

# Heritage Assessment

## Scout Moor II Windfarm

August 2026

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**Client**

Cubico UK Development (Wind 1) Limited

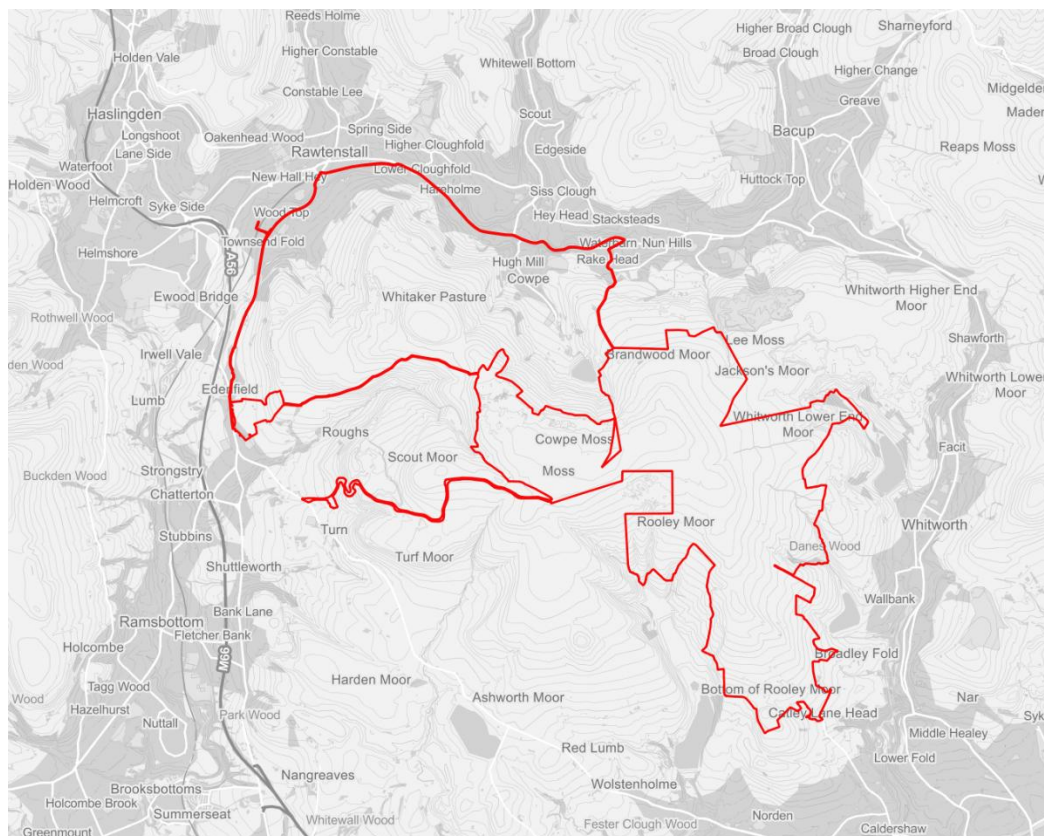
**Our reference**

01137

27 August 2026

# 1. Introduction

- 1.1 This Heritage Assessment has been prepared by Turley (Heritage and Townscape) on behalf of Cubico UK Development (Wind 1) Limited (the 'Client'). It is submitted as part of Further Environmental Information in respect of the cross-boundary applications for full planning permission ('the Applications') relating to the construction and operation of a new onshore wind farm (to be known as 'Scout Moor II'), alongside a comprehensive moorland restoration scheme (the 'Project for Assessment'), on land at Rooley Moor ('the Site').
- 1.2 The Site crosses the administrative boundaries of Rossendale Borough Council ('RBC') and Rochdale Metropolitan Borough Council ('RMBC') (collectively referred to as 'the Councils'). The Councils are the Local Planning Authorities ('LPA's') responsible for the determination of the Applications, which were originally submitted on 23 July 2025 and were validated by the Councils on 07 August 2025 (RBC ref. 2025/0267 and RMBC ref. 25/00680/FUL).
- 1.3 Following the completion of an extended period of statutory consultation on the Applications, the Applicant has evolved the Project for Assessment to respond to comments received from statutory and non-statutory consultees, the public and other interested stakeholders and is hereby formally amending the Applications through the submission of Further Environmental Information ('FEI'). The FEI supersedes the information submitted in July 2025 ('the 2025 Submission') and will be subject to further statutory consultation by the Councils. A summary of the amendments to the Applications is set out in detail the Planning, Design and Access Statement (prepared by Turley), but in summary includes the reduction in turbine numbers from 'up to 17 turbines' to 'up to 12 turbines', alongside the relocation/repositioning of turbine positioning, access track layout and the layout and design of other associated infrastructure
- 1.4 An Environmental Statement (ES) is being prepared to support the planning application and considers the likely significant environment impacts resulting from the Project for Assessment.
- 1.5 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 12**) and has been prepared as part of the EIA process.



**Figure 1.1 Plan showing the location of the Assessment Boundary (outlined in red).**

1.6 **Figure 1.1** shows the location of the Project for Assessment. In order to consider the potential for impacts arising from the different elements of the Project for Assessment, the following terminology is used throughout the assessment.

- The **Assessment Boundary** comprises the maximum extent of all temporary and permanent works required by the Project for Assessment, including the electrical grid connection infrastructure.
- The **Main Site** comprises the area to be occupied by the Project for Assessment, but excluding the area required for grid connection infrastructure. Inner and outer study areas for consideration of built heritage assets have been based on distances from the Main Site.

1.7 This Heritage Assessment has been prepared considering the baseline within the Main Site. The electrical grid connection infrastructure would be routed underground, following existing roads, would not affect the setting or heritage significance of any built heritage assets, and has therefore been excluded from the assessment.

1.8 The Heritage Assessment refers to two different baseline scenarios. The existing operational Scout Moor Wind Farm (outside control of the Applicant) is due to be decommissioned in 2033. Therefore, in line with NatureScot's Pre-application Guidance for Onshore Wind Farms, the assessment has considered the effects arising from the following two different baseline scenarios:

- ‘Existing Baseline Scenario’ – whereby it is assumed that the current baseline includes the existing operational Scout Moor Wind Farm as a baseline feature in the landscape and views; and
- ‘Restored Baseline Scenario’ – whereby it is assumed that the existing operational Scout Moor Wind Farm is decommissioned (July 2033) and the site restored and therefore is no longer present in the landscape or in views.

## Report Purpose and Structure

1.9 This Heritage Assessment has been prepared to consider the potential impacts of the Project for Assessment upon the heritage significance of designated and non-designated heritage assets in accordance with relevant legislation, planning policy and guidance.

1.10 Policy HE5 (1) of the National Planning Policy Framework (NPPF) 2026 states that:

*“Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.”<sup>1</sup>*

1.11 To comply with these requirements, this Heritage Assessment is structured as follows:

- Section 2 provides an overview of the context of the Main Site and describes its history and development.
- Section 3 of this report identifies relevant designated and non-designated above ground heritage assets that may be affected by the Project for Assessment.
- Section 4 provides an assessment of significance of the identified above ground designated and non-designated heritage assets; proportionate to both the importance of the asset and the likely impacts.
- Section 5 presents an assessment of the impact of the Project for Assessment on the significance of the identified above ground heritage assets in the light of relevant legislation, national planning policy set out in NPPF and local planning policy for the historic environment (set out in detail at **Appendix 1**). The assessment has been prepared in accordance with the principles set out in the Historic England publications ‘The Setting of Heritage Assets’<sup>2</sup> and ‘Managing Significance in Decision-Taking in the Historic Environment’<sup>3</sup>.

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<sup>1</sup> MHCLG (2026) National Planning Policy Framework (NPPF) 2026

<sup>2</sup> Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition), 2017, Historic England

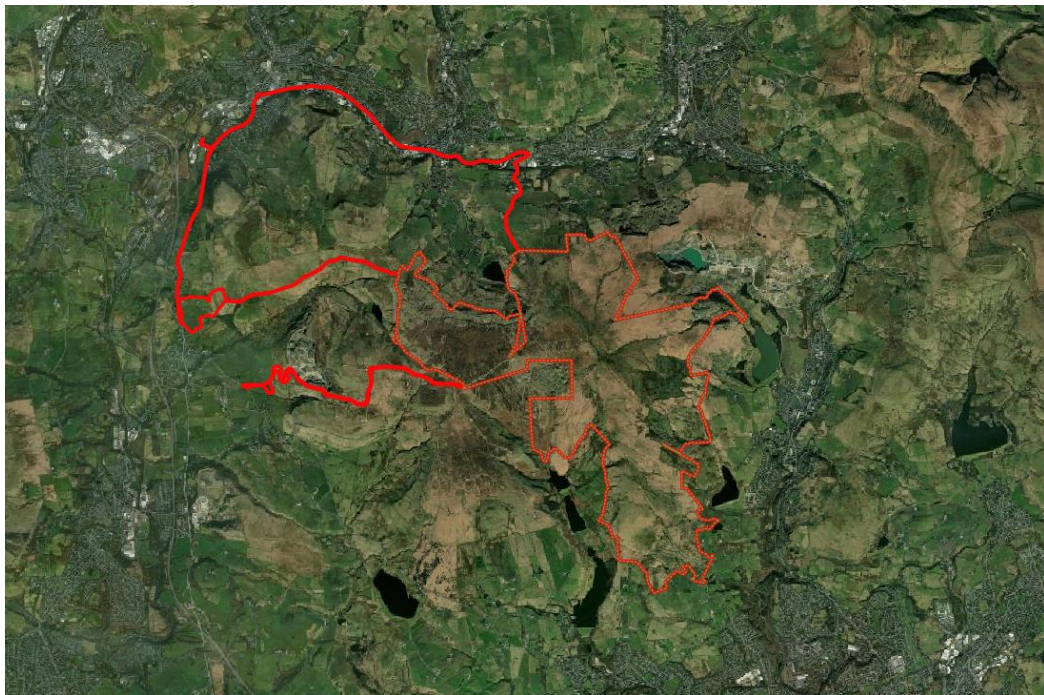
<sup>3</sup> Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Second Edition), 2015, Historic England

- 1.12 This Heritage Assessment has been informed by a desk-based appraisal; including a review of historic cartography; aerial photography and planning policy and guidance; as well as site visits, carried out in July 2024, May 2025 and May 2026.
- 1.13 This Heritage Assessment addresses above ground heritage assets. Below ground archaeology has been considered separately by AOC Archaeology (**Chapter 13** of the ES).

## 2. History and Development

### Main Site Description and Context<sup>4</sup>

- 2.1 The Assessment Boundary comprises an area of *circa* 1,000 hectares (ha) which includes the maximum extent of all temporary and permanent works required by the Project for Assessment, including electrical grid connection infrastructure.
- 2.2 The Main Site (the area to be occupied by the Project for Assessment, but excluding the area required for the electrical grid connection infrastructure) is the main part of the Assessment Boundary, considered within this Heritage Assessment. It comprises upland moorland located between Rochdale and Rawtenstall. It is primarily in use for rough grazing and includes an area of blanket bog and upland acid grassland. It is traversed by a number of public rights of way. Historically it was in part used for sandstone quarrying and coal mining and there are a number of remains associated with this previous use located within the Assessment Boundary. The existing Scout Moor Wind Farm is located to the west of the Assessment Boundary, it comprises 26 wind turbines and two associated meteorological masts. Two of the existing wind turbines fall within the Assessment Boundary.



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<sup>4</sup> As set out in Para 1.6 this Heritage Assessment excludes consideration of the electrical grid connection infrastructure.

**Figure 2.1: Aerial photography showing the location of the Assessment Boundary (outlined red) and Main Site (outlined in dashed green)**

### **Overview of the History and Development of the Main Site and Surrounding Area**

- 2.3 Early plans of the area mark only primary landscape features and key settlements. Saxton's 1579 map of Yorkshire<sup>5</sup> marks the settlements of Rochdale, Whitworth, Bacup and Rossendale, and Haslingden but provides no information about the Assessment Boundary, other than showing an area of hills, drawn in a stylised manner.
- 2.4 Rooley Moor Road bisects the Assessment Boundary. The earliest known documentary reference to the road dates from 1729 when Court Records mention that the road was being maintained by local inhabitants, who were responsible for providing all materials and labour to enable the upkeep of the road<sup>6</sup>. The road is first shown on Yates 1786 map of the County Palatine of Lancaster (which was surveyed in the 1770s) (**Figure 2.2**). This is also the earliest plan to show the Assessment Boundary in detail. It shows the area of Rooley Moor and the adjacent Knowl Hill Moor as undeveloped areas of moorland. A single property 'Rooley House' (later known as the Moor Cock Inn) is marked at a junction of the Rooley Moor Road and a second route which runs further to the south-west. The plan also shows a series of settlements on the lower ground surrounding the Assessment Boundary, including Rawtenstall, Clough Fold, Bacup, Tong, Whitworth, Wolstenholme and Shuttleworth. It is clear that a hierarchy of settlements existed by this time, with large towns such as Rochdale and Bury; larger villages such as Bacup and Whitworth; and numerous smaller farming settlements and individual farmsteads scattered across the landscape.

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<sup>5</sup>Available online at: [https://commons.wikimedia.org/wiki/File:Lancastria\\_Atlas.jpg](https://commons.wikimedia.org/wiki/File:Lancastria_Atlas.jpg)

<sup>6</sup> GMAAS HER No. 2305.1.0



**Figure 2.2: Extract from Yate's 1786 map<sup>7</sup>.**

- 2.5 The earliest evidence for industrial activity within the Assessment Boundary is on Hennet's Plan of 1828 which annotates a colliery at the southern end of the Assessment Boundary (**Figure 2.3**).

<sup>7</sup> Available online at: [https://commons.wikimedia.org/wiki/File:Lancastria\\_Atlas.jpg](https://commons.wikimedia.org/wiki/File:Lancastria_Atlas.jpg)



- 2.7 The ready supply of stone from these quarries, in combination with the water supply to provide power for mills, encouraged the rapid growth of the cotton industry in the 19<sup>th</sup> century. This was catalysed by the arrival of the railway which allowed ready transport of goods, including transport of the quarried stone to the rapidly expanding towns and cities within Britain. Mills and associated housing for workers were built within the valley bottoms, forming long ribbon settlements, with mills and other industrial buildings situated in relation to the water courses which provided power.
- 2.8 The Second Edition Ordnance Survey plan (1894) (**Appendix 3**) shows how much quarrying had expanded within and adjacent to the Main Site during the second half of the 19<sup>th</sup> century, with some of the individual quarries shown on the earlier First Edition map having merged over time. The Second Edition Ordnance Survey shows Cragg Quarry within the north-eastern part of the Main Site, it was connected via a tramway to Ding Quarry which lay adjacent to the central part of the Main Site. The map also shows large areas of quarrying to the east of the Main Site, on the slopes above Facit and Whitworth, at this time they were a series of separate, but adjacent quarries, including Hallcown Quarries, West End Quarry, Dulit Mouth Quarries, Matty's Farm Quarry, Abraham Hill Quarry and Company Quarry. A number of these were collectively known as the Britannia Quarries.
- 2.9 The quarrying industry on Scout Moor declined during the First World War, and many of the tramway tracks were lifted during the 1920s. This change is demonstrated on the 1930-31 Ordnance Survey plan (**Appendix 4**) which describes the Cragg Quarry as being disused. Ding Quarry, which lay adjacent to the central part of the Main Site, is not annotated as being disused, but the plan suggests that the tramway connecting the two had been removed by this date as it is no longer annotated as being a tramway. The plan also annotates the Rooley Moor Colliery at the southern end of the Main Site as being disused by this date.
- 2.10 Today many of the routes of the former tramways remain as embankments, many of which have become public footpaths. A number of remains relating to the former use of the moor for mining and quarrying works survive within the Main Site and are discussed in greater detail in the Archaeological Desk-Based Assessment (**Appendix 13.1 of the ES**, AOC Archaeology, 2025). Cragg Quarry and the northern part of Lee Quarry (to the north of the Main Site) which have been out of use since the 1920s/1930s were altered in the early 21<sup>st</sup> century to accommodate mountain bike trails. The Whitworth Quarry complex lies to the east of the Main Site; it originated as three separate gritstone quarries (Facit, Britannia and the southern part of Lee Quarry), which over time have merged to form a large modern quarry, which continues to be excavated today. Whitworth Quarry can be seen in longer distance views towards the Main Site from the north and east and forms a notable man-made feature within the landscape.
- 2.11 Settlement continues to be focussed within the valley bottoms, and many of the villages and towns have gradually expanded over time such that there is little separation between them. This is the case along the Spodden Valley, to the east of the Main Site, where Broadley, Whitworth, Facit, Millgate and Shawforth form a long ribbon of settlements. Similarly, to the north of the Main Site, settlement is concentrated along the River Irwell Valley, with Rawtenstall, Cloughfold, Waterfoot,

New Church and the southern part of Bacup forming a long ribbon of settlement within the valley bottom.

- 2.12 Scout Moor Wind Farm lies to the west of the Main Site (with two of the existing turbines located within the Main Site). Planning permission was granted for the wind farm in 2005 and the windfarm became operational in 2008 and is an established element of the landscape. The existing Scout Moor Wind Farm is located to the west of the Assessment Boundary, and comprises 26 wind turbines (two of which lie within the Assessment Boundary) and two associated meteorological masts.

### 3. Heritage Assets

- 3.1 The NPPF (2026) 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.”<sup>9</sup>*

- 3.2 The NPPF identifies that heritage assets include both designated heritage assets and non-designated heritage assets.

- 3.3 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.

- 3.4 The NPPF defines designated heritage assets as:

*“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation or the UNESCO World Heritage Convention”.*

- 3.5 With regards non-designated heritage assets, Historic England guidance<sup>10</sup> (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.”*

#### **Study Areas**

- 3.6 The Project for Assessment comprises a wind farm of up to 12 wind turbines up to a height of 180m to blade tip. The following study areas have been identified.

#### **15km Study Area (Designated Heritage Assets)**

- 3.7 A 15km Study Area extending from the Main Site has been used as a guide and basis for the consideration of potential impacts upon the heritage significance of designated heritage assets arising from change within their setting. The extent of the 15km study area has taken into account:

- The nature and scope of the Project for Assessment;
- The proximity of heritage assets to the Project for Assessment;

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<sup>9</sup> MHCLG (2026) National Planning Policy Framework (NPPF) 2026 – Annex B: Glossary

<sup>10</sup> Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

- The degree of inter-visibility between the heritage assets and the Main Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features and seasonal changes; and
- The heritage significance (sensitivity to change) of the relevant heritage assets and the contribution made by their setting including any historic or functional relationships.

3.8 The surrounding landscape comprises high flat-topped hills with narrow valleys and dense ribbon settlement along the valley floors. The surrounding high flat-topped hills mean that there are locations where there are panoramic views out over the surrounding landscape, in which the Project for Assessment may be seen from or in combination with assets beyond the 15km Study Area. Within these views, the Project for Assessment would be distanced and experienced as part of a wider varied modern landscape which includes both rural and settled landscapes, including dense urban areas such as Rochdale, Bury and Accrington, the major north-south transport corridor of the M66 and other existing wind farm developments.

#### **5km Study Area (Non-Designated Heritage Assets (NDHA))**

3.9 A 5km Study Area extending from the Main Site has been used as a guide and basis for identifying NDHA for assessment. The extent of the 5km Study Area has been informed by consideration of:

- The limited number of heritage assets which meet the criteria to be considered as non-designated heritage assets<sup>11</sup>;
- The nature and extent of their heritage significance (including functional or historic connections); and
- The characteristics of their existing setting, in which the Project for Assessment would also be experienced.

3.10 The study areas extend from the Main Site. The extent of the study areas was defined following site visits (in July 2024, August 2024, May 2025 & May 2026), inspections of relevant assets and their setting by suitably qualified heritage professionals, and review of the Screened Blade and Tip Height Zone of Theoretical Visibility (ZTV) models prepared by Stephenson Halliday (**see Figures 11.5 – 11.8 of Chapter 11: Landscape and Visual of the ES**).

3.11 Historic England guidance recommends the use of a ZTV to help better identify heritage assets and settings which may be affected by a development proposal<sup>12</sup>. Although predicted visibility is a helpful means to focus the scope for the assessment of

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<sup>11</sup> Planning Policy Guidance (PPG) 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”. Reference: MCHLG and DLUHC (2023) Planning Practice Guidance, Paragraph: 039 Reference ID: 18a-039-20190723

<sup>12</sup> Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Para 21

impacts on setting, the guidance recognises that visibility of a proposed development does not necessarily equate to an effect on the heritage significance of an asset, noting that:

*“Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.”<sup>13</sup>*

- 3.12 Historic England guidance states that given the height of turbines and the density of heritage assets in England, it is recognised that some level of impact on heritage assets and wider historic landscapes is likely to occur. The guidance emphasises the importance of focussing upon the identification of those assets where setting is likely to make an important contribution to significance<sup>14</sup>.

- 3.13 Furthermore, Policy HE5 (3) of the NPPF states that:

*“In making this assessment it is the effect on a heritage asset’s significance rather than the scale of the development which should be considered.”<sup>15</sup>*

- 3.14 The Planning Practice Guidance (PPG) reiterates this advice<sup>16</sup>.

- 3.15 The Screening ZTV to Hub Height (**Figure 11.8 of Chapter 11 of the ES**) models those locations where one or more of the wind turbine hubs would theoretically be visible. The Screening ZTV to Tip Height (**Figure 11.7 of Chapter 11 of the ES**) models those locations where one or more of the wind turbine tips would theoretically be visible. Both Screening ZTVs show the maximum theoretical visibility, taking into account topography and principal areas of woodland and buildings. Buildings have been modelled at an assumed height of 7.5m and woodland at an assumed height of 10m, which represents a conservative estimate of the average heights within the 15km and 5km Study Areas.

### **Assets Identified for Assessment**

- 3.16 The Heritage Assessment is prepared to address the statutory duties under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements of the NPPF, and considers the impact on the significance of heritage assets. In accordance with the requirements of NPPF the assessment identifies whether proposals would be likely to have effects upon the significance of a heritage assets which are positive, neutral, cause harm, cause substantial harm, or result in total loss<sup>17</sup>.

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<sup>13</sup> Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Para 16

<sup>14</sup> Historic England (July 2026) Delivering Clean Power: Commercial Renewable Energy Development and the Historic Environment. Historic England Advice Note 15 (Second Edition). Para 109.

<sup>15</sup> MHCLG (2026) National Planning Policy Framework (NPPF) 2026

<sup>16</sup> MHCLG (2026) National Planning Policy Framework (NPPF) 2026

MHCLG (2023) Planning Practice Guidance, Paragraph: 018 Reference ID: 18a-018-20190723

<sup>17</sup> MHCLG (2026) National Planning Policy Framework (NPPF) 2026 Para HE5 (2)

- 3.17 Heritage Asset Plans (HAP) included at **Appendices 5-9** show the location of designated and non-designated heritage assets within the study areas.
- 3.18 The following sections provide details of those designated heritage assets and NDHA identified within the study areas. The tables included therein provide details of those assets which were identified as having the potential for their heritage significance to be affected either directly or through change in their setting by the Project for Assessment. The tables also identify whether an asset is included within the ES<sup>18</sup> (i.e. whether the potential for a significant effect was identified either at the ES Scoping stage or subsequently). Further details of how assets with the potential for their heritage significance to be affected by the Project for Assessment were identified are set out in **Chapter 12 of the ES**.
- 3.19 Historic England's Historic Environment Good Practice Advice in Planning Note (GPA3) encourages local planning authorities and applicants to work together to minimise the requirements for detailed analysis of very large numbers of heritage assets, stating that:

*"[...] while a proposed development may affect the setting of numerous heritage assets, it may not impact on them all equally, as some will be more sensitive to change affecting their setting than others."*<sup>19</sup>

#### **Designated Heritage Assets**

- 3.20 Designated heritage assets are those 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.
- 3.21 The National Heritage List for England (NHLE) provides GIS spatial data providing detail of the locations of designated heritage assets. Review of this data has led to the identification of the following designated heritage assets within the 15km Study Area. Their locations are marked on the HAP contained at **Appendices 5-9**.

#### **Conservation Areas**

- 3.22 The north-western part of the **Catley Lane Head Conservation Area** falls within the southern part of the Main Site. There are 91 other conservation areas within the 15km Study Area. **Table 3.1** sets out details of those Conservation Areas with the potential to be affected by the Project for Assessment.

**Table 3.1: Conservation Areas with the potential to be affected by the Project for Assessment**

| Asset Name       | ES | Heritage Assessment |
|------------------|----|---------------------|
| Catley Lane Head | ✓  | ✓                   |

<sup>18</sup> Whether an asset is included in the ES Chapter is denoted by a tick in the 'ES' column in the relevant table.

<sup>19</sup> Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Para 23

| Asset Name                           | ES | Heritage Assessment |
|--------------------------------------|----|---------------------|
| Prickshaw and Broadley Fold          | ✓  | ✓                   |
| Whitworth Square                     | ✓  | ✓                   |
| Cloughfold                           |    | ✓                   |
| Holcombe Village                     |    | ✓                   |
| Clegg Village                        |    | ✓                   |
| Syke Conservation Area <sup>20</sup> |    | ✓                   |

#### ***Scheduled Monuments***

- 3.23 There are no Scheduled Monuments within the Main Site. There are 46 Scheduled Monuments within the 15km Study Area. There are no scheduled monuments with the potential to be affected by the Project for Assessment.

#### ***Listed Buildings***

- 3.24 There are no listed buildings within the Main Site. There is a total of 2,716 listed buildings within the 15km Study Area, these comprise:

- 22 Grade I Listed Buildings;
- 129 Grade II\* Listed Buildings; and
- 2,565 Grade II Listed Buildings.

- 3.25 **Table 3.2** sets out details of those Listed Buildings with the potential to be affected by the Project for Assessment.

**Table 3.2: Listed Buildings with the potential to be affected by the Project for Assessment**

| HAP Ref. | Asset Name                       | Grade | ES | Heritage Assessment |
|----------|----------------------------------|-------|----|---------------------|
| 20       | Smallshaw Farmhouse              | II    | ✓  | ✓                   |
| 25       | Prickshaw Cottages               | II    | ✓  | ✓                   |
| 18       | Church of St Bartholomew         | II    | ✓  | ✓                   |
| 8        | Church of St Saviour             | II    | ✓  | ✓                   |
| 9        | Church of St John the Evangelist | II    | ✓  | ✓                   |
| 26       | Peel Monument                    | II    | ✓  | ✓                   |
| 21       | Healey Hall                      | II    |    | ✓                   |

<sup>20</sup> Syke Conservation Area was designated in February 2026, and has been included in the Heritage Assessment following a request from the RMBC Conservation Officer.

| HAP Ref. | Asset Name                                                     | Grade | ES | Heritage Assessment |
|----------|----------------------------------------------------------------|-------|----|---------------------|
| 16       | Church of Christ                                               | II    |    | ✓                   |
| 11       | Lower Lench Farmhouse                                          | II    |    | ✓                   |
| 13       | Fern Hill First Farmhouse                                      | II    |    | ✓                   |
| 15       | Fern Hill Cottage                                              | II    |    | ✓                   |
| 22       | Owd Betts Public House                                         | II    |    | ✓                   |
| 4        | North Chapel at Whitworth Cemetery                             | II    |    | ✓                   |
| 5        | Cemetery Chapel at Whitworth Cemetery (middle of three)        | II    |    | ✓                   |
| 3        | South Chapel at Whitworth Cemetery                             | II    |    | ✓                   |
| 24       | Lower Top O'th'bank Farmhouse                                  | II    |    | ✓                   |
| 23       | Old Farmhouse c 50m south-west of present Cowpe Hall Farmhouse | II    |    | ✓                   |
| 1        | Church of St Nicholas with St John                             | II*   |    | ✓                   |
| 19       | Lee Farmhouse, Stubbylee Lane                                  | II    |    | ✓                   |
| 17       | Fairwall Farmhouse                                             | II    |    | ✓                   |
| 7        | Barn c20 Metres West of Fairwall Farmhouse                     | II    |    | ✓                   |
| 14       | Moss Meadows Farmhouse                                         | II    |    | ✓                   |
| 12       | Old House Farmhouse                                            | II    |    | ✓                   |
| 10       | The End Cottage, The Old Stables and The Barn, Tippetts Farm   | II    |    | ✓                   |
| 6        | Higher Lench Farmhouse                                         | II    |    | ✓                   |
| 28       | Stoodley Pike Monument                                         | II    |    | ✓                   |
| 27       | Emmanuel Church                                                | II    |    | ✓                   |
| 2        | Clegg Hall                                                     | II*   |    | ✓                   |
| 29       | Spring Bank <sup>21</sup>                                      | II    |    | ✓                   |

<sup>21</sup> Spring Bank has been included in the Heritage Assessment following review of the with screening ZTVs for the Project for Assessment as prepared in May 2026.

### ***Registered Park and Gardens (RP&G)***

- 3.26 There are no RP&G within the Main Site. There are 22 RP&G within the 15km Study Area. **Table 3.3** sets out details of those RP&G with the potential to be affected by the Project for Assessment.

