

Our ref: HC10653B

Mr T Murphy
Wain Homes North West
Kelburn Court
Daten Park
Warrington
WA3 6UT

26th November 2025

Dear Tom,

Land at Greenvale, Bamford, Rochdale

As discussed, I have undertaken a review of your proposed development concerning the residential development an area of land south of Greenvale in Bamford, Rochdale.

Looking at the site history I can see that the site forms part of a wider PFE allocation (JPA 17), as shown on **Figure 1**, which covers a large area of land in Bamford and Norden. The application site now being considered is a small component of this (c.7 acres) located to the northern edge of the allocation boundary, rather than the full extent of the allocation itself.

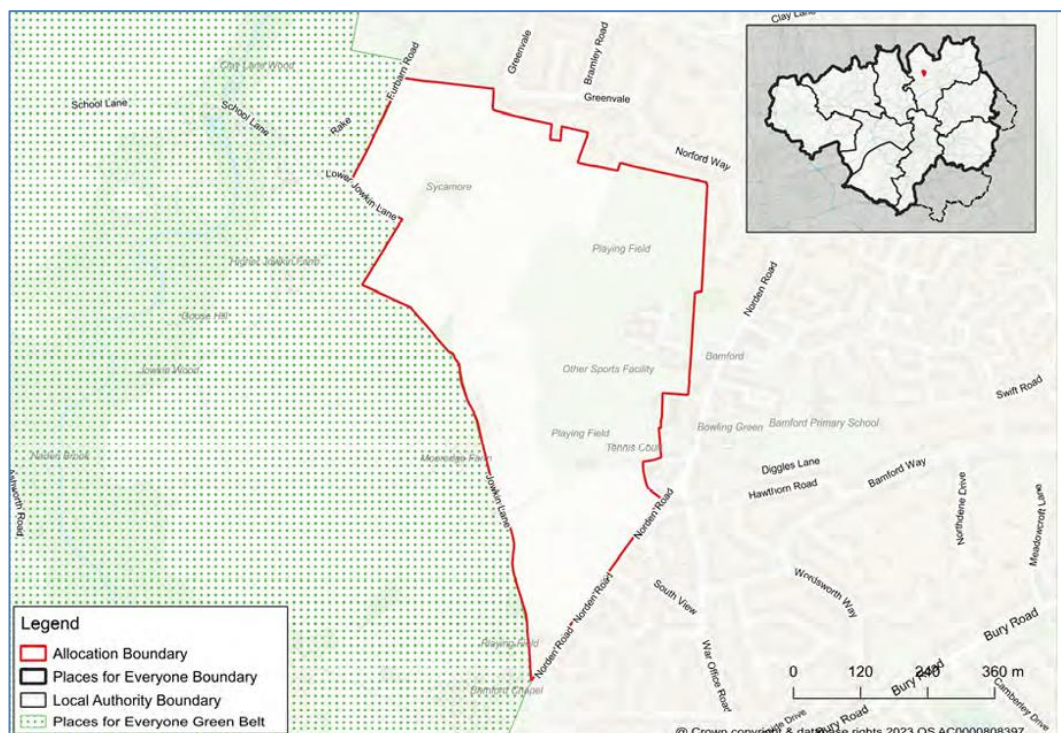


Figure 1: JPA 17 boundary

Policy JP Allocation 17 provides a series of criterion that development of the allocated site will be expected to adhere to. Criterion 9 notes:

A review of the Bamford/Noden Historic Environment Assessment 2020 further identifies built heritage assets to be considered as part of proposals for the allocated site's redevelopment as follows:

- 1) Bamford United Reformed Church (grade II, UID: 1084292);
- 2) Sundial in Bamford Chapel Graveyard (grade II, UID: 1084293); and
- 3) Hopwood Farm (non-designated heritage asset).

