Whittle Farmhouse and Brick Farmhouse) and part of the Birch Village Conservation Area

within the Assessment Boundary. Both Councils 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 Assessment and Application Boundaries which have potential to be affected by the Project for Assessment and/or the Proposed Scheme. Approximately 1km to the south west of the Assessment Boundary is Heaton Park, a grade II Registered Park and Garden (RP&G).

6.5 In determining the submitted outline planning application, the decision-maker has a statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') 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. As identified above, part of Birch Village Conservation Area is within the Assessment Boundary. s72(1) of the Act requires that in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of Birch Village Conservation Area (relevant to the Project for Assessment). The setting of conservation areas is not protected by primary legislation (relevant to the Proposed Scheme). The setting of RP&Gs is also not protected by primary legislation. The NPPF does however state that the setting of a heritage asset (including conservation areas and RP&Gs) can contribute to its significance and is therefore required to be considered in policy terms.

6.6 This Heritage Assessment concludes that the Project for Assessment will result in a degree of harm to the significance of the following designated and non-designated heritage assets:

- Birch Village Conservation Area
- Heaton Park (grade II RP&G)
- Temple to the north east of Heaton Hall (grade II* listed building)
- Alkrington Hall (grade II* listed building)
- Brick Farmhouse (grade II listed building)
- Lower Whittle Farmhouse (grade II listed building)
- The following non-designated heritage assets:
 - Moss Side Farm/Barn
 - Meadowcroft Fold Barns and Farmhouse
 - Thurston Fold
 - Birch Mill
 - Lodge View
 - Higher Fields Farm

- Broomhill Farm
- Jackson Fold Barn
- Egypt Farm
- Sandfield Farm
- Grange Farm
- 724 Heywood Old Road
- 743-747 Heywood Old Road
- 757-763 Heywood Old Road
- Stock Nook
- Saxon's Farm
- The Gardener's Arms Public House
- New Gap Farm
- Coal Pits Farm
- Whittle Farm Farmhouse
- Doctor Fold Farm
- Siddal Farm

6.7 It is concluded that the Proposed Scheme will result in a degree of harm to the significance of the following designated and non-designated heritage assets:

- Birch Village Conservation Area
- Heaton Park (grade II RP&G)
- Temple to the north east of Heaton Hall (grade II* listed building)
- Alkington Hall (grade II* listed building)
- Brick Farmhouse (grade II listed building)
- Lower Whittle Farmhouse (grade II listed building)
- The following non-designated heritage assets:
 - Meadowcroft Fold Barns and Farmhouse
 - Higher Fields Farm

- Broomhill Farm
- Moss Side Barn/Farm
- Sandifield Farm
- Thurston Fold
- Grange Farm
- 724 Heywood Old Road
- 743-747 Heywood Old Road
- 757-763 Heywood Old Road
- Stock Nook
- New Gap Farm
- Coal Pits Farm
- Whittle Farm Farmhouse
- Doctor Fold Farm
- Siddal Farm

6.8 In each case the harm to designated heritage assets is concluded to be ‘less than substantial’ and Paragraphs 215 of the NPPF is engaged which states the following:

“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.”

6.9 There are no identified heritage benefits arising from the Project for Assessment or the Proposed Scheme. The public benefits for the Project for Assessment are included in ES **Chapter 4** and **Chapter 7: Socio-economics and Human Health**. For the Proposed Scheme, they are set out in the Planning Statement prepared by Turley.

6.10 The NPPF clearly differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed in the planning process. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

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) (2024)

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 207 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 210 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 212 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 213 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 214 states that where a Proposed Scheme will lead to substantial harm to (or loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or 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 215 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 216 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 219 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 220 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 214 or less than substantial harm under paragraph 215, 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 EN2/3 - 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.”