



Archaeological Desk Based Assessment

Land at Greenvale,
Bamford, Rochdale,
Greater Manchester
OL11 5PQ



Project Number: 10653A

File Origin: HCUK Group\10501-11000 - Documents\10601-10700\10653 – Land at Greenvale
Rochdale\ARCH\Reports

Author with date	Reviewer code, with date
RM, 18.11.2024	RD-555 19.11.2024
RM, 21.11.2024	JM-199, 21.11.2024
RM, 24.02.2025	
RM, 27.11.2025	

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Contents

Non-Technical Summary

1.	Introduction.....	6
2.	Methodology	17
3.	Relevant Policy Framework.....	19
4.	Archaeological Background.....	23
5.	Impact Assessment.....	37
6.	Conclusions.....	40
7.	Bibliography.....	42
8.	Figures.....	44

Figures

Fig. 1	Site Location
Fig. 2	Satellite View of the Site
Fig. 3	Bedrock Geology within the 1km Study Area
Fig. 4	Superficial Geology within the 1km Study Area
Fig. 5	Topography within the 1km Study Area
Fig. 6	Monument Entries Recorded on the GMHER within the 1km Study Area
Fig. 7	Previous Archaeological Investigations Recorded on the GMHER within the 1km Study Area
Fig. 8	Historic Landscape Characterisation (HLC) Recorded on the GMHER within the 1km Study Area
Fig. 9	LiDAR Coverage of the Site
Fig. 10	Yates and Billinge's The County Palatine of Lancaster (1786)
Fig. 11	Greenwood's Map of the County Palatine of Lancaster (1818)
Fig. 12	Tithe Map of the Township of Spotland in the Parish of Rochdale (1852)
Fig. 13	Ordnance Survey, 1:2,500 (1890)

Fig. 14 **Ordnance Survey, 1:2,500 (1910)**

Fig. 15 **Ordnance Survey, 1:2,500 (1930)**

Fig. 16 **Ordnance Survey, 1:2,500 (1960-63)**

Fig. 17 **Ordnance Survey, 1:1,250 (1975)**

Fig. 18 **Ordnance Survey, 1:1,250 (2003)**

Appendix

App. 1 **Proposed Development Plan**

Non-Technical Summary

This archaeological desk-based assessment has been prepared by HCUK Group on behalf of Wain Homes (NW) Limited to inform proposals for the demolition of the existing late 20th century buildings at 58 Greenvale and the construction of 45 residential houses on land at Greenvale, Bamford, Rochdale, Greater Manchester OL11 5PQ.

This archaeological assessment has confirmed that the Site contains no designated archaeological assets, such as Scheduled Monuments or Registered Battlefields. The Greater Manchester Historic Environment Record (GMHER) contains 38 Monument entries within a 1km radius of the Site, none of which are located within the Site.

The Site forms part of a wider Places for Everyone Allocation which was previously subject to a Historic Environment Assessment by the Centre for Applied Archaeology at the University of Salford Manchester. The assessment identified that the wider allocation area has large areas with the potential for buried archaeological remains to survive in situ, which if present, are likely to be of local or regional significance.

Based on existing information and cartographic sources, this archaeological assessment has indicated that there is a low to medium potential for medieval remains and a medium potential for post-medieval and modern archaeological remains to be identified within the Site. If present, any remains of medieval and/or post-medieval date would likely relate to isolated findspots or finds and features associated with agriculture and the rural landscape. The Site is considered to have a low potential for remains of prehistoric, Roman and early medieval date.

The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the archaeological advisor to the local planning authority.

1. Introduction

Background

- 1.1** This archaeological desk-based assessment has been prepared by Rebecca Mansfield of HCUK Group on behalf of Wain Homes (NW) Limited. The proposals comprise the demolition of the existing building at 58 Greenvale and the construction of 45 residential houses.
- 1.2** The site in question is known as Land at Greenvale (Figures 1 & 2), occupying an area of c.2.65ha and centred at NGR SD 86039 13422, located south of Greenvale, Bamford, Rochdale, Greater Manchester OL11 5PQ. It is hereafter referred to as the Site.
- 1.3** By way of introduction, the Site comprises a residential house at 58 Greenvale at the northernmost part of the Site and the rest of the Site comprises an open field.
- 1.4** There are no previous planning applications associated with the Site.
- 1.5** The Site forms part of a wider *Places for Everyone* allocation (JPA 17), which covers a large area of land in Bamford and Norden. The Site is a small component of the wider allocation, located at its northern boundary. Policy JP Allocation 17 provides a series of criterion that development of the allocated site will be expected to adhere to. Criterion 4 notes: *Define the archaeological potential of the development site through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Bamford/Norden Historic Environment Assessment 2020. The masterplan must detail where significant archaeology must be preserved in situ and demonstrate how the development has responded sympathetically to this.*
- 1.6** The Centre for Applied Archaeology at the University of Salford Manchester produced a *Historic Environment Assessment* for the wider Bamford/Norden land allocation area.¹ The assessment identified that there are large areas with the potential for buried archaeological remains to survive *in situ*, which if present, are

¹ University of Salford Manchester 2020

likely to be of local or regional significance. The identified archaeological resources were split into three categories of recommendations:

Lower Jowkin farm area - This is an area where a programme of archaeological works targeting the farmstead can be secured by planning condition and referenced in the development brief. Opportunity to also carry out community-led archaeological excavations

Area of cropmarks and sands and gravels to the south - The area of sands and gravels and cropmarks is also an unknown quantity, however, the potential for archaeological remains is considered higher within this area. Any development within this area would require archaeological evaluation, which should be undertaken in the form of geophysics and trenching to establish if and where any significant archaeology should be preserved in situ through sympathetic planning within those developable areas, and those areas where the archaeology can be removed but first of all recorded through a planning condition.

Undeveloped areas of farmland - This is a large area of archaeological potential where the presence or absence of archaeological remains has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of geophysics and trenching to establish if and where any significant archaeology should be preserved in situ through sympathetic planning within those developable areas, and those areas where the archaeology can be removed but first of all recorded through a planning condition.

1.7 The Site is located within *undeveloped areas of farmland* archaeological resource area identified in the Historic Environment Assessment.

1.8 The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant archaeological assets identified. The archaeological report is informed by site inspection, historical information and by data relating to archaeological assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (design, engineering etc.) where necessary. The report will not address designated or non-designated built heritage assets and their settings.

- 1.9** The report considers assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 1.10** This assessment has been prepared in accordance with *Standards and Guidance for Historic Environment Desk-Based Assessment* published by the Chartered Institute for Archaeologists (CIfA).² It takes into account the National Planning Policy Framework³ and other local planning policy⁴ and guidance where relevant.
- 1.11** This desk-based assessment comprises an examination of digital data held by the Greater Manchester Historic Environment Record (GMHER), together with documentary research. It incorporates a map regression indicating the impact of change over time.
- 1.12** This data has been collected for an area comprising a 1km radius of the Site boundary, which is referred to as the 'study area'. This radius has been selected on the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

Geology and Topography

- 1.13** The British Geological Survey identifies the underlying solid geology across the Site as being a mix of Pennine Lower Coal Measures Formation – mudstone, siltstone and sandstone and Old Lawrence Rock – sandstone (Figure 3).⁵ Both of these sedimentary bedrock deposits were formed between 319 and 318 million years ago during the Carboniferous period when this part of Britain was hot, humid and wet, similar to a modern tropical rainforest.

² CIfA 2020

³ NPPF 2025

⁴ Rochdale Borough Council 2016

⁵ British Geological Survey 2024

- 1.14** Both bedrock deposits are overlain by a superficial deposit of Till, Devensian – Diamicton (Figure 4). This sedimentary superficial deposit was formed between 116 and 11.8 thousand years ago, during the Quaternary period.
- 1.15** The underlying solid geology of the wider area also comprises a mix of Pennine Lower Coal Measures Formation – mudstone, siltstone and sandstone and Old Lawrence Rock – sandstone. At the northern end of the study area the bedrock geology comprises Rough Rock – sandstone which was formed between 320 and 319 million years ago. Across the wider study area the bedrock geology is overlain by Glaciofluvial Deposits, Devensian – sand and gravel. Superficial deposits of Alluvium – clay, silt, sand and gravel, have been deposited along parts of the Naden Brook, c.510m to the west of the Site.
- 1.16** The soils of the Site are classified as being within the Soilscape 19 class which comprises 'Slowly permeable wet very acid upland soils with a peaty surface.'⁶
- 1.17** The Site occupies a total area of c.2.65ha and is roughly L-shaped in plan.
- 1.18** The Site slopes down towards the west, towards Naden Brook, from c.163m above Ordnance Datum (aOD) at the north-east corner to c.157.5m aOD at the south-west corner.⁷ The wider area continues to slope down towards the Naden Brook to the west of the Site, to c.135m aOD (Figure 5). The land also slopes down towards the River Roch, c.1.3km south of the Site.

Site Visit

- 1.19** A site visit/walkover was undertaken on the 4th November 2024 by Charlotte Vallance, Associate Director - Archaeology at HCUK Group Ltd. The weather was dry and bright with good visibility.

The Site comprises a single irregular shaped field bound by tree-lined hedgerows. The Greenvale housing estate lies to the north, playing fields lie to the south and east, and agricultural land to the south and west. The main access in to the Site is via a field gate at the rear of 58 Greenvale. 58 Greenvale is a two-story residential

⁶ Cranfield University 2024

⁷ Free Map Tools 2024

building, and two single-storey buildings to the south which are accessed via a driveway from Greenvale. This part of the Site comprises hardstanding and is enclosed by a stone wall.



Photograph 1: View of the northern end of the Site, looking SE



Photograph 2: View of the northern end of the Site, looking NE

1.20 At the time of the site visit, the ground cover was rough and uneven scrub/pasture, which was above waist height in places. There is a small storage shed immediately east of the enclosed area. An overhead power line traverses roughly north-south in the western half of the field. Small patches of woodland were present in the north, where were impenetrable due to brambles. The topography is fairly dramatic featuring high ground in the north and north-east, which steeply slopes down to the west and more gradual gradient down the south. The lowest point in the Site is its south-west corner. No above ground archaeological features were observed, however the density of the scrub in places made it difficult to see the ground.



Photograph 3: View of the northern end of the Site, looking N



Photograph 4: View of the northern end of the Site, looking W



Photograph 5: View of the north-east corner of the Site, looking NE



Photograph 6: View of the south-east corner of the Site, looking S



Photograph 7: View of the south-west corner of the Site, looking SW



Photograph 8: View across the Site from a high point in the north, looking SW



Photograph 9: View from the north-west corner of the Site, looking SW



Photograph 10: View of the stone boundary wall along the south-west boundary of the Site, looking SW



Photograph 11: View of the inaccessible wooded area in the north-west corner of the Site, looking NW



Photograph 12: A dump of disused service pipes in the north-west corner of the Site, indicating that some excavation work has been carried out

2. Methodology

Sources

2.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Greater Manchester Historic Environment Record (GMHER) for known archaeological sites, monuments and findspots within 1km radius of the Site (i.e. the study area).
- Maps and documents held by online resources.
- The British Geological Survey (BGS) onshore digital maps at 1:50 000 scale.
- Soils Survey of England and Wales.
- LiDAR data.
- The National Heritage List for England (Historic England).
- Other relevant books, journals and grey literature reports that were identified in the course of the data collection.

2.2 The information gathered from the above sources has been verified and augmented as far as possible by assessment and site inspection, in order to arrive at conclusions on the significance of the various archaeological assets and archaeological remains that have been identified during the course of this assessment.

Assessment

2.3 The assessment seeks to understand and define the significance of archaeological assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest.

2.4 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

- 2.5** The assessment also considers change to the setting and significance of heritage assets, where appropriate.

Archaeological Potential

- 2.6** The report includes:
- an assessment of the archaeological potential of the Site,
 - an assessment of the significance of any archaeological remains that may be present, and
 - an assessment of the likely effects of the proposed development on archaeological assets, both in terms of physical impact and (where relevant) change to setting.

3. Relevant Policy Framework

National Planning Policy Framework

3.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF), published in December 2024 (amended in February 2025), as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance.

3.2 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

3.3 Paragraph 216 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

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

3.4 Footnote 75 of the NPPF, which is attached to paragraph 213, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

“What are non-designated heritage assets of archaeological interest and how important are they?”

The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 75). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."

3.5

Paragraph 218 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

Relevant Local Policies

3.6 The following local policy from the Rochdale Borough Council's *Rochdale Adopted Core Strategy* is relevant to the historic environment and this assessment. The Core Strategy was adopted in 2016 and covers the period up to 2028.

3.7 The *Places for Everyone Plan* is a joint development plan document for nine Greater Manchester districts, including Rochdale, which took effect and became part of the statutory development plan for each of the nine authorities in March 2024. The plan sets out the development of the nine boroughs up until 2039 and includes allocated sites for housing. The Site forms part of a *Places for Everyone* allocation (JPA 17), which covers a wider area of land in Bamford and Norden.