**Table 3.3: RP&G with the potential to be affected by the Project for Assessment**

| Asset Name         | ES | Heritage Assessment |
|--------------------|----|---------------------|
| Whitworth Cemetery | ✓  | ✓                   |

### **NDHA**

- 3.27 NDHA within the 5km Study Area have been identified from both RMBC and RBC, as well as other surrounding local planning authority areas, as listed in the following sources:
- RMBC website which provides details of locally listed assets<sup>22</sup>;
  - RBC website which provides details of a draft local list of non-designated heritage assets<sup>23</sup>.
  - Bury Council website which provides details of the Council's draft local list<sup>24</sup>;
  - GMAAS Historic Environment Record (HER) (which covers the RMBC and Bury area);
  - Lancashire County Council HER (which covers the RBC area); and
  - West Yorkshire Archaeological Advisory Service HER (which covers the Calderdale area).
- 3.28 Advice provided by RMBC's Conservation Officer and RBC's heritage advisors was also taken into account. A full summary is set out in Table 12.1 of the Built Heritage Chapter of the ES. The following information has been provided in response to the arising comments.
- Additional wireline visualisations and accompanying photography are provided in Appendix 13.
  - The potential for impacts on Waugh's Well (NDHA) has been assessed (Paras 5.196 to 5.200).
  - The potential for impacts on Hunger Hill Farm (NDHA) has been assessed (Paras 5.193 to 5.195).

<sup>22</sup> [www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets](http://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets)

<sup>23</sup> Rossendale Borough Council (2025) Local List of Non-Designated Heritage Assets. Available at: <https://www.rossendale.gov.uk/heritage/heritage-1/5> [Date accessed: April 2025]

<sup>24</sup> <https://www.bury.gov.uk/planning-building-control/heritage-and-conservation/local-list>

- The potential for impacts on Syke Conservation Area has been assessed (Paras 5.71 to 5.74).

3.29 PPG 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”<sup>25</sup>.*

3.30 A number of the NDHA which lie within the 5km Study Area are unlikely to be affected by the Project for Assessment due to:

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

3.31 **Table 3.4** sets out details of those NDHA with the potential to be affected by the Project for Assessment. The locations of the NDHA are shown on the Heritage Asset Plans contained in Appendices 10-12. The Heritage Asset Plan (HAP References) in the table below refer to the numbers ascribed to assets on these plans.

**Table 3.4: NDHA with the potential to be affected by the Project for Assessment**

| HAP Ref. | Asset Name                                        | ES | Heritage Assessment |
|----------|---------------------------------------------------|----|---------------------|
| 34       | Rooley Moor Road                                  | ✓  | ✓                   |
| 40       | Fern Hill Farm & Hamlet, Fern Hill Lane, OL12 6BW |    | ✓                   |
| 30       | Rough Lee Cottages                                |    | ✓                   |
| 31       | Rough Lee House and Gates                         |    | ✓                   |
| 32       | Lower Foldhead Farm                               |    | ✓                   |
| 36       | 7-23 Smallshaw Road (Odds only)                   |    | ✓                   |
| 37       | Higher Dunishbooth, Knacks Lane, OL12 6BJ         |    | ✓                   |

<sup>25</sup> MCHLG (2023) Planning Practice Guidance, Paragraph: 039 Reference ID: 18a-039-20190723

| HAP Ref. | Asset Name                                 | ES | Heritage Assessment |
|----------|--------------------------------------------|----|---------------------|
| 38       | Lower Dunishbooth, Knacks Lane, OL12 6BJ   |    | ✓                   |
| 39       | Croft Head, Knacks Lane                    |    | ✓                   |
| 42       | Syke Bank Farm, Rooley Moor Road, OL12 6BN |    | ✓                   |
| 43       | Hollands (Hollands Farm), Rooley Moor Road |    | ✓                   |
| 35       | Harper Road (House), Rooley Moor Road      |    | ✓                   |
| 41       | Brown Hill Farm, Rooley Moor Road          |    | ✓                   |
| 47       | Hunger Hill Farm <sup>26</sup>             |    | ✓                   |
| 33       | Waugh's Well <sup>27</sup>                 |    | ✓                   |

- 3.32 Review of the Historic Environment (HER) data for the 5km study area, identified the following assets which have the potential to be considered NDHA, and which have therefore been included in the assessment.

| HAP Ref. | Asset Name                                                             | ES | Heritage Assessment |
|----------|------------------------------------------------------------------------|----|---------------------|
| 42       | Bagden Hillocks Cairns (GMAAS HER Entries)                             |    | ✓                   |
| 43       | Wind Cairn (GMAAS HER Entry)                                           |    | ✓                   |
| 44       | Fairwell Cemetery, Off Brunswick Terrace, Bacup (Lancashire HER Entry) |    | ✓                   |

<sup>26</sup> RMBC identified Hunger Farm as a NDHA during the consultation process.

<sup>27</sup> Growth Lancashire and RMBC identified Waugh's Well as a potential NDHA during the consultation process. It should be noted that it lies within the RBC area.

## 4. Assessment of Significance

### Introduction

- 4.1 In this section, the significance of the heritage assets identified in **Section 3** is considered, with a focus on the contribution made by setting to this significance (including the Main Site as an element of that setting). Where more than one receptor has been identified in close proximity, these receptors have been considered as a single asset grouping where appropriate.
- 4.2 Policy HE5 (1) of NPPF states that:
- “Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance.”<sup>28</sup>*
- 4.3 Furthermore, it states that the level of detail included should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their heritage significance.
- 4.4 **Conservation areas** are *“areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”<sup>29</sup>* Historic England has published guidance<sup>30</sup> in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and heritage significance of a conservation area.
- 4.5 **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 2025) 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.
- 4.6 Historic England holds a register of **Registered Parks and Gardens (RP&G)** 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.

### **Non-Designated Heritage Assets**

- 4.7 RMBC 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.”<sup>31</sup>* The criteria for inclusion are

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<sup>28</sup> MCHLG (2026) National Planning Policy Framework (NPPF) 2026

<sup>29</sup> S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>30</sup> Historic England (2019) Advice Note 1 (Second Edition) Conservation Area Appraisal, Designation and Management

<sup>31</sup> [www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets](http://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets) [accessed 2 May 2024]

architectural or historical significance, positive contribution (for example as a landmark or a key view) and designed landscape.

- 4.8 RBC have a draft local list of non-designated heritage assets. They state that the list *“contains assets that do not meet the criteria for being statutorily listed by Historic England but are nevertheless judged to be of architectural or historical importance to their local community. These heritage assets make a positive contribution to the character of an area and add to the sense of place”*<sup>32</sup>.
- 4.9 The draft local list for Bury has been produced using selection criteria based on guidance from Historic England.<sup>33</sup> Calderdale Council does not currently have a local list. NDHA within Calderdale Council area have been identified by the authority with reference to the selection criteria set out in the Historic England guidance from HER data. HER data for the full 5km Study Area has also been reviewed to identify any other assets with potential to be considered as NDHA.
- 4.10 These definitions and criteria have informed the understanding of the heritage significance of assets as set out below.

### **Significance and Setting**

- 4.11 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.”*<sup>34</sup>
- 4.12 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”.*<sup>35</sup>
- 4.13 Historic England provides guidance<sup>36</sup> in respect of the setting and views of heritage assets, providing detail on understanding setting and views, and the associated assessment of the impact of any changes. This presents a series of attributes of a setting which can be used to help assess its contribution to the significance of a heritage asset. These can comprise the asset’s physical surroundings; the experience of the asset; and the asset’s associative attributes.

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<sup>32</sup> Rossendale Borough Council (2025) Local List of Non-Designated Heritage Assets. <https://www.rossendale.gov.uk/heritage/heritage-1/5> Accessed May 2025.

<sup>33</sup> Historic England (2021) Advice Note 7 (Second Edition) Local Heritage Listing: Identifying and Conserving Local Heritage

<sup>34</sup> MCHLG (2026) National Planning Policy Framework (NPPF) – Annex B: Glossary

<sup>35</sup> MHCLG (2026) National Planning Policy Framework (NPPF), Annex B: Glossary

<sup>36</sup> Historic England, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) 2017

- 4.14 The guidance confirms at paragraph 9 that setting 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.
- 4.15 Further guidance on the definition of setting and how it should be taken into account is set out in Planning Practice Guidance (PPG). In assessing the contribution of setting to the significance of the following identified assets the role of the Main Site has also been considered.
- 4.16 Historic England's Conservation Principles<sup>37</sup> was published in 2008 and pre-dates the NPPF and the Historic England guidance set out above. However, where relevant the 'heritage values' of Evidential Value, Historical Value, Aesthetic Value and Communal Value have also been referred to in the assessments of significance.

### **Assessment**

- 4.17 Historic England (HE) has published general guidance with regard to the preparation of statements of heritage significance, and how the proper analysis of the significance of heritage assets should be used to inform an assessment of impacts on that significance as a result of proposed change arising from development.<sup>38</sup>
- 4.18 The statements of significance in the following section are proportionate to the importance of each of the identified heritage assets (as per policy HE5 (1) of the NPPF) and provide a sufficient level of description to understand their heritage value and significance, including an assessment of the Main Site's contribution (if any) to significance, as an element of setting. This assessment work is based on review of existing published information, desktop and web-based research, and on-site visual surveys.
- 4.19 The HE guidance sets out a step-by-step process for proportionate assessment of the significance of a heritage asset that may be affected by a proposal.
- 4.20 The guidance notes that extensive heritage assets, such as conservation areas, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which it is situated.
- 4.21 Further guidance on the definition of setting and how it should be taken into account is set out as follows in Paragraph 013 of PPG:

*"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".*

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<sup>37</sup> Historic England (2008) Conservation Principles, Policies and Guidance

<sup>38</sup> Historic England: Advice Note 12: Statements of Heritage Significance 2019

- 4.22 The Catesby Estates Ltd v Steer (2018) EWCA Civ 1967 confirmed that historic, social, and economic connections are relevant in assessing the contribution made by the setting of heritage assets.
- 4.23 The assessment of significance has been informed by site visits. Access to some heritage assets was not possible because they occupy private land. Where this is the case, these assets have been viewed from the nearest publicly accessible location(s) and judgments have been supported by historic and current mapping and aerial photography.

### **Designated Heritage Assets**

#### **Catley Lane Head Conservation Area (CLHCA)**

##### ***History and Development***

- 4.24 Catley Lane Head is a small hamlet set within open countryside and is considered to be the gateway to Rooley Moor, from the south<sup>39</sup>. The hamlet was first recorded in the 16<sup>th</sup> century. Industrial development in the surrounding area drove population growth. Smallshaw Mill was built in Catley Lane Head by Jacob Tweeddale & Sons in the 19<sup>th</sup> century. A Wesleyan Methodist Chapel and Sunday School was constructed in 1857. The closure of many surrounding mills and quarries in the mid-20<sup>th</sup> century resulted in many of the buildings becoming vacant and falling into disuse, including the Wesleyan Chapel which was demolished in the 1960s. During the 1980s, highway improvements took place on Rooley Moor Road, including the construction of a bus turning circle at the northern extent of the CLHCA.

##### ***Character and Appearance***

- 4.25 The key assets of the conservation area are described in the published conservation area appraisal<sup>40</sup> and comprise:
- The use of sandstone as a building material including walling and roofing;
  - Dry stone walls with details such as water troughs and openings;
  - Vernacular buildings and detailing typical of the Pennine range;
  - Stone setts, kerbs and flags;
  - Evidence of the former industry including three mill ponds and workers cottages;
  - Rooley Moor Road, a former pack horse route well known locally as the Cotton Famine Road; and
  - The rural setting.
- 4.26 The CLHCA is a dispersed settlement with built form located along Rooley Moor Road and Smallshaw Road. It comprises short terraces of residential dwellings located adjacent to the road, and larger dwellings, mainly former farms, which are located off

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<sup>39</sup> RMBC, November 2017, Catley Lane Head Conservation Area Appraisal

<sup>40</sup> RMBC, November 2017, Catley Lane Head Conservation Area Appraisal

side roads. It includes a number of ponds or reservoirs which are fed from Smallshaw Brook. Buildings and boundary walls are largely constructed of local stone in the local vernacular style. Buildings are largely built in the local vernacular although there is evidence of the influence of polite architecture in consistency of design in the terraces and in the proportions of openings and use of detailing. The influence of the industrial heritage on the development of the settlement is acknowledged in the CLHCA Appraisal which notes that:

*“The plan form of the settlement seen today is a direct result of this relationship between the development of industry in the area and built environment, with mill ponds forming a focal point of the hamlet.”<sup>41</sup>*

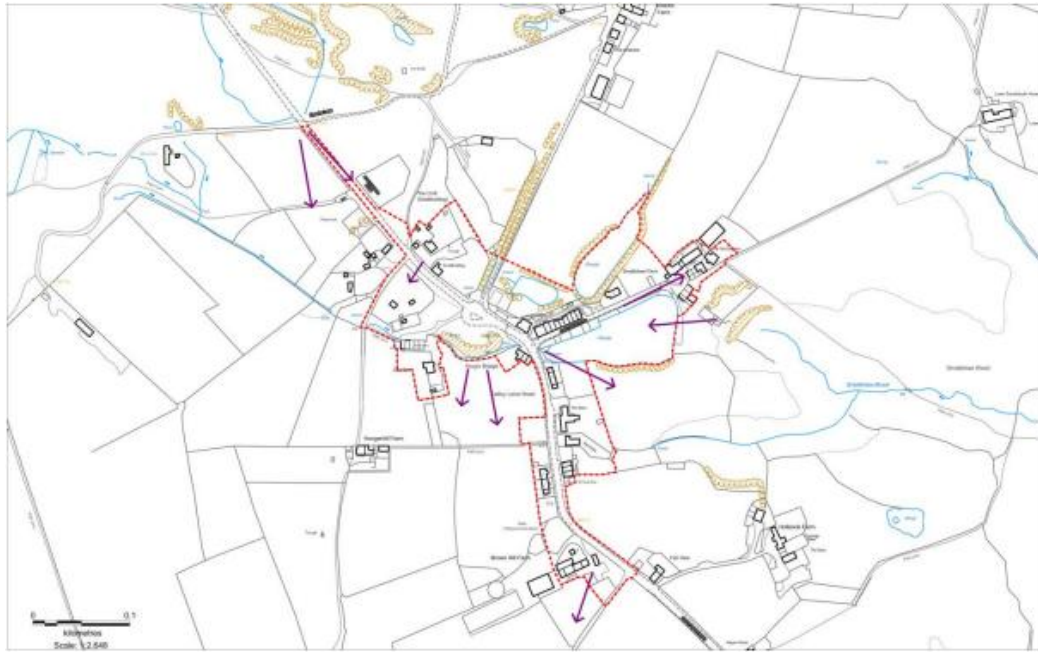


**Figure 4.1: View north along Rooley Moor Road within CLHCA**

- 4.27 The CLHCA Appraisal identifies key views and vistas into and out of the designated area (**Figure 5.1**). These largely relate to views southwards which reflects the topography which slopes away to the south and east.

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<sup>41</sup> RMBC, November 2017, Catley Lane Head Conservation Area Appraisal



**Figure 4.2: Key views and vistas<sup>42</sup>**

- 4.28 CLHCA is of significance as an example of a Pennine settlement which retains much of its traditional vernacular architecture and which is reflective of the historic industries which were located within the vicinity of the hamlet. The situation of the hamlet in relation to the historic Rooley Moor Road, an important communication route over Rooley Moor also contributes to its significance, enabling understanding of positioning of the settlement in relation to this long-distance routeway across the moor.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.29 To the north of the CLHCA is the rising moorland of Rooley Moor, including an area of former quarries and mining which historically provided work for the residents of the hamlet. The land falls away to the south east and south to open countryside, beyond which are the northern suburbs of Rochdale. To the east is the Healey Dell Local Nature Reserve, a wooded area focussed around Smallshaw Brook, Dunishbooth Brook and the River Spoden. The area to the west comprises agricultural fields.

<sup>42</sup> RMBC, November 2017, Catley Lane Head Conservation Area Appraisal (page 15)



**Figure 4.3: View of the area to the immediate north of CLHCA with quarry and mining remains, as well as a modern high-voltage pylons.**

- 4.30 The CLHCA has undergone a number of piecemeal changes which have altered its character. The Methodist Chapel which formed the central focus of the village was demolished in the 1960s. The course of Rooley Moor Road, as it runs through the village, was upgraded in the 1980s and laid with tarmac. A large concrete bus turning circle was introduced at the northern end of the village (Figure 4.4). A number of the farms within and adjacent to the conservation area remain in use and have been extended through the addition of modern agricultural buildings. A high voltage pylon route has been added to the north of the conservation area, running in an approximately south-west to north-east orientation (seen on Figure 4.3). In addition, a telephone antennae tower has been constructed to the north of Brown Hill Farm, at the southern end of the Conservation Area (Figure 4.5).



**Figure 4.4:** View looking north towards the bus turning circle at the northern end of the Conservation Area



**Figure 4.5:** View looking south towards Brown Hill Farm, which lies at the southern end of the Conservation Area, and showing the large telephone antennae tower.

- 4.31 The CLHCA is experienced as a rural hamlet with dispersed farmsteads and short rows of terraced housing set in relation to the course of Rooley Moor Road, which has been modernised as it runs through the hamlet. The hamlet is set within a wider post-industrial landscape, including a number of former mill ponds and a large area of former quarrying and mining to the immediate north of the hamlet.

***Contribution made by the Main Site***

- 4.32 The northern part of the CLHCA is located within the Main Site. The settlement of Catley Lane Head is a dispersed settlement with built form primarily located along Rooley Moor Road and Smallshaw Road and otherwise comprises outlying farms. The moorland intermittently forms part of the landscape background in views looking north along Rooley Moor Road, visible beyond the settlement (Figures 4.1 & 4.4). The centre of the hamlet has an enclosed character, with built form largely screening views to the wider surroundings (Figure 4.1). The loss of mill buildings, including Smallshaw Mill, and the ceasing of mining and quarrying activities to the north of the settlement means that the historic context and reason for the establishment of the settlement at Catley Head can no longer be fully understood, although surviving bings and spoil heaps provide some indication of the historic use of the area to the north of the CLHCA.
- 4.33 The Main Site contributes to the significance of the CLHCA due to the manner in which it partially enables understanding of the position of the settlement in relation to the historic communication routes (Rooley Moor Road) and industrial activities which caused the village to come into existence.

**Prickshaw & Broadley Fold Conservation Area; and**

**Prickshaw Cottages (grade II listed building, NHLE ref. 1346267) (HAP 25)**

***History and Development***

- 4.34 The earliest record of Prickshaw is in a 13<sup>th</sup> century charter. Records dating from 1623 state that the land was owned by John Wolfden and was primarily in agricultural use.
- 4.35 During the late 18<sup>th</sup> to early 19<sup>th</sup> centuries a small settlement developed, with residents involved in agriculture and domestic scale textile industries. The settlement, focussed at the junction of Prickshaw Lane and Knacks Lane, exploited its location on a south-east facing slope which provided good light for weaving, and the presence of trackways connecting the settlement to surrounding towns.
- 4.36 During the mid-19<sup>th</sup> century the stone sett roads through the settlement, Prickshaw Lane and Knacks Lane, were laid. It is believed they were laid to service Spring Mill, which lies to the north-east of the settlement, and was built in c.1890. By the mid-19<sup>th</sup> century, there were around 80 residents, who are recorded in the census as having a range of textile related and industrial jobs, including cotton carders, weavers, stone masons and shoe makers. The Star Inn public house was situated at the eastern edge of the hamlet.
- 4.37 The closure of many surrounding mills and quarries in the mid-20<sup>th</sup> century resulted in many of the buildings becoming vacant.
- 4.38 The Prickshaw & Broadley Fold Conservation Area (P&BFCA) was originally designated in 1987 at which time the former textile buildings were vacant and falling into

disrepair. In 1993 a programme of restoration brought the settlement back into residential use. A number of changes were made to the layout of the hamlet at this time, including the creation of private gardens for individual rural properties and creation of additional setted areas for car-parking.

#### ***Character and Appearance***

4.39 The P&BFCA is of special interest as a rural, vernacular, historic Pennine settlement and textile community.

4.40 The Conservation Area Appraisal dated November 2012<sup>43</sup> summarises the special interest of P&BFCA as follows:

- *The expression of the site's history as a Pennine textile community in its materiality, construction and townscape;*
- *The historic formation of the settlement along the path of the old stone sett road and natural topography;*
- *The dispersed form of converted textile/residential tenement buildings formed around the old stone sett road;*
- *The key route through the settlement (the stone sett road) and the views that this provides, largely enclosed by distinctive vernacular dry stone walling;*
- *The informal, picturesque arrangement of buildings and the roofscape that this creates in conjunction with the natural topography;*
- *The use of vernacular materials (namely sandstone, lime mortars and slate);*
- *The close relationship between topography, the stone sett road, private gardens, houses and the rural setting;*
- *Views of the settlement on approach, views around the settlement from the historic road, and views out towards the unspoilt, rural setting from within the settlement; and*
- *Vernacular architecture, typified here by two storey sandstone course rubble structures with sash and case or stone-mullioned windows, pitched slate roofs and dry stone boundary walls.*

4.41 Following review of historic mapping and a site visit to P&BFCA, we would make the following supplementary observations about the character, appearance and special interest of the conservation area.

- The buildings of the hamlet are arranged informally, in short terraces which loosely align with the setted roadways, whose irregular courses suggest that these setted roadways overlie earlier routes which responded to local topography.

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<sup>43</sup> RMBC, November 2012, Conservation Area Appraisal: Prickshaw and Broadley Fold

- The stone setted surfaces of Knacks Lane and Prickshaw Lane were added in the late 19<sup>th</sup> century in order to provide appropriate service access to Spring Mill which was located to the north-east of the hamlet. There is no evidence that the routes or buildings were laid out with specific intention to create attractive views.
- Although today the hamlet can be seen and experienced as a picturesque informal grouping of buildings situated in relation to the local topography, it was arranged for functional reasons. It was positioned in a locally sheltered location (with land rising steeply to the north). The south-east facing location meant that domestic scale weaving activities could take advantage of the natural light. The appearance of the hamlet today has arisen from functionality and change over time.
- Although the wider area surrounding the conservation area, as seen today, can broadly be characterised as rural, there are a number of other historic and current influences on the landscape such that the surroundings cannot be considered 'unspoilt'. The Prickshaw Dams and associated reservoirs are located to the west of the hamlet. The Spring Mill Reservoir is located to the north of the hamlet, historically the Spring Mill Print Works were located to the east of the reservoir, and connected to the base of the Spodden Valley via a tramway. Historically, there were a number of areas of quarrying and mining activity within the vicinity, and spoil heaps and bings associated within this historic activity can be seen within the surrounding area. A high voltage pylon route runs to the north of the hamlet, and is seen beyond the hamlet in views from the south-east, south and south-west. The settlement of Whitworth has notably expanded during the later 20<sup>th</sup> century, with residential housing now extending close to the Spring Mill Reservoir, and within c.350m of the core of the hamlet. Wind turbines of Crook Hill Wind Farm can be seen in more distant views to the north-east on the higher land on the opposite side of the Spodden Valley beyond the settlement of Whitworth.
- Views and vistas into and out from the conservation area are largely incidental, resulting from the historic layout of routeways (which were formalised when setted surfaces were added in the late 19<sup>th</sup> century). There is no evidence that any routeways or the locations of any buildings within the settlement were laid out with reference to views out to the wider surrounding landscape.

4.42 **Prickshaw Cottages (grade II listed building, NHLE ref. 1346267) (HAP 25)** are located within the P&BFCA. Prickshaw Cottages were included on the statutory list on 12 February 1985. They comprise a row of four cottages. The cottages are described in the list description as dating to the early 19<sup>th</sup> century, although they include a datestone from 1781. Architecturally it is unclear which date is accurate. The two / two and a half storey cottages were heavily restored in the late 1980's and early 1990's and this is the date from which extensive parts of the buildings now date including the windows, doors, roofs and chimney stacks. The large number and size of the windows reflects their use by textile workers and would have provided natural light to work by. The Prickshaw Cottages have group value alongside the other unlisted buildings within the Prickshaw and Broadley Fold Conservation Area.



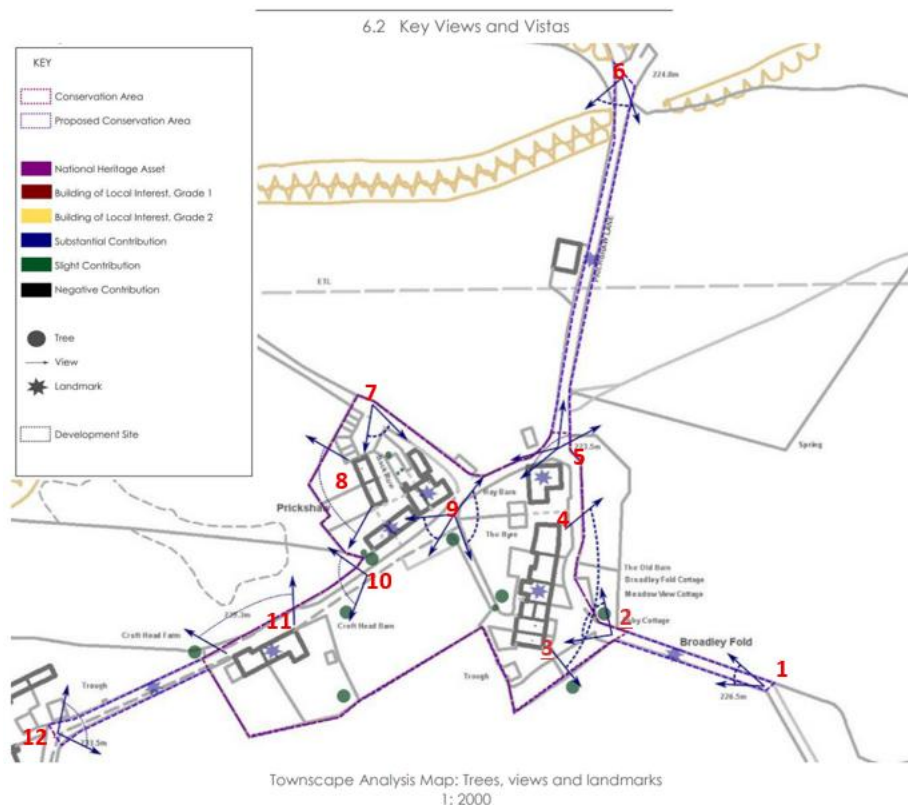
**Figure 4.6: View looking west showing Prickshaw Cottages in Prickshaw and Broadley Fold Conservation Area, in relation to the setted road of Knacks Lane.**

- 4.43 The Prickshaw Cottages derive architectural and historic interest as textile workers' cottages built in the local vernacular using locally sourced building materials. The large number of windows in the upper storeys of some of the cottages are indicative of their former use for the domestic textile weaving industry, and they provide evidence of the social and industrial history and development of the locality.

***Setting (Physical Surroundings and Experience of the Assets)***

- 4.44 Prickshaw Cottages are located within the settlement of Prickshaw and Broadley Fold, which is designated as a conservation area. The cottages form part of a small informal grouping of stone built buildings of similar age and form. A grassed area is located to the west of the cottages, and beyond this, to the south-west, are the cottages of Croft Head.
- 4.45 The hamlet is set within open fields, within which is evidence of historic industrial uses. Further to the west, and connected to P&BFCA by a trackway with some setted lengths, is the settlement of Catley Lane Head, which is situated at the southern end of Rooley Moor Road, an important communication route across the moorland. The positioning of the two settlements is likely the result of their proximity to this route, and P&BFCA appears to have been intentionally located at a localised plateau in the landscape, to exploit the sheltered location and light available due to the south-east facing aspect.
- 4.46 The P&BFCA Appraisal notes key views into and out of the designated area (**Figure 4.8**). The views noted comprise three types, views into the hamlet from the approaching

setted roads and pathways, and incidental views of the hamlet, which are achievable from nearby footpaths south (such as public rights of way RocCRupp7 & RocCRupp8, as shown in viewpoints CH07 and CH02). These incidental, longer distance views enable a clearer appreciation of the position of the settlement in relation to the wider surrounding landscape, and of its position on a localised plateau in the landscape. The P&BFCA Appraisal also notes some views to the wider surrounding landscape, to the south-east (View 3), to the north-east (Views 4 & 5), to the west (View 8) and to the north (View 11).



**Figure 4.7: Key Views and Vistas<sup>44</sup>. View numbers in red have been added to the plan to aid discussion.**

- 4.47 To the north of P&BFCA high voltage electricity pylons run broadly east to west. Beyond these is Spring Mill Reservoir and modern residential development on the outskirts of Whitworth. To the east is the former route of the railway line and beyond this the River Spodden which runs through a wooded area. Further east is the town of Whitworth. To the south, beyond the open fields, is a wooded area which bounds the northern edge of Rochdale. To the west is Prickshaw Dams, the line of pylons extends southwards here and continues in a south westerly direction. Rooley Moor is visible beyond the pylons.