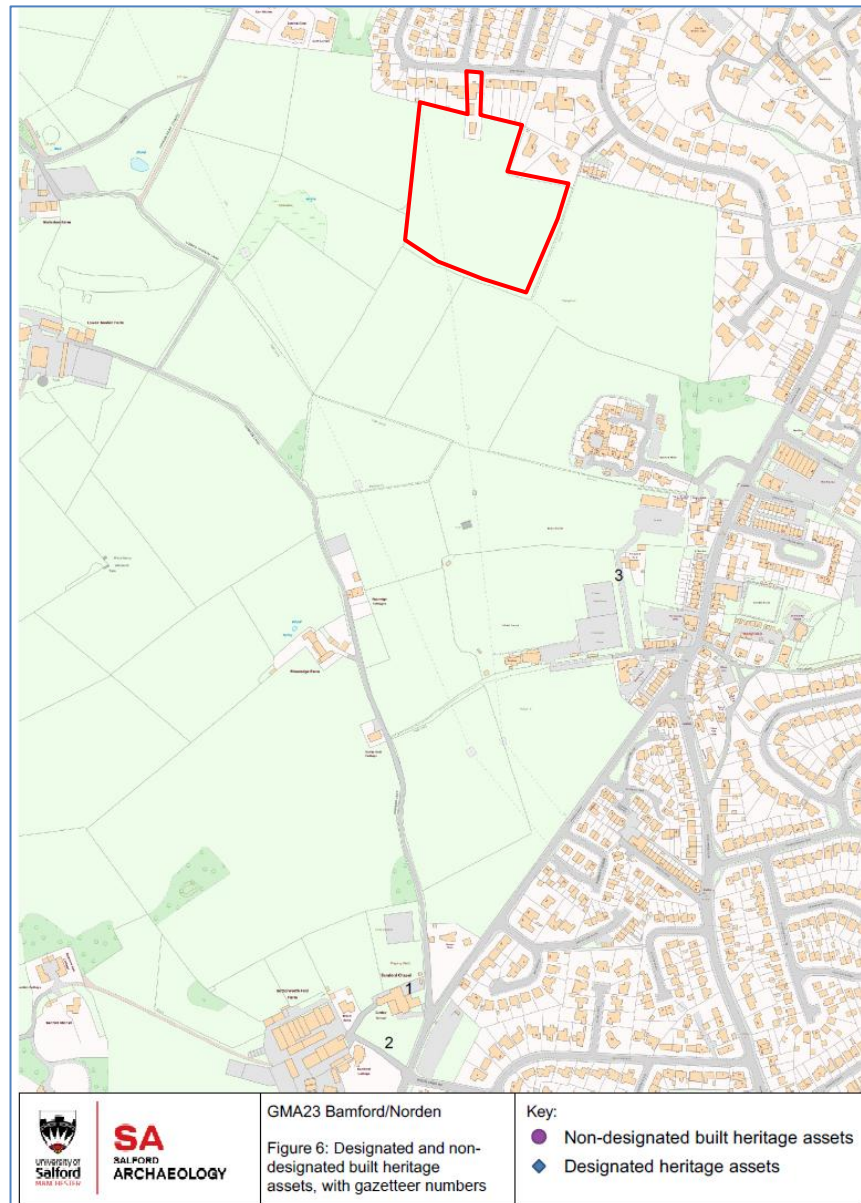


Figure 3: Map showing the location of the heritage assets as per their identified numbers, taken from the Bamford/Norden Historic Environment Assessment 2020. The current site boundary has been added in red

Of these heritage assets, that document concluded the following impacts (or lack thereof) associated with the development of the allocated site as a whole:

Heritage Asset	Identified Potential Impact
Bamford United Reformed Church	"Development within the Site will not affect the setting of the Church, as key views of the Church will not be changed. The Church is screened from the Site by a dense tree line along Jowkin Lane."
Sundial in Bamford Chapel Graveyard	"Development within the Site will not affect the setting of the sundial, as key views of the sundial

	<i>will not be changed. The sundial is screened from the Site by a dense tree line along Jowkin Lane."</i>
Hopwood Farm	<i>"Development within the Site will not have a significant affect the setting of the non-designated heritage asset."</i>

While the above conclusions were reached on the supposition that the allocated area as a whole would be developed, the current application submission relates to a small portion of the wider allocation, located to the north of the allocation area, as shown on **Figures 2 and 3**.

As shown on **Figure 3**, the current application site is well removed from the identified heritage assets both visually and experientially. It is c.320m away from Hopwood Farm and c.790m away from the two listed buildings and is visually separated from these assets as a result of intervening features (including Jowkin Lane, field boundaries, sports pitches and tree cover) and built form (including Bamford Mews and other buildings within the wider allocation area).

Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

Following the stepped guidance, it is clear that when dealing with an application concerning the current site only, all three heritage assets would be scoped out at the initial Step 1 as neither these assets nor their settings would be affected by the proposed development on the site. This is as a result of the site (as shown on **Figure 3**) being significantly removed from the assets both in terms of distance but also visual and experiential matters as identified above.

On this basis (and bearing in mind the conclusions reached above from the 2020 document), the residential development of the current site is not found to be capable of affecting the significance or setting of the three identified heritage assets. The proposals would therefore not result in any harm to heritage assets for the purposes of paragraphs 214, 215 or 216 of the NPPF (December 2024) and would comply with the requirements of local policy JP-P2.

With regards to the statutorily listed buildings, there would be preservation for the purposes of the decision makers duty under Section 66(1) of the Planning (Listed Building and Conservation Area) Act 1990. As such, it is my professional opinion that no Heritage Impact Assessment should be required in this case and the requirements of criterion 9 of Policy JP Allocation 17 has been met.

I do hope the above is useful and I am happy for you to include this letter as part of your submission to Greater Manchester Combined Authority if that is useful.

Kind regards,

A handwritten signature in black ink, appearing to read 'Paula Jones', with a stylized, flowing script.

Dr Paula Jones
Director – Heritage
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