Table 2: Relevant Local Policies

Local Plan	Relevant Policy
Rochdale Borough Council. (2016). <i>Rochdale Adopted Core Strategy</i> .	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. <i>Conserving, enhancing and promoting key heritage assets, both statutory and nonstatutory, including consideration of their wider settings. Key heritage assets of the borough include:</i> i. <i>Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;</i> ii. <i>Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;</i> iii. <i>The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;</i> iv. <i>The Edgar Wood and J. H. Sellers cultural heritage;</i> v. <i>The heritage of the seventeenth and eighteenth century vernacular tradition; and</i> vi. <i>The engineering heritage, including mills, canals and railways.</i> b. <i>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;</i> c. <i>Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and</i> d. <i>Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.</i>
Greater Manchester Combined Authority. (2024). <i>Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. 2022 to 2039.</i>	Policy JP Allocation 17: Bamford / Norden <i>Policy Development at this site will be required to:</i> ... 4. <i>Define the archaeological potential of the development site through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Bamford/Norden Historic Environment Assessment 2020. The masterplan must detail where significant archaeology must be preserved in situ and demonstrate how the development has responded sympathetically to this;</i> ... 9. <i>Take appropriate account of relevant heritage assets, and their settings, including the listed Bamford United Reform Church, in accordance with Policy JP-P2;</i>

4. Archaeological Background

Introduction

- 4.1** There are no Scheduled Monuments within the 1km radius study area.
- 4.2** There are no Registered Battlefields located within the 1km study area.
- 4.3** There are a total of 38 Monument records and four Event entries recorded on the GMHER within a 1km radius of the Site boundary. None of the Monument entries are within the Site boundary. One Event entry is partly located over the Site, which relates to the Historic Environment Assessment for the wider Bamford/Norden land allocation area by the University of Salford Manchester. Figure 6 shows the Monument entries recorded on the GMHER within the study area and Figure 7 shows the previous archaeological investigations Event entries, within the study area.
- 4.4** There are 15 listed buildings within the 1km study area, all of which are Grade II listed.
- 4.5** There are no Registered Park or Gardens within the 1km study area.
- 4.6** There is one Conservation Area which falls partly within the 1km study area. This is the *Ashworth Fold* Conservation Area which lies c.870m south-west of the Site. The area contains seven listed buildings including Ashworth Hall which is situated within a group of 17th and 18th century buildings known as 'The Fold'. Ashworth Hall is thought to have been occupied since the 13th century.
- 4.7** Assessment of potential impacts to non-designated or designated heritage assets of the built environment, such as standing buildings, are outside the scope of this archaeological assessment.

Timescales

4.8 Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic –	c.450,000 – 12,000 BC	Prehistoric
Mesolithic –	c. 12,000 – 4000 BC	
Neolithic –	c.4000 – 1800 BC	
Bronze Age –	c.1800 – 600 BC	
Iron Age –	c.600 BC – AD 43	
Roman (Romano-British) –	AD 43 – c. AD 410	Historic
Saxon / Early Medieval –	c. AD 410 – AD 1066	
Medieval –	1066 –1485	
Post-medieval –	1485 – 1901	
Modern –	1901 – Present	

Prehistoric

4.9 There is a single prehistoric GMHER entry within the 1km study area, which is not located within the Site boundary.

Table 4: Prehistoric monument recorded on the GMHER within 1km of the Site

HER No.	Name / Description	MonType	Period	Dates
MGM10860	Two stone heads, School Lane. Two carved stone heads in "Celtic" tradition, built in low retaining wall beside Higher Clough Cottage. Wall builder could have carved one or both, or reused them from elsewhere. Wall built c.1920s-1930s.	Findspot	Iron Age to Modern	800 BC? To AD 1999?

4.10 The Palaeolithic is considered the earliest known period of human culture and evidence from this period often consists of lithic scatters, found within river gravels and terraces. There are no Palaeolithic finds recorded in the study area.

- 4.11** During the Mesolithic period the ice sheets had receded, temperatures and sea-levels were rising, and Britain was still connected to the continent by land bridge. The hunter-gatherers who utilised the area were highly mobile, and due to the changing conditions often only settled seasonally. Finds from this period tend to come in the form of stray finds within disturbed deposits and *in situ* settlement sites are a rare find. There are no records relating to this period within the 1km study area.
- 4.12** The Neolithic period is characterised by increasingly permanent settlements and subsequent woodland clearance around settlement sites. It was during this period that arable farming practices began and the utilisation of clay deposits to create pottery. There is a paucity of Neolithic evidence in the wider area, including the stone monuments to the dead which dominate the landscape of other areas of Britain.
- 4.13** The Bronze Age is characterised by the use of metal and the subsequent development of tools and weapons as a result. The technological advances seen during this period were mainly due to an influx of new settlers from the continent. During the Middle and Late Bronze Age large areas of woodland were cleared and farming became more widespread with large field systems across the landscape. There are no records relating to this period within the 1km study area.
- 4.14** The Iron Age saw more technological advancement with the use of iron to create weapons and tools. This period is also characterised by the large defensive hillforts, and evidence of ritual offerings of military equipment, suggest a shift in culture with an emphasis of the warrior aristocracy and the emergence of tribal territories.
- 4.15** A possible Iron Age findspot is recorded c.580m west of the Site, which relates to two carved stone heads in 'Celtic' tradition (MGM10860). These stone heads were built into a low retaining wall beside Higher Clough Cottage on School Lane, which was previously a smithy and farriers for the Ashworth Estate. Both heads have similar features and are crudely carved. The wall was built in the 1920s-1930s by Mr Orenza Pickup, and it is possible that he could have carved one or both, or they could have been reused from elsewhere.

- 4.16** The potential for archaeological remains dating to the prehistoric period is considered to be low based on the limited evidence within the study area. If encountered could be considered of local (low) to regional (medium) importance.

Roman

- 4.17** There are no GMHER entries of Roman date within the 1km study area.
- 4.18** Following the successful Claudian invasion of Britain in AD 43, Lancashire subsequently became under Roman control in the AD 70s, with forts constructed at *Calunium* (Lancaster), *Bremetennacum Veteranorum* (Ribchester) and *Mamucium* (Manchester).
- 4.19** There are no known Roman roads within the study area, and there is little evidence for Roman occupation. A Roman road has been suggested north of the River Roch, c.1.3km south of the Site, on an east to west alignment. This is partly based on antiquarian finds which have been recorded in the vicinity, including a hoard of Roman coins found at Crimble Hall in 1810, c.1.3km south of the Site.
- 4.20** The potential for Roman archaeology is considered to be low based on the limited evidence for Roman activity in the surrounding area. The importance of any Roman finds and features encountered are likely to be of local (low) to regional (medium) importance.

Saxon/Early Medieval and Medieval

- 4.21** There are no GMHER entries of Saxon/early medieval date and six GMHER entries of medieval date within the 1km study area. These entries are not located within the Site.

Table 5: Medieval monuments recorded on the GMHER within 1km of the Site

HER No.	Name / Description	MonType	Period	Dates
MGM3163	Ashworth Hall. Site dates from the 13 th century. Sometime after the 15 th century the house was greatly enlarged to form a mansion. The Hall is situated within a group of 17 th and 18 th century stone buildings known as 'The Fold'.	Timber framed house, great house, house, date stone, moat	Medieval to Modern	1200 to present
MGM6192	Bagslate Moor settlement. Yates' 1786 map names the settlement, showing a few buildings either side of the present-day Clay Lane. Old English name.	Settlement, building, building	Medieval to Modern	1066 to 1900

MGM6193	Bamford settlement. Yates' 1786 map names the settlement, showing a scatter of buildings to the south of Bamford Hall. Old English name.	Settlement, building, building	Medieval to Modern	1066 to 1900
MGM6279	Ashworth settlement (Ashworth Hall Fold). Yates' 1786 map names the settlement, showing a few buildings adjacent to Ashworth Hall.	Settlement, building, building	Medieval to Modern	1066 to 1900
MGM6195	Broadhalgh settlement. Yates' 1786 map names the settlement, showing a sparse scatter along the present Broadhalgh Avenue.	Settlement, building, building	Medieval to Modern	1066 to present
MGM3167	Shelfield settlement. Yates' 1786 map names the settlement, showing a group of buildings west of Bagslate Moor.	Settlement, building, building	Medieval to Modern	1066 to 1900

4.22 There is limited evidence for early medieval activity in the study area. Rochdale, c.3.25km east of the Site, is mentioned in the Domesday Survey of 1086 as *Recedham* in the hundred of Salford.⁸ The settlement had no recorded population, which was sometimes the case for large towns as well as abandoned settlements. Rochdale was held by Roger of Poitou in 1086 and had 9.5 leagues of woodland. Rochdale was mentioned as *Rachetham* in 1193 and variations of the name continued into the 13th century when the suffix *ham*, meaning homestead, was replaced by *dale*, meaning wide valley.⁹

4.23 Following the Norman conquest, a wooden motte and bailey castle was built on the high ground in the Castleton area of Rochdale, c.3km east of the Site, overlooking the River Roch.¹⁰ Relatively little is known about the history of the castle, but it is thought that it may have been located on the site of an early medieval fortified settlement. The castle was abandoned in the early 13th century and only part of the earthworks remain. A Georgian house was built on the site of the castle itself in 1820.

4.24 By 1212, Henry II granted the manor of Rochdale to Roger de Lacy. A weekly market was held from 1250 when Edmund de Lacy obtained a grant for a market

⁸ Open Domesday

⁹ Sweet 1897

¹⁰ Lancashire Past

and an annual fair.¹¹ From the late medieval period the cloth and wool industries became prevalent in the wider area.

- 4.25** During the medieval period the Site was located within the township of Birtle-cum-Bamford, which was a scattered township of several separate areas of settlement which are recorded on the GMHER. Bamford Hall, c.900m south-west of the Site, was first mentioned in the 13th century when the estate was granted to Thomas de Bamford. The de Bamford family held the estate until 1779 when William Bamford died without an heir. The hall at Bamford is thought to be one of the earliest occupation sites in the area (MGM6193). The name Bamford is Old English for 'where there is a beam', likely referencing a footbridge by the River Roch and the hall.
- 4.26** Several other pockets of settlement in the study area are thought to have medieval origins. This includes the Bagslate Moor settlement, c.220m north-east of the Site (MGM6192). The settlement is depicted as a few buildings either side of Clay Lane, just off the moor, on 18th century cartographic sources. The name Bagslate is thought to derive from the Old English for a bag-like animal, possibly a badger. Another settlement was located c.670m north-east of the Site, west of Bagslate Moor (MGM3167). This settlement was named Shelfield on Yates' 1786 map and may have been the farm associated with Shelfield House. Another settlement was known as Broadhalgh, which is shown as a sparse scatter along the present-day Broadhalgh Avenue on Yates' 1786 map (MGM6195). The settlement was located c.1km south-east of the Site and likely developed from a fold or farmstead.
- 4.27** The Ashworth settlement was located c.970m west of the Site (MGM6279), centred around Ashworth Hall (MGM3163). The hall may have previously been a medieval moated site and is thought to have been occupied from the 13th century. In 1349 Hugh Holte married Matilda, daughter of Robert de Asheworth and heiress to the Asheworth estate, which then passed to the Holtes and was retained by them until 1700.
- 4.28** The potential for early medieval remains is considered to be low and medieval remains is considered to be low to medium. Any remains of early medieval and

¹¹ Lewis 1848

medieval date would likely relate to isolated findspots or finds and features associated with agriculture and the rural landscape. The importance of any remains of early medieval and medieval date is likely to be considered local (low) to regional (medium).

Post-Medieval & Modern

4.29 There are 31 GMHER entries of post-medieval or modern date within the 1km study area. None of these entries are located within the Site.