<sup>44</sup> RMBC, November 2012, Conservation Area Appraisal: Prickshaw and Broadley Fold – Figure 6.2



**Figure 4.8: View looking north-north-west from Prickshaw Lane, at the eastern side of the P&BFCA**

- 4.48 The P&BLCA is experienced as a rural settlement on the edge of a large conurbation. It is set within a surrounding rural landscape, albeit one that has been influenced and shaped by historic industrial activities, evidence of which remains within the immediate context in which the asset is appreciated. The surroundings and setting of the hamlet have also been influenced by modern changes, including the construction of a high voltage pylon route to the north of the hamlet, distant views of the wind turbines of Crook Hill Windfarm, situated to the north-east on the opposite side of the Spodden Valley, and the notable 20<sup>th</sup> century expansion of the settlement of Wallbrook /Whitworth, with residential development now extending to within c.350m of the conservation area.

***Contribution made by the Main Site***

- 4.49 The Main Site comprises an area of rural moorland, which has historically been subject to a combination of agricultural and industrial uses, including quarrying and mining. The topography of the area means that much of the land of the Main Site cannot be seen from or in conjunction with Prickshaw Cottages and the wider P&BFCA, but nonetheless, it has functional associations with the settlement.
- 4.50 The Main Site contributes to the significance of P&BFCA and the Prickshaw Cottages which are located therein, due to the manner in which it forms part of the wider surrounding moorland, which over time, has been exploited for both agricultural and industrial purposes connected with the hamlet. The Main Site also includes the strategic route of Rooley Moor Road which provided an important transport link between the settlements to the north of the moors and Rochdale to the south, and

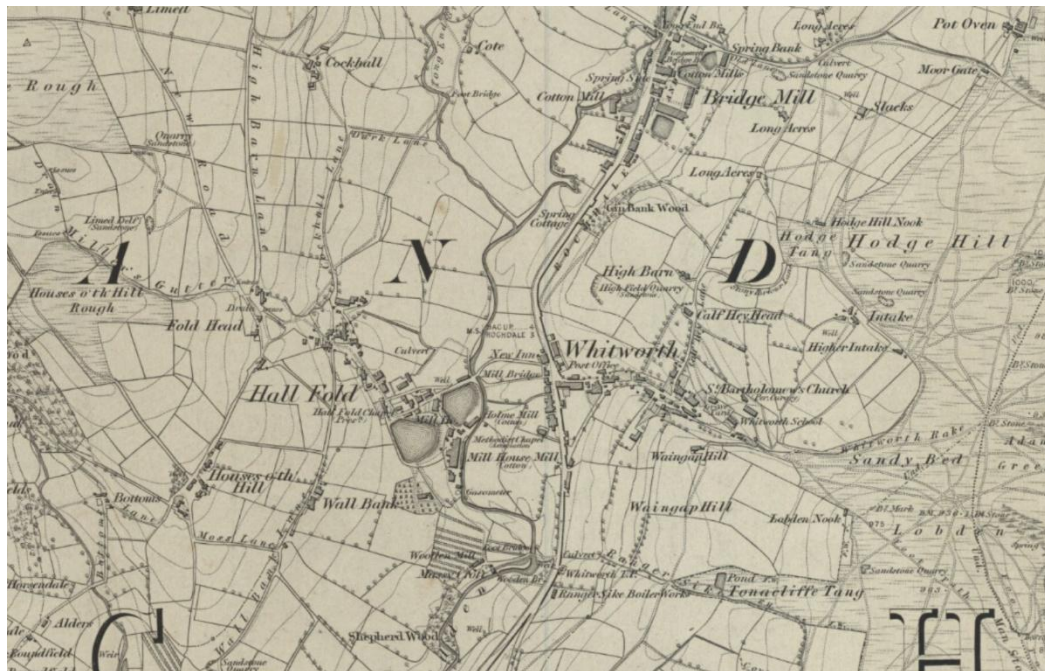
which would have encouraged the development of settlement and industrial activities at Prickshaw and Broadley Fold.

#### **Whitworth Square Conservation Area, and**

#### **Church of St Bartholomew (Grade II listed building, NLHE ref. 1164533) (HAP 18)**

##### ***History and Development***

- 4.51 Whitworth Square Conservation Area (WSCA) was designated in August 1974 by Rossendale Borough Council (RBC). The WSCA Appraisal was adopted by RBC in September 2011<sup>45</sup>. Whitworth Square was a small hamlet with origins as a dispersed settlement which grew up around a number of farmsteads. The original church is known to date back to 1529 when it was built as a Chapel-of-Ease to St Chad's Church in Rochdale.
- 4.52 By the mid-19<sup>th</sup> century a small village had been established around the junction of Church Street and Market Street. The River Spodden lay to the west of the settlement and powered a number of mills.
- 4.53 A railway line with a railway station was added in the second half of the 19<sup>th</sup> century, running through the valley bottom to the west of the conservation area. The area continued to be used for cotton milling during the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. The area continued to grow and in the second half of the 20<sup>th</sup> century the settlement extended considerably, as shown on historic Ordnance Survey plans, **Figures 4.10 and 4.11.**



**Figure 4.9: 1<sup>st</sup> edition OS map, published 1851 (Lancashire Sheet LXXX) (© NLS)**

<sup>45</sup> RBC, September 2011, Whitworth Square Conservation Area Appraisal



**Figure 4.10: 2<sup>nd</sup> edition OS map, published 1894 (Lancashire Sheet LXXX.NE)  
(© NLS)**

- 4.54 The WSCA comprises the historic core of the settlement. It includes the two streets of Taylor Street and Church Street leading to Whitworth Square, St Bartholomew Church and churchyard, and the road of Whitworth Rake (a historic route which connected the valley below Whitworth Square to the moorland on the hills above, and to Rochdale beyond).
- 4.55 The conservation area is of historic interest as the surviving historic core of a settlement which originated as a dispersed grouping of farmsteads, subject to rapid growth during the 19<sup>th</sup> and 20<sup>th</sup> century when cotton mills exploited the power of the River Spodden. The conservation area also has historic interest as the home of the 'Whitworth doctors' who were primarily members of the Taylor family and who dispensed advice and treatments from buildings in the hamlet for over 100 years, beginning in the mid-18<sup>th</sup> century<sup>46</sup>.

#### ***Character and Appearance***

- 4.56 Whitworth Square forms the core of the conservation area. It comprises a localised widening in the road of Taylor Street, as it rises from Church Street, enclosed by four stone built, vernacular buildings of high quality but arranged in an informal way around the localised widening of the road.

<sup>46</sup> RBC, September 2011, Whitworth Square Conservation Area Appraisal



**Figure 4.11:** View looking north across Whitworth Square and showing how the localised widening in the road is informally enclosed by buildings, including the Red Lion Public House.



**Figure 4.12:** View looking south west across Whitworth Square

- 4.57 To the east of Whitworth Square, the land rises steeply towards St Bartholomew's Church, which is separated from the core of the conservation area by the topography, and by a large area of churchyard including many mature trees. The western edge of the churchyard is enclosed by a retaining wall topped by a paved walkway with iron railings from which views over Whitworth Square can be achieved, with glimpses to the wider rural landscape beyond (**Figure 4.14**). The main historic routeway of Whitworth Rake, which passes over the moors to Rochdale, runs to the south of Whitworth Square and the churchyard and enables views over the core of the conservation area, with glimpses to the rising land beyond to the west (**Figure 4.15**).



**Figure 4.13:** View from footpath at southern edge of churchyard, looking over Whitworth Square and showing the longer distance views to the moorland on the opposite side of the Spodden Valley.



**Figure 4.14: View from the road of Whitworth Rake, to the south of Whitworth Square, looking north-west and showing an example of the incidental views through the conservation area to the rising moorland on the opposite side of the Spodden Valley.**

- 4.58 Whitworth Square derives architectural interest from its range of buildings, both in the local vernacular and with more 'polite' architectural influences, including the Perpendicular style of the Church of St Bartholomew and the classical proportions of some buildings around the Square.
- 4.59 **The Church of St Bartholomew (grade II listed building, NLHE ref. 1164533) (HAP 18)** is located within the eastern part of the Whitworth Square Conservation Area. The Church of St Bartholomew was included on the statutory list at grade II in July 1966. There has been a church on this site since the 16<sup>th</sup> century although it has been enlarged and replaced over time. The current building dates from 1847-50 and was designed by J. Clarke in the Perpendicular style, to accommodate the growing population of Whitworth. The church was seriously damaged by fire in 1984 and rebuilt on a much reduced scale by the Buttress Fuller Geoffrey Alsop Partnership in 1988. The only parts of the building to remain substantially intact were the embattled west front and west tower, the aisle walls and the arcades. The walls are faced in sandstone rubble and the roof is covered with slate. The 4-stage tower has a polygonal stair turret finishing above the eaves. The building is currently included on Historic England's Heritage at Risk Register, due to unsafe masonry at the top of the tower.
- 4.60 The Church of St Bartholomew derives architectural and historic interest from the evidence it provides of the growing population of Whitworth in the 19<sup>th</sup> century and the importance of religion and particularly church attendance in society at the time. It

also shows changing architectural styles and tastes, although this is somewhat diminished by the fire damage and smaller scale re-building.



**Figure 4.15: The Church of St Bartholomew, looking north. The rebuilt nave is out of scale with the Perpendicular style tower.**

***Setting (Physical Surroundings and Experience of the Assets)***

- 4.61 The Whitworth Square CA is situated on the eastern slopes of the Spodden Valley and although the land at the western edge of the conservation area is fairly flat, it rises steeply within the eastern part of the conservation area, towards the churchyard and the Church of St Bartholomew which is located at the conservation area's eastern edge, where the settlement neighbours open fields and moorland. The area to the south of the conservation area comprises the base of the river valley, which is occupied by the modern settlement of Whitworth, beyond this the rising slopes of the western side of the River Spodden valley are visible. The area to the north of the conservation area comprises open fields, beyond which is the modern built up area of Whitworth.
- 4.62 The WSCA is experienced in a semi-rural context with views to the north and east being over open countryside. The narrow roads, and steeply sloping land of the eastern part of the conservation area mean that there are incidental long views to the east and west through the conservation area and towards the moorland beyond.
- 4.63 St Bartholomew's Church is located at the eastern edge of the conservation area, situated above the historic core and later modern settlement of Whitworth. The church's location at the edge of the village, and adjacent to the moorland and the historic route of Whitworth Rake is likely to have been intentionally chosen so that the church could act as a local landmark, including for those travelling across the moorland. From locations further to the east, on Whitworth Rake and the moorland, the church's tower is visible against a backdrop of the rising land on the opposite side of the Spodden Valley, which comprises agricultural fields with moorland beyond (**Figure 4.17** & Viewpoint CH03). Some of the wind turbines of the existing Scout Moor Wind Farm can be seen on the skyline. This view makes some contribution to the significance of the church, enabling understanding of its intentional design and location to act as a local landmark. The view also makes a contribution to the significance of

the WSCA allowing understanding of how the dispersed group of farmsteads, which were the origin of the settlement, gradually extended both to the west in the valley bottom as an industrial settlement, and eastwards towards the church and graveyard.



**Figure 4.16:** The Church of St Bartholomew, as seen from Whitworth Rake. The church's tower is seen against a backdrop of rising land on the opposite side of the Spodden Valley, which is comprised of agricultural fields with moorland beyond. Some of the wind turbines of the existing Scout Moor Wind Farm can be seen on the skyline.

***Contribution made by the Main Site***

- 4.64 The Main Site is located on the rising more elevated land on the western side of the Spodden Valley from Whitworth Square. The Main Site is visible beyond the tower of the church in views from the easternmost part of the conservation area (**Figure 4.17**), and from the moorland adjacent to Whitworth Rake. It can also be seen in views which are incidentally framed by the buildings to either side of Whitworth Rake and Taylor Street (**Figure 4.15**), which are orientated in an approximately east-west direction creating a route across the slopes which fall towards the base of the Spodden Valley.
- 4.65 The topography and areas of moorland close to Whitworth were important factors in the reasoning for the location and development of the settlement. The Main Site comprises part of the wider moorland setting of the conservation area, and of St Bartholomew's Church and makes some contribution to the significance of these designated assets, as part of the wider surrounding moorland landscape to the east and west of Whitworth. It forms part of the wider landscape surroundings of the Church of St Bartholomew. The rising land of the Main Site forms a green backdrop

which accentuates the status of the church tower as a local landmark when approaching Whitworth from the east on the route of Whitworth Rake.

### **Cloughfold Conservation Area**

#### ***History and Development***

- 4.66 Cloughfold Conservation Area (CCA) was designated in 1974. It developed from a rural agricultural hamlet, with the earliest buildings within the CCA dating to the 17<sup>th</sup> century. Cloughfold's growth continued through the 18<sup>th</sup> and 19<sup>th</sup> centuries with loom-shop buildings and later mill workers' housing, following industrial expansion along the River Irwell. The area was also shaped by stone quarrying and agriculture, with barns and farmhouses still present as residential conversions.

#### ***Character and Appearance***

- 4.67 The CCA is laid out along the east-west alignment of Newchurch Road and Bacup Road, with Dobbin Lane acting as a connector between the two. The layout is irregular, shaped by the contours of the valley. Buildings to the north are scattered and set in larger plots, reflecting their agricultural origins. In contrast, the southern section has dense terraced housing associated with the industrial development of the area.
- 4.68 Buildings within the CCA range in date from the 17<sup>th</sup> to early 20<sup>th</sup> centuries. They are predominantly two-storey houses constructed in local sandstone with slate roofs. The buildings are primarily built in the local vernacular with simple detailing. Features such as mullioned windows, flagstone paving, and stone boundary walls are common. Mill workers' terraces, such as on Peel Street, have uniform facades, stone lintels, and minimal ornamentation.
- 4.69 The layout and character of buildings within the CCA means that there are no obvious focal points within the CCA. Notwithstanding, the Sion Baptist Church (**Figure 4.18**) stands out for its size and historic role. The Cloughfold Junior and Infants School is another local landmark, dating to 1892 with a Gothic Revival style. Both buildings are situated adjacent to Newchurch Road.



**Figure 4.17: View looking north towards the Sion Baptist Chapel and other 19<sup>th</sup> century buildings within the conservation area**

- 4.70 Whilst there are no public open spaces within the CCA, private gardens and undeveloped plots contribute to its verdant character, particularly along Dobbin Lane. The churchyard of the Sion Baptist Church, with mature trees and historic gravestones, is a key green space. Trees along Newchurch Road and in the northern sections frame views and soften the built environment.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.71 The CCA is situated on land that rises steeply northwards from the valley of the River Irwell. The southern boundary of the CCA almost reaches the course of the River Irwell, which here flows in an east to west direction. The land rises again to the south towards Cowpe Lowe Hill and steeply up Dobbin Lane and Peel Steet to the junction with Newchurch Road, where the CCA is bounded by a mix of houses and scrubland/grassland to the east and west. The land flattens slightly at Newchurch Road before rising more gently to the north, beyond the CCA boundary.
- 4.72 Due to its elevated position on a south-west facing slope, there are some locations within the CCA where long distance views across the River Irwell valley to the moorlands to the south-west can be achieved. These incidental views, generally between breaks in the built form, include visible remains of historic quarrying activity across the hillside (Figure 4.19).



**Figure 4.18: View looking south from the junction of Newchurch Road and Dobbin Lane and showing how incidental views between buildings include longer distance views to the moorland on the opposite side of the Irwell Valley.**

- 4.73 From Newchurch Road and Dobbin Lane, the valley and distant moorlands provide a backdrop to the buildings within the CCA, with glimpsed views between buildings to the moorland backdrop. The dolly-wagon track, a remnant feature from the historic quarrying industry, adds historic interest to some of these views and reinforces the influence of industrial development on the CCA. Views to the moorland to the south-west and south of the CCA are glimpsed as part of a sequence of transitory views from Dobbin Lane, as shown in Viewpoint CH04.

***Contribution made by the Main Site***

- 4.74 The majority of the Main Site is located to the south-east of the CCA, with the western part of the Main Site visible to the south of the CCA. The orientation of the CCA in relation to the Main Site means that it is only the western part of the Main Site that is readily appreciable in glimpsed views to the south from the CCA. The wider Main Site, situated to the south-east of the conservation area, is seen only as a part of the wider moorland landscape that can occasionally be glimpsed in incidental views. The Main Site forms a part of the wider moorland landscape in views south from the CCA. It has historically been subject to a mix of industrial and agricultural uses, and as such forms a part of the wider landscape that reinforces the industrial history of the CCA.

## **Holcombe Village Conservation Area, and**

### **Emmanuel Church (grade II listed building, NHLE Ref. 1163079) (HAP 27)**

#### ***History and Development***

- 4.75 The Holcombe Conservation Area was designated in 1970 and its boundary was extended in 1978 and 2011. The boundary envelops much of the village of Holcombe, located on the shoulder of Harcles Hill (also referred to as 'Holcombe Hill') and to the west of the town of Ramsbottom. The settlement developed as a series of scattered hamlets, forming tight clusters of buildings situated in relation to the historic packhorse and turnpike routes.
- 4.76 The Holcombe Village Conservation Area stretches from the northern edge of Holcombe Brook in the south to Higher Barn and Rakes Fold in the north. The western boundary is marked by Peel Monument on Harcles Hill, Top o' th' Moor Farm and Simons Farm, while the eastern boundary is delineated by Lumb Carr Road, the path from Little Holcombe to Dundee Lane and part of Dundee Lane itself.
- 4.77 The conservation area comprises a series of scattered hamlets on the steep eastern slope of Harcles Hill. It is primarily rural in character and is characterised as much by the steeply sloping landscape which shifts from open moorland to pastoral fields as it is by its buildings, most of which date to the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries.

#### ***Character and Appearance***

- 4.78 The buildings within the conservation area are arranged in tightly knit clusters along historic packhorse and turnpike routes. The junction between Chapel Lane and Lumb Carr Road (B6214) is slightly more densely developed and includes a number of key buildings, such as Emmanuel Church and Emmanuel Holcombe Primary School. There is a prevalence of farm buildings, cottages often arranged in rows, and larger houses with ancillary buildings. With the exception of Emmanuel Church with its tall spire and Peel Monument atop Harcles Hill (considered separately at paras 4.116- 4.120) which are prominent landmarks, most buildings within the conservation area are one or two storeys in scale.
- 4.79 The buildings have a common material palette of local millstone grit and stone slate and share similar vernacular architectural features and details, such as square coal doors and stone cills, lintels, architraves and gutter corbels. These common features create a strong sense of unity between the buildings which is reinforced by the consistent treatment of stone boundary walls, field walls, gateposts, paths, drives and traditional stone setts.



**Figure 4.19: View south west along Helmshore Road within Holcombe Village Conservation Area**

- 4.80 The rural character of the conservation area is supported by the presence of undeveloped green space comprising a mixture of open pasture, woodland and moorland, as well as managed green space in the form of private gardens and the churchyard of Emmanuel Church . This rural character is further revealed in wide ranging views out from within the conservation area boundary, which includes long distance views to the north east of Shuttleworth Pike, and to the Peak District, Alderley Edge and the Cheshire sandstone ridge to the south.
- 4.81 **Emmanuel Church (HAP 27)** was built in 1853, on the site of an earlier parish church, to the designs of Thomas Holt. It is located at the north-eastern edge of Holcombe Conservation Area and has a chancel, nave, lean-to aisles and west tower. It is built of cut and quarry-faced rubble, with ashlar dressings and features a variety of pointed-arched traceried windows. The western tower is of two stages with angled buttresses and a broach spire with lucarnes. The church draws special historic and architectural interest as a parish church that displays Victorian trends in ecclesiastical architecture, specifically Gothic Revival.



**Figure 4.20: View of Emmanuel Church, looking north east from Chapel Lane**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.82 The conservation area is located on higher ground to the west of the town of Ramsbottom, approximately 6 miles north of Bury and 12 miles north of Manchester, lying to the west of the M66, A56 and Irwell valley.
- 4.83 The land to the immediate south and east of the conservation area comprises the developed areas of Greenmount, Summerseat and Ramsbottom and is characterised by a mix of dwellings, commercial and industrial buildings. The railway and the M66 motorway run through the base of the valley. Beyond these areas, the landscape is more sparsely developed with farmsteads and other buildings interspersed within an area of undulating pasture and moorland extending to Scout Moor, within which the Main Site is located. The land to north and west of the conservation area is largely open in character, mostly comprising areas of moorland, pastoral farmland and woodland.
- 4.84 The open, rural character of parts of the setting of the conservation area serve to reinforce its significance as a collection of dispersed hamlets within the wider rural context of the Irwell Valley. This is experienced both gradually while moving through the landscape and in respect of static and kinetic views into and out of the conservation area which reveal the relationship between the settlement of Holcombe and the wider rural landscape.
- 4.85 The widespread visibility of Peel Monument atop Harcles Hill and, to a lesser extent, the spire of Emmanuel Church reinforce their status as prominent local landmarks and in turn reinforce the significance of the conservation area. Furthermore, the panoramic views available from within the conservation area boundary, particularly at

higher elevation and in proximity to Peel Monument, are characteristic of its landscape setting and support the ability to appreciate its significance as a collection of rural hamlets.

- 4.86 **Emmanuel Church** is situated to the north of the settlement of Holcombe. It is set within a churchyard which is bounded by drystone walls to the west and south, and mature trees to the north and east. The majority of the churchyard consists of lawns of grass punctuated with gravestones and a pathway crossing the churchyard from its entrance to the south, leading northwards towards the church. There are several mature trees proximate to the building, including a dense tree belt along the eastern and northern edges of the churchyard. Dwellings and associated roads extend around the churchyard boundary to the south and west.
- 4.87 The church spire is visible in sequential views north and south along Helmsore Road and Lumb Carr Road. These views are glimpsed, transitory and incidental rather than designed, and are filtered by tree belts to the north and east of the church. The visibility of the spire and its role as a wayfinding feature underlines its local landmark value and contributes to the significance of the listed building. The spire signifies the presence of a place of worship and enables an understanding of the historic interest of the church as a parish church.
- 4.88 Although the general visibility of the spire makes a positive contribution to the significance of the listed building, this is not derived from any one of the glimpsed, transitory or incidental views from the surrounding area in particular. In addition, these wider views are of secondary importance to views of the building from within the immediate vicinity, where its architectural interest can be best appreciated. The finer architectural detailing of the church is best appreciated in close views from the churchyard itself, where its historic context can also be understood.
- 4.89 In closer views north east along Chapel Lane, the western tower of the church aligns with the churchyard entrance and path. From here, it is viewed in combination with the verdant qualities of the churchyard, the stone boundary wall to the churchyard, a cast-iron lamppost and a number of traditional buildings along the western side of Chapel Lane. These aspects set the church within its historic setting, and in which its architectural and historic interest can best be appreciated.

***Contribution made by the Main Site***

- 4.90 The Main Site forms part of the wider landscape context to the east of the Holcombe Conservation Area, beyond Ramsbottom, the M66 and A56 roads, Fletcher Bank Quarry and Scout Moor Quarry. This wider landscape context is characterised by scattered farmsteads, open pasture and moorland with the existing Scout Moor Wind Farm visible adjacent to the tower of Emmanuel Church, in particular in views north-east and east from the B6214 road, from just north of the Lumb Carr Road Car Park to no. 3 Lumb Carr Road. The Main Site is visible in some long distance views north and south along Helmsore Road and Lumb Carr Road, forming part of an expansive backdrop to views out of the conservation area and supports an appreciation of the conservation area's historic rural context and geographical location, and of the status and prominence of the Emmanuel Church as a local landmark.



**Figure 4.21: View looking north-east, when moving along Lumb Carr Road. The wind turbines of the Project for Assessment would be visible to the right-hand side of the spire of Emmanuel Church in this transient view.**

### **Clegg Village Conservation Area**

#### ***History and Development***

4.91 The Clegg Village Conservation Area (CVCA) was designated in 1977. The village is centred around Clegg Hall (grade II\* listed building, considered in paras 4.192-4.197 below) which was built in 1618 for Theophilus Ashton, on the site of an earlier moated timber building dating from the 12<sup>th</sup> century. Other key buildings are:

- Clegg Hall Mill which dates to around 1811. It was originally a cotton mill but converted into a cotton waste mill and was later used for dyeing and finishing in the early 20<sup>th</sup> century. A mill pond is located to the north of the mill building.
- Clegg Hall Cottages were built in the late 18<sup>th</sup> to early 19<sup>th</sup> century and are thought to be broadly contemporary with the mill. They have mullion workshop windows to the upper floor, where weaving to complement the spinning mill would have been carried out.

#### ***Character and Appearance***

4.92 The CVCA comprises buildings along a small section of Clegg Hall Road, extending south-eastwards to include a mill pond and north-west to encompass a section of the Rochdale Canal. The village is small and compact, and organically developed into a small industrial settlement. Despite later reconstruction of a number of buildings

within the CVCA, this restoration has been sympathetic with the overall aesthetic of the village.

- 4.93 The primary building materials include coursed squared gritstone, hammer-dressed stone and Welsh slate roofs. Historical road materials such as cobbles and setts survive in places. There are some examples of brick although this is limited to a detached boiler house and chimney for the mill, built when the mill switched to steam power in the mid-19<sup>th</sup> century. Buildings are mostly of two to three storeys in height. The scale and form of buildings is mixed, characteristic of the settlement's historic development from country house estate to a primarily industrial settlement.



**Figure 4.22: View looking north east along Clegg Hall Road within Clegg Village Conservation Area**

- 4.94 The mill building itself was originally water powered and the foundations of the now dry wheel pit survive. The stone lined mill pond is fed from a spring and would have supplied water for the mill. A sluice and overflow channel runs below Clegg Hall Road emptying into the Rochdale Canal.
- 4.95 Whilst most building plots are defined by drystone walls, there are small stretches of lawn and hedgerows between buildings. The stretch of Rochdale Canal included within the CVCA is lined by a towpath and drystone wall. Mature trees are interspersed throughout the CVCA.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.96 The CVCA is to the east of Rochdale. The Lancashire and Yorkshire Railway Line runs south-west to north-east to the north of the CVCA, separated from it by a small field. The Rochdale Canal runs roughly parallel to the Railway Line, closer to the village (with a section of the canal included within the CVCA boundary). Open fields bound the

CVCA to the east and south. The land within the CVCA rises gradually south-eastwards from the canal. The key approaches to the CVCA are along Clegg Hall Road from the east and north, and it is from these approaches that the group value of the buildings within the CVCA is best appreciated. The grouping of buildings can also be viewed from the towpath of the Rochdale Canal.

- 4.97 Key views out from the CVCA are to the north-west. Views in this direction look over the Rochdale Canal and the embankment of the Lancashire and Yorkshire Railway Line which reinforce the industrial history of the settlement and an appreciation of its development, in relation to the mill. Longer distance views are to moorland to the north-west and north, with the modern urban settlement of Rochdale visible in the foreground. Views to the north-west and north now include Crook Hill Wind Farm and Scout Moor Wind Farm, which are both seen on the skyline. Longer distance views to the moorland experienced from the CVCA make some contribution to its semi-rural character and the aesthetic qualities of views to the north.



**Figure 4.23: View looking north west from Clegg Hall Road within the CVCA**

***Contribution made by the Main Site***

- 4.98 The Main Site is to the north-west of the CVCA, beyond the modern urban settlements of Rochdale and Littleborough. The Main Site is visible in distanced views north-west from the CVCA and forms a small part of the expansive moorland that is visible in longer distance views from the CVCA. The existing Scout Moor Wind Farm is seen on the skyline, when looking towards the Main Site. Crook Hill Wind Farm is also visible on the skyline in views to the north. The Main Site makes a limited contribution to significance of the CVCA as part of the expansive mixed surroundings that reinforce the evolution of the conservation area from a country house estate to a small industrial settlement.