Table 6: Post-medieval & Modern monuments recorded on the GMHER within 1km of the Site

HER No.	Name / Description	MonType	Period	Dates
MGM11700	Norden Methodist Church (former Free Methodist Chapel). Free Methodist, Bagslate Moor, opened 1837. Drastically altered 1973.	Methodist chapel, chapel	Post-medieval	1837 to present
MGM11814	Coal Bank Mill/ Coal Bank Bleachworks (site of). Shown on the OS map of 1848. The mill was expanded before 1896.	Bleachery, textile mill, cotton mill	Post-medieval	1800 to 1930
MGM11943	Weir and former sluice. Weir and site of former sluice gate with masonry channel and iron fixing bolts still visible on both sides of the brook.	Weir, sluice, sluice gate	Post-medieval	1800 to present
MGM11945	Weir and revetting.	Weir, revetment	Post-medieval	1800 to present
MGM3162	Manor Farm. Grade II listed. Late 17 th century building.	Farmstead, farm, farmhouse, date stone, chapel?	Post-medieval	1600 to present
MGM3166	Shelfield (mansion) (site of). This site was first mentioned in 1614 and 1626. According to reference there is a datestone of 1775. The mansion house was built between Shelfield and Sowbin.	Country house, house, date stone	Post-medieval	1600 to 1899
MGM3462	Grime Hill (house) (site of). According to reference dated at pre-1700.	House	Post-medieval	1600 to 1699
MGM6050	Bamford Woollen Mills (site of). Marked on historic maps as a woollen mill. The site had been developed for housing by the end of the 20 th century.	Woollen mill, textile mill, spinning mill, chimney, water wheel, reservoir, weaving shed	Post-medieval	1875 to 1999
MGM6312	Schofield Farm (Three Owls Bird Sanctuary). Grade II listed building. Mid-17 th century and later.	Farmstead, farm, farmhouse	Post-medieval	1650 to present

MGM12622	Church of St Paul. Grade II listed. Built 1860-61.	Church	Post-medieval	1860 to present
MGM12648	Pig sties 20m south-east of Ashworth Fold Farmhouse. Grade II listed. 19 th century date.	Pigsty	Post-medieval	1800 to present
MGM12669	4 and 5 Ashworth Hall Cottages and adjoining barn. Grade II listed. 18 th century date.	House, barn	Post-medieval	1700 to present
MGM12672	Large barn at Ashworth Fold Farm. Grade II listed. 18 th century date.	Barn, building, outbuilding	Post-medieval	1700 to present
MGM12675	Church of St James (St James' Church). Grade II listed. Built 1789.	Church, plaque, chapel of ease, chapel	Post-medieval	1514 to present
MGM12681	Standrings House. Grade II listed. Built 1791.	House, detached house	Post-medieval	1791 to present
MGM12683	Egerton Arms public house (former). Grade II listed. Early to mid-18 th century date.	Public house, house	Post-medieval	1700 to present
MGM13113	Sundial in Ashworth Hall Quadrangle. Grade II listed. 1641 on pedestal although its not certain is this is the actual date.	Sundial	Post-medieval	1641 to present
MGM6314	Wolstenholme Fold Farmhouse and Barn. Grade II listed building. Late 17 th century farmhouse.	Farmstead , farm, farmhouse, barn, date stone	Post-medieval	1650 to present
MGM3165	Ashworth Mill (fulling) (site of). One of two mills which was previously a cotton or fulling mill or the corn mill for the estate. In 1560, Ashworth had one watermill and four fulling mills. Date of 1636 cut in an oak beam of the mill. Remains of a four-storey woollen mill. Waterwheel pit, weir, mill ponds.	Industrial site, woollen mill, fulling mill, date stone, wheel pit, mill pond, tunnel, dam, weir, sluice gate, watermill	Post-medieval	1500 to present
MGM11861	Blackpits Mill (or Black Pits Mill) (site of). Mill shown on maps of 1848 and now functioning as Dexine Rubber Company, albeit with most original buildings surviving only in ruined and fragmentary form behind modern buildings.	Chimney, cotton mill	Post-medieval	1800 to present
MGM11817	Ashworth Mill (woollen and cotton) (site of). Shown on OS 1848 map as Ashworth Mill (Woollen & Cotton), but gone in 1896. Nothing remains except the millrace, as seen in an earthwork.	Textile mill, woollen mill, cotton mill	Post-medieval	1800 to 1899
MGM12639	Bamford United Reformed Church (Bamford Chapel). Grade II listed. Chapel built 1801.	Congregational chapel, sunday school, chapel, manse, wall monument	Post-medieval	1801 to present
MGM12618	Sundial in Bamford Chapel graveyard. Grade II listed. Early 19 th century.	Sundial	Post-medieval	1801 to present

MGM3164	Higher Jowkin [Farm]. Possibly a farm which dates from the late 17 th century.	Farmstead, farmhouse, farm	Post-medieval	1650 to present
MGM11942	Paperhouse or Paper House Farm. Paperhouse shown in 1848. Now survives as ruins standing less than 1m and in places exists only as earthworks.	Farm	Post-medieval	1700 to present
MGM11996	Pottery finds at Standrings. Finds of pottery and clay pipe were recovered from a ploughed field in this immediate area. These appeared to be mainly of 18 th - / 19 th -century date, with one piece of possibly 17 th century pottery. A watching brief was subsequently maintained during housing development at the site. However, no archaeological features were observed.	Findspot	Post-medieval	1700 to 1899
MGM21206	Pitfield Mills (site of). The Ordnance Survey of 1851 is the first map to show the Pitfield Mills. The map shows a reservoir and gasometer at the mill. The mill was demolished in the mid-20 th century.	Cotton mill	Post-medieval	1820 to 1950
MGM21207	Lower Jowkin (site of). Lower Jowkin may date to the 17 th century, as evidenced in a will dated to 1688.	Homestead, house	Post-medieval	1650 to 1853
MGM11701	Wesleyan chapel (site of). 1870 replacing chapel of 1810. No longer extant. The site had been redeveloped for housing by the late 1990s.	Wesleyan methodist chapel, wesleyan methodist chapel	Post-medieval	1810 to 1999
MGM16861	Scott House (formerly Memorial Home for Crippled Children). This was the Memorial Home for Crippled Children, built by Walter Scott of Rochdale in memory of his wife Ellen, in 1913.	Children's home, tower, hospital	Modern	1913 to present
MGM19205	Norden War Memorial. Grade II listed First World War Memorial.	War memorial, commemorative monument	Modern	1914 to present

4.30 The study area remained predominantly rural throughout the post-medieval period with scattered farmsteads lying beyond the Site. Many of the farmsteads were established in the 17th century with some extant buildings which are now Grade II listed. This includes Higher and Lower Jowkin Farms, both of which date to the 17th century. Lower Jowkin Farm was located c.235m west of the Site and is referred to in a will dated 1688 (MGM21207). Higher Jowkin Farm was located c.485m south-west of the Site and is thought to date to the late 17th century (MGM3164).

- 4.31** Several other farms were established along the Naden Brook, north-west of the Site. This includes Manor Farm, c.900m north-west of the Site, where the farmhouse is thought to have been built in the late 17th century (MGM3162). The farmhouse and adjoining barn of Schofield Farm, c.925m north-west of the Site, were built in the mid-17th century and later (MGM6312). The farmhouse and adjoining barn of Wolstenholme Farm, c.980m north-west of the Site, are of late 17th century date (MGM6314). Paper House Farm is thought to have been established from the mid-19th century, c.735m north-west of the Site, which was associated with the Coal Bank Mill (MGM11942).
- 4.32** Ashworth estate continued into the post-medieval period, c.970m west of the Site, with a large barn and cottages built in the 18th century (MGM12672 and MGM12669) and pigsties built in the 19th century (MGM12648). The medieval Ashworth Hall building is thought to have been enlarged sometime after the 15th century and it is situated within a group of 17th and 18th century stone buildings known as The Fold.
- 4.33** Other houses recorded in the study area include the site of Shelfield mansion, c.600m north-east of the Site, which was first mentioned in the early 17th century (MGM3166). The site of Grime Hill house is also recorded on the GMHER, c.910m north-east, which is thought to be of pre-1700 date (MGM3462). Standrings House is a Grade II listed building, located c.950m north-east of the Site, which was built in 1791 (MGM12681).
- 4.34** There is evidence of industrial activity in the wider area, beyond the Site, with the establishment of several mills along Naden Brook, c.510m west of the Site. This includes two mills associated the Ashworth estate, c.510m west of the Site (MGM3165) and c.600m south-west of the Site (MGM11817). These mills were previously for cotton, fulling or the corn mill for the estate. In 1560 it is recorded that the Ashworth estate had one water mill and four fulling mills. Other mills near the watercourse included the Coal Bank Mill, which was a textile mill c.725m north-west of the Site (MGM11814). The site of Blackpits cotton Mill is located c.845m north-west of the Site (MGM11861). The site of Pitfield cotton Mills was located c.290m south-east of the Site along Norden Road (MGM21106). The site of Bamford Woollen Mills was located c.610m south of the Site, the main building of which is of late 19th century date (MGM6050).

- 4.35** Two weirs are recorded along Naden Brook north-west of the Site, one with a former sluice gate and another with revetting (MGM11943 and MGM11945). These are likely to have been used to divert water to nearby mills.
- 4.36** Other GMHER entries of 18th and 19th century date include some Grade II listed buildings, such as the Egerton Arms former public house which was built in the early to mid-18th century and the Church of St James which was built in 1789 (MGM12675). Both of these buildings are located c.960m north-west of the Site. Several 19th century churches and chapels are located in the 1km radius study area (MGM11700, MGM12622, MGM12639 and MGM11701).
- 4.37** Pottery and clay tobacco pipe of 18th and 19th century date was recovered from a ploughed field at Standrings, c.985m north-east of the Site, with one piece possibly of 17th century date (MGM11996). The site was subsequently subject to an archaeological watching brief during the development of the site, however, no archaeological features were recorded (EGM2750).
- 4.38** Yates and Billinge's 1786 county map shows the Site located in an undeveloped area surrounded by roads with scattered buildings along them (Figure 10). A possible tributary of the River Roch is depicted running across the east part of the Site. The area is shown as rural, with Bagslate Moor depicted to the north-east of the Site.
- 4.39** Greenwood's 1818 map of the county of Lancaster (Figure 11) shows the Site in a similar way to Yates' earlier map (Figure 10) with the Site located in an undeveloped area surrounded by roads and isolated buildings. Many of these buildings are likely to have been associated with the farms recorded on the GMHER. The possible tributary of the River Roch is depicted running across the east part of the Site.
- 4.40** The Tithe map published in 1852 shows that the Site occupied at least three fields (Figure 12). The east part of the Site consisted of two plots, which the accompanying Tithe Apportionment lists the owner as Robert Hay and occupier as Jane Randbottom. The eastern plot, No. 46, was known as *Chadwick*. The central and west parts of the Site appear to occupy part of a large area up to Clay Lane to the north, which is not listed in the Tithe Apportionment. There are a few possible reasons for land not included in Tithe survey, including areas covered by enclosure

plans, areas where the amount of tithe involved was negligible, areas where there was a Special Award, or areas where there was a redemption or merger of the tithe rent charges.¹²

- 4.41** The Tithe map (Figure 12) also shows that this area was known as *Clay Lane* after the thoroughfare to the north of the Site. Some of the farms and mills recorded on the GMHER are visible, including Lower Jowkin to the west of the Site which is labelled as *Ruin* at this time. The southern boundary of the Site formed part of the boundary between the Township of Birtle, which the Site was situated within, and the Township of Birtle Cum Bamford to the south of the Site.
- 4.42** The 1890 Ordnance Survey map shows that the field boundaries within the Site had been opened up to create one large field (Figure 13). The southern boundary of the Site continued to form part of the boundary between two parishes. A footpath ran along the eastern boundary of the Site. The Site is depicted as undeveloped, likely used for cultivation or pasture. The wider area is also depicted as rural, with the introduction of the Heywood Water Works Reservoir to the north-west of the Site.
- 4.43** The Ordnance Survey map published in 1910 (Figure 14) shows that relatively little had changed in the area surrounding the Site and within the Site itself, since the 1890 Ordnance Survey map (Figure 13).
- 4.44** By the 1930 Ordnance Survey map development had started to occur in the surrounding area, with buildings constructed along Clay Lane to the north of the Site (Figure 15). Within the Site the only visible change is the introduction of a small enclosed space in the north-east corner.
- 4.45** By the 1960s the area saw an increase in suburban development, with the farmland sold off for residential housing estates (Figure 16). By the 1960s the overhead power lines had been constructed across the south-west part of the Site. The development was initially focused around Clay Lane to the north of the Site and by 1975 had spread southwards towards the Site (Figure 17). Greenvale had been created by this time, including a building fronting the road at the northern end of

¹² The National Archives

the Site. The rest of the Site appears to have been unchanged, depicted as undeveloped.

4.46 By 2003 the layout of the surrounding area appears to have formed the present-day layout, although 58 Greenvale does not appear to have been constructed by this time (Figure 18).

4.47 It is considered that there is medium potential for post-medieval and modern remains. If encountered, such remains could relate to isolated findspots or finds and features associated with agriculture and the rural landscape. Any remains present are likely to be of local (low) importance.

Previous Archaeological Work

4.48 The GMER holds records for four investigations within the 1km radius study area (Figure 7).

Table 7: Previous archaeological investigations recorded on the GMHER within 1km of the Site

Event No.	Name	Event Type	Date
EGM2750	Standrings	Watching Brief	1991
EGM4845	Littleborough to Rochdale	Heritage Statement	2017
EGM5124	Bamford Park	Heritage Impact Assessment	2019
EGM5714	Bamford/ Norden	Desk Based Assessment	2021

4.49 There have been four previous archaeological investigations in the 1km study area. One of these relates to an archaeological watching brief at Standrings, c.985m north-east of the Site, where 18th and 19th century pottery was previously recorded (EGM2750). However, during the watching brief no features of archaeological interest were recorded.

4.50 The other archaeological event records relate to predominantly desk-based research. This includes the Bamford / Norden Historic Environment Assessment by the University of Salford Manchester which covers the wider land allocation, including the Site (EGM5714). A large area covering Littleborough and Rochdale, c.910m to the east of the Site, was subject to a heritage appraisal (EGM4845) and Bamford Park, c.840m south-west of the Site, was subject to a Heritage Impact Assessment (EGM5124).

Historic Landscape characterisation (HLC)

- 4.51** The Site is situated within the HLC broad type 'Enclosed Land' (Figure 8). The broad type is further described as 'piecemeal enclosure'. The Site is located within an area known as East and West of Jowkin Lane, Rochdale. This area has the following description:

Field patterns largely established by 1851 (1). Probably early piecemeal enclosure associated with historic farms (treated as separate character areas)(2). Pre-1851 Pit Field Mill (cotton) lost to the west (1). Some boundary loss and straightening.