## Syke Conservation Area



**Figure 4.24: View looking east across Cronkeyshaw Common and Syke Pond at the centre of Syke Conservation Area**

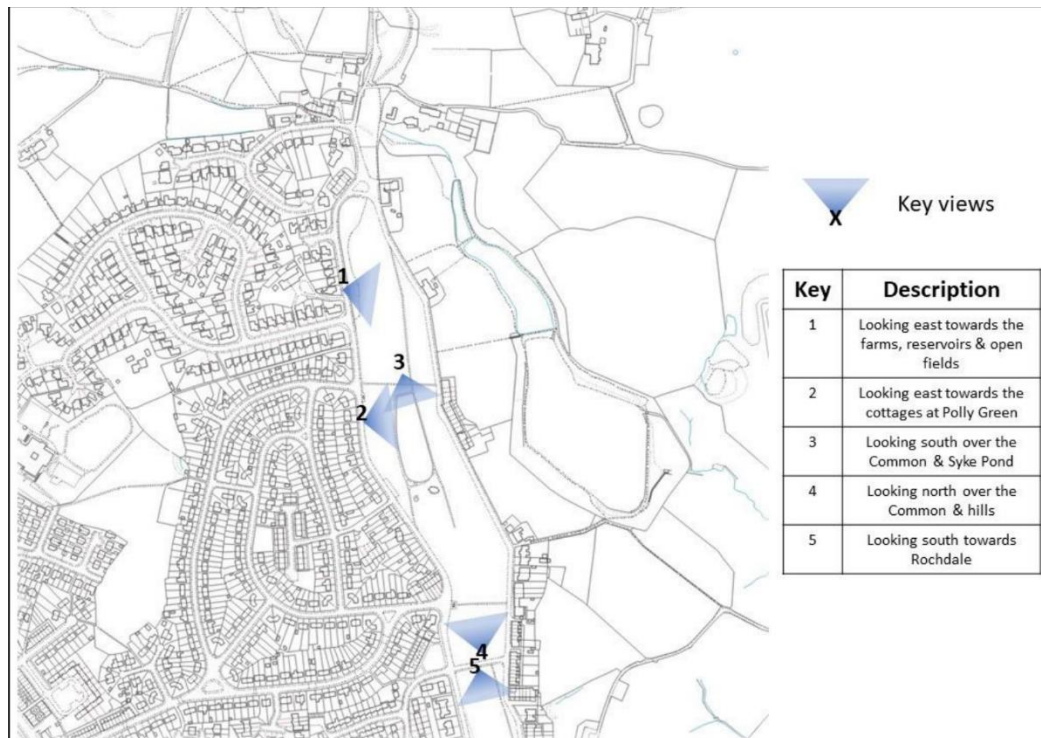
### ***History and Development***

- 4.99 The Syke Conservation Area (SCA) was designated in 2026. Syke is a small hamlet set within open countryside to the north of Rochdale, located on a historic packhorse route that linked Cheshire with Clitheroe. This route was used by packhorse teams, known as the Lime Gals, to transport goods across the Pennines. Increased trade during the mid-18th century led to a rise in journeys along the route, and it is suggested that settlements such as Syke provided rest and refreshment for travellers. By the early 18th century, a woollen mill and later a cotton mill had been established in the area, although the woollen mill was destroyed by fire in 1850. Many of the original weavers' cottages were subsequently abandoned in the late 19th century. Industrial development in Rochdale drove population growth, and the latter half of the 19th century saw the construction of terraced housing for workers employed in the town. In 1876, the Common was donated to Rochdale and was formally opened for public recreation in the 1890s. The survival of the Common contributed to the continued existence of Syke Road and Polly Green, with the attractiveness of the landscape and proximity to town facilities drawing new residents during the 20th and 21st centuries. During the inter-war period, a new housing estate was constructed to the west of the Common along Dewhirst Lane.

### ***Character and Appearance***

- 4.100 The key features of the conservation area are described in the published conservation area appraisal, and comprise:
- The northern extent of the Cronkeyshaw Common and Syke Pond

- Evidence of former industry, including well-preserved weavers' cottages and mills and reservoirs in the wider area
  - Vernacular buildings and farmsteads typical of the Pennine range
  - Use of sandstone in vernacular buildings
  - Drystone and flagstone walls
  - Syke Road as the former Limers Gate and Packhorse trail
- 4.101 The relationship between the built environment and open space is identified as *"critical"* to the character of the Syke Conservation Area. The settlement pattern comprises former farmsteads located to the north and east of the Common. The number of weavers' cottages, reservoirs and associated structures indicate the role of industry in the area's development.
- 4.102 Numerous historic paths cross the Common at the centre of Syke and connect key buildings and features within the area. The SCA Appraisal notes that this network of routes provides an indication of how the landscape was historically used and experienced.
- 4.103 The SCA Appraisal summarises the character of the area, noting that:
- "The area is one of contrasts, where manmade landscapes, such as the Common, farmland and reservoirs meet the less manicured natural landscape of the hills to the north and the woodlands to the southeast."*
- 4.104 The SCA Appraisal also identifies key views and vistas into and out of the designated area. These views are largely expansive, which architecture forming the foreground and important landscape elements, including the Common, the foothills of the Pennines, and surrounding woodland, forming the backdrop.
- 4.105 SCA is of significance as an example of a settlement located at the foot of the Pennines which retains much of its traditional vernacular architecture and reflects the historic industries that developed within and around the hamlet. Its relationship with the historic packhorse trail, understood to align with modern-day Syke Road, an important transport route between Cheshire and Clitheroe, further contributes to its significance by enabling an understanding of the settlement's location in relation to this long-distance routeway across the Pennines.



**Figure 4.25: Key Views as identified in the Syke Conservation Area Appraisal**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.106 SCA is located on the settlement edge of the larger modern settlement of Syke. The land slopes gradually downwards to the east and south. To the north is a small area of woodland which lines Dewhirst Road extending northwards from the conservation area. To the east are two long open fields, lined with mature trees and a small area of woodland known as Syke Woods. To the south is a long, open field lined by dwellings on Dewhirst Road and Ryke Road. To the west is residential development built in the mid 20<sup>th</sup> century. Beyond this, urban areas associated with Rochdale, Shawclough and Buckley extend to the west, south and east.



**Figure 4.26: Key View 4 as identified in the Conservation Area Character Appraisal, looking north along Cronkeyshaw Common**

- 4.107 SCA is experienced within an edge of settlement context, where the approaches are broadly urban and residential in character before views open up to the south and east towards surrounding moorland. The SCA Appraisal lists five key views within the designated area. The majority of these are oriented southwards or eastwards, where there are panoramic vistas towards surrounding moorland which enables an understanding of the historic context of the conservation area. Key view 4 is the only viewpoint orientated northwards. In this view the moorland backdrop of Rushy Hill and King Hill is appreciable in the distance, when looking across the full length of the common at the centre of SCA.

***Contribution made by the Main Site***

- 4.108 The Main Site is located approximately 2.8km to the north west of SCA. It is not visible from the designated area, and does not form a part of any of the key views identified within the SCA Appraisal. There is no known historic, functional, associative or aesthetic relationship between the Main Site and the conservation area. It therefore does not contribute to the character and appearance (significance) of SCA.

**Smallshaw Farmhouse (grade II listed building, NLHE ref. 1084252) (HAP 20)**

***Historic and Architectural Interest***

- 4.109 Smallshaw Farmhouse has a datestone on the door lintel of 1622, with architectural features consistent with this date. It is built on a three unit plan with a projecting two storey porch, a rear wall fireplace and chimney stack. It retains windows with stone, ovolo-moulded mullions, and hoodmoulds. The upper floor has flat-faced mullions. It

is faced in roughly coursed local sandstone and has a shallow pitched roof with stone slates.

- 4.110 To the north east there is an attached barn with a full-height cart entry, there are 20<sup>th</sup> century lean-to additions to the west and north and associated farm buildings across the yard.
- 4.111 The building derives architectural and historic interest as an example of a 17<sup>th</sup> century farmhouse built in the local vernacular with locally sourced materials. It provides evidence of the agricultural origins of the locality with the quality of the architectural detailing demonstrating the relative prosperity of the area in the 17<sup>th</sup> century. The associated farm buildings demonstrate historic agricultural practices.



**Figure 4.27: Smallshaw Farmhouse, looking north.**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.112 The farm is located at the east end of Smallshaw Road. To the west, located to the north and south of Smallshaw Road, are small reservoirs associated with the former Smallshaw Mill. Beyond this is a row of terraced housing which forms the core of the hamlet of Catley Lane Head. To the south is an area of woodland within which runs alongside Smallshaw Brook and beyond this is the northern edge of Rochdale. To the east is a combination of open fields and wooded areas. To the north are open fields, beyond which lies Rooley Moor.
- 4.113 The farm, which is situated within a slight hollow in the landscape, is primarily experienced within a contained setting as part of a wider surrounding group of agricultural buildings of various periods. Two adjacent agricultural buildings appear stylistically contemporary with the farmhouse. A modern shed is to the north east. It

has functional connections with the surrounding land which it farmed. Smallshaw Farmhouse is situated within a wider broadly rural context, within which traces of the former agricultural and industrial uses of the wider landscape can be seen, including the millponds associated with the former Smallshaw Mill, and the remaining bings and spoil heaps from mining and quarrying activity to the north. The wider rural context includes pylons to the north and wind turbines, visible on the skyline to the east.



**Figure 4.28: View looking east from Smallshaw Farmhouse showing one of the wind turbines of Crook Hill Windfarm visible on the skyline**

***Contribution made by the Main Site***

- 4.114 The Main Site is located to the north-west of Smallshaw Farmhouse and forms part of the wider, broadly rural, post-industrial surroundings of the asset which include the remaining bings and spoil heaps from mining and quarrying activity on Rooley Moor. The situation of the farmstead in a localised hollow means that the architectural and historic interest of the asset is principally experienced in close proximity. The topography means that the wider surroundings make a limited contribution to the experience of the farmhouse. The sense of wider rural surroundings is primarily attributed to views through the farmyard to the wider rural landscape to the north-east (away from the Main Site), in particular to the higher ground of Rushy Hill. The Main Site makes a limited contribution to the significance of the asset as part of the wider surrounding post-industrial, rural surroundings of the farmhouse.

**Church of St Saviour, Bacup (grade II listed building, NLHE ref. 1361954) (HAP 8)**



**Figure 4.29: View south west of the Church of St Saviour from New Line**

***Historic and Architectural Interest***

- 4.115 The Church of St Saviour was included on the statutory list on 30 November 1984. It was constructed in 1864-5 to designs by Edward Wyndham in the Early Gothic style. It is built of rock-faced sandstone with a slate roof and comprises a nave with north and south aisles, a chancel with a polygonal apse, and a north-east tower. The tower comprises three stages with lucarnes to each side of the spire.
- 4.116 The church derives architectural and historic interest from being the work of an architect who, while originally from London, focussed on Lancashire and Yorkshire for much of his career, and who was elected as a member of the Royal Institute of British Architects in 1855<sup>47</sup>. It is gothic in style and built of locally sourced stone. It provides evidence of the expanding population of the area, driven by its growing industrialisation, and the importance of ensuring there were sufficient churches to accommodate the growing congregations. It is now vacant and no longer in use for worship.

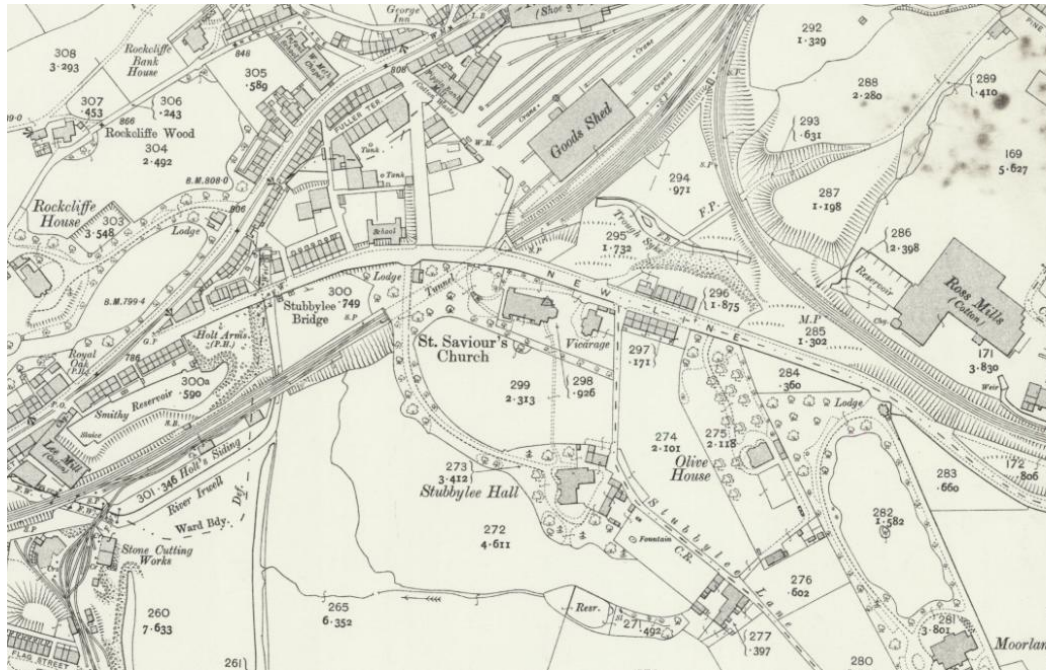
***Setting (Physical Surroundings and Experience of the Asset)***

- 4.117 The church is located within a churchyard which is defined to the north, along the edge of New Line Road, by a sandstone wall which includes a gate arch that is separately grade II listed. To the east is the associated vicarage, also separately listed at grade II. The churchyard contains many mature trees which heavily screen views of the church

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<sup>47</sup> Huddersfield and District History accessed 16/4/25 [ARCHITECTS](#)

from the north west, west and south. Stubbylee Park, consisting of tennis courts, a car park and council offices are to the south.



**Figure 4.30: 2<sup>nd</sup> edition OS map published 1910 (© NLS)**

- 4.118 Review of historic mapping (Figure 4.30) shows how the church was positioned amidst a wider surrounding industrial landscape. It was located to the south of the railway terminus of the Bacup and Facit branchlines, which included goods sheds and railway sidings. The wider surroundings included mills and terraced housing. To the south and south-east were a number of larger villas, such as Stubbylee Hall and Olive House, which were set within their own grounds. Today, this contrast between the more industrial landscape to the north, east and west, and the less developed landscape to the south of the church remains. Beyond the churchyard to the north is a business park containing a number of large portal framed buildings. To the east is a terrace of residential dwellings, to the south is Stubbylee Park and to the west is a combination of residential and commercial development.
- 4.119 Views of both the nave of the church and the spire can be appreciated across a wide area. In most views it is experienced in combination with intervening built form, including traditionally constructed buildings as well as large modern structures, beyond which are areas of open countryside. The road layout and topography means that views to the church, and particularly its spire, are possible from the A681. These views are transitory, with the spire of the church being periodically visible or screened from view by other buildings when moving south and south-west along Market Street / A681 between 96 Market Street and Avalon House. The tall spire acts as a landmark within the valley, commonly visible above the height of other buildings and this effect has been accentuated since the demolition of many of the mills and their associated chimneys, which formerly occupied the valley bottom. The church is also visible from New Line.



**Figure 4.31: View looking north from the car park of Stubbylee Park**



**Figure 4.32: View looking north east over valley of the River Irwell from the east of Fairwall Farmhouse showing the visibility of the spire from Cutler Lane, characteristic of a large area of incidental views of the church spire. It is viewed in combination with the urban area of Bacup, as well as Todmorden Windfarm, which is seen on the skyline.**



**Figure 4.33: View looking south east towards the Church of St Saviour from Park Road**

***Contribution made by the Main Site***

- 4.120 The Main Site forms part of the wider surroundings of Church of St Saviour, situated on the rising ground to the south-east, beyond the former Lee Quarry (now used in part as a mountain bike trail) which caused notable human-made change to the landscape. The churchyard, which forms the immediate surrounding for the church, is enclosed by mature trees which screen views out to the wider landscape, including screening views to/of the Main Site. The Main Site can however be seen beyond the church's spire in longer distance views, in particular from Market Street, Bacup, A681, as shown in **Viewpoint CH06**. The Main Site makes some contribution to the significance of the Church of St Saviour as it forms part of the wider surrounding landscape, with the rising slopes of the moorland visible beyond the built up area of the town, and in combination with the church, in some views.

**Church of St John the Evangelist, Market Street, Facit (grade II listed building, NLHE ref. 1073548) (HAP 9)**



**Figure 4.34: View looking south of the Church of St John the Evangelist**

***Historic and Architectural Interest***

- 4.121 The Church of St John the Evangelist was included on the statutory list on 30 November 1984. The church was built in 1871 to designs by Medland and Taylor in the High Victorian Gothic style. It is constructed of rock faced sandstone with a slate roof. It comprises a nave, south-west tower and chancel. The four-stage tower has high embattled parapets with corner pinnacles.
- 4.122 The listed building derives architectural and historic interest as an example of a High Gothic style church, designed by a regional firm of architects who practised extensively across the north of England. It provides evidence of the expanding population of the area, driven by its growing industrialisation, and the importance of ensuring there were sufficient churches to accommodate the growing congregations.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.123 The church is sited to the east of Market Street and the land slopes steeply upwards from the road behind a stone retaining wall. Studd Brow, a narrow lane, leads from Market Street up to the south of the church and between Market Street and the church is a belt of mature trees. To the south is a cluster of residential, agricultural and commercial buildings, and to the north and east are open fields. The church is assumed to have been positioned here in order to be situated away from the industrial activities within the valley below, and the quarrying to the north, as shown on the 1909 Ordnance Survey map (**Figure 4.12**) and on aerial photography (**Figure 4.13**). The position higher on the slope would have allowed the church tower to be visible over a larger area, and to appear taller than the chimneys of the factories in the valley below.





**Figure 4.36:** 1926 Aerial photograph showing the raised location of the church, situated higher up on the valley sides above the industrial activities in the valley below. The location of Church of St John Evangelist is outlined in blue.

- 4.124 The raised location of the church, and the height of its tower, means that it is visible from an extensive area, including from the west, and in views when moving along Market Street (A671) from the length extending between Whitworth Civic Hall (to the south) and as far north as 37 Market Street (to the north) (for example as seen in **Figure 4.34**). The mature trees to the west and south of the church limit views outwards from the church to the wider landscape, particularly during summer months when the vegetation is thickest. The church tower is also visible from parts of the nearby Whitworth Cemetery, which was constructed during the same late Victorian period to cater for the growing population of the area (**Figure 4.35**).



**Figure 4.37:** View northwards along Market Street / A671, showing how the church's tower is a local landmark.



**Figure 4.38:** Incidental view looking north west from the northern part of Whitworth Cemetery showing visibility of the church's tower from the cemetery.

***Contribution made by the Main Site***

- 4.125 The Main Site is located to the west of Church of St John the Evangelist, on the rising slopes on the opposite side of the River Spodden valley, and comprises part of the wider surrounding landscape of the Spodden Valley. The land of the Main Site cannot be viewed in conjunction with the church from the settlements in the base of the Spodden Valley where the landmark status of the church's tower is best appreciated, but there are locations on the eastern slopes of the valley where it would be possible to gain incidental views of the church's tower, with the land of the Main Site seen beyond. Incidental views over the settlements of Whitworth and Facit, including the church, can be gained from the more elevated land of the Main Site. Therefore, the Main Site makes a limited contribution to the significance of the Church of St John the Evangelist as part of the wider surrounding landscape.

**Peel Monument, Holcombe Hill (grade II listed building, NHLE ref. 1163433) (HAP 26)**

***Historic and Architectural Interest***

- 4.126 The Peel Monument was included on the statutory list at Grade II in February 1984. The listed building comprises a mid-19<sup>th</sup> century monument to former Conservative Prime Minister Sir Robert Peel, whose family had long been associated with the area, following his death in 1850.
- 4.127 Peel Monument, built in 1851-2, is a 128ft high stone tower with a crenelated single storey plinth supporting a narrow and tapered second stage of four storeys with a crenelated parapet (**Figure 4.36**). The listed building is of special architectural interest as a distinctive 19<sup>th</sup> century commemorative monument which forms a conspicuous landmark atop Harcles Hill overlooking Ramsbottom and the Irwell Valley. It is of special historic interest for its association with Sir Robert Peel, a local man who twice served as Prime Minister and, among other achievements, is responsible for the founding of the police force and the repeal of the Corn Laws in 1846. The monument was paid for by local subscription and the stone used in its construction was taken from an adjacent hollow in the hilltop. An excerpt from Peel's final speech to the House of Commons is inscribed on the entrance to the monument.



**Figure 4.39: View of Peel Monument from the south on Harcles Hill.**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.128 Peel Monument is located at the top of Harcles Hill and to the west of the settlements of Holcombe and Ramsbottom. It is surrounded by a plateau of moorland which extends to the north and west and is traversed by public footpaths. The land is steeper to the south and east, where it slopes down into the Irwell Valley.
- 4.129 As a result of its situation atop Harcles Hill and the surrounding topography, Peel Monument is a widely visible landmark with a viewshed of over 20 miles across Greater Manchester and Lancashire. The listed building draws considerable significance from its landmark value, as well as the extensive panoramic views available from within its immediate context out towards the Manchester and Salford city skylines, Bury, Winter Hill, the Irwell Valley and the West Pennine Moors. These views comprise both rural and urban areas. The siting of the monument was specifically chosen at the insistence of William Grant, then chairman of the Monument Committee, in order to align with the tower of St Andrew's Church, Ramsbottom, when viewed from Nuttall Hall (demolished c.1945).

***Contribution made by the Main Site***

- 4.130 The Main Site is located over 7.5km to the east of the Peel Monument. Views to the east from the monument (**Baseline Visualisation 17**) include the settlement of Ramsbottom, with the large area of Scout Moor quarry visible beyond. The skyline

beyond comprises Whittle Hill and Knowl Moor, which are occupied by the existing Scout Moor Wind Farm. Only small parts of the land of the Main Site are visible where the land rises above the heights of Whittle Hill and Knowl Moor. The land of the Main Site is therefore largely hidden in these long distance panoramic views which can be achieved from Peel Monument. The Main Site makes a negligible contribution to the significance of Peel Monument as a small part of the surrounding rural landscape, which is largely hidden from view by intervening landform.

**Healey Hall (grade II listed building, NHLE ref. 1031799) (HAP 21)**

***Historic and Architectural Interest***

- 4.131 Healey Hall was included on the statutory list at grade II on 25 October 1951. Dating to 1774 it is of two to three storeys plus attic, with the lowest storey partially below ground and set behind a sunken retaining wall. It has a symmetrical seven bay front elevation with a triangular pediment over the central three bays. The central doorway has Doric columns, topped with an entablature and pediment. It is faced in local ashlar sandstone with a slate hipped slate roof.
- 4.132 The house was built for John Chadwick, on the site of an earlier Jacobean hall. During the 19<sup>th</sup> and early 20<sup>th</sup> centuries it was owned by a series of families with associations with the wool industry. It became a nursing home in the 1980's and was restored in the late 1990's.
- 4.133 The listed building derives special architectural and historic interest as a late 18<sup>th</sup> century family home, built in a classical style with Palladian elements and which has associations with well-known families involved in the wool industry. It evidences the prosperity and social mobility of 19<sup>th</sup> century industrialists, its changes of use and decline in the late 20<sup>th</sup> century echo the decrease in importance of industry in the area and the consequential decline in prosperity.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.134 Immediately to the north of the house is Healey Hall Farm with ranges of outbuildings that would have served both the house and the farm, which have since been converted to residential use. Beyond these to the north is a wooded area and further north of this is open countryside. To the south of the house are extensive lawned gardens enclosed by a high stone wall. To the east is Shawclough Road which separates the asset from an extensive residential area. To the west is a heavily wooded area within which runs the River Spodden and the Healey Dell Viaduct.
- 4.135 The asset is well screened by mature trees and is only briefly visible from Shawclough Road. This gives it a more isolated character than its proximity to the late 20<sup>th</sup> century residential areas might suggest. It is no longer possible to appreciate the historical connections to local industry and the asset is now appreciated in a localised setting, within a broader residential context. Key views from the House are to the south over the long narrow lawns, which are largely enclosed by trees, creating an enclosed setting with limited views out to the wider surrounding landscape. Views from these areas of enclosed lawns back towards the House also make some contribution to its significance, allowing understanding of its intentional situation in relation to its grounds.

***Contribution made by the Main Site***

- 4.136 The Main Site forms part of the wider rural surroundings to the west and north-west of the Hall. The Main Site would likely be seen as a peripheral part of the view when looking north across the lawns of the designed landscape associated with the house, towards the house. The land to the west and north-west of the Hall falls steeply into the Healey Dell, and although this sloping land is covered with mature trees, the topography means that the wider rural surroundings can likely still be seen from the lawns to the south of Healey Hall. The Main Site makes a limited contribution to the heritage significance of Healey Hall as part of the wider surrounding rural landscape which can likely be seen in peripheral views.

**Church of Christ (grade II listed building, NHLE ref. 1055744) (HAP 16)**

***Historic and Architectural Interest***

- 4.137 The Church of Christ was included on the statutory list at grade II on 20 February 1984. It is a parish church built in 1849-50 to designs by G. Shaw. It is faced in random, roughly dressed stone with ashlar dressings and a slate roof. It comprises a chancel with a south chapel, a nave with clerestory, aisles, a south west tower and a north porch.



**Figure 4.40: View of the Church of Christ, looking north from the churchyard**

- 4.138 The church derives architectural and historic interest as a building designed by a locally known architect, in locally sourced materials in the gothic revival style. It provides evidence of the expanding population of the area, driven by its growing industrialisation, and the importance of ensuring there were sufficient churches to accommodate the growing congregations.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.139 The church is set within a grassed churchyard enclosed by a low wall. Residential gardens back onto the churchyard to the east and south. To the west of the churchyard is Beightons Walk, a narrow footpath beyond which is modern residential development, and the former vicarage associated with the church. Immediately to the north of the churchyard is another altered historic building, and beyond this is a wooded area and a covered reservoir. Mature trees separate the vicarage building from the church and surrounding churchyard. The church is experienced and appreciated within a suburban residential context, with the surrounding residential properties comprising later 20<sup>th</sup> century houses of one and two storeys in height. The church's spire is glimpsed in some views from within this surrounding residential area, but has not been intentionally framed in the layout of the later 20<sup>th</sup> century residential development. The church's spire can be picked out in some longer distance views above the treeline, such as in views south-east from parts of Catley Lane Head and views east from Fern Hill. In this context, although the general visibility of the spire makes a limited positive contribution to the significance of the listed building, this is not derived from any one of the glimpsed, transitory or incidental views from the surrounding area in particular.



**Figure 4.41: View looking north west from Shawclough Way towards Church of Christ.**



**Figure 4.42: View looking east towards Church of Christ from Lowerfold Way**

***Contribution made by the Main Site***

- 4.140 The Main Site comprises part of the wider rural surrounding landscape. The land of the Main Site cannot be viewed from the church or churchyard or its immediate surroundings, which now comprise a later 20<sup>th</sup> century residential estate. Although there are some locations, such as parts of Catley Lane Head and Fern Hill where the church's spire can be picked out, the spire would be seen to the east, with the wind turbines of the Project for Assessment seen separately in views to the north and north-west. No views have been identified where the church's spire is seen in conjunction with the Main Site. As such, the Main Site is not an aspect of the setting of the Church of Christ that contributes to its significance.

**Lower Lench Farmhouse, Roughlee (grade II listed building, NHLE ref. 1072779) (HAP 11)**



**Figure 4.43: View of Lower Lench Farmhouse**

***Historic and Architectural Interest***

- 4.141 Lower Lench Farmhouse was included on the statutory list at grade II on the 30 November 1984. The farmhouse has late medieval or early 16<sup>th</sup> century origins, albeit it was much altered in the 18<sup>th</sup> century. It is constructed of sandstone rubble with quoins and the house is whitewashed. The listed building entry states that there is a cellar with semi-circular vaulted roof beneath the second bay of the building. The list entry also states that it was said to have historically acted as a resting house, possibly for monks, on an old road connecting Rochdale and Colne, and now visible only as a winding grass track to the east side of the building.
- 4.142 Lower Lench Farmhouse is an example of an historic vernacular building which has been subject to repeated alterations over time, evidencing how it has been adapted to meet the changing needs of the agricultural community. It is the longevity of the building, and its potential to provide evidence about the changing vernacular architectural designs and techniques utilised within this area over time, which makes the building of special architectural and historic interest.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.143 The farm is set at the western end of a narrow track which runs broadly east to west. To the east of the farm, sited either side of the track are a small cluster of buildings and outbuildings used for residential and commercial purposes. To the north, west and south of the farm is open countryside. Beyond this, to the north and east, is the built form of Newchurch, Cowpe and Waterfoot within Rossendale.

- 4.144 The farm is experienced as a rural farmstead. It is situated within a localised hollow in the landscape, and the local topography allows views out, to the north and east across Rossendale. The land rises steeply to the south-west limiting views in this direction.

***Contribution made by the Main Site***

- 4.145 The Main Site comprises part of the wider rural surroundings of Lower Lench Farmhouse, situated to the south and south-east of the listed building, and situated beyond the hollow within which the farmhouse is located. The Main Site makes a limited contribution to the heritage significance of Lower Lench Farmhouse as part of the wider surrounding agricultural landscape.

**Fern Hill First Farmhouse (grade II listed building, NHLE ref. 1084277) (HAP 13),**

**Fern Hill Cottage (Grade II listed building, NHLE ref. 1366612) (HAP 15), and**

**Fern Hill Farm and Hamlet (NDHA) (HAP 40)**

***Historic and Architectural Interest***

- 4.146 Fern Hill First Farmhouse and Fern Hill Cottage were added to the statutory list on 25 October 1951. The farmhouse dates to the 18<sup>th</sup> century with an earlier cross wing containing a datestone of 1691 on the door lintel. The cottage is early 18<sup>th</sup> century and they are both built of coursed rubble with stone dressings and a stone slate roof. The rear and side walls of the cottage have been entirely re-built.
- 4.147 Fern Hill First Farmhouse and Fern Hill Cottage derive architectural and historic interest from their local, vernacular architecture and materials and the evidence they provide of evolving architectural and building techniques. They form the main buildings within a wider hamlet.
- 4.148 The farm buildings and wider hamlet, which are included on the Rochdale list of non-designated heritage assets, derive local interest as one of a number of relatively isolated settlements located on the rural fringes of the moors and in proximity to the edges of the urban conurbation of Rochdale, which have retained their rural character and undergone relatively limited change over time.



**Figure 4.44: View looking north from Fern Hill Lane showing Fern Hill Cottage (grade II listed building) and the western part of Fern Hill Farm and Hamlet (NDHA).**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.149 The assets are set on either side of Fern Hill Lane, the farmhouse to the east and the cottage to the west. They are located centrally within the hamlet, which comprises a cluster of stone built buildings, with some modern portal framed agricultural buildings, and are experienced primarily within this localised setting. The hamlet of Fern Hill is set within open countryside, and to the north and west this extends as far as the moors and includes other small, relatively isolated settlements. It also includes evidence of the industrial heritage of the area with quarries and reservoirs. To the east and south is Rochdale and the local topography allows extensive views out from Fern Hill across this urban area, while views to the north are more limited due to the rising slopes.

***Contribution made by the Main Site***

- 4.150 The Main Site is located to the north west of Fern Hill First Farmhouse, Fern Hill Cottage and the NDHA of Fern Hill Farm and Hamlet. It forms part of the wider rural and moorland surroundings to the north of the group of heritage assets and makes some limited contribution to their heritage significance due to the manner in which it reinforces the rural and isolated character of the settlement.

**Owd Betts Public House (grade II listed building, NHLE ref. 1084290) (HAP 22)**

***Historic and Architectural Interest***

- 4.151 Owd Betts Public House was listed in February 1985. The grade II listed building comprises a late 18<sup>th</sup> century farmhouse which has been used as a public house since at least the mid-19<sup>th</sup> century (**Figure 4.16**). The public house was originally known as the

'Hare & Hounds', before being renamed after Elizabeth Ramsbottom ('Owd Betts') in the second half of the 20<sup>th</sup> century.

- 4.152 The listed building is of hammer dressed stone construction with a slate roof. It is two storeys in height and comprises a three bay principal range with a number of extensions, including an early lean-to structure adjoining the eastern gable and a 20<sup>th</sup> century front porch and rear extension. There is also a single storey outbuilding to the north-east of the principal listed building which is likely to be curtilage listed. The principal (south) elevation features tripartite windows with stone mullions and modern casements. A datestone above the later added porch reads "A R + M 1796", indicating the building's construction in 1796 for Richard and Mary Ashworth.



**Figure 4.45: View of Owd Betts Public House from the south on Rochdale Road.**

- 4.153 The listed building holds special architectural and historic interest as a late 18<sup>th</sup> century farmhouse and later public house built using local materials in the traditional vernacular style. While the building retains much of its original character, the later extensions and alterations also illustrate its phased development and change in function. As a former farmhouse, the listed building illustrates the prevailing agricultural use of this part of the Irwell Valley at the time of the building's construction. Its conversion to a public house during the first half of the 19<sup>th</sup> century also reflects the former presence of an extensive working population in the vicinity of Cheesden Brook.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.154 Owd Betts Public House is set behind an associated surface car park on the eastern side of Edenfield Road. The area surrounding the listed building comprises a mixture of open moorland and pasture, with the Ashworth Moor Reservoir located to the south of the listed building on the opposite side of Edenfield Road. There are two existing wind turbines located beyond the reservoir. The land rises to the north and east towards Scout and Knowl Moors and the existing wind turbines of Scout Moor Wind Farm are experienced in the wider background of views of the listed building, with the closest

wind turbines (which due to perspective appear largest) located to the east of the listed building. The relatively open, rural character of the surrounding landscape supports the ability to appreciate the original use of the listed building as a farmhouse.



**Figure 4.46: View looking north from Rochdale Road. The existing wind turbines of Scout Moor Wind Farm are visible beyond and to the east of the listed building**

***Contribution made by the Main Site***

- 4.155 The Main Site forms part of the wider relatively open, rural character of the surrounding landscape of the Owd Betts Public House, which supports the ability to appreciate the original use of the listed building as a farmhouse. The local topography is such that the land of the Main Site cannot be seen from Owd Betts Public House or from the vicinity from which its architectural interest can be appreciated. The Main Site makes no contribution to the heritage significance of the listed building.

**Lower Top O th'bank Farmhouse (grade II listed building, NHLE ref 1072842) (HAP 24)**

***Historic and Architectural Interest***

- 4.156 This farmhouse was listed on 30 November 1984 at grade II. It substantially dates to the late 18<sup>th</sup> century but includes datestones of 1682 and 1681 in the rear wall. It comprises a house of two storeys and three bays and to the east is an attached barn also of three bays with a central arched entrance. It is now a dwelling.
- 4.157 The listed building has special architectural and historic interest as a late 18<sup>th</sup> century farmhouse, with earlier origins. The farmhouse retains much of its original character, the fenestration pattern in the farmhouse is suggestive of a level of domestic scale

industrial use, likely relating to the wool trade, such as weaving, which required greater levels of natural light.

- 4.158 Changes to the barn relating to its conversion to a domestic dwelling and the addition of new openings has reduced the level of legibility of the historic functions and associations of the buildings. As a former farmhouse and barn the listed building illustrates the prevailing agricultural use of the area and the continuation of domestic scale industrial uses of the time.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.159 There are outbuildings to the north and north-east of the asset which include historic traditionally constructed buildings as well as modern, portal framed buildings. To the south is an enclosed garden comprising a lawned area and driveways. Beyond this the asset is surrounded by open fields. This rural setting is curtailed to the south and east by the urban form of Bacup.
- 4.160 The listed building is experienced in a largely rural context and its relationship with the surrounding landscape is still appreciable which allows its original function as a farmhouse to be understood. The position of the farmhouse on the northern slopes of the River Irwell Valley means it has extensive views out to the east, south and north; these views look over the modern settlement of Bacup towards the agricultural and moorland beyond. The views to the moorland include views of the spoil heaps and remnants of the Lee Quarry, which now in part forms a mountain bike trail, and the operational wind turbines of the Scout Moor Wind Farm can be seen on the skyline.

***Contribution made by the Main Site***

- 4.161 The Main Site forms part of the wider rural moorland visible in long distance views out from Lower Top O' th' Bank Farmhouse to the south. It is seen as part of the extensive views out over the Irwell Valley which can be achieved from the farmhouse, due to its location on the northern slopes of the valley. The Main Site is viewed within an altered part of the rural landscape, with the wind turbines of the operational Scout Moor Wind Farm visible beyond the Main Site. It makes a limited contribution to the significance of Lower Top O' th' Bank Farmhouse, as part of its wider altered rural surroundings.

**Old Farmhouse c. 50m south-west of present Cowpe Hall Farm (grade II listed building, NHLE ref. 1361999) (HAP 23)**

***Historic and Architectural Interest***

- 4.162 The Old Farmhouse was included on the statutory list at grade II on 30 November 1984. The farmhouse, dates from 1752 (confirmed by a datestone) and comprises a two storey, double depth 2-bay building with a projecting porch at the centre. It is built of watershot coursed sandstone, with a slate roof and two chimneys, one at the left gable and one to the ridge. The listed building entry notes that the building is a good example of its period. The Old Farmhouse is of architectural and historic significance as a good example of a mid-18<sup>th</sup> century farmhouse with surviving architectural detailing.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.163 The Old Farmhouse forms part of a grouping of farm buildings, including Cowpe Hall Farmhouse, which was built to replace the Old Farmhouse. The building group also includes modern agricultural buildings. The farm is situated amidst a wider

surrounding agricultural landscape, with improved agricultural land to the north and north-east, and semi-improved moorland to the south. The Cowpe Reservoir is located to the east of the grouping of farm buildings, and to the south-east further evidence of the historic industrial use of the landscape is evident with the extensive remains of the spoil heaps of Cragg Quarry. The operational wind turbines of the Scout Moor Wind Farm are visible beyond the remains of spoil heaps of the former quarry.

***Contribution made by the Main Site***

- 4.164 The Main Site forms part of the wider altered rural surroundings of the Old Farmhouse and includes the area to the south and south-east of the farmhouse which has been subject to considerable modification through quarrying activity. The eastern part of the Main Site has been less altered and comprises moorland. Rooley Moor Road, which crosses the Main Site, is likely to have had a functional connection with the farmhouse, the location of which was likely to have been influenced by the presence of this nearby communication route.

**Church of St Nicholas with St John (grade II\* listed building, NHLE ref. 1072799) (HAP 1)**



**Figure 4.47: The Church of St Nicholas with St John as seen from Church Street**

**Historic and Architectural Interest**

- 4.165 The Church of St Nicholas with St John was included on the statutory list at grade II\* on 7 June 1971. It was built in 1825 on the site of earlier churches, the chancel was added in 1897. It comprises a two storey nave, a three bay chancel and west tower. The original 1825 elements represent an unusual example of a 'self-build' church, built by the parishioners without an architect. The water-shot coursing of the facing stone is more usually associated with local farm buildings. The chancel was added in 1897 to the designs of R B Preston, a regionally recognised church architect.
- 4.166 In the interior there are earlier elements, presumably taken from earlier churches on the site, including columns along the gallery, and box pews. The interior is highly ornate and gothic in style which contrasts with the simpler Tudor-gothic style of the exterior.
- 4.167 The listed building has special architectural and historic interest as a building largely designed and built in the early 19<sup>th</sup> century by the local parishioners, and as such

displaying a blend of architectural styles, as well as elements more typically found on domestic dwellings. The chancel was built later to the designs of regionally renowned church architects and displays a more refined and coherent gothic architectural style in common with many churches of late 19<sup>th</sup> century date. The large size of the church provides evidence of the expanding population of the area, driven by its growing industrialisation, and the importance of religion to local populations.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.168 The church is located close to the highest point in the village, with surrounding narrow streets to the north evidencing the pre-industrial origins of the settlement. The settlement was subject to expansion due to increasing industrialisation of the area during the Victorian period. To the south of the church is a churchyard which follows the topography of the land sloping down to the south. It is enclosed by a stone wall, partially topped with railings. To the south and south-east of the churchyard the land slopes steeply downwards and is largely covered in mature trees. Beyond this is the urban area of Waterfoot. In views out from the churchyard to the south, three wind turbines of the operational Scout Moor Wind Farm are visible on the skyline, one turbine hub is visible and two turbine tips. Two wind turbines of the Sheepfold windfarm are located to the south-east, but are screened by the mature trees within the churchyard (**LVIA Baseline Visualisation 12B**). To the north, east and west of the church are residential dwellings, some in very close proximity, and these limit the local prominence of the church from the central part of Newchurch (Church Street and Church Lane).
- 4.169 The church is principally experienced as part of the settlement of Newchurch and within a residential context. Due to its location and the local topography the upper stages of the church tower can be glimpsed in views from the south but these are substantially screened by the mature tree cover south of the churchyard, and are occasional and incidental views.

***Contribution made by the Main Site***

- 4.170 The Main Site is located to the south and south-east of the Church. It comprises part of the wider altered rural landscape of agricultural land and moorland on the southern side of the Irwell Valley and makes a limited contribution to the significance of the church as part of the wider surrounding landscape which can be seen in some views from the churchyard.

**Lee Farmhouse, Stubbylee Lane (grade II listed building, NHLE ref. 1163403) (HAP 19)**



**Figure 4.48: View of Lee Farmhouse, looking north**

***Historic and Architectural Interest***

- 4.171 Lee Farmhouse was listed on the 30 November 1984 at grade II. The farmhouse dates from 1743 and was partly remodelled in c.1800 for early industrial purposes. It is now a house.
- 4.172 The farmhouse is built of coursed sandstone rubble, with a stone slate roof on two levels and with gable chimneys to the high roof and a ridge chimney to the lower roof. The building, originally 3 bays of two storeys, was altered with the first bay remodelled to make a double depth, three storey bay. The presence of tussing to the inner ends of the 2<sup>nd</sup> floor walls indicates that there were also plans (uncompleted) to raise the other parts of the building.
- 4.173 Lee Farmhouse is of architectural and historic significance as an unusual example of an incomplete conversion of a farmhouse for early industrial purposes.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.174 Lee Farmhouse is located situated on the north facing slope rising from the valley of the River Irwell. It is set within an area of rough pasture on the northern side of a narrow track which runs broadly east to west. To the north is the town of Bacup and Lee Quarry (now disused) is to the south, where the land rises steeply to Scout Moor.
- 4.175 The architectural interest of the Farmhouse is experienced in close views where its architectural details and materials can be seen. Views to the north include both rural and urban areas associated with Bacup, and views to the south are influenced by the remains of Lee Quarry, setting the building within a mixed agricultural and post-

industrial landscape. This reinforces the relationship the building has historically had with both agriculture and industry.

***Contribution made by the Main Site***

- 4.176 The Main Site is located to the south and south west of Lee Farmhouse. Local topography and substantive remains of Lee Quarry limits intervisibility between the former farmhouse and the Main Site. Notwithstanding, it forms a part of the wider rural and post-industrial surroundings of the Farmhouse which reinforce the historic context of the building.

**Fairwall Farmhouse (grade II listed building, NHLE ref. 1309258) (HAP 17); and**

**Barn c. 20m west of Fairwall Farmhouse (grade II listed building, NHLE ref. 1072864) (HAP 7)**



**Figure 4.49: View looking northwards towards Fairwall Farmhouse and Barn, from the adjacent track, showing the rear and side elevation of the Farmhouse**

***Historic and Architectural Interest***

- 4.177 Fairwall Farmhouse and associated barn were included on the statutory list on 30 November 1984, both at grade II. The farmhouse is dated to 1748 and is now a house. The barn is earlier with a datestone of 1672, however internal features suggest an earlier date. Both are constructed of coursed sandstone rubble with a stone slate roof. The farmhouse has quoins and is partly whitewashed.
- 4.178 The listed buildings have special architectural and historic interest as examples of vernacular architecture, using traditional construction techniques and locally sourced materials. They evidence the development of vernacular architecture and agricultural practices over time and how buildings were adapted to meet changing needs.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.179 The listed buildings form a localised grouping, situated within a wider grouping of agricultural buildings, including a number of principally 20<sup>th</sup> century outbuildings to the north. The farm forms a remaining part of an earlier agricultural landscape, dating from the 17<sup>th</sup> century, prior to the industrialisation of the Irwell Valley. The surroundings to the south and south-east of the farmhouse and barn are now characterised by the urban area of Bacup, which comprises a combination of residential and industrial / commercial land uses. Bacup Cemetery is located to the north of the farmhouse and barn, with a single field between the two. There is a small area of improved agricultural land and woodland to the south of the farmhouse and barn, beyond which are the rising southern slopes of the Irwell Valley, which have been heavily altered by the extraction works of Lee Quarry.
- 4.180 The farmhouse and barn are situated in a slight hollow in the local topography, sheltered by the rising land to the south. The buildings can be viewed from locations to the immediate south-west on Lee Road where their position in this localised hollow can be seen and appreciated in combination with understanding their location in relation to the wider surrounding Irwell Valley.



**Figure 4.50: View north east from Cutler Lane towards Fairwall Farmhouse and Barn which are situated in relation to the Irwell Valley , which can be seen beyond the buildings. The existing wind turbines of Todmorden Windfarm can be seen on the skyline beyond the settlement of Bacup.**

***Contribution made by the Main Site***

- 4.181 The Main Site is located to the south and south west of Fairwall Farmhouse and the associated barn to the west of the farmhouse. The spoil heaps of the former Lee

Quarry, in combination with the rising topography, limit views of the Main Site from Fairwall Farmhouse, and mean that the land of the Main Site cannot be viewed from locations in proximity to the listed buildings. The Main Site makes a limited contribution to the significance of the listed buildings as part of the wider surrounding altered rural landscape, which is demonstrative of the evolution of the economy of the area over time.

**Moss Meadows Farmhouse (grade II listed building, NHLE ref. 1072838) (HAP 14)**

***Historic and Architectural Interest***

- 4.182 Moss Meadows Farmhouse was included on the statutory list on 30 November 1984 at grade II. The listed building dates from around 1800 and has an attached barn. It is constructed of watershoe coursed sandstone with a stone slate roof. The house is of two bays and two storeys with the barn attached to the north of the house at a lower level. It has a central two storey gabled porch with a plain doorway. The adjoining barn has opposed segmental-headed wagon doors.
- 4.183 The building derives special architectural and historic interest as an example of a laithe house, where the farmhouse and barn are built as one contiguous structure, built in the local vernacular utilising local materials, and evidencing the historic agricultural activity within the surroundings.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.184 The farmhouse forms a remaining part of an earlier agricultural landscape, prior to the industrialisation of the Irwell Valley. The farmhouse is situated to the west of Stubbylee Lane and modern fencing encloses it. It is immediately surrounded by fields, beyond which, to the west, north and east is the built up area of Bacup, which is edged by the mature trees of Stubbylee Park to the north-west and Moorlands Park to the east. To the south is an area of semi improved agricultural land, beyond which are the rising southern slopes of the Irwell Valley which have been heavily altered by the extraction works of Lee Quarry and Whitworth Quarry.

***Contribution made by the Main Site***

- 4.185 The Main Site is located to the south-west of Moss Meadows Farmhouse. The spoil heaps of the former Lee Quarry, in combination with the rising topography, limit views of the Main Site from Moss Meadows Farmhouse, and mean that much of the land of the Main Site cannot be viewed from locations in proximity to the listed building. The Main Site makes a limited contribution to the significance of the listed buildings as part of the wider surrounding altered rural landscape, which is demonstrative of the evolution of the economy of the area over time.

**Old House Farmhouse (grade II listed building, NHLE ref. 1361640) (HAP 12)**

***Historic and Architectural Interest***

- 4.186 Old House Farmhouse was listed at grade II on 29 July 1966. It comprises a farmhouse and barn under a single roof. It dates to the 18<sup>th</sup> century and is now a house. Constructed of watershot coursed sandstone and random rubble, with a stone slate roof and ridge chimneys, the building is of two storeys. Of interest is the south west gable wall which projects above the eaves. This feature gable comprises an embattled top with three metal ties. It functions as a wind break and dates to 1879 when it is said to have replaced a similar feature.

- 4.187 The asset derives special architectural and historic interest as an example of a laithe house where the farmhouse and barn are built as one contiguous structure. It is built in the local vernacular and in locally sourced materials. The form of the south-west gable which faces over a steep embankment provides evidence of the harsh weather conditions in the area and is an example of the innovative methods which evolved to protect structures from the prevailing winds.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.188 The asset is set at the top of a steep embankment which falls away to the south-west, to Market Street, which runs on a broadly north west to south east alignment. Beyond Market Street is a tree belt and open countryside, comprising improved and semi-improved agricultural land. Beyond this is the heavily altered landscape of Whitworth Quarry, where considerable quarrying excavations and associated spoil heaps have created an area of manmade landform. To the north and east of the farmhouse is open agricultural land with other dispersed farmsteads to the west and north-east. The settlement of Bacup is located to the west, situated within the base of the Irwell Valley.
- 4.189 The farmhouse, in particular its south west gable with embattlement detailing, forms a locally distinctive landmark which can be viewed from a short length of Market Street (A671). The farmhouse is appreciated in a semi-rural context, which also includes the main road of Market Street and the various buildings situated in relation to the road, which include dwellings and a petrol station.

***Contribution made by the Main Site***

- 4.190 The Main Site is located approximately 2.1km to the south-west of the farmhouse at its closest. It is visible beyond the heavily modified area of landscape that comprises Whitworth Quarry, and can be glimpsed as an area of moorland beyond the quarry. The Main Site makes a very limited contribution to the setting of the farmhouse as part of the wider surrounding landscape, albeit visible beyond the heavily modified area of Whitworth Quarry.

**The End Cottage, The Old Stables and The Barn, Tippetts Farm (grade II listed building, NHLE ref. 1163990) (HAP 10)**

***Historic and Architectural Interest***

- 4.191 This asset was added to the statutory list at grade II on 30 November 1984. It comprises two farmhouses and an attached barn which form a single range of buildings and is constructed of watershot coursed sandstone block and a slate and stone slate roof. It was built in three phases, probably in the later 18<sup>th</sup> century, and is now three dwellings used for holiday accommodation. The eastern farmhouse has two bays and two storeys and a front extension. The central farmhouse is also two storeys and comprises three bays. Both have the locally distinctive fenestration of groups of three stepped openings separated by stone mullions. The barn to the west has a large arched wagon opening in the centre of the southern elevation.
- 4.192 The asset derives special architectural and historic interest as an example of a laithe house, with the farmhouse and barn built as one contiguous structure. It is built in the local vernacular and of locally sourced materials. The provision of two farmhouses and the pattern of fenestration is suggestive of a domestic scale industrial function,

supplementing the agricultural function of the farmstead. This could have comprised processing wool or cotton. It is evidence of the difficulties faced by farmers in this area and the adaptations made as agricultural practices evolved and farms diversified.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.193 The asset is set within a largely rural context. It is located with views northwards across open countryside to the urban area of Newchurch and the rising slopes of the northern side of the Irwell Valley. Land to the west, south and east comprises improved and semi-improved agricultural land, with moorland beyond. There is also evidence of the former industrialisation of the area within the vicinity, including Cragg Quarry and Cowpe Reservoir.

***Contribution made by the Main Site***

- 4.194 The Main Site forms part of the wider rural surroundings of the farmhouse, comprising moorland which can be seen in longer distance views from and in the vicinity of the farmhouse. It is viewed beyond the improved agricultural land and features related to industrialisation such as the Cowpe Reservoir. Therefore, the Main Site makes a limited contribution to the significance of the farmhouse as part of its wider, altered, rural surroundings.

**Higher Lench Farmhouse (grade II listed building, NHLE ref. 1164097) (HAP 6)**

***Historic and Architectural Interest***

- 4.195 Higher Lench Farmhouse was listed at grade II on 30 November 1984. It dates to the early 17<sup>th</sup> century with 18<sup>th</sup> century additions and later alterations and is now a house. It is constructed of sandstone rubble with quoins and watershot coursed sandstone with stone slate roofs and a gable chimneys. It is T-shaped in plan and two storey in height, with the 17<sup>th</sup> century bay on the north-south axis and the two bay 19<sup>th</sup> century extension at right angles on the east side. Higher Lench Farmhouse is of significance as an historic vernacular building which has been subject to alterations over time to accommodate the changing requirements of its occupants. It also has the potential to provide evidence about the changing vernacular architectural designs and techniques utilised within this area over time.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.196 Higher Lench Farmhouse is experienced at the centre of a small cluster of buildings, mainly residential in use, which are situated at the end of a narrow approach track. The small settlement is set within open countryside at the edge of the semi-improved moorland. The spoil heaps of Hurdles Quarry are located to the north-west of the listed building.
- 4.197 The farmhouse is experienced as a rural farmstead situated on the steep sided slopes of the Irwell Valley. Its position on the valley sides means there are long views out to the north and west of the modern urban settlement of Newchurch. The steep rise of the land to the rear of the farmhouse means there are limited views out to the south-east and south.

***Contribution made by the Main Site***

- 4.198 The Main Site comprises part of the wider rural surroundings of Higher Lench Farmhouse, situated to the south-east of the listed building, and beyond the small cluster of residential buildings within which the farmhouse is primarily experienced.

Therefore, the Main Site makes a limited contribution to the heritage significance of Higher Lench Farmhouse as part of the wider surrounding agricultural landscape.

**Stoodley Pike Monument (grade II listed building, NHLE ref. 1229506) (HAP 28)**



**Figure 4.51: View south towards Stoodley Pike Monument**

***Historic and Architectural Interest***

- 4.199 Stoodley Pike Monument was originally built in 1815, to commemorate the defeat of Napoleon, following the Battle of Waterloo. The monument collapsed in 1854, and the current structure was built in 1856 to a new design by John Green, a local architect, and was restored in 1889. The monument was paid for by public subscription. The base comprises stone piers with an ashlar cornice carrying an octagonal gallery with heavy balustrade. This supports a hammer-dressed stone obelisk which reaches a height of 121ft. The monument is of architectural and historic interest as a distinctive 19<sup>th</sup> century commemorative monument which forms a landmark atop Stoodley Pike, overlooking the settlements of Todmorden and Hebden Bridge and the moors of the upper Calder Valley to the north.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.200 Stoodley Pike Monument is located at the top of Stoodley Pike and to the south of the settlement of Hebden Bridge and to the east of Todmorden. It is surrounded by a plateau of moorland which extends to the south and east and is traversed by public

footpaths. The land is steeper to the west and north where it slopes down into the upper Calder Valley.

- 4.201 As a result of its siting atop Stoodley Pike and the surrounding topography, the Stoodley Pike Monument is a widely visible landmark and dominates the moors of the upper Calder Valley. The monument draws considerable significance from its landmark value, as well as the extensive panoramic views available from within its immediate context towards the South Pennines. These views comprise a mix of both rural and urban areas, including wind turbines visible at Crook Hill and Todmorden Moor.



**Figure 4.52: View south west towards Stoodley Pike Monument from Cow Hey Lane**

***Contribution made by the Main Site***

- 4.202 The Main Site is located approximately 12km to the south-west of Stoodley Pike Monument, beyond the villages of Todmorden and Walsden and the A6033. In spite of the intervening distance, there is a degree of intervisibility between the Main Site and the listed building (as shown at **Figure 4.51**), between Crook Hill Wind Farm and Todmorden Wind Farm. Stoodley Pike Monument is visible on the skyline in views north east from within the Main Site. These views reveal the extensive visual context of the listed building and its landmark quality but are widely replicated throughout the surrounding area and are not unique or distinct.



**Figure 4.53:** View south west towards the Main Site from Stoodley Pike Monument. The location of Main Site is outlined in red. Crook Hill Wind Farm is lined in green, Scout Moor Wind Farm is lined in purple and Todmorden Wind Farm is lined in blue

**Clegg Hall (grade II\* listed building, NHLE ref. 1309615) (HAP 2)**



**Figure 4.54:** The principal elevation of Clegg Hall, looking south-east

***Historic and Architectural Interest***

- 4.203 Clegg Hall was included on the statutory list on 10<sup>th</sup> August 1951. The current building was built in 1618 for Theophilus Ashton. It is thought to have been built on the site of

an earlier moated timber building dating from the 12<sup>th</sup> century<sup>48</sup>. By the 18<sup>th</sup> century Clegg Hall was in use as a farmhouse<sup>49</sup> and in 1811, the Hall became licensed as a public house named Black Sloven, and later the Hare and Hounds. From the mid-19<sup>th</sup> century until the 1920s, the building served as a tea room. During the 1960s, the Hall was damaged by fire and became semi-derelict. It was restored between 2005 and 2011 to its 17<sup>th</sup> century condition and is now in use as a house. The building derives historic interest from its changing use through the 17<sup>th</sup> to 20<sup>th</sup> centuries. Initially built as a stately home built as part of England's period of the Great Rebuilding, to its later use as a public house, representing the growth of the population as a result of industrialisation, including industrial development at Smithy Bridge to the north-east.

- 4.204 Clegg Hall has architectural interest as a fine example of the Jacobean style in relation to the Great Rebuilding of the 16<sup>th</sup> to 17<sup>th</sup> century. It is built of dressed stone with a slate roof. The principal (north) elevation is symmetrical and features a central two-storey projecting bay approached by stairs. The entrance has a segmental-headed door opening with moulded surround and capitals. Above is a mullion and transom window flanked by single columns on pedestals with enriched capitals and a frieze, indicative of early classical influence. It features stone mullioned windows which are all double-chamfered and have hoodmoulds. Clegg Hall is associated with the well-known ghost story of the Clegg boggart, and derives some local historic interest from its association with this tradition.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.205 Clegg Hall is situated on the south-eastern side of Clegg Hall Road. It is set back from the road with a stone boundary wall and small area of lawn to the north-west. A row of terraces are adjacent to the hall to the west. To the north-east is a car park, and to the south are open fields. Beyond this, the Rochdale Canal runs south-west to north-east to the north of the hall, and the Lancashire and Yorkshire Railway Line runs approximately parallel to the canal on a raised embankment. Clegg Hall Mill and its associated mill pond are located to the east and north-east.
- 4.206 The principal façade of the building faces north-west and the building's architectural interest is primarily appreciated in closer range views from Clegg Hall Road. From this area, the contrast between the age and architectural design of Clegg Hall as a Jacobean country house and the adjacent later 18<sup>th</sup> and 19<sup>th</sup> century industrial buildings and terraces can be best appreciated. This contrast helps to make the historic development of the settlement legible to visitors.
- 4.207 The hall is intentionally orientated with its primary elevation looking out to the north and north-west, where long distance views to the moorland are achievable. These views were an important aspect of its setting when built as a country house. Views north and north-west have experienced notable ongoing change through the 19<sup>th</sup> to 21<sup>st</sup> century. When the hall was built, these views would have included moorland and open fields. These views now include the Lancashire and Yorkshire Railway (constructed in the mid-19<sup>th</sup> century on an embankment), the Rochdale Canal (late 18<sup>th</sup>

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<sup>48</sup> Archaeological Research Services Ltd. 2013. Clegg Hall, Littleborough: Historic Building Assessment.

<sup>49</sup> Archaeological Research Services Ltd. 2013. Clegg Hall, Littleborough: Historic Building Assessment.

century) and the urban areas of Rochdale. Crook Hill Wind Farm and the existing Scout Moor Wind Farm are visible on the skyline, seen in conjunction with the longer distance views to the moorland.



**Figure 4.55: View looking north west from Clegg Hall showing the Lancashire and Yorkshire Railway and Rochdale Canal in the foreground, urban development associated with Rochdale in the midground and moorlands with wind turbines as a backdrop**

***Contribution made by the Main Site***

- 4.208 The Main Site is to the north-west of Clegg Hall beyond the modern urban settlements of Rochdale and Littleborough. The Main Site is visible in distanced views north-west from Clegg Hall and forms a small part of expansive moorland that is experienced from the asset. However, as outlined above, views north and north-west have experienced change through the 19<sup>th</sup> to 21<sup>st</sup> centuries and now include several post-industrial and urban features within the landscape. The Main Site is seen in conjunction with Crook Hill Wind Farm, Scout Moor Wind Farm and the urban and post-industrial features of Rochdale and the moorlands.