LiDAR

- 4.52** LiDAR data (1m resolution from 2022) has been downloaded for the Site to enable interrogation through QGIS software using hillshade settings and variations of light angles and azimuth heights (Figure 9).
- 4.53** Evidence of ridge and furrow earthworks are visible crossing the Site on roughly a north-east to south-west alignment. This appears to be clearer across the eastern part of the Site. No evidence of ridge and furrow features were observed during the site visit, likely due to it having been ploughed relatively level over the years and any slight earthwork remnants hidden by the vegetation present.
- 4.54** A north-east to south-west aligned linear feature crossing the central part of the Site likely represents the field boundary visible on 19th century cartographic sources.

5. Impact Assessment

Proposed Development

- 5.1** The proposals comprise the demolition of the existing late 20th century and later buildings at 58 Greenvale and the construction of 45 residential houses across the Site (Appendix 1).

Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere¹³, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.
- 5.4** In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.
- 5.5** Also, there are many instances of survival in what superficially seem to be destructive scenarios. For example, islands of archaeological deposits can survive between the foundations of buildings. This could be the case for the present buildings at the northern end of the Site.
- 5.6** Historic mapping shows that from at least the early 19th century the Site was used for agriculture. Pasture/grassland provides a relatively static condition for

¹³ Historic England 2016

archaeological remains. Whilst areas which have undergone mechanised ploughing especially of deep rooting crops (e.g. sugar beet) have a higher probability of some truncation to below ground archaeological deposits.

5.7 Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site. Drainage for agricultural or mineral extraction reasons can affect hydrology and therefore remove the conditions in which waterlogged remains may survive.

5.8 The lack of development on the Site, other than in the area of 58 Greenvale, and the existence of some surface ridge and furrow earthworks visible on LiDAR data, means that the preservation of archaeological remains or deposits from the prehistoric period onwards is likely to be good if present. The agricultural field elements of the Site will have suffered some truncation from plough disturbance over the years, but this would unlikely be of any great depth.

Assessment of Significance

5.9 This assessment of significance has been guided by the National Planning Policy Framework.¹⁴ It has also been guided by Historic England's guidance *Conservation Principles, Policies, and Guidance*.¹⁵ This states that the 'heritage values that can be ascribed to a place' can be grouped into four values: *Evidential, Historic (illustrative or associative), Aesthetic, and Communal*.

5.10 Based on the data supplied by the GMHER, cartographic analysis and documentary research it is known that for much of its recorded history the Site has been undeveloped.

5.11 During the medieval period the Site was located within the township of Birtle-cum-Bamford, which was a scattered township of several separate areas of settlement which are recorded on the GMHER. During the medieval and post-medieval periods, the Site is likely to have formed part of the rural landscape surrounding these pockets of settlement. Possible ridge and furrow earthworks have been identified

¹⁴ NPPF 2025

¹⁵ Historic England 2008

across the Site through interpretation of LiDAR data. These earthworks are of archaeological interest as they have the potential to contain undisturbed buried archaeological material likely dating to the medieval and/or post-medieval period. They hold historical interest as they earthworks are associated with the historic development of Bamford and the agricultural economy which supported them.

5.12 Any remains of medieval and/or post-medieval date would likely relate to isolated findspots or finds and features associated with agriculture and the rural landscape. Any such remains may have considerable archaeological interest depending on character and level of preservation and would be considered *illustrative historical* value as they would expand the current known historical timeline of the area during these period.

5.13 The potential for previously unknown archaeological remains from the prehistoric and Roman periods in the Site should not be discounted. Any such remains found may have archaeological interest depending on character and level of preservation. The presence and significance of hitherto unknown archaeological remains cannot be assessed without field evaluation.

Potential Effects

5.14 There is the potential for direct physical impacts to archaeological assets during the construction phases of the proposed development, as any ground moving activities associated with the proposed works would have the potential to expose, damage and destroy hitherto unknown archaeological remains.

5.15 Activities could include geotechnical investigations, piling, topsoil stripping, ground reduction, construction of temporary compounds or access tracks, excavation for foundations, service trenches and landscaping.

5.16 The removal of existing surfaces and existing building foundations at the northern end of the Site may disturb archaeological remains which may survive at high levels. Excavations for new foundations including piling has the potential to disturb archaeological deposits at much lower levels.

5.17 The scope of any further archaeological works that would be required in advance or during the development of the Site, would need to be discussed and agreed with the archaeological advisor to the local planning authority.

6. Conclusions

- 6.1** The proposals comprise the demolition of the existing late 20th century and later buildings at 58 Greenvale and the construction of 45 residential houses across the Site (Appendix 1).
- 6.2** Based on the information within the GMHER, supplemented by historic mapping and documentary research, the Site is considered to have medium potential for archaeological remains relating to the post-medieval and modern periods and a low to medium potential for the medieval period. The Site is considered to have a low potential for remains of prehistoric, Roman and early medieval date. The Site contains no designated heritage assets, where there is a presumption in favour of their physical preservation *in situ* and against development.
- 6.3** The following table details the archaeological potential ascribed to the Site by period and an assessment of the likely archaeological importance of any remains of those periods should they survive.

Table 8: Assessed archaeological potential and importance by period

Period	Archaeological Potential	Archaeological Importance
Prehistoric	Low	Local to Regional
Roman	Low	Local to Regional
Early Medieval	Low	Local to Regional
Medieval	Low to Medium	Local to Regional
Post-medieval and modern	Medium	Local

- 6.4** On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and the policies of the adopted Rochdale Core Strategy. The Site has been subject to desk based assessment and the archaeological potentials and importance have been assessed. The proposals do not impact on any designated archaeological sites.

- 1.21** The Site forms part of a wider *Places for Everyone* land allocation (JPA 17) which has the following adopted policy relating to archaeology:

Define the archaeological potential of the development site through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Bamford/Norden Historic Environment Assessment 2020. The masterplan must detail where significant archaeology must

be preserved in situ and demonstrate how the development has responded sympathetically to this.

6.5 The Historic Environment Assessment¹⁶ which covers the wider land allocation, identified archaeological resources across the area and split them into three categories of recommendations. The Site falls within the *undeveloped areas of farmland* which has the following recommendations:

This is a large area of archaeological potential where the presence or absence of archaeological remains has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of geophysics and trenching to establish if and where any significant archaeology should be preserved in situ through sympathetic planning within those developable areas, and those areas where the archaeology can be removed but first of all recorded through a planning condition.

6.6 The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the archaeological advisor to the local planning authority.

¹⁶ University of Salford Manchester 2020

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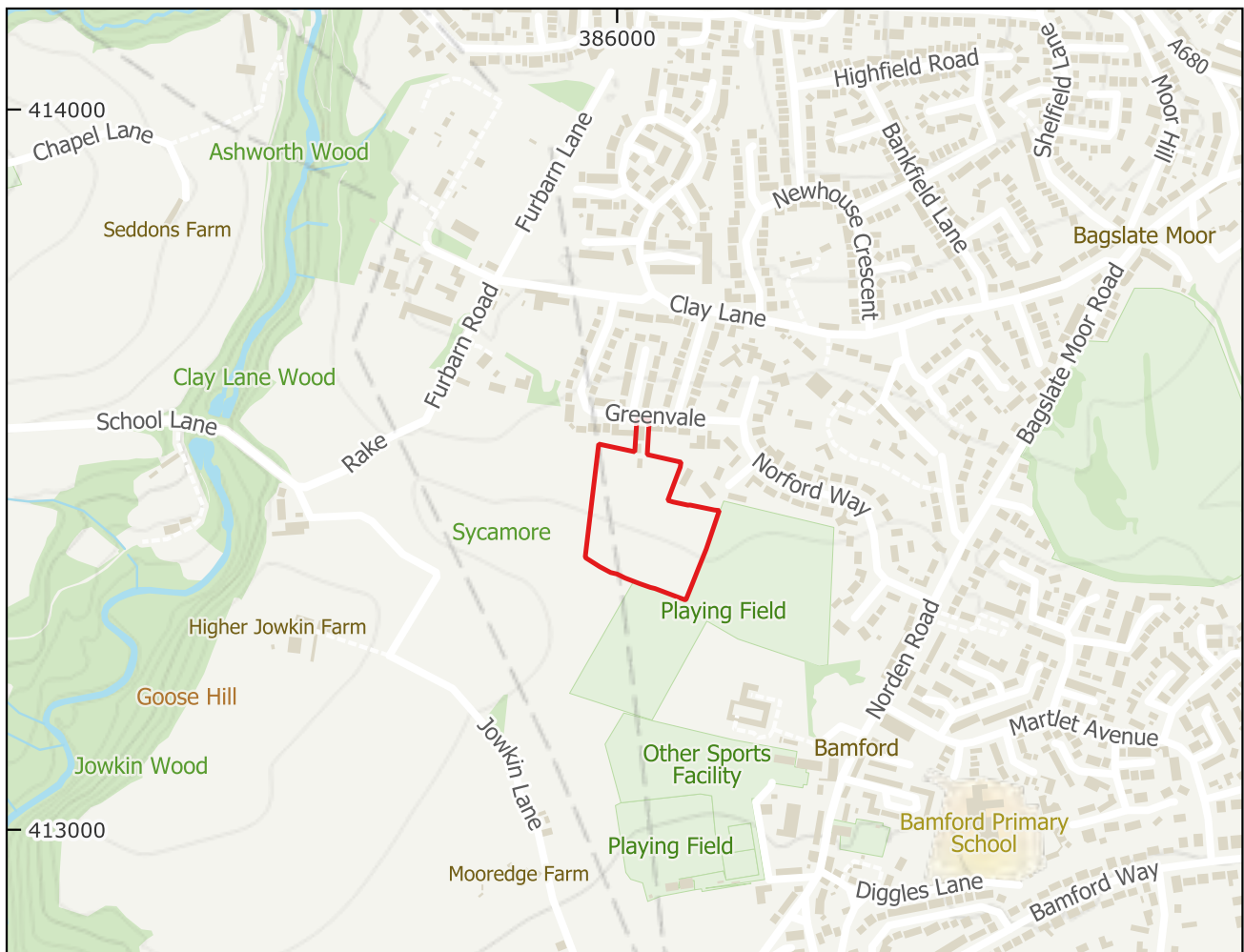
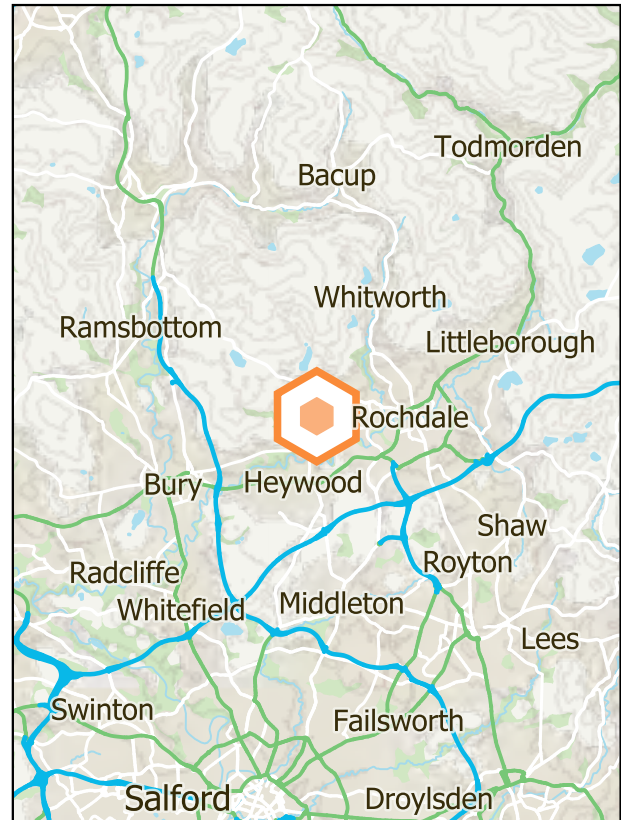
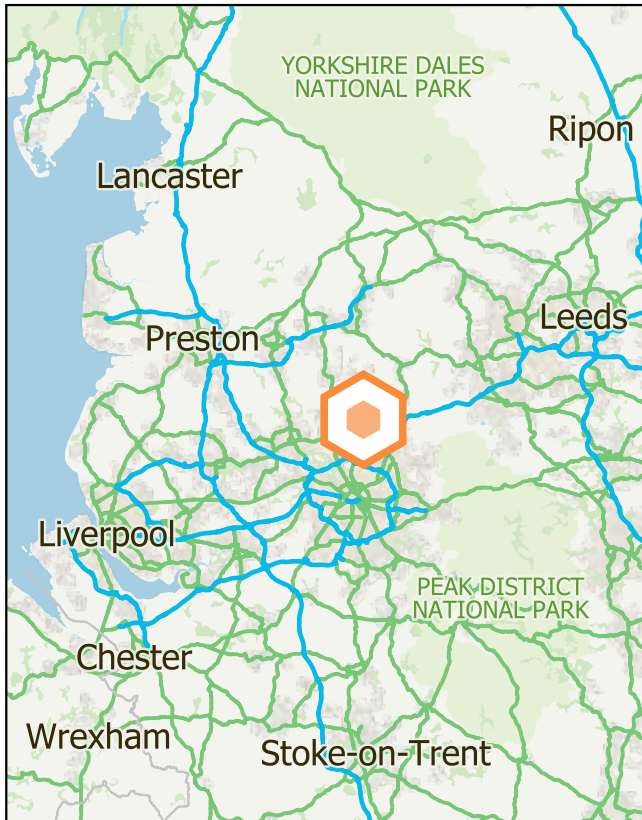
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8. Figures