**Spring Bank (grade II listed building, NHLE ref 1260239) (HAP 29)**



**Figure 4.56: Spring Bank, looking west**

***Architectural and Historic Interest:***

- 4.209 Spring Bank was included on the statutory list at Grade II on 27 September 1984. Dating from the early 19th century, the building comprises a two-storey house with an attached lower service wing and a former barn or stable block enclosing a rear courtyard. The principal elevation is symmetrical in composition, comprising three bays with large multi-pane sash windows incorporating glazing bars. The central panelled entrance door is set within a Tuscan doorcase and surmounted by a segmental fanlight. The building is constructed in local ashlar sandstone with a hipped slate roof.
- 4.210 The listed building is of special architectural and historic interest as a good example of an early 19th century rural residence designed in a classical style with surviving architectural detailing. The attached service wing and former outbuildings contribute to an understanding of the building's historic domestic and functional arrangement, reflecting its origins as a substantial rural dwelling within an agricultural landscape. Further interest is derived from the use of local materials which reflects vernacular building traditions and the building's relationship with its rural setting.

***Setting (Physical Surroundings and Experience of the Asset):***

- 4.211 Spring Bank is located at the end of a long, shared drive extending westwards from the B6391. To the south of the house is a lawned garden enclosed by a cluster of trees lining a brook (flowing west to east). The lawned garden wraps around to the north and east of the house, where it meets the driveway and the front of the building. This is enclosed by a low hedge. To the west is a small yard area, contained by a wall. Dense woodland surrounding a small pond and brook is beyond this to the west. Beyond this, to the north is a large residential property re-built around 2010 with adjacent buildings

associated with equestrian use. To the east, an open field gradually slopes down towards the Bolton, Blackburn & Hellifield Railway Line (running in a north-south direction).

- 4.212 The principal facade of the building faces west and the building's architectural interest is primarily appreciated in closer range views from its garden and shared drive. From this area, the building is experienced within a wider area of open fields and a verdant backdrop that enables an understanding of its historic interest as a rural residence. The building is intentionally orientated with its primary elevation looking out to the east, where long distance views to the moorland are achievable. There is no known functional or historic relationship with the moorland in these views, but they do provide an open outlook from the listed building and are a component which was intentionally taken into account when positioning the building.
- 4.213 The Main Site forms part of the long distance views from the listed building towards the moorland. The Main Site is visible beyond Holcombe Moor, the town of Ramsbottom and the existing Scout Moor Windfarm, and forms a small part of an expansive moorland landscape that is visible from the asset. There is no known historical or functional relationship between the Main Site and Spring Bank, but the Main Site does form a part of the intentional view eastwards and makes a small positive contribution to the significance of the listed building by virtue of this.

**Whitworth Cemetery (grade II Registered Park and Garden, NHLE ref. 1000475),**

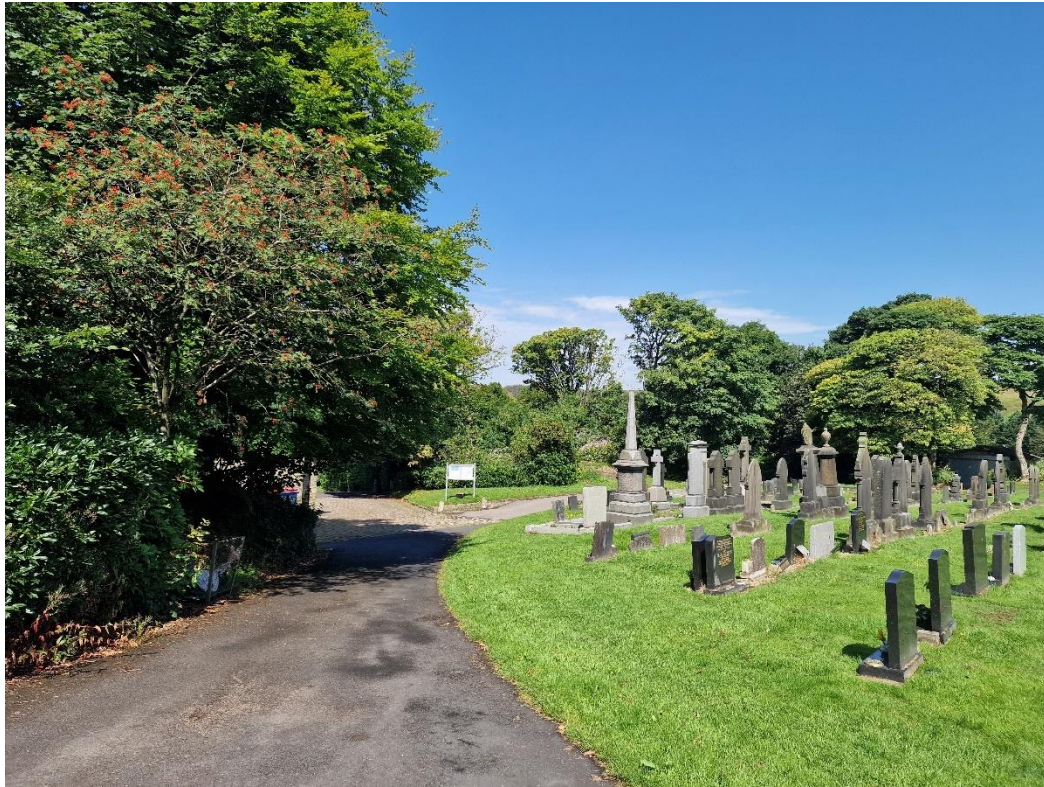
**North Chapel at Whitworth Cemetery (grade II listed building, NHLE ref. 1164419) (HAP 4),**

**Cemetery Chapel at Whitworth Cemetery (middle of three) (grade II listed building, NHLE ref. 1361990) (HAP 5), and**

**South Chapel at Whitworth Cemetery (grade II listed building, NHLE ref. 1072783) (HAP 3)**

***Special Historic Interest of the RP&G***

- 4.214 The Whitworth Cemetery RP&G is a public cemetery opened in 1879. The cemetery comprises a trapezoidal-shaped area of land centred around three grade II listed chapels, and consisting of burial areas intersected by winding paths. The layout of the cemetery is attributed to Thomas Holt, Surveyor to the Burial Board. The cemetery has significance as an intact example of a Victorian public cemetery. Comparison with the 1893 OS map indicates that the buildings, layout, and features, including boundary tree planting, remain largely intact as designed in the late 19<sup>th</sup> century.
- 4.215 Three chapels (each grade II listed) are the principal buildings at the cemetery. They are sited on a plateau in the centre of the cemetery and were designed in the High Victorian Gothic-style by architects James Maxwell and William Charles Tuke. Three chapels were created in order to provide separate buildings for the non-conformist, Church of England and Catholic worshipers in the rapidly expanding Victorian industrial settlement.



**Figure 4.57: General view of the burial ground, showing 19<sup>th</sup> and 20<sup>th</sup> century burial monuments and structured planting**

- 4.216 The entrance to the cemetery is from Edward Street to the west, which forms an approach road. It is marked by a carriage entrance flanked by two pedestrian entrances, with cast-iron gates set between square stone piers. A lodge is located on a small plateau created by the retaining west boundary wall. From the entrance drive, the burial grounds are laid out with intersecting winding paths which define a series of irregular oval, tear-drop, and triangular burial areas. These provide a variety of routes through the cemetery. The path junctions are occasionally marked by small groups of trees and evergreen shrub planting.
- 4.217 Whitworth Cemetery is of significance as a good and little altered example of a late Victorian Cemetery laid out for a burial board, and incorporating three chapels, and a lodge which together with the structural planting of the cemetery, all remain intact. The cemetery's layout, attributed to Thomas Holt, surveyor to the burial board was designed to exploit views out to the west. The Cemetery is of historic significance due to its collection of 19<sup>th</sup> and early 20<sup>th</sup> century monuments and small stone markers, and due to its functional and visual connection with the adjacent town.
- 4.218 There are three grade II listed chapels (**North Chapel, Central Chapel and South Chapel**) located within the cemetery, which were built as part of the laying out of the cemetery to serve the growing population of Whitworth and Facit following industrial expansion in the 19<sup>th</sup> century. The three chapels, were designed by James Maxwell and William Charles Tuke and date from the 1870s. They hold architectural interest as a group of late 19<sup>th</sup> century chapels in the Gothic Revival style. The chapels are built of rock-faced sandstone and slate roof with bands of green slates and red ridging tiles. The North and South chapels are T-plan in form, and the Central chapel has a nave and western

tower. To their west elevations, both the North and South chapels have seven lancet windows and plate-traceried rose window above. The Central chapel has a buttressed west end with large four-light window and plate-traceried rose window. It has a two-stage western tower with belfry louvres, corner pinnacles and spire with gablets and lucarnes.



**Figure 4.58: View south east towards the three listed chapels**

***Setting (Physical Surroundings and Experience of the Asset)***

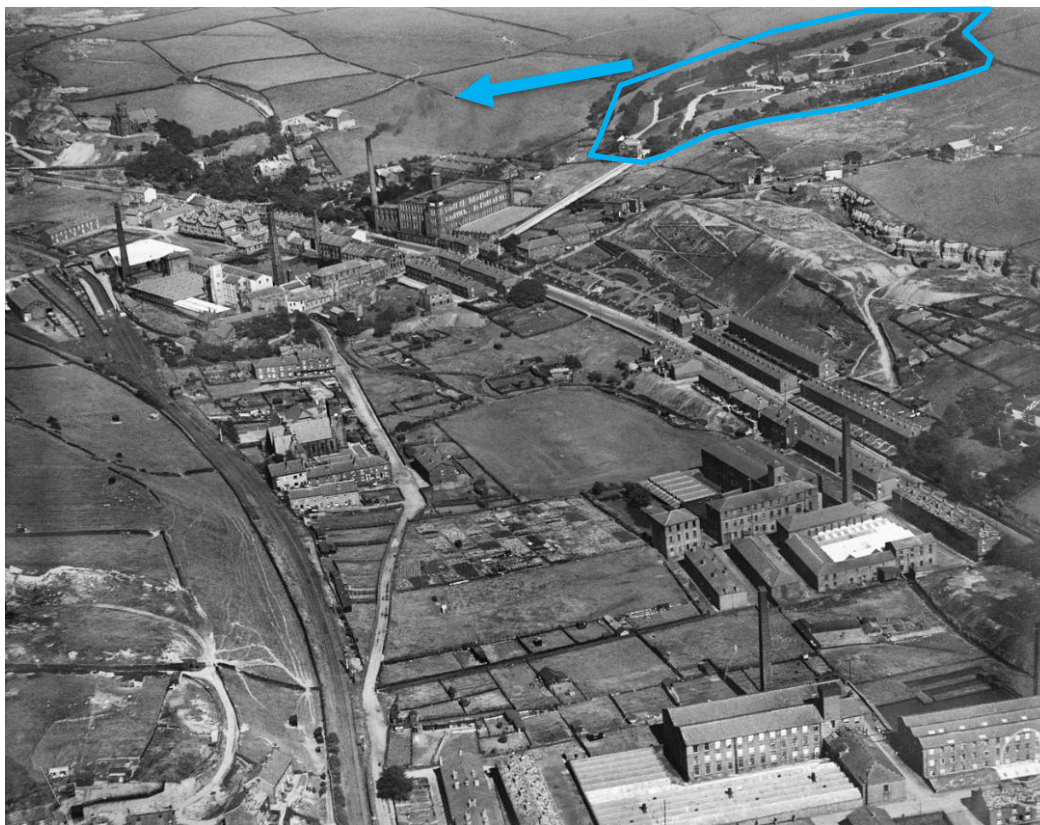
- 4.219 Whitworth Cemetery is located to the north east of Whitworth town centre ground rising to the south-east, on the east side of the valley of the River Spodden. Ground in the western half of the cemetery rises steeply up to the centre from where the ground rises more gently to the south-east boundary. To the north, north-east, south-east and south-west, the cemetery is adjacent to open fields and is bound by a drystone wall lined with tree and shrub planting. The western boundary (perpendicular to Edward Street) is marked by a coursed stone wall topped with 19<sup>th</sup> century cast-iron railings.
  
- 4.220 The **three listed chapels** are arranged in a linear grouping at the centre of Whitworth Cemetery. The cemetery wraps around the chapels and comprises a trapezoidal-shaped area of land centred consisting of burial areas containing 19<sup>th</sup> and 20<sup>th</sup> century memorials, intersected by winding paths.
  
- 4.221 From the centre of the RP&G and the higher eastern ground there are long views out to the west, across the valley to Rooley Moor. The location of the cemetery exploits

these views. The layout of the cemetery exploits the sloping site to create views from the cemetery<sup>50</sup>, and into the cemetery from the town.

- 4.222 Views out from the cemetery are an important aspect of its setting that contributes to its significance. Views west have experienced change through the 20<sup>th</sup> century. Historically, views would have included industrial features, such as the chimneys of Facit Mill, Spodden Vale Mill and Long Acres Quarry. These industrial features are no longer extant, and the views out from the cemetery now comprise the rising land on the western side of the Spodden Valley. A small number of buildings are visible on the rising western slopes of the valley, seen in combination with woodland plantations, agricultural and moorland and areas of landscape which have been modified by quarrying, and the creation of the Cowm Reservoir (as seen in **Viewpoint CH01**). Some of the wind turbines of the existing Scout Moor Wind Farm can be picked out on the skyline, with 9 tips visible and 1 turbine visible to hub height
- 4.223 When looking west from the entrance to the cemetery on Edward Street, the views are characterised by late 20<sup>th</sup> century housing visible in the foreground, with longer distance views towards the rising western slopes of the valley.

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<sup>50</sup> Historic England (2003) Whitworth Cemetery: Official List Entry Details.



**Figure 4.59: 1926 aerial photograph showing the industrial character of Whitworth and Facit. The approximate western direction is indicated by an arrow, and Whitworth Cemetery is outlined in blue**

- 4.224 There is a strong associative relationship between the RPG and the three listed chapels located at its centre. They were designed in combination and they mutually reinforce each other's significance. The chapels, designed to serve non-conformist, Church of England and Catholic worshippers are of historic interest and are indicative of the approach taken to creating a new public cemetery in an expanding Victorian industrial settlement. The chapels have group value which contributes to their shared significance. A visual relationship is retained and appreciable from within the cemetery itself. This enables an understanding of their functional relationship and contributes to the appreciation of their historic and architectural association.

***Contribution made by the Main Site***

- 4.225 The Main Site forms part of the wider landscape surroundings, to the west of Whitworth Cemetery and the three listed chapels located therein. The Main Site is seen as part of the view to the west which has been intentionally exploited in the layout of the cemetery. These views out from the cemetery have undergone gradual change throughout the 20<sup>th</sup> century, with the establishment, and subsequent removal of factories and their associated chimneys, and with the gradual abandonment of most of the quarrying activity on the western side of the River Spodden Valley. The most recent change in the view has been the introduction of the wind turbines of Scout Moor Wind Farm. The Main Site contributes to the significance of the RPG as part of the wider surrounding landscape, views to which were intentionally exploited in the layout of the cemetery. These views are also appreciated when standing outside (to

the west of) the three listed chapels and make some limited contribution to the ability to understand the situation of the chapels in relation to the designed layout of the wider surrounding churchyard.

#### **Rooley Moor Road (NDHA) (HAP 34)**

##### ***Local Historic and Architectural Interest***

4.226 Rooley Moor Road runs across the Pennines from Rossendale to Spotland. The nature of its construction varies over its length; some lengths are formed of a simple dirt path, but much of its course comprises a setted road of between 4.5 and 5.5m in width with stone kerbs and drainage channels to either side. Parts of the road, including within Catley Lane Head have been covered with tarmac.

4.227 Rooley Moor Road pre-dates the 19<sup>th</sup> century, with the first known mention of the road in 1729 when Godman quotes the Lancashire Quarter Session as recording:

*“The Court doth enlarge the time to the inhabitants of Catley Lane for the repairs of the highway in Spotland from Spotland Bridge to Gorse Hill Leach ‘till the Midsummer sessions.”<sup>51</sup>*

4.228 The route may be of much earlier date, forming a packhorse route between Rochdale and Whalley Abbey in the Ribble Valley.

4.229 Rooley Moor Road is also known as the ‘Cotton Famine Road’ due to its links to the American Civil War. During the 1860’s the importation of cotton was reduced significantly, resulting in many mills stopping production and workers becoming redundant. Large public works projects were commissioned including the re-laying of this road, to provide work for mill workers and provide them an income.

4.230 The asset derives local historic and architectural significance from its longevity as a route across the moors, and from its connection with both the local mill industry and the wider international history of the American Civil War and the cotton famine.

##### ***Setting (Physical Surroundings and Experience of the Asset)***

4.231 The non-designated length of Rooley Moor Road runs through open moorland and ends at a tarmacked turning circle within the settlement of Catley Head Lane. The asset is experienced within a rural moorland landscape, which despite its current appearance of being an isolated location, has been significantly shaped by industrial activity, including quarrying, which reused parts of the road in order to transport materials from the hillside to the settlements below. The wider surrounding landscape includes reservoirs, and the existing wind turbines of the operational Scout Moor Wind Farm, which lie to the west of the road.

##### ***Contribution made by the Main Site***

4.232 The Rooley Moor Road runs through the Main Site. The Main Site, which comprises an area of rural moorland landscape, which has been shaped by quarrying and other industrial activities, contributes to the significance of the road, enabling understanding for the reasons for the existence of the route as a way of connecting settlements to the

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<sup>51</sup> Jenny Wetton Conservation (October 2015) Rooley Moor Neighbourhood Area, Heritage Appraisal.

north, with Rochdale. The Main Site also makes some contribution to the significance of the asset as it allows understanding of the vast undertaking of setting the road, and why this was adopted as a project to provide labour for those made redundant during the cotton famine.

**Rough Lee House and Gates (Rossendale Locally Listed Building) (HAP 30), and**

**Rough Lee Cottages (Rossendale Locally Listed Building) (HAP 31)**

***Local Historic and Architectural Interest***

- 4.233 Rough Lee House and Cottages have local significance as a surviving, though altered, group of 19<sup>th</sup> century dwellings. The principal historic buildings include Rough Lee House and a broadly linear range of workers' cottages immediately to the north-west; both are present on the 1849 OS map. The north western elevation of Rough Lee House is symmetrical and consists of a central door flanked by pairs of sash windows divided by a stone mullion with stone sills. The south-east facing elevations are more irregularly arranged with a number of single-storey extensions and porches. The buildings are built of stone with areas of render finish. There is a clear hierarchy and group value between the house and cottages and they have a degree of local architectural interest, albeit diminished by later alterations. A review of census data suggests that the house and cottage tenants worked in a range of occupations broadly aligned with local industry. These assets are of local historic interest as they provide evidence of the social and industrial history and development of the locality.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.234 Rough Lee House and Cottages are situated to the west of Cowpe along a single-lane track that rises gradually from Cowpe. The house and cottages are arranged around a yard area. Land falls away steeply to the north towards the Rossendale Valley, and rises steeply to the south towards Rooley Moor. To the east is a large garden bounded by a stone wall, and to the west is Lower Lench Farm (grade II listed).
- 4.235 The buildings have group value which contributes to their shared significance. A visual relationship is retained and appreciable from the adjacent track in views south and from the yard. This enables an understanding of their functional relationship and contributes to the appreciation of their historic association. The garden to the rear of Rough Lee House is large and reinforces the hierarchical relationship between the buildings. Views to the north include both rural and urban areas associated with Waterfoot, Newchurch and Bacup, setting the group of buildings within their historic context as influenced by both the agricultural and industrial history of the area.



**Figure 4.60: View looking south from the central yard between Rough Lee House and Rough Lee House, where their group value is appreciable**

***Contribution made by the Main Site***

- 4.236 The Main Site is to the south and south-east of Rough Lee House, Gates and Cottages and forms a part of the wider landscape to the south of the group. The Main Site forms part of the backdrop in views south from the adjacent track, where the buildings' group value is appreciable. Whilst partially visible, the Main Site does not contribute to the local significance of this group.

**Lower Foldhead Farm (Rossendale Locally Listed Building) (HAP 32)**

***Local Historic and Architectural Interest***

- 4.237 Lower Foldhead Farm is a laithe house in a linear plan comprising a house and barn under a singular roof. It is of two-storeys and is constructed from coursed stone with a slate roof, built in the local vernacular. The north-eastern extent features a large round arched opening indicating historic agricultural use and its linear form is typical of the 19<sup>th</sup> century typology of laithe houses. It has local significance as an example of a laithe house, developed on the edge of moorlands in the 18<sup>th</sup> and 19<sup>th</sup> century. They are most densely concentrated in the Pennine part of West Yorkshire and Lancashire, where dual income from farming and industry (primarily textiles) enabled smallholdings to be economically viable. The dual purpose laithe house buildings were a compact and efficient means of building properties for tenant farmers on newly-enclosed agricultural small holdings. In this way, Lower Foldhead Farm has local significance as it represents the development of agriculture and industry in the locality. Though architecturally modest, the houses have a degree of local architectural interest as they represent the local vernacular.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.238 Lower Foldhead Farm is located along a track leading southwards from Fold Head. An additional trackway runs from Wall Bank Lane in a north-westerly direction to the farm. Lower Foldhead Farm is immediately surrounded by open fields in all directions. Beyond this, modern residential development associated with the expansion of Whitworth is to the north and east. The land gently rises to the north-west, with its highest point close to 'Houses on the Hill' before the land falls away into the Spring Mill Reservoir. The land also rises to the north-west.
- 4.239 The local vernacular style of Lower Foldhead Farm is appreciated in closer views south and east from the adjacent track. It is experienced amongst industrial and agricultural features of the landscape, including Spring Mill Reservoir and surrounding open fields, reinforcing its local significance as dependent on both industry and agriculture. Historically, as a smallholding, the building would have had an association with fields in its immediate locality and its relationship with immediately surrounding fields remains appreciable. Development associated with the expansion of Whitworth has influenced the character of the surroundings, with modern housing characterising land to the east.

***Contribution made by the Main Site***

- 4.240 The Main Site is located to the west and north-west of Lower Foldhead Farm and forms a part of the wider broadly rural, post-industrial surroundings which include the remaining bings and spoil heaps from mining and quarrying activity on Rooley Moor. Historically, as a smallholding, the contribution to the asset's historic agricultural context is limited to fields within the asset's immediate surroundings, which the Main Site does not form a part of. Notwithstanding this, the Main Site makes a very limited contribution to the significance of the asset as part of the wider post-industrial, rural surroundings.

**7-23 Smallshaw Road (Rochdale Locally Listed Building) (HAP 36)**

***Local Architectural and Historic Interest***

- 4.241 7-23 Smallshaw Road have local significance as a group of 19<sup>th</sup> century workers cottages built in the local vernacular using locally sourced building materials. These were likely built to house the workers at Smallshaw Mill, which historically was sited 100m east although is no longer extant; historic maps show that the mill was disused by 1893 and was demolished by 1910. 7-23 Smallshaw Road comprise a row of terraces built in two phases; nos. 9-23 are earlier and lower in height. They are built of stone with slate roofs and have casement windows with stone surrounds. Several have modern dormer windows. No. 7 was originally constructed as two houses and historically used as a shop. Although this has been converted into residential use, several features, such as a post box and stone detailing around the former shop window, indicate its former use. They have local historic interest as they represent the growing population as a result of industrialisation in its locality. They provide evidence of the social and industrial history and development of the locality.



**Figure 4.61: View looking north towards 7-23 Smallshaw Road from the junction with Rooley Moor Road**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.242 7-23 Smallshaw Road is located on the northern side of Smallshaw Road and to the east of Rooley Moor Road. A group of three former mill ponds are to the north and south of the cottages. Catley Lane Head bus terminus is to the west and the grade II listed Smallshaw Farm terminates Smallshaw Road to the east.
- 4.243 The local architectural interest of 7-23 Smallshaw Road is appreciated in closer views from Smallshaw Road. From here, the cottages are experienced in a contained setting as part of an historically industrial hamlet. Smallshaw Mill is no longer extant and the industrial context of the asset can no longer be fully understood. However, in views along Smallshaw Road, the cottages are experienced in combination with former mill ponds. These give some context to the industrialisation of the area and provide historic context to the non designated buildings.

***Contribution made by the Main Site***

- 4.244 The Main Site is located to the north-west of 7-23 Smallshaw Road and forms a part of the wider post-industrial surroundings of the asset. The loss of mill buildings, including Smallshaw Mill, and the ceasing of mining and quarrying activities means that the former industrial context of the asset can only be partially understood. The Main Site does not contribute to the local significance of the asset.

**Higher Dunishbooth (Rochdale Locally Listed Building) (HAP 37)**

**Lower Dunishbooth, (Rochdale Locally Listed Building) (HAP 38) and**

**Croft Head (Rochdale Locally Listed Building) (HAP 39)**

***Local Architectural and Historic Interest***

- 4.245 Higher Dunishbooth, Lower Dunishbooth and Croft Head are a group of three laithe houses interspersed to the south of Prickshaw. They are each in a linear plan form and comprise a house and barn under a singular roof. They are of two-storeys and constructed of coursed stone with a slate roof, built in the local vernacular. Each feature architectural details that indicate its former agricultural use, including large round arched openings for carts/agricultural equipment. They have local significance as examples of laithe houses that represent the development of both agriculture and industry in the locality. They have group value and would have been supported by the same local industries dispersed between Catley Lane Head and Prickshaw.



**Figure 4.62: View looking south west towards Croft Head from Knacks Lane**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.246 Higher Dunishbooth, Lower Dunishbooth and Croft Head are located in dispersed locations between Catley Lane Head and Prickshaw. They are each accessed by tracks and are separated by arable fields. The sites of former mills are to the north, east and south. Remnants of the industrial landscape remain extant as mill ponds, dams and quarry spoils.
- 4.247 The local vernacular style of each building is appreciated in closer views. They are experienced amongst industrial and agricultural features of the landscape, including Spring Mill Reservoir and surrounding open fields, reinforcing their local significance as

dependent on both industry and agriculture. They are visually connected, and their physical closeness enhances the appreciation of their historic role as smallholdings. The buildings are experienced within a contained setting as part of a wider surrounding group of buildings of historically mixed agricultural and industrial use in Catley Lane Head and Prickshaw.

***Contribution made by the Main Site***

- 4.248 The Main Site is located to the north-west of Higher Dunishbooth, Lower Dunishbooth and Croft Head and forms a part of the wider broadly rural, post-industrial surroundings which include the remaining bings and spoil heaps from mining and quarrying activity on Rooley Moor. The Main Site makes a very limited contribution to the significance of the asset as part of the wider post-industrial, rural surroundings.

**Syke Bank Farm (Rochdale Locally Listed Building) (HAP 42)**



**Figure 4.63: View looking south towards Syke Bank Farm from Rooley Moor Road**

***Local Architectural and Historic Interest***

- 4.249 Syke Bank Farm comprises two linear ranges of dwellings arranged in a loose L-plan form. The eastern range was originally a farmhouse to Syke Bank Farm. A review of census data indicates that the northern range comprised workers' cottages built for the working population at Catley Lane Head, consisted of miners, quarrymen and factory operatives employed in the Smallshaw Mill. The farmhouse range was built in two stages from the early to late 19<sup>th</sup> century. The cottages were built in the mid-19<sup>th</sup> century and comprise a block of five dwellings. The ranges are built of coursed stone with stone heads, cills, surrounds and quoins, and a slate roof. The buildings are shown on the 1848 OS map and historic map regression indicates that the southern

part of the eastern range was truncated and partially demolished in the mid-20<sup>th</sup> century. By 2015, the buildings were in disuse and have since been restored and converted for domestic use. Though architecturally modest and altered, the houses have a degree of local architectural interest as they represent the local vernacular. The buildings have local historic interest in providing an understanding of the area's historic industrial and agricultural development.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.250 Syke Bank is located to the west of the settlement of Catley Lane Head. Rooley Moor Road runs north-west to south-east to the north and east of the buildings. The buildings are arranged in a roughly L-plan form with car parking to the front and domestic gardens are to the rear (south-west) of the cottages, beyond which are open fields.
- 4.251 The vernacular style of the buildings is primarily appreciated in closer ranges views to the south-west from the drive, off Catley Lane Head bus terminus. From this area, the group value and shared significance of the buildings is appreciable through their visual relationship. The buildings can also be seen within the surrounding agricultural fields within views looking north-west from a short length of Rooley Moor Road, extending between the grounds of the former Methodist Chapel and 818 Rooley Moor Road. The pylons of the existing high voltage powerline are visible beyond the farm in this view. The buildings' recent conversion has resulted in a primarily domestic context in which they are experienced, defined by car parking and domestic gardens. A mix of open fields and workers' housing to the east and south reinforce the industrial and agricultural context of the asset, although this has been diminished by their recent conversion to domestic properties and this can no longer be fully understood.

***Contribution made by the Main Site***

- 4.252 The Main Site is located to the north and north-west of Syke Bank Farm and forms a part of the wider broadly rural, post-industrial surroundings. The recent conversion of the buildings has resulted in a primarily domestic context in which they are experienced. The Main Site, therefore, makes a very limited contribution to the significance of the asset as part of the wider post-industrial, rural surroundings.