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Figure 1: Site Location

Archaeological Desk Based
Assessment

13/11/2024 | Project No. 10653A | RM

Land at Greenvale,
Bamford, Rochdale,
Greater Manchester
OL11 5PQ





Key:

 Site Boundary

0 20 40 60 80 m

Scale @ A4: 1:2,000

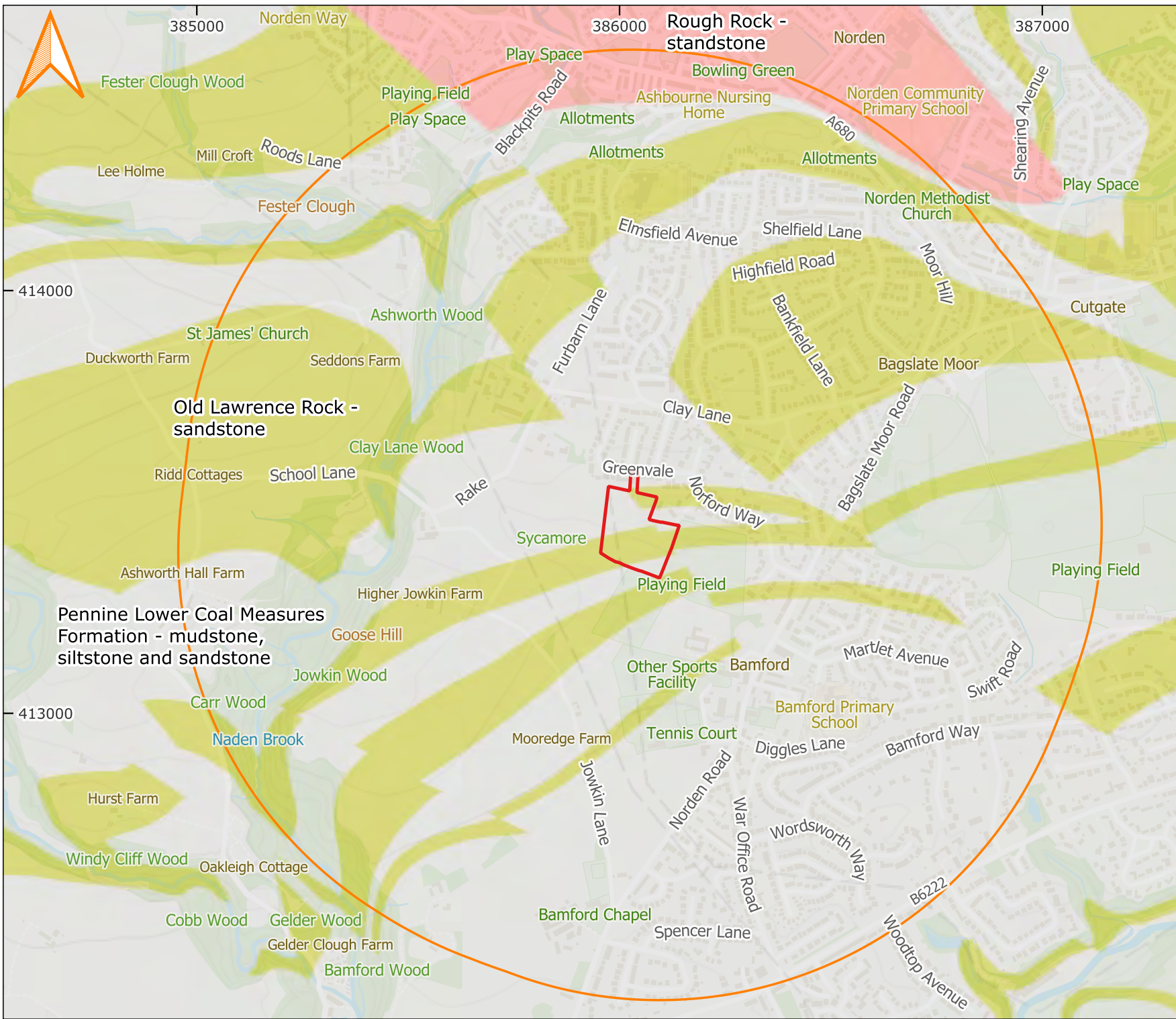
**HCUK**
GROUP

**Land at Greenville,
Bamford, Rochdale,
Greater Manchester
OL11 5PQ**

Figure 2

Satellite View of the Site

Project No. 10653A | 13/11/2024 | Drawn By: RM



Key:

- Site Boundary
- 1km Study Area

0 100 200 300 400 m

Scale @ A4: 1:12,000

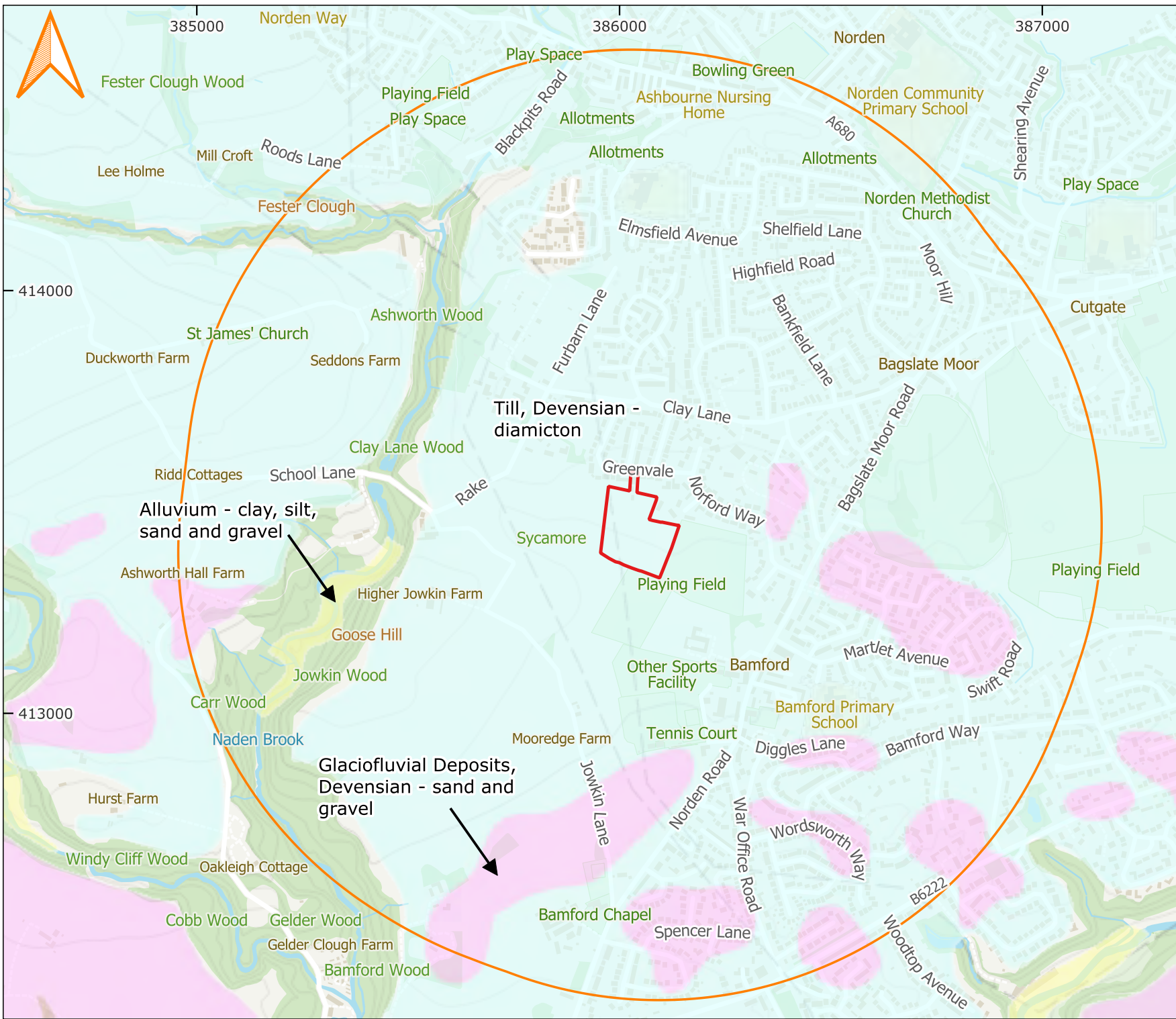
HCUK GROUP

Land at Greenvale, Bamford, Rochdale, Greater Manchester OL11 5PQ

Figure 3

Bedrock Geology within the 1km Study Area

Project No. 10653A | 13/11/2024 | Drawn By: RM



Key:

- Site Boundary
- 1km Study Area

0 100 200 300 400 m

Scale @ A4: 1:12,000

HCUK GROUP

Land at Greenvale, Bamford, Rochdale, Greater Manchester OL11 5PQ

Figure 4

Superficial Geology within the 1km Study Area

Project No. 10653A | 13/11/2024 | Drawn By: RM



Key:

- Site Boundary
- 1km Study Area

Height (aOD), metres

- 70
- 116
- 162
- 208
- 254
- 300

0 100 200 300 400 m

Scale @ A4: 1:12,000

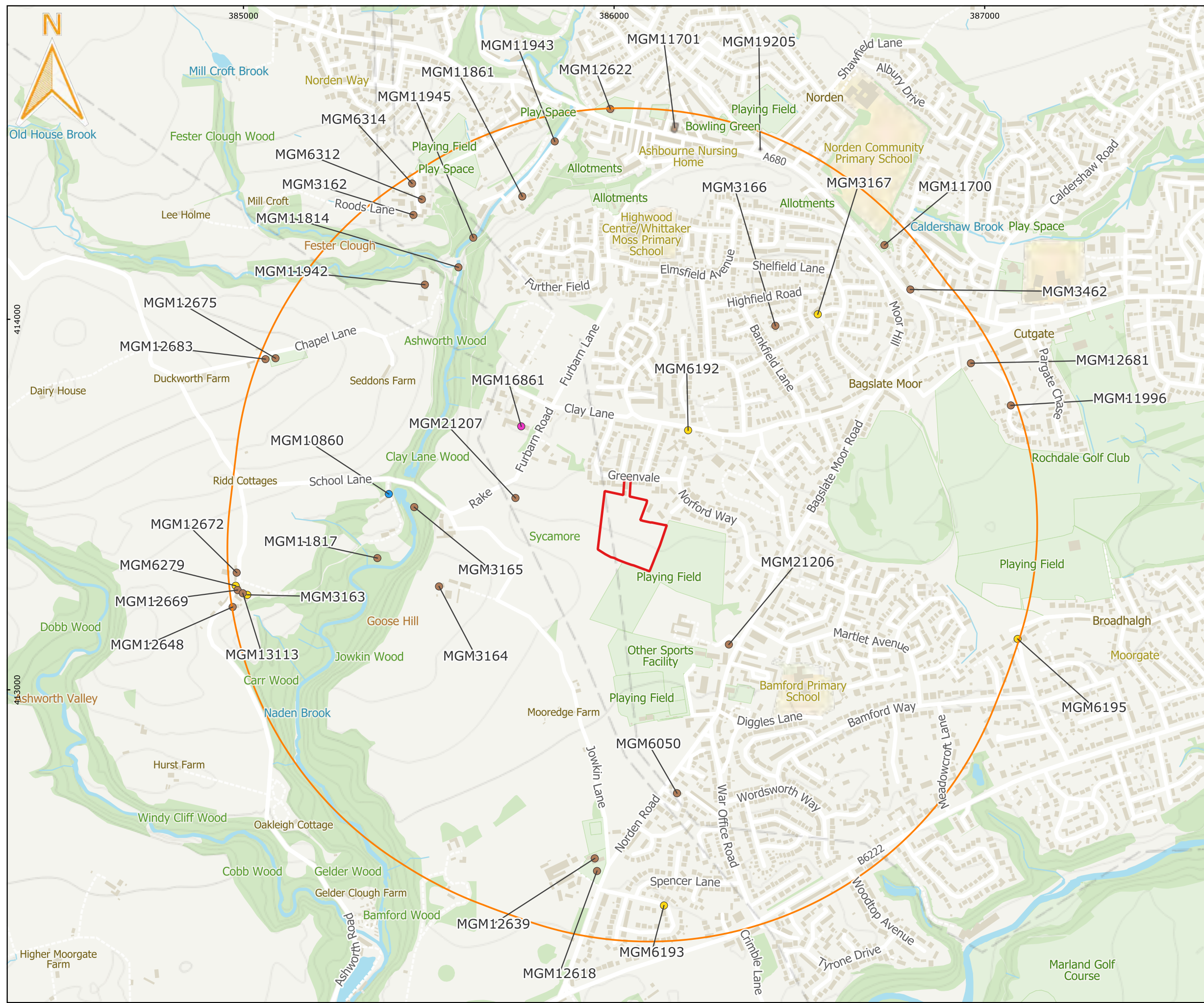
HCUK GROUP

Land at Greenvale, Bamford, Rochdale, Greater Manchester OL11 5PQ

Figure 5

Topography within the 1km Study Area

Project No. 10653A | 13/11/2024 | Drawn By: RM



Key:

Site Boundary

1km Study Area

GMHER Archaeological Monuments

Points

Prehistoric

Medieval

Post-medieval

Modern

Areas

Post-medieval

Modern

0100200300400 m

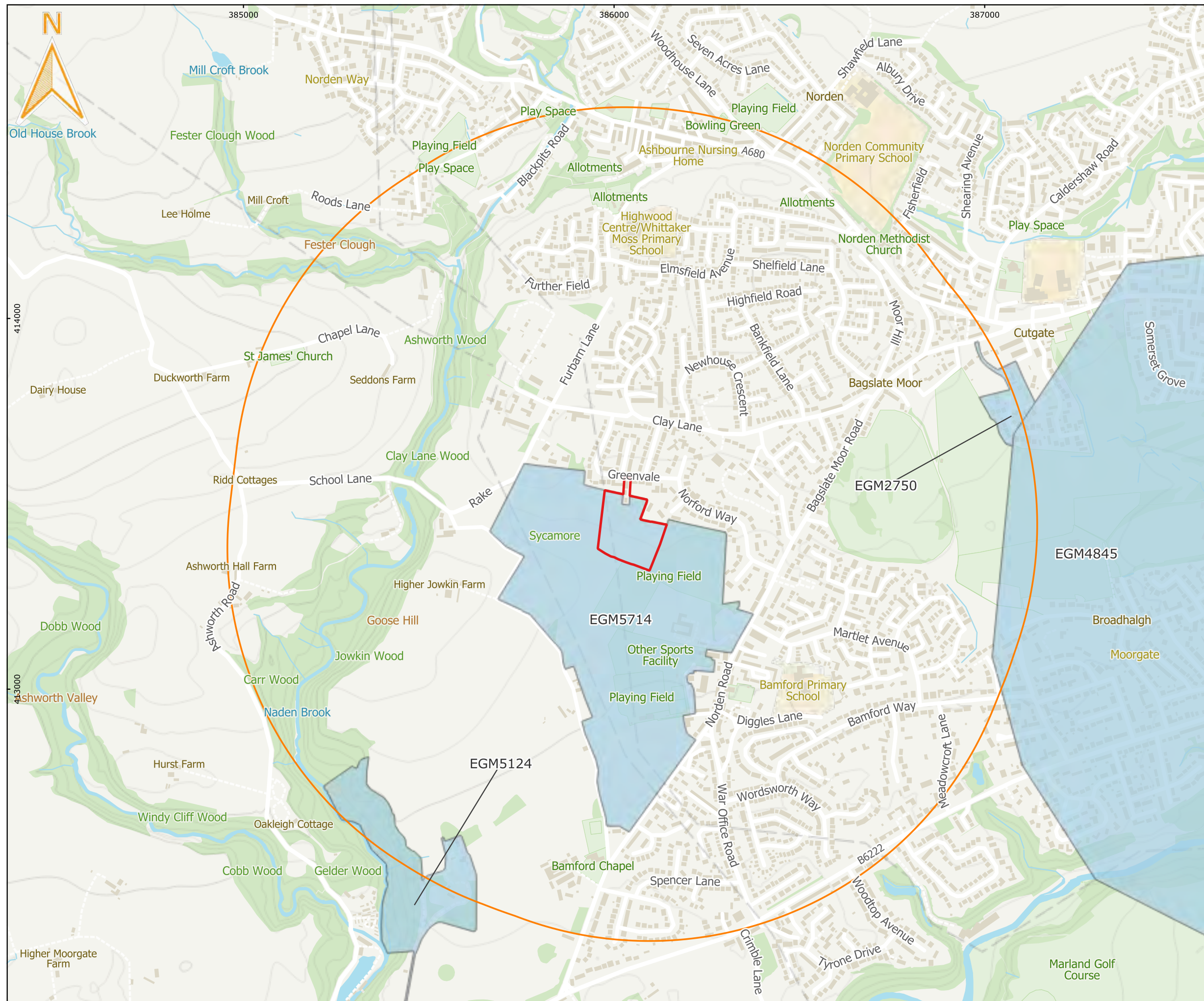
Scale @A3:1:10,000

**Land at Greenvale,
Bamford, Rochdale,
Greater Manchester
OL11 5PQ**

Figure 6

Monument Entries recorded on the GMHER within the 1km Study Area

Project No. 10653A | 13/11/2024 | Drawn By: RM



Key:

- Site Boundary
- 1km Study Area

Previous Archaeological Investigations

- Areas

0 100 200 300 400 m

Scale @A3: 1:10,000

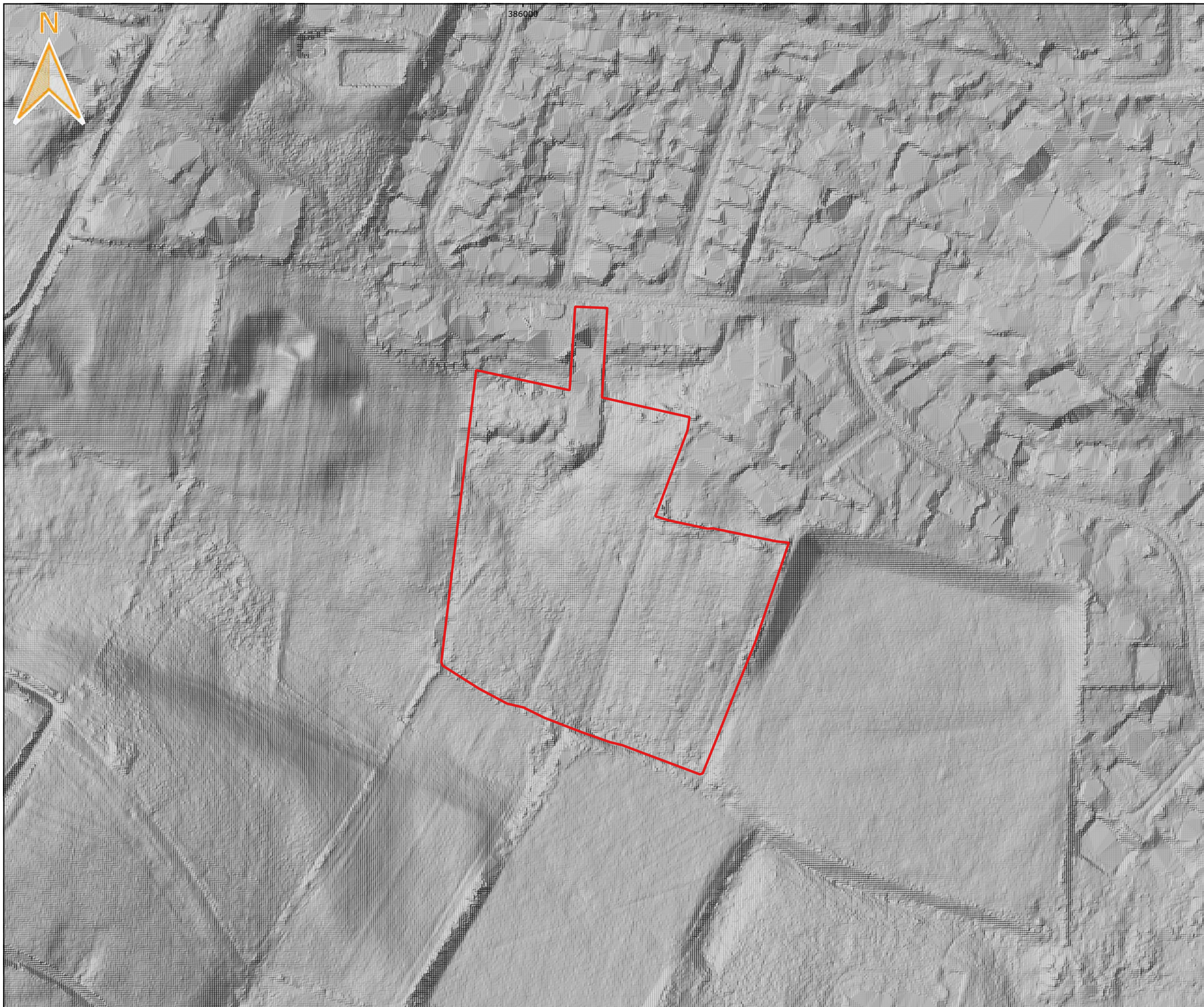
HCUK GROUP

Land at Greenvale, Bamford, Rochdale, Greater Manchester OL11 5PQ

Figure 7

Previous Archaeological Investigations recorded on the GMHER within the 1km Study Area

Project No. 10653A | 13/11/2024 | Drawn By: RM



Key:

 Site Boundary

0 25 50 75 100 m

Scale @A3: 1:2,000



**Land at Greenvale,
Bamford, Rochdale,
Greater Manchester
OL11 5PQ**

Figure 9

LiDAR Coverage of the Site

Project No. 10653A | 13/11/2024 | Drawn By: RM



Figure 10: Yates and Billinge's The County Palatine of Lancaster (1786)



Figure 11: Greenwood's Map of the County Palatine of Lancaster (1818)

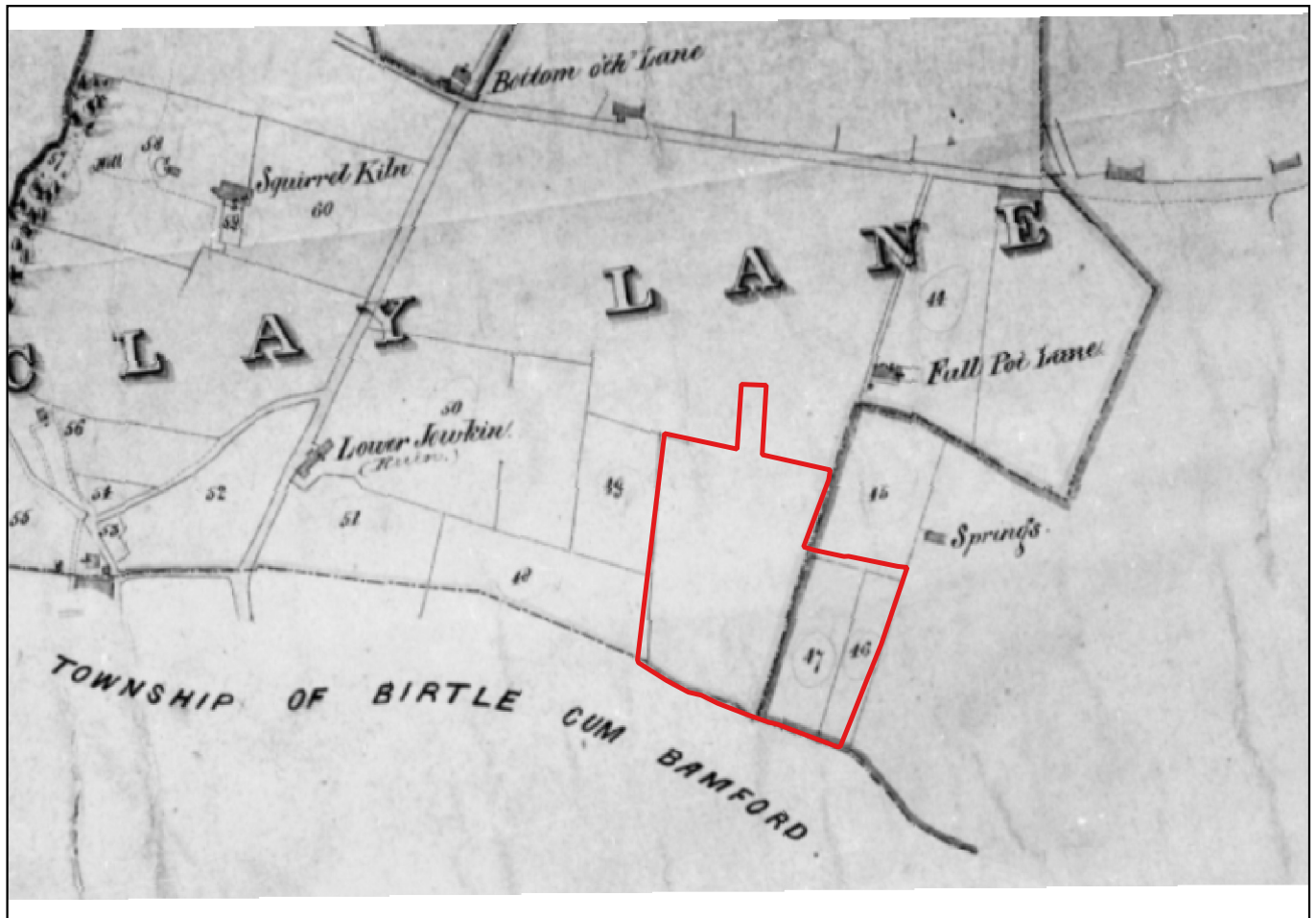


Figure 12: Tithe Map of the Township of Spotland in the Parish of Rochdale (1852)