**Hollands Farm (Rochdale Locally Listed Building) (HAP 43)**

***Local Architectural and Historic Interest***

- 4.253 Hollands Farm is a former laithe house that has since been converted to three separate dwellings. The building comprises a linear range with a house and barn under a singular roof. It is of two-storeys and is constructed from stone with a slate roof. Whilst built in the local vernacular, its conversion into three separate dwellings has resulted in a number of alterations, including rooflights, windows, doors and a conservatory. The central bay features a large round arched opening indicating is former agricultural use and demonstrating its typology as a laithe house. The building has local significance as an example of laithe houses that represent the development of both agriculture and industry in the locality. Though architecturally modest and altered, it has a degree of local architectural interest and represents the local vernacular.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.254 Hollands Farm is located at the end of Fairview, a short road which leads eastwards from Rooley Moor Road. A private parking area is to the immediate west of the building and domestic gardens are to the rear of the building to the east. There are mature trees to the north and south. Beyond this, open fields extend to the south, east and west and a woodland plantation is to the north. Hollands Farm occupies a localised hollow within the landscape, with land rising steeply to the north, and falling away more gently in other directions.
- 4.255 The local vernacular style of Hollands Farm is appreciated in closer views from the private parking area to the west, and domestic gardens to the east. The space has been influenced by use of the buildings as modern houses and it has a domestic character due to its use as a vehicular access, parking area and garden space. The building is now largely read as three domestic properties, rather than a blend of domestic and functional agricultural buildings. Historically, as a smallholding, the building would have had an association with fields in its immediate locality and its relationship with immediately surrounding fields remains appreciable. The building is experienced within a contained setting as part of a wider surrounding group of buildings of historically mixed agricultural and industrial use in Catley Lane Head.



**Figure 4.64: View east towards Hollands Farm from Rooley Moor Road south from the junction with Fairview, looking (east) demonstrating the contained setting of the asset**

***Contribution made by the Main Site***

- 4.256 The Main Site is located to the north-west of Hollands Farm and forms a part of the wider, broadly rural, post-industrial surroundings which include the remaining bings and spoil heaps from mining and quarrying activity on Rooley Moor. Historically

constructed as a smallholding, Hollands Farms historic functional agricultural context is limited to fields within the asset's immediate surroundings, which the Main Site does not form a part of. The situation of Hollands Farm in a localised hollow in the topography mean that it is primarily experienced in relation to the falling land to the east, south and west. Notwithstanding this, the Main Site makes a very limited contribution to the significance of the asset as part of the wider post-industrial, rural surroundings.

**Harper Road House (Rochdale Locally Listed Building) (HAP 35)**



**Figure 4.65: View looking north towards Harper Road House from Rooley Moor Road**

***Local Architectural and Historic Interest***

- 4.257 Harper Road House comprises a rectangular plan building with lean-to extensions to the north-west and southern porch. Harper Road House was originally constructed as two dwellings although is now in use as one house; a review of census data indicates that one dwelling was associated with Harper Road Farm, whilst the other housed workers from nearby cotton mills. It appears on the 1848 OS map, and stylistically is consistent with 19<sup>th</sup> century architecture. The building is built of stone with a slate roof. Although it has inserted modern casement windows, stone mullions are indicative of its historic features and it features a Palladian window. Though architecturally modest and altered, the house has a degree of local architectural interest in its phasing and features such as the Palladian window. It has local historic interest in providing an understanding of the area's historic agricultural, industrial and social development.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.258 Harper Road House is situated on the north-eastern side of Rooley Moor Road to the south of the settlement of Catley Lane Head. A small stone sett yard is to the immediate south-east. An outbuilding is to the east and a domestic garden extends from the building to the south-east which is enclosed by mature trees and hedges. To the north-west and north-east are two open fields, beyond which are dispersed domestic scale buildings.
- 4.259 The local architectural interest of the building is appreciated in closer range views north-west from its yard, and from the public footpath which runs to the immediate south-east of the building. In these views, the outbuilding and yard provide context for its historic agricultural use. This is reinforced in close views from Rooley Moor Road where the house is experienced in combination with open fields. The land rises gradually northwards and the local topography and mature trees and hedges mean that this is confined to the immediate surroundings of the building.

***Contribution made by the Main Site***

- 4.260 The Main Site is located to the north-west of Harper Road House and forms part of the wider broadly rural, post-industrial surroundings. The local topography means that the wider surroundings make a very limited contribution to the experience of the house. The presence of mature trees and hedges mean that the sense of the rural context to the building is primarily appreciable within its immediate surroundings, which the Main Site does not for a part of. The Main Site, therefore, does not contribute to the significance of the asset.

**Brown Hill Farm (Rochdale Locally Listed Building) (HAP 41)**



**Figure 4.66: View north towards Brown Hill Farm from Fern Hill Lane**

### ***Local Architectural and Historic Interest***

- 4.261 Brown Hill Farm is a laithe house, thought to have origins in the 18<sup>th</sup> century (as described on the HER). It consists of a linear range comprising a house, barn and area for cattle under a singular roof. It is built of coursed stone with a slate roof in the local vernacular. Whilst thought to be of 18<sup>th</sup> century origins, its linear plan form is typical of the 19<sup>th</sup> century typology of these buildings<sup>52</sup>. It has local significance as an example of a laithe house that represent the development of agriculture and industry in the locality. Though architecturally modest, the house has a degree of local architectural interest in representing the local vernacular.

### ***Setting (Physical Surroundings and Experience of the Asset)***

- 4.262 Brown Hill Farm is located on the south-western side of Rooley Moor Road. The building is set within a working farmyard, with modern agricultural sheds to the west. A radio mast and small substation building are to the north and a yard area and open field are to the south. The building is in a slightly elevated position compared to Rooley Moor Road, and land rises gradually to the north and west.



**Figure 4.67: View south to Brown Hill Farm from Rooley Moor Road**

- 4.263 The local vernacular style of Brown Hill Farm is appreciated in closer views from locations to the immediate north (on Rooley Moor Road) and from its yard. There is some intervisibility with surrounding fields and it is experienced at the edge of the hamlet of Catley Lane Head. Brown Hill Farm, both historically and currently has a physical and functional association with the fields in its immediate locality. The building is experienced as part of a wider surrounding group of buildings of historically

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<sup>52</sup> Westwood, C. 1986. The laithe house of upland West Yorkshire: its social and economic significance.

mixed agricultural and industrial use in the hamlet of Catley Lane Head. The presence of modern agricultural buildings, a radio mast and substation has influenced the way in which the building is appreciated, bringing modern buildings and infrastructure within the immediate surroundings of the locally listed building.

***Contribution made by the Main Site***

- 4.264 The Main Site is located to the north and north-west of Brown Hill Farm and forms a part of the wider broadly rural, post-industrial surroundings which include the remaining bings and spoil heaps from mining and quarrying activity on Rooley Moor. Historically built as a smallholding, the contribution to the asset's historic agricultural context is limited to fields within the asset's immediate surroundings, which the Main Site does not form a part of. Notwithstanding this, the Main Site makes a very limited contribution to the significance of the asset as part of the wider post-industrial, rural surroundings.

**Hunger Hill Farm (NDHA identified by RMBC) (HAP 47)**

***Local Architectural and Historic Interest***

- 4.265 Hunger Hill Farm is a laithe house with origins dating to before the mid-19<sup>th</sup> century. It comprises a linear range consisting of a two-storey dwelling and a single-storey barn, connected by a single-storey conservatory. The building is constructed of local Millstone Grit with a slate roof, reflecting the prevailing local vernacular. It has had several modern alterations, including a conservatory and garage, to convert the building for modern domestic use.
- 4.266 The farm has local significance as an example of a laithe house, representing the development of agriculture and industry within the area. It also derives historic significance from its location close to Rooley Moor Road, an important communication route over Rooley Moor. Although architecturally modest, the building possesses a degree of local architectural interest through its form, materials, and contribution to the understanding of the area's rural vernacular tradition.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.267 Hunger Hill Farm is located at the end of a long private drive extending south westwards from Rooley Moor Road. Open fields currently in use as pasture are located to the north and east of the asset. A private domestic garden consisting of hard standing for parked cars and areas of grass lawn, bounded by mature hedges, is situated to the south. To the west there is a dense mature woodland copse. The wider surroundings comprise open fields and moorland in all directions, and an area of residential buildings at Catley Lane Head is approximately 160m to the east.
- 4.268 The vernacular style of the building is primarily appreciated in closer range views southwards from its private drive, and northwards from its gardens. The building's conversion means that it is experienced in a primarily domestic context defined by car parking and domestic gardens. A mix of open fields and workers' housing to the east and south reinforce the wider industrial and agricultural context of the asset, although the extent to which this contributes to the significance of the asset, as found today, has been diminished by the building's conversion to a domestic property and this relationship can no longer be fully understood.

#### ***Contribution made by the Main Site***

- 4.269 The Main Site is located to the north and north-west of Hunger Hill Farm and forms part of the wider broadly rural, post-industrial surroundings. The building has been converted for domestic use and is experienced within a primarily domestic context including carparking and domestic gardens, with the wider surroundings to the north and east. The Main Site, which lies to the north and north-west, makes a very limited contribution to the significance of the asset as part of the wider post-industrial, rural surroundings.

#### **Waugh's Well (NDHA identified by RMBC) (HAP 33)**



**Figure 4.68: Waugh's Well, looking east.**

#### ***Local Architectural and Historic Interest***

- 4.270 Waugh's Well was constructed in 1866 and is a simple stone-built monument built into the slopes of the moorland. It has an inscription reading "WAUGH'S WELL 1866". In 1966, the well was restored by the Pennine Paths Protection Society and Edwin Waugh Dialect Society, who also added a bronze head.
- 4.271 Waugh's Well primarily has local historic interest due to its association with Edwin Waugh. Waugh played an important role in the literary and cultural history of Lancashire, most notably through his book *Home Life of Lancashire Folk during the Cotton Famine*. The well was built approximately 250m to the south of Fo' Edge Farm

(no longer extant) where Waugh lived from 1865 and wrote some of his most notable work. The well was a favoured place of Waugh, and in 1866 a commemorative stone was erected in his honour. In 1877, the well was enlarged and altered by a local farmer to more closely resemble its present form. The well was repaired in 1966 and a bronze head was added.

- 4.272 Waugh's Well is of local significance as a place directly linked to Edwin Waugh, whose role in the literary and cultural history of Lancashire contributes both to the local identity and to understanding of 19<sup>th</sup> century regional literature and social history.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.273 Waugh's Well is located on the eastern side of the Rossendale Way on the western slopes of Scout Moor, above the Scout Moor High Level Reservoir. The land slopes steeply down westwards towards the reservoir, and rises steeply to the east of the well, which is set into the slope. The well is surrounded by moorland in all directions and forms part of a mixed post-industrial landscape. Scout Moor High Level Reservoir, constructed in the 1960s, is c.170m to the west and the remains of Fo' Edge Farm is 250m to the north. The remains of Cragg Quarry are c.160m to the north-east, and the existing Scout Moor Windfarm is approximately 460m to the south and south-west.
- 4.274 The well's position set into a steep slope means that it is primarily experienced from the immediate local surroundings from the Rossendale Way. The remains of Fo' Edge Farm, approximately 250m to the north, sets the well within its historic context and enables an understanding of its association with Edwin Waugh. Although the buildings have been demolished, the remains and associated information plaque reinforce the legibility of this relationship and makes a positive contribution to the well's significance.
- 4.275 The wider rural and post-industrial context includes views of the surrounding moorland to the south-west, west and north of the well. These views have changed over time, with the introduction of the High Level Reservoir and the wind turbines of Scout Moor Windfarm, as well as the turbines of the more distanced Hyndburn Windfarm. These views make a limited positive contribution to the appreciation of the isolated, rural context of the well.
- 4.276 The Main Site forms part of the wider rural and post-industrial surroundings of the asset. The local topography is such that the well is experienced within an enclosed location, set against the steep slope. There is limited intervisibility with the Main Site, and whilst it forms a part of the wider surroundings, it is not considered to contribute to the local significance of the asset.

**Bagden Hillocks Cairns (GMAAS HER Entry) (HAP 44)**

***Local Significance***

- 4.277 Two possible Bronze Age cairns are recorded on the crest of Bagden Hillocks. They survive as low grassed over mounds, with some evidence of stone robbing. The northernmost cairn is 10.2m in overall diameter and comprises a circular band of stone. There are faint traces of a narrow ditch on the south side; the north side is emphasised by a natural scarp. The southern cairn is 8m in diameter and has faint traces of a narrow ditch on its west side. The cairns have local significance as funerary monuments possibly dating to the Bronze Age period. Their significance is primarily

due to their archaeological potential to provide evidence about Bronze Age society and funerary traditions.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.278 The cairns are located on Bagden Hillocks. The northernmost cairn is located on the highest point of the ridge, whereas the southern cairn is 80m to the south-west below the highest point. The land rises gradually to the north to Hamer Hill. The land falls steeply to the west towards Naden valley and rises again to Knowl Hill. To the east and south, the land slopes more gradually downwards to the settlements of Catley Lane Head and Whitworth.
- 4.279 The locations of the cairns afford extensive views across the lowlands south west of the plateau and southern parts of the plateau itself, including along the ridge extending south to Top of Pike and Hunger Hill, and south-west across the Naden valley to Knowl Hill. From the northern cairn, there are also clear views towards the surrounding Pennine uplands and valleys to the east/south-east. Similar features are known from the other hills in the area, including Hades Hill (c. 5km north east of the cairns) and Wind Hill (c. 4km south west of the cairns). The southern cairn appears to have been sited to be visible from some distance to the west, rather than the valley floor. Views towards and from the cairns contribute to the appreciation of their local significance as funerary monuments, which appear to have been intentionally located to be prominent features within the surrounding landscape, visible from a wide area of the surroundings, and with long distance views out. Longer distance views towards the cairns are no longer readily achievable due to their denuded state and low height.

***Contribution made by the Main Site***

- 4.280 The Bagden Hillocks cairns are located within the central south-western part of the Main Site. The Main Site, which comprises an area of rural moorland landscape, which has been shaped by quarrying and other industrial activities, forms a part of the immediate views of the Pennine uplands from the cairn. The Main Site, therefore, makes some contribution to the significance of the cairns.

***Wind Cairn (GMAAS HER Entry) (HAP 45)***

***Local Significance***

- 4.281 A possible Bronze Age cairn is recorded at the top of Wind Hill. It is 10.3m in diameter and 0.6m in height. It was excavated in 1968-72 by the Bury Archaeological Group. It comprises a circular kerb of horizontal slabs defining the cairn edge, with a rectangular opening outside of this defined by inward leaning slabs. During excavation, few chips of unworked flint were uncovered, but no grave pits were found. The cairn has local significance as a funerary monument possibly dating to the Bronze Age period. Although previously excavated, the cairn also derives significance from its archaeological potential to provide evidence about Bronze Age funerary traditions, and Bronze Age society.

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.282 The cairn is located on a plateau at the highest point of Wind Hill. The land gradually slopes downwards to the east and south-east, and plateaus to the north and north-west towards Ashworth Moor Reservoir and Deeply Hill. A wind turbine is located c. 110m to the south-east.

- 4.283 The location of the cairn results in expansive views across the lowlands to the south and south-west, across the valley of the River Irwell to the west towards the urban settlements of Ramsbottom and Bury. There are clear views towards the surrounding Pennine uplands to the north and north-east towards Ashworth Moor and Scout Moor. Similar features are known from other hills in the area, including Bagden Hillocks (c. 4km north east of the cairn) and a group of small stone cairns c. 800m to the west on Deeply Hill. Bronze Age funerary monuments are believed to have been intentionally situated to have extensive views out over the surrounding landscape and to be visible from a wide surrounding area, including intervisibility with other similar monuments. As such, views towards the cairn also contribute to appreciation of its function and local significance as a Bronze Age funerary monument.

***Contribution made by the Main Site***

- 4.284 The Wind Hill cairn is located 3km to the south-west of the Main Site. The Main Site comprises an area of rural moorland landscape which has been shaped by quarrying and other industrial activities and forms a part of the extensive views of the Pennine uplands from the cairn. The Main Site, therefore, makes some contribution to the significance of the cairn.

**Fairwell Cemetery, Off Brunswick Terrace, Bacup (Lancashire HER Entry) (HAP 46)**

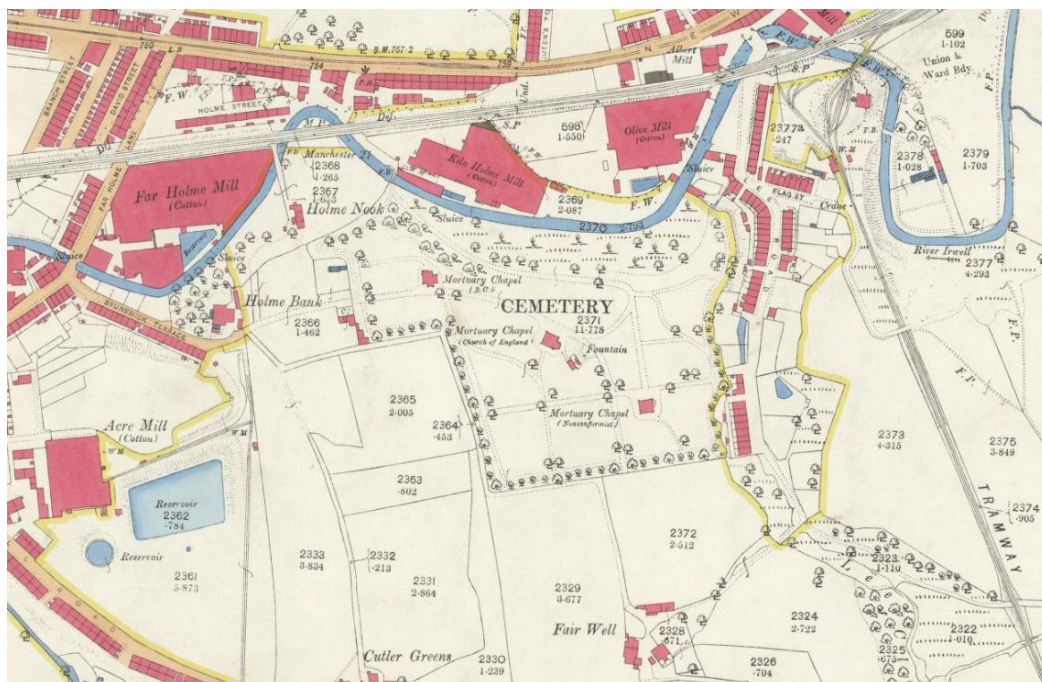
***Local Significance***

- 4.285 Fairwell Cemetery, Off Brunswick Terrace, Bacup is a public cemetery opened in 1862. It comprises an irregular shaped area of land consisting of burial areas arranged around paths in a grid-like layout. The entrance to the cemetery is from Brunswick Terrace to the west. It is marked by a carriage entrance with cast-iron gates set between stone piers. From the entrance drive, the path curves south east leading to burial grounds intersected by paths in a grid layout. A belt of trees lines the northern extent of the cemetery.



**Figure 4.69: View south west from within the cemetery, wind turbines of the existing Scout Moor Windfarm can be seen on the skyline.**

- 4.286 Comparison with the 1893 OS map (**Figure 4.66**) indicates that the cemetery historically had three mortuary chapels that are no longer extant. One chapel was close to the entrance, another to the centre and one to the south east. The cemetery was extended southwards at some time in the early 20<sup>th</sup> century to form the layout present today. The cemetery features a collection of 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> century monuments. A First and Second World War memorial is sited at the centre of the cemetery, consisting of a screen of names behind a cross. Adjacent is a fountain in the Gothic Revival style, which features on the 1893 OS map and is an early feature of the cemetery. Whilst altered, the cemetery has local significance as an example of a Victorian public cemetery.



**Figure 4.70: 1<sup>st</sup> edition OS map published 1893 showing Fairwell Cemetery**

***Setting (Physical Surroundings and Experience of the Asset)***

- 4.287 Fairwell Cemetery, Off Brunswick Terrace, Bacup is located to the south west of Bacup in the valley of the River Irwell, on relatively flat land that rises gradually to the south-east. To the west, south-west and south, the cemetery is surrounded by open fields. Lee Road wraps around the cemetery to the east and south. An industrial park is to the north. A belt of trees lines the cemetery along its west, south and east edges.
- 4.288 The local historic interest of the cemetery is primarily appreciated from within the cemetery itself, where its features and layout can be experienced. As a result of its topography, there are views to the surrounding moorland to the east, south and west. These views include a moorland, Lee Quarry (disused) and modern housing off Acre Mill Road. Views out to moorland form a backdrop to the cemetery and reinforce its historic context.

***Contribution made by the Main Site***

- 4.289 The Main Site is located to the south of Fairwell Cemetery. Whilst the northern part of the Main Site is visible in views south-west from the cemetery, the grid layout of footpaths points slightly to the south-east of the Main Site and does not directly align with it. However, the Main Site forms a part of the wider surrounding moorland landscape to the south and makes a limited contribution to its significance as a moorland and post-industrial backdrop to the cemetery.

## 5. Impact Assessment

### Summary of Legislation and National Planning Policy

- 5.1 In determining the submitted planning application, RMBC and RBC have statutory duties under the Planning (Listed Building and Conservation Areas) Act 1990 (the “1990 Act”) to pay special regard to the desirability of preserving listing buildings, their setting and any features of special interest they may possess<sup>53</sup> and to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.<sup>54</sup>
- 5.2 Case law has confirmed that Parliament’s intention in enacting s66(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 cause no harm’. The High Court has indicated that the proper application of the NPPF policies discharges the statutory duties.
- 5.3 The setting of conservation areas and Registered Parks and Gardens (RP&Gs) is not expressly protected by primary legislation. However, the NPPF states that the setting of a designated heritage asset (including conservation areas and RPGs) can contribute to their significance.
- 5.4 In accordance with Policy HE5 (1) of the NPPF, and the principles set out in in the Historic England publications ‘The Setting of Heritage Assets’<sup>55</sup> and ‘Managing Significance in Decision-Taking in the Historic Environment’<sup>56</sup>, the significance of the identified heritage assets, including the contribution made by setting to that significance (including the Main Site), has been proportionately assessed at **Section 4** of this report.
- 5.5 Policy HE4 states that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. Development proposals should look to maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities and the positive contribution they can make to local character and distinctiveness.
- 5.6 Policy HE4 (2) states that:

*“any harm to, or loss of the significance of a designated heritage asset (including from change within its setting) should have a clear and convincing justification in accordance with the policies in this chapter [Chapter 20 of the NPPF].”<sup>57</sup>*

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<sup>53</sup> S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>54</sup> S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>55</sup> Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition), 2017, Historic England

<sup>56</sup> Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Second Edition), 2015, Historic England

<sup>57</sup> MHCLG (2026) National Planning Policy Framework (NPPF) 2016. Policy HE4 (2)

- 5.7 Policy HE6 (1) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. 'Conservation' is defined by 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."*<sup>58</sup>
- 5.8 Policy HE6 advises on how to consider harm to a designated heritage asset when it arises, and confirms that any harm to a designated heritage asset will be a matter of considerable importance and weight (Policy HE6 (3)). The policy requires that *"Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal"*. (Policy HE6 (4))
- 5.9 Policy HE7 advises on decisions in relation to non-designated heritage assets. It states that when considering a development proposal which would cause harm to the significance of a non-designated heritage asset, this harm should be weighed against the benefits of the proposal and a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.
- 5.10 Policy HE9 states that when considering development proposals within or affecting the significance of a conservation area, proposals which conserve those elements which make a positive contribution to the area, or which better reveal its significance, should be supported.
- 5.11
- 5.12 The relevant heritage legislation, policy and guidance context for consideration of the Project for Assessment is also set out in full in **Appendix 1**.
- 5.13 The key heritage considerations are:
- The effect of the Project for Assessment on the significance of conservation areas, both directly and through change within their setting;
  - The effect of the Project for Assessment on the significance of listed buildings as a result of change within their setting;
  - The effect of the Project for Assessment on the significance of Whitworth Cemetery Registered Park and Garden; and
  - The effect of the Project for Assessment on the significance of non-designated heritage assets as a result of change within their setting.

### **The Project for Assessment**

- 5.14 In summary, the Project for Assessment comprises:

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<sup>58</sup> MHCLG (2026) National Planning Policy Framework (NPPF) 2026 – Annex B: Glossary

- Up to 12no. wind turbines with a total generation capacity of up to 99.9MW. Each wind turbine will be up to 180m to tip height above ground level.
- **Site Access.** Access to the Main Site will utilise the existing access via Scout Moor Quarry (Scout Road). Due to the prevailing topography it will be necessary to undertake some cut / fill works to land in this location to upgrade the existing tracks such that they can accommodate the vehicles likely to be necessary to transport the size of turbines proposed. To facilitate access to the Main Site cut/fill groundworks and retaining structures will be required in order to formulate adequate site levels.
- **Access Tracks.** Where necessary (i.e. to cross areas of deeper peat) these would be of floating road construction. Where necessary, some existing access tracks (associated to the existing Scout Moor Wind Farm) will be upgraded. Some of these will also be retained following its decommissioning to provide access to the new turbines.
- **Ancillary Infrastructure**, including:
  - Crane pads.
  - Bridge structures / watercourse crossings.
  - Underground electrical and fibre cabling.
  - Substation / control building.
  - Drainage infrastructure.
  - Temporary construction compound(s) / laydown area(s).
  - Grid Connection. The Project for Assessment will have a 132kV grid connection into the Rossendale Bulk Supply Point (BSP) Substation in Rawtenstall, with a capacity to export up to 100MW of electricity. There are two potential routes.
  - A micro-siting allowance of 50m has been applied for any environmental and geotechnical constraints.
- **Moorland Restoration and Management Strategy** – where an extensive area of badly degraded peat moorland will be restored to facilitate greater levels of carbon dioxide sequestration, improvements to water quality within surrounding reservoirs, reduced levels of flood risk and enhancements to biodiversity. This will include fencing to support implementation of the restoration strategy.
- **Outdoor Access & Recreation Strategy** – this sets out the approach to enhancing public access and measures to manage access during construction.
- **Replacement Common Land**, which will mitigate for the loss of Common Land arising from the Project for Assessment.

5.15 The project timeline is as follows:

- Site preparation is anticipated to commence in 2028, with some initial works potentially from 2027, with completion and operation of the Project for Assessment in 2030. Therefore, the main construction programme will be circa 2no. years.
- The Project for Assessment will have an operational life of 40no. years and will be decommissioned in 2070.

5.16 Further details are provided in **Chapter 4** of the ES.

### **Impact on Significance of Heritage Assets**

- 5.17 In accordance with the NPPF and Historic England guidance the judgements made are based on the effect of the Project for Assessment on the **significance** of the identified heritage assets, rather than whether the Project for Assessment will be visible from them, although this is also a consideration. PPG 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”*.
- 5.18 The impact of the Project for Assessment on each affected designated heritage asset is described in this section of the report and assets are grouped as appropriate. This assessment employs current national advice provided by Historic England as an appropriate framework for analysis, including 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.
- 5.19 Historic England’s Historic Environment Good Practice Advice (GPA) in Planning Note 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 assets, an assessment of the effects of the Project for Assessment, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.
- 5.20 This assessment is informed by professional judgement and considers those matters only insofar as they relate to the likely impacts on the significance of the relevant built heritage assets.

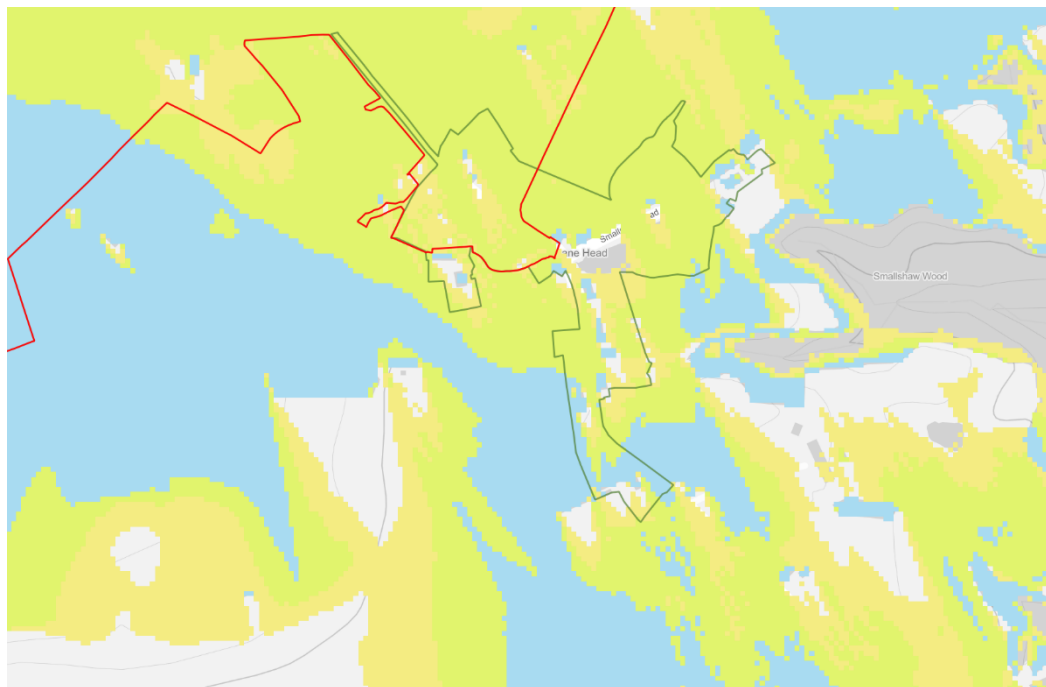
### **Catley Lane Head Conservation Area (CLHCA)**

#### ***Existing baseline scenario***

- 5.21 The Project for Assessment would be located to the north-west of CLHCA, with the closest wind turbine approximately 1.5km to the north-north-west of CLCHA. The Project for Assessment would introduce new modern features into the wider rural surroundings of the CLHCA. Some of the proposed wind turbines would be observed as part of a transitory experience, when moving through the hamlet of Catley Lane Head, which is centred around the meandering course of Rooley Moor Road. The central part

of the hamlet has an enclosed character where there would be limited visibility of the proposed wind turbines, in particular during summer months when vegetation is at its most dense and provides greatest level of screening. In contrast there are more views out to the wider moorland surroundings northwards from both the northern and southern ends of the CLHCA, where the wind turbines would be visible beyond the hamlet, as part of the wider post-industrial landscape and together with the existing high voltage pylon line which runs to the north of the hamlet.