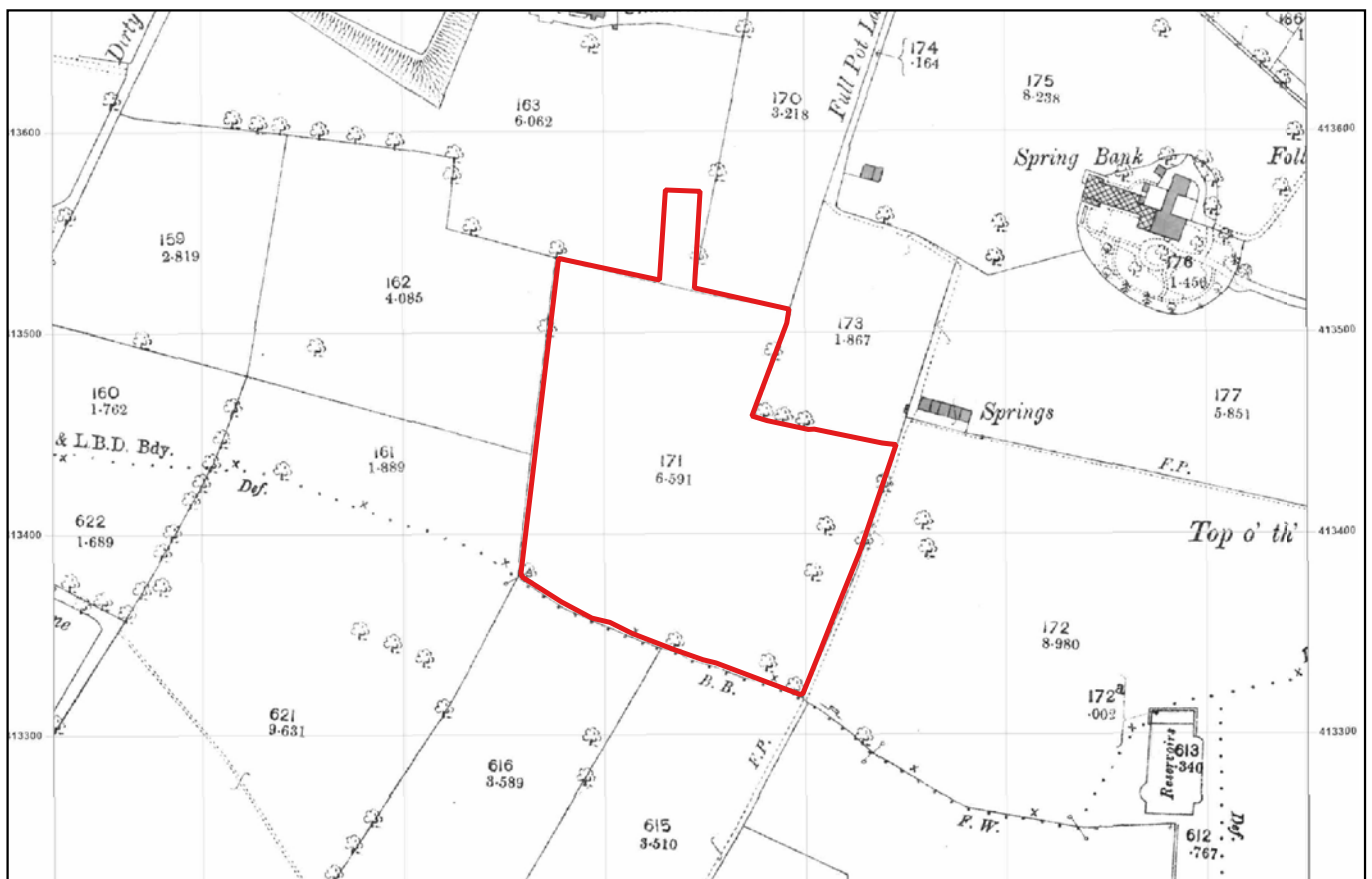


Figure 13: Ordnance Survey, 1:2,500 (1890)

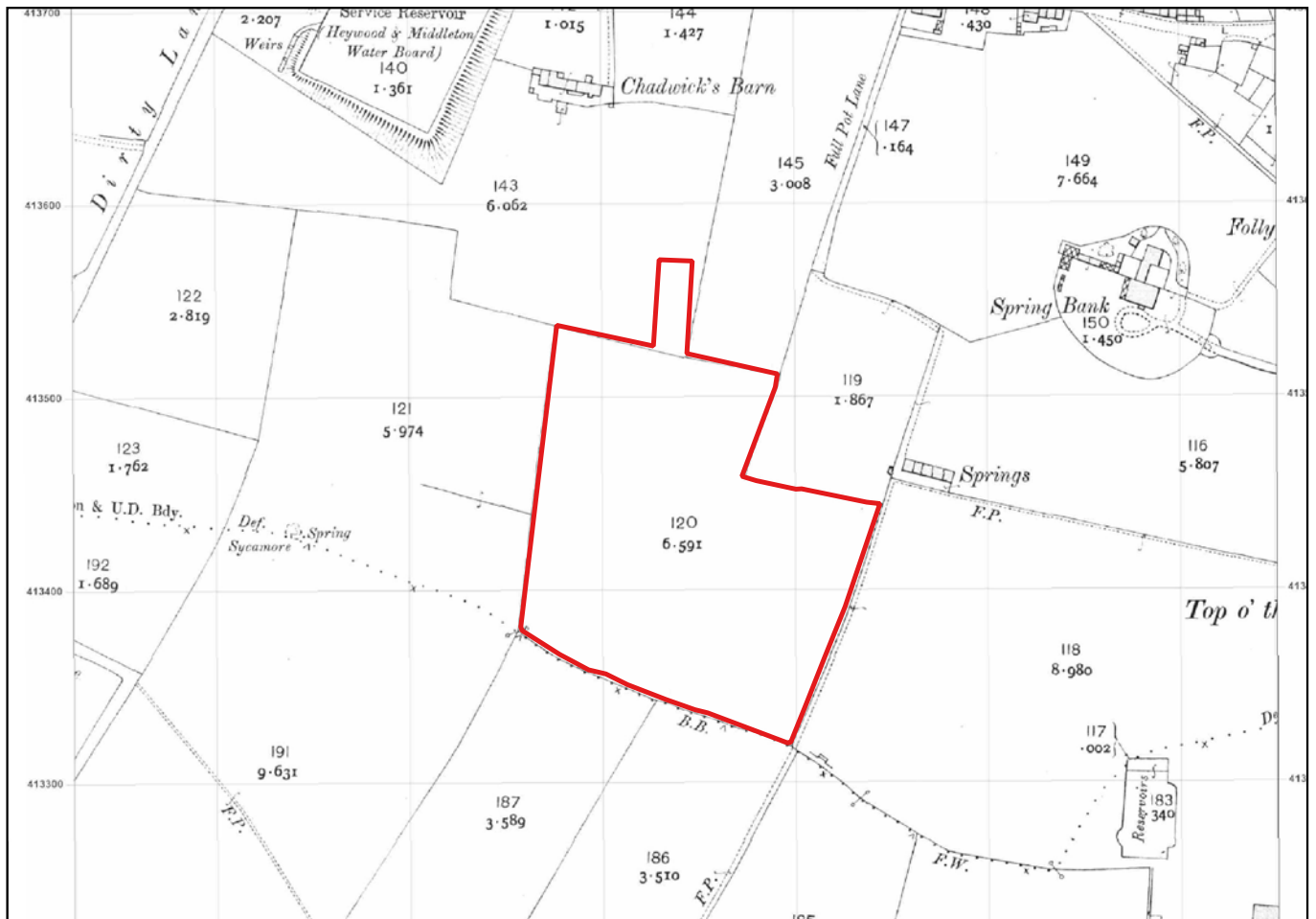


Figure 14: Ordnance Survey, 1:2,500 (1910)

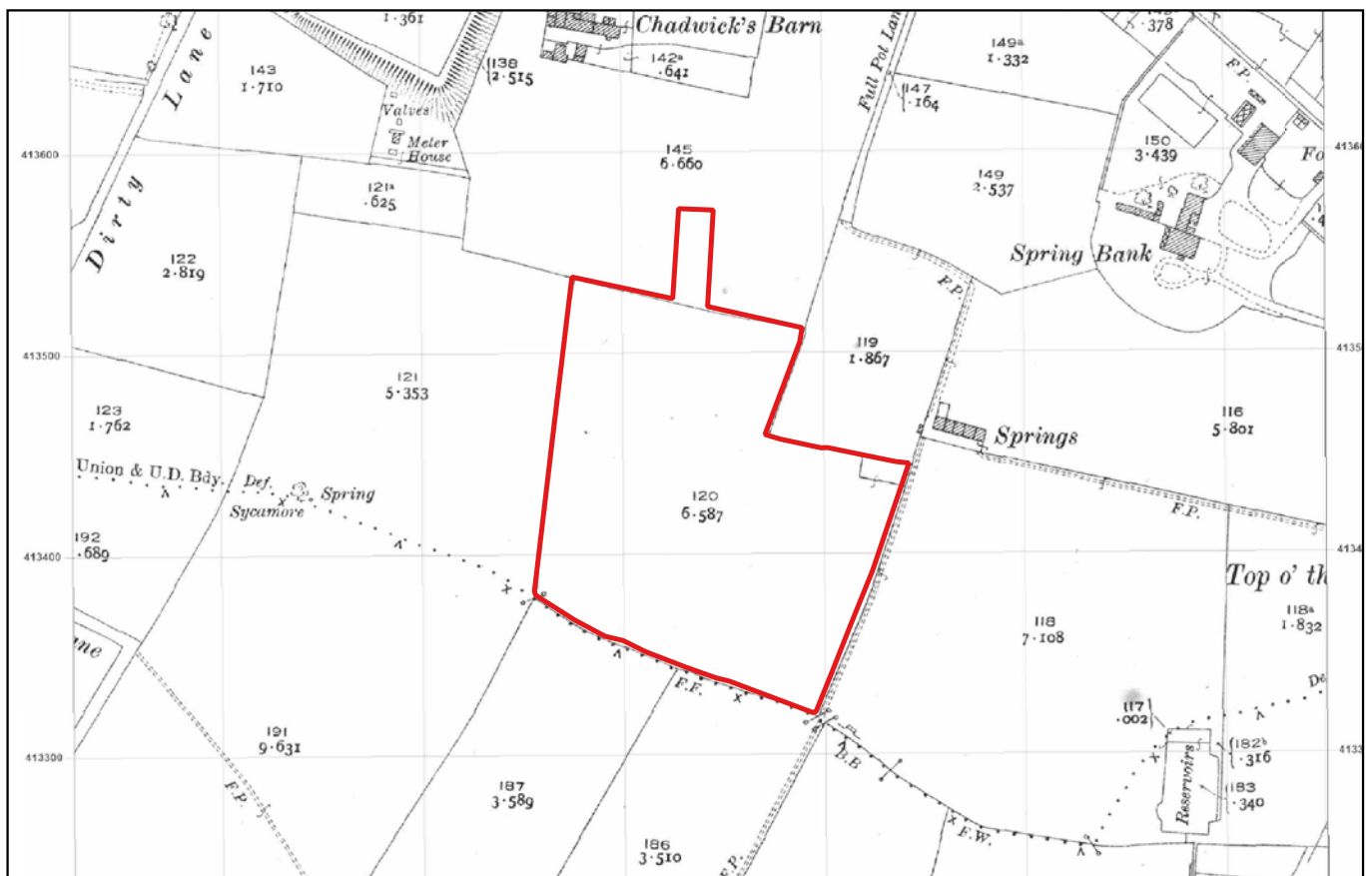
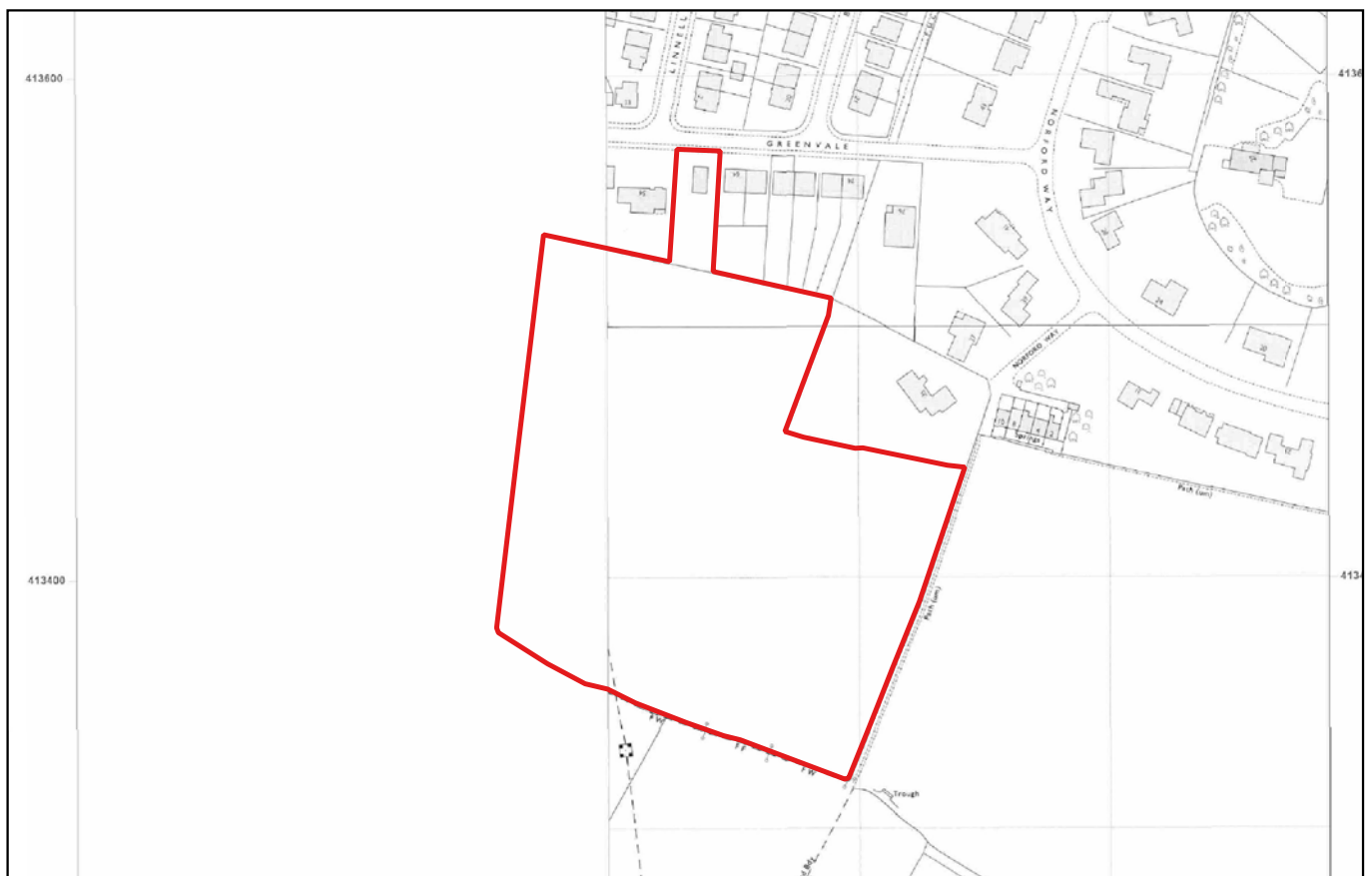
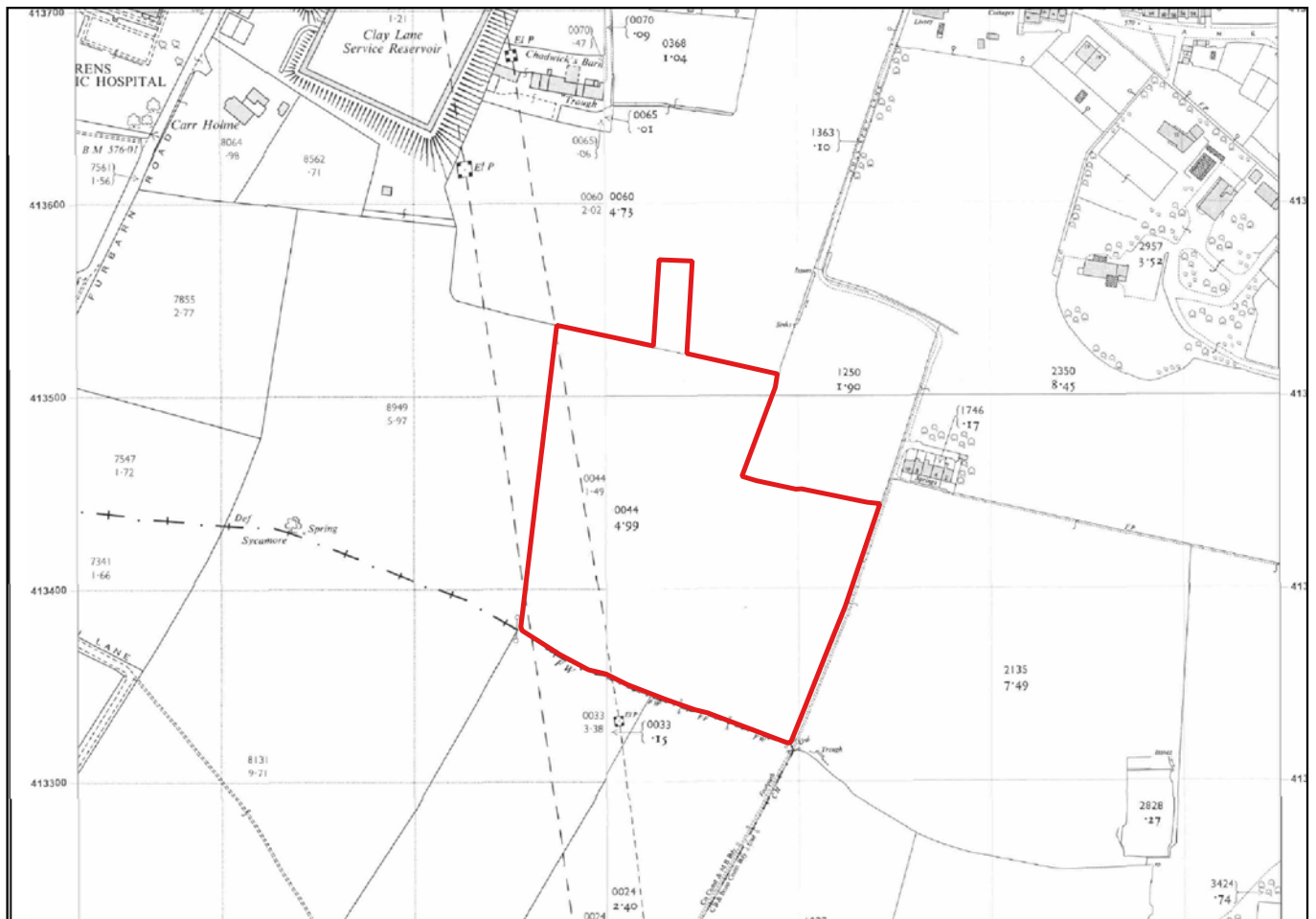


Figure 15: Ordnance Survey, 1:2,500 (1930)



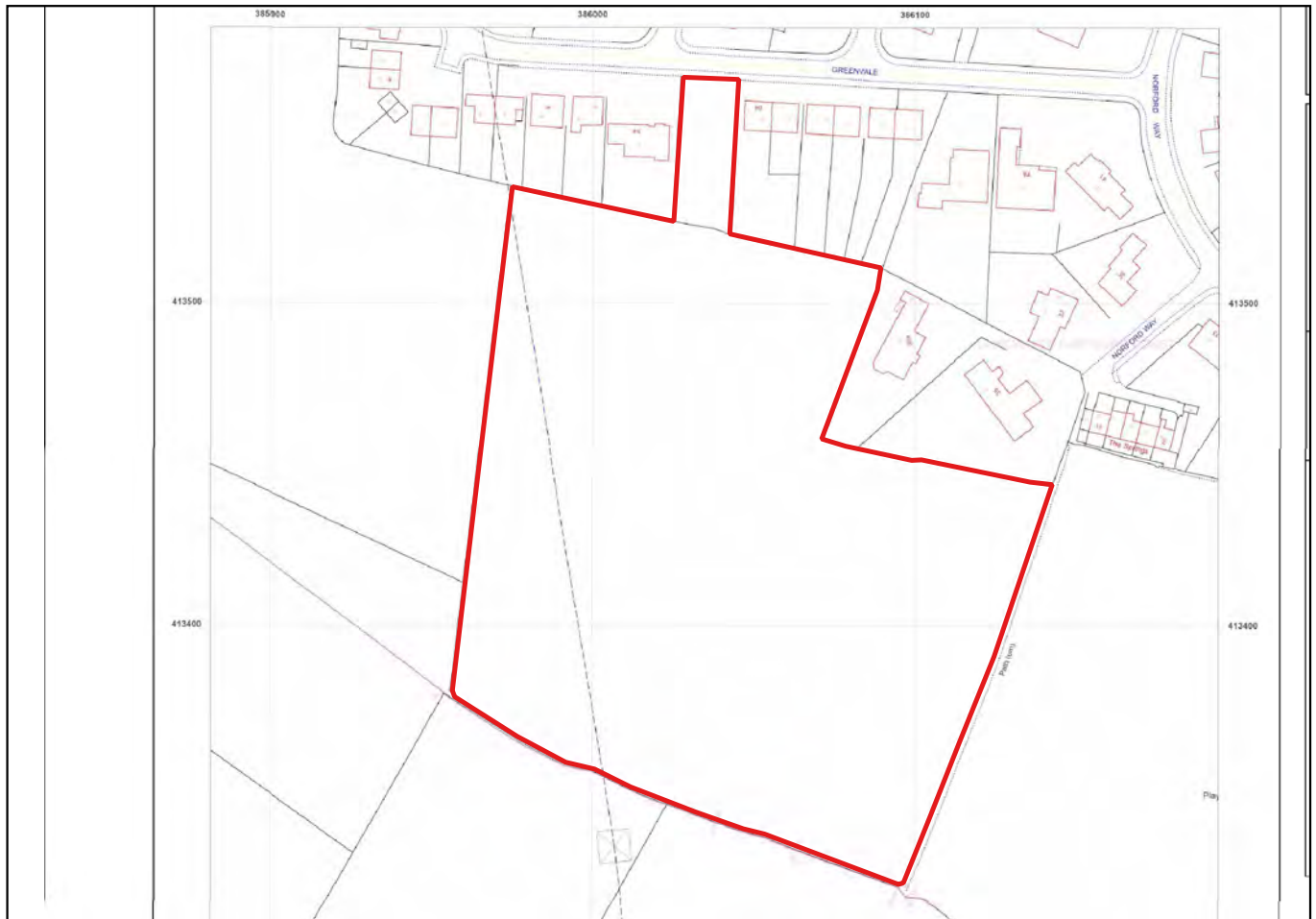
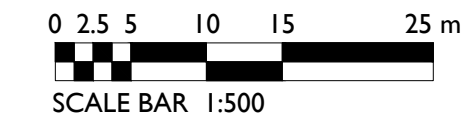


Figure 18: Ordnance Survey, 1:1,250 (2003)

Appendix 1: Proposed Development Plan

Code	House Type	Bed & Type	Storey	Parking	Unit No.	Build Sq/Ft	Total Build Sq/Ft	Mix %
Affordable								
GOR	Gorsefield	3B-4P Mews	2	2PS	3	970	2910	7%
OAK	Oakrise	4B-5P Semi	2.5	2PS	3	1294	3882	7%
Sub-Total					6	2264	6792	13%
Open Market								
PAR	Parkland	3B-4P Semi	2	2PS	5	1012	5060	11%
MEA	Meadowvale	3B-4P Semi / Detached	2	2PS	9	1094	9846	20%
HIG	Highstone	4B-7P Detached	2	2PS + SIG	7	1396	9772	16%
PEA	Peakridge	5B-8P Detached	2	2PS + SIG	6	1679	10074	13%
STA	Standish	5B-8P Detached	2	2PS + SIG	6	1907	11442	13%
CAP	Capstone	5B-8P Detached	2	2PS + DDG	6	2240	13440	13%
Sub-Total					39	9328	59634	87%
TOTAL					45	11592	66426	100%
Gross Site Area			6.66	Acres				
Nett Site Area			4.23	Acres				
Net Density			11	Units / Acre				
Sqft / Net Developable Acre			15704	Sqft / Acre				



Existing trees to the southern boundary and just around the south-eastern corner removed, replaced with a new native species hedgerow and a number of larger stock trees, that will be located outside the private garden boundaries, within a linear 2m wide strip of land that is to be maintained by the management company.

- General notes:
- All information on this drawing is copyright ©
 - All sizes to be verified on-site
 - No dimensions to be scaled off this drawing
 - All dimensions to drawing in metres unless otherwise stated
 - This drawing is to be read in conjunction with all other project drawings

In locations where it is not possible to erect a boundary treatment on the line of the legal ownership, an additional line will be identified on the above plan to illustrate the approximate fence location. The boundary fence will, therefore, be erected as close to the title boundary as possible without causing damage to the existing features. This may be a result of the following items:

Existing hedgerows/trees and Woodland areas
Existing boundary fences and significant topographical features
Proposed and existing retaining structures and foundations.

The resident is responsible for maintaining all items within the plot boundary identified by the red edge boundary.

DRAWING TO BE PRINTED IN COLOUR.

KEY

- Red Edge Application Boundary
- Adopted Roads
- Adopted footpaths
- Shared Drives
- Parking Bays
- Private Paths
- Private Gardens
- Open Space
- Grasscrete / Bodpave ground reinforcement
- Pond / Attenuation Pond
- Self binding hoggin path
- Plot divisional boundaries
- Service verge
- Feature Plot with dual aspect elevations
- Affordable Units
- Denotes overhead line swing
- Indicative Tree Planting
- Removed Trees / Hedges
- Retained Trees / Hedges

REV	DATE	DESCRIPTION	BY
E	20/11/2025	Amendments to layout	JSG
D	19/03/2025	Blocks updated to issue 02. Minor amendments following production of planning pack.	ELC
C	04/03/2025	Overhead cable swing lines updated. Plots along swing line adjusted accordingly. Indicative footpath lines, hedges & pump station added.	ELC
B	04/03/2025	Plot 2 changed to HIG. Plot 23 & 24 changed to STA & PEA respectively.	ELC
A	04/03/2025	Substation moved & access road adjusted to accommodate. Plot 41 swapped to HIG. Plot 8 swapped to PEA. Plots 6-10 moved. 25,26 noted.	ELC

Project Title:
GREENVALE
BAMFORD
ROCHDALE

Drawing Title:
PROPOSED SITE LAYOUT (JG Option 07)

PLANNING

Drawing No:	WH-001-NW-A-401		
Scale:	1:500@A1	Date:	Sep 2025
Drawn by:	JSG	Checked by:	XX
		Site Code:	001
		Revision:	E