- 5.22 The blade tip with screening ZTV (shown at **Figure 5.1**) indicates that there would be varied visibility through the CLHCA. Up to three turbine hubs and four blade tips would be visible within the northern part of the CLHCA along Rooley Moor Road. There would be patches of visibility of the Project for Assessment in glimpses to the wider surroundings, filtered between buildings and trees. There would be limited visibility at the junction with Smallshaw Road and the bus turning circle. When moving through the conservation area, 7-23 Smallshaw Road and buildings on the western side of Rooley Moor Road would screen views of the wind turbines of the Project for Assessment. This would mean that from locations in close proximity to the buildings of the conservation area, where their architectural features can best be appreciated, the wind turbines would be screened from view.
- 5.23 Ground truthing has also shown that the blade tip with screening ZTV shows greater levels of visibility of the wind turbines than would actually occur, in particular when approaching from the south along Rooley Moor Road, due to topographic information used for the creation of the ZTV not taking full account of tall hedgerows and mature tree copses, in this area.



**Figure 5.1: Extract from the Blade Tip with screening ZTV overlaid with the CLHCA boundary (outlined in green). The redline denotes the southern boundary of the Main Site.**

- 5.25 Viewpoint CH05 shows the view from the northern end of the Conservation Area, at the modern bus turning circle looking towards the Project of Assessment; this location, on the edge of the hamlet and closest to the moorland, represents a worst-case scenario in terms of the level of visibility of the proposed wind turbines. From this location a maximum of three wind turbine hubs and two blade tips would be visible. The wind turbines would be visible in a cluster and observed beyond the existing high voltage powerline and its pylon towers, adding to a part of the surroundings of the hamlet which has already been influenced and affected by modern energy infrastructure. A single turbine tip (Turbine 7) would be seen separately from the main cluster, seen just to the west of the Rooley Moor Road from this location.
- 5.26 There would be no effect upon any of the key views or vistas identified in the CLHCA Conservation Area Appraisal and views from the northern edge of the CLHCA looking south over the hamlet to the open countryside, with the northern suburbs of Rochdale visible beyond, would not be affected.
- 5.27 CLHCA is of heritage significance as an example of a little altered Pennine settlement retaining much of its vernacular architecture which is reflective of the historic industries which were located in the vicinity of the hamlet. Up to five blade tips and five wind turbine hubs would be visible from locations within the CLHCA, only from the most southern part of the CLHCA (Figure 5.1). They would be seen as a group within the north-western part of the view from the CLHCA and observed in conjunction with the towers of the existing overhead powerline. The ability to understand the historic reasons for the development of the settlement in relation to both Rooley Moor Road and the remaining traces of industry (mining, quarrying and mills) would not be affected by the Project of Assessment.
- 5.28 Overall, it is concluded that there would be a slight degree of harm arising from the erosion of the rural moorland character to the north of the conservation area. The harm would be of low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.29 The effects would be the same in the restored baseline scenario. There would be a slight degree of harm arising from the erosion of the rural moorland character to the north of the conservation area. The harm would be of low level, and Policy HE6(4) would apply.

**Prickshaw and Broadley Fold Conservation Area, and**

**Prickshaw Cottages (grade II listed building, NHLE ref. 1346267) (HAP 25)**

***Existing baseline scenario***

- 5.30 The Main Site is located circa 200m to the north-west of the conservation area, with the nearest wind turbine of the Project for Assessment located c.1.4km to the north-west. The Project for Assessment would introduce additional modern energy infrastructure within the wider surrounding moorland landscape to the north-west of P&BFCA, which would be observed beyond an existing high power pylon line which runs in an approximately east-west direction to the north of the hamlet.
- 5.31 The wind turbines of the Project for Assessment would be visible along with the hamlet, including Prickshaw Cottages, in slightly longer distance incidental views

towards the hamlet from the local surroundings, in particular from parts of the nearby network of footpaths and bridleways to the south (such as public rights of way RocCRupp7 & RocCRupp8 which are discussed below). The wind turbines would appear on the skyline beyond the hamlet, including Prickshaw Cottages, visible on the more elevated land of the moorland.

- 5.32 The PBFA Appraisal identifies 12 key views and vistas which contribute to the character and appearance of the conservation area (Figure 4.6). Of these views, seven are views into and within the conservation area from along the setted roads. The other views are views out to the wider surrounding landscape. Each of these key views is discussed, as relevant, below.
- 5.33 Key View 3 (Figure 5.2) to the south-east and Key View 4 to the north-east (Figure 5.3) do not intersect with the Project for Assessment and will not be affected by it. Key View 6 (Figure 5.4) similarly is a view on approach to the conservation area. The recent extension of the settlement at Wallbrook means that from the location of Key View 6, modern residential development occupies the foreground, before, as part of the transitory experience of approaching the conservation area, the hamlet of Prickshaw Broadley Fold becomes visible. The turbines (located to the north-west) would not be visible when approaching the conservation area from Key View 6 and would not affect the experience or appreciation of the conservation area when approaching it in this direction.



**Figure 5.2: Key View 3, looking south-east from the southern edge of the hamlet. The Project for Assessment would not be visible in this view.**



**Figure 5.3: Key View 4, looking north-east from the eastern edge of the hamlet. The Project for Assessment would not be visible in this view.**



**Figure 5.4: Key View 6, looking south south west along the setted road on approach to the conservation area. The red brick modern residential extension to Wallbrook is visible in the middle ground.**

- 5.34 Key View 7 (Figure 5.5) is a south easterly view, taken from the northern end of the hamlet. From this location the situation of the hamlet in relation to the wider topography can be viewed. The turbines (situated to the north-west) would not be visible when approaching the conservation area from this direction and would not affect the experience and appreciation of the conservation area when approaching it in this direction.



**Figure 5.5: Key View 7, looking south-east from the northern edge of the hamlet.**

- 5.35 Key View 5 is located at the north-eastern edge of the village, and comprises two different parts of the view. The first view (Figure 5.6) is looking south-west into the hamlet when approaching along the setted road. The second part of Key View 5 (Figure 5.7) looks north along the setted road leaving the village, towards the wider surrounding landscape. When leaving the hamlet to the north along the setted road (Figure 5.7), a number of modern features are present in the view. The wires of the high voltage pylon route which pass above the road, with pylons located c. 180m to either side of the road. Other modern features include an agricultural building and the modern housing at the edge of Whitworth /Wallbank visible in the distance. A further high voltage pylon is visible on the skyline to the north-east. Existing turbines of Reaps Moss Windfarm are visible on the skyline to the north beyond the new residential development at Wallbank, and existing turbines of the Crook Hill windfarm to the north-east.



**Figure 5.6: Key View 5, looking south-west into the hamlet when approaching along the settled road**



**Figure 5.7: Key View 5, looking north along the settled road leaving the village, towards the wider surrounding landscape**

- 5.36 The Project for Assessment would not be present in the viewcone of either of the parts of Key View 5, which are focussed on the approach to / exit from the hamlet. The Project for Assessment would be located to the north-west of Key View 5, and would be seen at the periphery of the view when approaching or leaving the hamlet. Figure 5.8 shows the view looking north-west from the location of Key View 5 looking towards the Project for Assessment (not in the direction of either of the key views). The Project for Assessment would be visible on the skyline, seen beyond the towers of the high voltage pylons and associated power lines. Eight turbine hubs and two turbine blades would be visible.

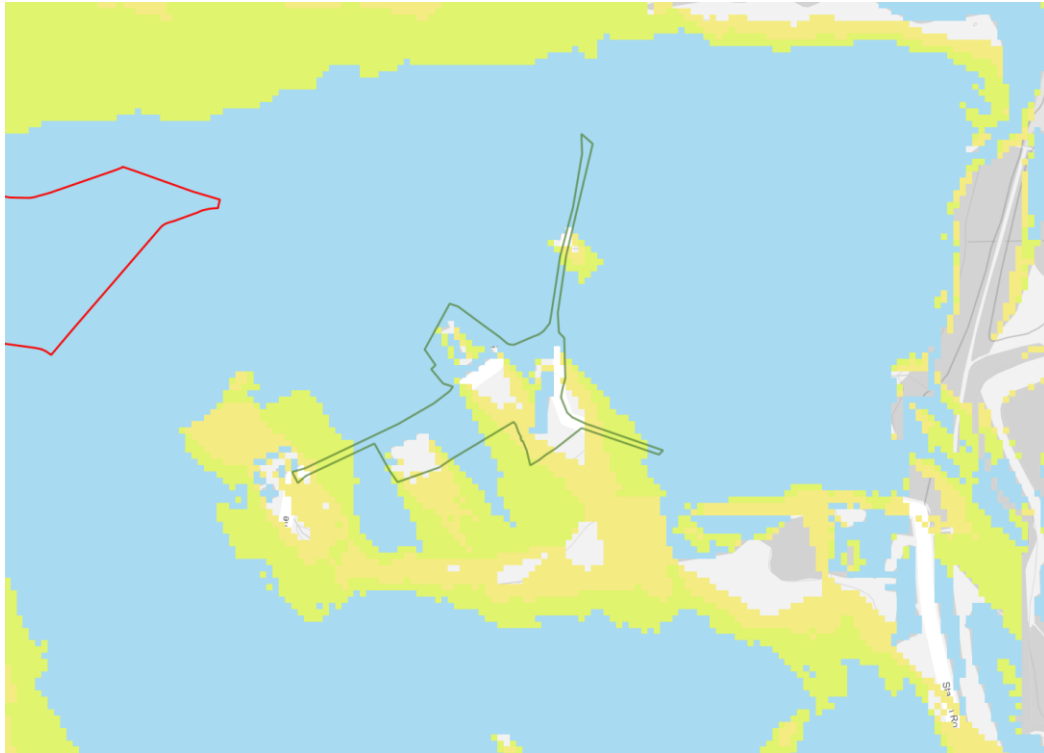


**Figure 5.8: View looking north from the location of Key View 5 towards the Project for Assessment, which would be located beyond the modern high voltage pylons and associated power lines.**

- 5.37 Key View 11 from the conservation area appraisal looks north from Croft Head towards the Project for Assessment. From this location, views out across the setted road and the drystone wall to its north extend onto the wider post-industrial moorland landscape, across which the existing high voltage pylon line runs. **Wireline / Reference Photograph 2 (Appendix 12.7)** shows that the Project for Assessment would be visible in this view situated between two overhead pylons and associated powerlines. Due to the effects of distance and perspective, the turbines would, with the exception of Turbine 1, appear of smaller size than the pylons. The Project for Assessment would introduce additional modern energy infrastructure into this view, causing some change to the experience of this part of the conservation area. The historic functional and spatial relationships between the hamlet and the moorland to the north would nonetheless remain legible.
- 5.38 The change to the view north from the location of Key View 10, and to the north-west from Key View 8 would be similar to that experienced at Key View 11. Key View 10 is orientated south westwards along Prickshaw Lane and is located to the immediate south of a steeper area of slope between the viewpoint and the Project for Assessment, which somewhat restricts views towards the area of the Project for Assessment, meaning the effects would be at a reduced level compared to those experienced at Key View 11. Key View 8 is located within the private gardens of buildings within the hamlet, and comprises a wider view out from these gardens over

the adjacent moorland, including the Project for Assessment. The high voltage powerline runs across the moorlands, with pylons visible against the skyline. The turbines would be visible within a small part of this extensive view, seen beyond a pylon, and appearing due to the effects of height and perspective to be notably smaller than the closest of the pylons.

- 5.39 Viewpoint CH07 within the **Visualisations** shows the view from a public right of way (RocCRupp7) between Station Road and Higher Dunishbooth. This view is not identified within the conservation area appraisal, but was chosen as an example of a slightly longer distance incidental view towards the hamlet. Due to distance and perspective, the majority of the wind turbines would appear of similar height as the existing high power pylon route which runs to the north of the hamlet. Turbines 1, 3 and 4, the closest wind turbines to P&BFCA, would be seen as being of greater height than the pylons and power lines. The Project for Assessment would alter the experience of the conservation area when viewing it from a distance, introducing additional modern energy infrastructure, seen beyond and as a backdrop to the buildings of the conservation area.
- 5.40 Viewpoint CH02 within the **Visualisations** is a similar view to Key View 1 as described in the conservation area appraisal, it is taken from a bend in the road c. 37m to the south-east of Key View 2. In the view from Prickshaw Lane, between Station Road and Broadley Fold Cottage (public right of way RocCRupp8) (Viewpoint CH02), the wind turbines would be seen beyond the eastern part of the hamlet, with eight turbine hubs and one turbine blade visible beyond the eastern end of the buildings of Prickshaw Cottages, along with the existing cables, high voltage powerline pylon towers and smaller wooden pylons. The Project for Assessment would introduce additional modern energy infrastructure to the moorland landscape to the north-west of the hamlet, changing the current character of its setting and the experience of the conservation area in relation to these surroundings.
- 5.41 The ZTV shows that from within the conservation area, the buildings (Prickshaw Cottages and the buildings to Prickshaw Lane) would screen views of the turbines of the Project for Assessment. This is the case from Key Views 1 & 9 as identified in the conservation area appraisal. This would mean that from locations in close proximity to the buildings of the conservation area, where their architectural features can best be appreciated, the wind turbines would be screened from view. Ground truthing has also shown that the ZTV shows greater levels of visibility of the turbines than would actually occur, in particular when approaching from the west along Knacks Lane (including Key View 12). This is due to the topography information used for the creation of the ZTV not taking full account of the tall hedgerows and sunken roads in this area.



**Figure 5.9: Extract from the Blade Tip ZTV with screening overlaid with the P&BFCA boundary (outlined in green)**

- 5.42 The Prickshaw and Broadley Fold Conservation Area is of special interest as a rural, vernacular, historic Pennine settlement and textile community. Up to a maximum of 10 turbine hubs would be visible from locations within the P&BFCA. They would be seen as a group to the north-west, and would be visible from locations at the edge of the conservation area and in incidental views from footpaths and bridleways in the immediate vicinity (such as footpaths RocCFp12 and RocCFp9). This would change the experience of the conservation area, adding additional modern energy infrastructure to the broadly rural surroundings, which have already been influenced by both historic industrial and mining /quarrying activities and by modern changes within the landscape, including the insertion of a high power pylon route.
- 5.43 The ability to understand the reasons for the location of the hamlet in relation to the local topography, the historic routeways of Prickshaw Lane and Knacks Lane, and the nearby Rooley Moor Road would be unaffected by the Project for Assessment. It would also remain possible to view the buildings and other architectural features of the conservation area (including Prickshaw Cottages) and to appreciate their architectural and historic interest as surviving vernacular buildings associated with the rural textile industry of the Pennines.
- 5.44 There would be a degree of harm arising from the introduction of additional modern energy infrastructure and the erosion of the broadly rural, moorland character to the north of the conservation area and to the north of Prickshaw Cottages.
- 5.45 The harm to P&BFCA would be of a medium or moderate level , due to the proximity and extent of visual change expected, and Policy HE6(4) would apply.

- 5.46 The harm to Prickshaw Cottages would be of a medium or moderate level , due to the proximity and extent of visual change expected, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.47 The effects would be the same in the restored baseline scenario. There would be a degree of harm arising from the introduction of additional energy infrastructure and the erosion of the rural moorland character to the north of the conservation area and to the north of Prickshaw Cottages.
- 5.48 The harm to P&BFCA would be of a medium or moderate level , due to the proximity and extent of visual change expected, and Policy HE6(4) would apply.
- 5.49 The harm to Prickshaw Cottages would be of a medium or moderate level , due to the proximity and extent of visual change expected, and Policy HE6(4) would apply.

**Whitworth Square Conservation Area, and**

**Church of St Bartholomew, Whitworth (grade II listed building, NLHE ref. 1164533) (HAP 18)**

***Existing baseline scenario***

- 5.50 Whitworth Square Conservation Area is of heritage significance as the surviving historic core of the settlement of Whitworth which underwent rapid growth during the Victorian period. From much of the conservation area, including from the core of the conservation area at Whitworth Square, there would be limited views of the Project for Assessment, due to intervening built form and mature trees. The Project for Assessment would not affect the ability to view, understand and appreciate the architectural interest of the conservation area, or its historic interest as the home of the Whitworth Doctors. The wind turbines of the Project for Assessment would be visible in some views to the west and north west from the upper (eastern) part of the conservation area, and glimpsed views of some of the wind turbines would also occur along Whitworth Rake and Taylor Street.
- 5.51 The wind turbines of the Project for Assessment would be at their most visible from locations on or adjacent to Whitworth Rake, to the east of the conservation area, and in views westwards in the vicinity of the Church of St Bartholomew which forms its primary landmark. Viewpoint CH03 shows the view from this area and shows how the tower of the Church of St Bartholomew can be seen above the Spodden Valley and the wider settlement of Whitworth. The rising moorland on the western side of the valley, including the Main Site, is visible beyond and as a backdrop to the church tower. This backdrop comprises a rural landscape of open fields with moorland on the upper parts of the slope. Evidence of quarrying can also be observed further to the south-east. The wind turbines of the Project for Assessment would be visible above and beyond the tower of the church, within a separate part of the landscape, on the rising slopes on the opposite side of the Spodden Valley. The wind turbines would change the character of the skyline beyond the church introducing additional modern energy infrastructure to the view, and would have some effect upon the landmark status of the church. The movement of the turbine blades would contribute to this effect.
- 5.52 Although the Project for Assessment would introduce new wind turbines, visible beyond and adjacent to the church in longer distance views, it would remain possible

to understand the church tower as a waymarker of the village when moving across the moorland, and as the key landmark building of the conservation area. The historic interest of the church and its architectural significance as an altered example of a church in the Perpendicular style would also be sustained.

- 5.53 Overall, it is concluded that there would be some harm arising from the change in the views towards the church, and particularly its spire. These views contribute to both the significance of the Whitworth Square Conservation Area and to the significance of St Bartholomew's Church.
- 5.54 The harm to the heritage significance of Whitworth Square Conservation Area would be of a medium or moderate level, and Policy HE6(4) would apply.
- 5.55 The harm to the heritage significance of the Church of St Bartholomew would be of a medium or moderate level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.56 The effects would be the same in the restored baseline scenario.
- 5.57 The harm to the heritage significance of Whitworth Square Conservation Area would be of a medium or moderate level, and Policy HE6(4) would apply.
- 5.58 The harm to the heritage significance of the Church of St Bartholomew would be of a medium or moderate level, and Policy HE6(4) would apply.

**Cloughfold Conservation Area (CCA)**

***Existing baseline scenario***

- 5.59 The CCA is of significance as an example of a village of agricultural origin which underwent rapid growth due to the industrialisation of the Irwell Valley during the 19<sup>th</sup> century. The Project for Assessment is located approximately 2.3km to the south-east of the CCA, with the closest wind turbine approximately 3.9km from the CCA. The Project for Assessment would introduce additional modern energy infrastructure within the surrounding land to the south of CCA. This area was subject to substantial change due to quarrying activities in the 19<sup>th</sup> century, and the former quarrying activity remains evident in the landform as seen today. Views out towards the Main Site and the wind turbines of the Project for Assessment are limited to occasional incidental views between existing buildings of the conservation area. Terraced buildings along much of Newchurch Road would screen views of the proposed wind turbines. When moving south down the slope of Dobbin Hill, the majority of wind turbines would be seen further to the east within the view, offset from the views framed by the buildings to either side of the road, and largely screened from view by intervening buildings as shown in Viewpoint CH04).
- 5.60 Although the wind turbines would cause some limited change to the wider surroundings, it would remain possible to understand and appreciate the layout, character and appearance of the CCA, in particular the contrast between the pre-industrial and industrial periods of building within the settlement. The Project for Assessment would not affect the ability to understand the relationship between the industrial quarry landscape to the south and the rapid growth of the village. Overall, it

is concluded that the heritage significance of the CCA would be sustained. Its character and appearance would be sustained.

***Restored baseline scenario***

- 5.61 The effects would be the same in the restored baseline scenario. The heritage significance of Cloughfold Conservation Area would be sustained.

**Holcombe Village Conservation Area; and**

**Emmanuel Church (grade II listed building, NHLE Ref. 1163079) (HAP 27))**

***Existing baseline scenario***

- 5.62 The Project for Assessment would be located approximately 5.3km to the east and north-east of Holcombe Village Conservation Area and Emmanuel Church. The closest wind turbine of the Project for Assessment would be at a similar distance. Views out from Holcombe Conservation Area to the wider surrounding rural landscape to the east make some contribution to the significance of the conservation area, reinforcing its character as a grouping of rural hamlets, albeit this rural area is separated from the conservation area by a valley including major modern development including the settlements of Ramsbottom, and the M66 and A56 roads.
- 5.63 The Project for Assessment would introduce a slight change to the wider surroundings of Holcombe Conservation Area, introducing additional modern energy infrastructure in part of the longer distance views to the surrounding rural setting including the moorland. The wind turbines of the Project for Assessment would be visible in conjunction with and beyond the turbines of the existing Scout Moor Wind Farm, which are seen adjacent to the extensive workings of Scout Moor Quarry
- 5.64 When moving north along Lumb Carr Road (**Figure 4.21**), the wind turbines of the Project for Assessment would be visible, to the east of the tower of Emmanuel Church (one of the landmarks of the conservation area), visible in the distance and separated from the church's spire. In similar incidental views when approaching from the north, the wind turbines of the Project for Assessment would be seen in an entirely separate view from the church's spire. The Peel Monument, the other landmark within the conservation area would also be visible in these transient views, but in a separate part of the view from the wind turbines (Peel Monument would be seen to the west and the turbines of the Project for Assessment to the east) of the Project for Assessment when moving north or south and would have no effect upon the prominence or landmark status of the tower.
- 5.65 The Project for Assessment would not affect the ability to understand, appreciate or experience the character of Holcombe Village as a grouping of rural hamlets. The status of the spire of Emmanuel Church and the Peel Monument as the key landmarks within the conservation area would be maintained. Overall, it is concluded that the architectural and historic interest of **Holcombe Conservation Area** would be sustained.
- 5.66 In a limited number of views it would be possible to view the wind turbines of the Project for Assessment adjacent to the spire of **Emmanuel Church**, seen beyond and adjacent to the workings of the Scout Moor Quarry and the wind turbines of the existing Scout Moor Wind Farm. Separation between the church's spire and the turbines of the Project for Assessment, as well as the presence of intervening mature

trees, including those which surround the churchyard, would screen views of the wind turbines from many locations. It is concluded that overall, although introducing additional modern energy infrastructure to the wider surroundings of Emmanuel Church, the Project for Assessment would have only a limited effect upon the heritage significance of the church. Its special architectural and historic interest would be sustained, and from the majority of locations, the transitory views towards the church's spire and the ability to understand its function as a local landmark would be unaffected.

- 5.67 Overall, it is concluded that there would be some limited harm to **Emmanuel Church** arising from the addition of the turbines of the Project for Assessment in a limited number of transitory views when moving north along Lumb Carr Road. The harm would be of a very low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.68 The effects upon **Holcombe Village Conservation Area** would be the same in the restored baseline scenario. The heritage significance of Holcombe Village Conservation Area would be sustained.
- 5.69 The effects upon **Emmanuel Church** would be the same in the restored baseline scenario. The removal of the wind turbines from the existing Scout Moor Wind Farm would reduce the number of wind turbines present in the view, but there would remain a limited number of transitory views when moving north along Lumb Carr Road where the wind turbines of the Project for Assessment may be visible adjacent to the spire of Emmanuel Church. There would be some limited harm to the heritage significance of Emmanuel Church. The harm would be of a very low level, and Policy HE6(4) would apply.

**Clegg Village Conservation Area (CVCA)**

***Existing baseline scenario***

- 5.70 The Project for Assessment would be located approximately 5.4km to the north-west of CVCA, with the closest wind turbine approximately 6.3km to the north-west. CVCA originated as the location of a country house (Clegg Hall), but later evolved into a small industrial settlement with a mill and associated workers housing. Views out to the wider surrounding landscape, although they have undergone gradual and repeated change over time, do still include longer distance views to the moorland, including the Main Site, which enables understanding of the reasoning behind the positioning of Clegg Hall as the earliest and central building within the CVCA.
- 5.71 The Project for Assessment would introduce a slight change to the wider surroundings of CVCA introducing additional modern energy infrastructure in part of the longer distance views to the moorland. The new wind turbines, which would partially overlap with the existing turbines of Scout Moor Wind Farm, would extend the arc of view within which wind turbines would be visible to the north-west, with the new wind turbines situated closer to CVCA, and of greater height than the existing turbines. Although the wind turbines would cause some limited change to the surroundings it would remain possible to understand and appreciate the layout, character and appearance of the CVCA, and the gradual evolution of the settlement from country house to small industrial settlement would also remain legible; it is these aspects of the

setting of the asset, rather than the longer distance views towards the Project for Assessment which make the greatest contribution to the heritage significance of the conservation area. Overall, it is concluded that the heritage significance of CVCA would be sustained.

***Restored baseline scenario***

- 5.72 The effects would be the same in the restored baseline scenario. The character and appearance and heritage significance of CVCA would be sustained.

**Syke Conservation Area**

***Existing baseline scenario***

- 5.73 The Project for Assessment would be located c.2.8km to the north-west of Syke Conservation Area (SCA), with the closest turbine (Turbine 1) located approximately 4km to the north-west. SCA is located on the settlement edge of the larger modern settlement of Syke, and is experienced within an edge of settlement context, with urban, residential surroundings.
- 5.74 The ZTV predicts visibility of a maximum of five turbine hubs and four turbine tips from SCA. However, the buildings and mature trees which enclose Cronkeyshaw Common, at the centre of the conservation area, will screen views of the Project for Assessment. The Project for Assessment would have no effect upon Key view 4 as identified in the SCA Appraisal, and it would remain possible to look across Cronkeyshaw Common towards the hills which are visible in the distance. All other key views identified in the SCA Appraisal are to the south or east and would not be affected by the Project for Assessment. The Project for Assessment would have no effect upon the significance of SCA as an example of a settlement at the foot of the Pennines which retains much of its vernacular architecture, and which reflects the historic industries which developed within and around the hamlet.
- 5.75 Overall it is concluded that the heritage significance of Syke Conservation Area would be sustained.

***Restored baseline scenario***

- 5.76 The effects would be the same in the restored baseline scenario. The heritage significance of Syke Conservation Area would be sustained.

**Smallshaw Farmhouse (grade II listed building, NLHE ref. 1084252) (HAP 20)**

***Existing baseline scenario***

- 5.77 The Project for Assessment would be located to the north-west of Smallshaw Farmhouse, with the closest elements located approximately 1.8km to the north-north-west. The situation of Smallshaw Farmhouse within a hollow in the local topography means that it is primarily experienced within a localised enclosed setting in relation to the other associated farm buildings and in relation to the wider hamlet of Catley Lane Head to the west.
- 5.78 The Project for Assessment would introduce new modern features into the wider post-industrial, rural surroundings of Smallshaw Farmhouse, which would be visible beyond the farmhouse in longer distance views, such as from the public footpath (Ref. RocCFp2) to the south-east of the farmhouse.



**Figure 5.10: View looking north west from Footpath RocCFp2**

5.79 The Project for Assessment would cause a slight change to the wider post-industrial rural surroundings of Smallshaw Farmhouse, introducing additional modern energy infrastructure in longer distance views towards the farmhouse from the south. Smallshaw Farmhouse is of architectural and historic interest as an example of a 17<sup>th</sup> century farmhouse built in the local vernacular with locally sourced materials and retains a number of features characteristic of its 17<sup>th</sup> century date. The localised topography means that the Project for Assessment would not be visible from locations within its immediate enclosed setting in relation to the other associated farm buildings, from which the architectural interest of the building can be best appreciated. The wind turbines of the Project for Assessment would cause some diminution of the appreciation of the rural and relatively isolated location of the farm.

5.80 Overall, it is concluded that the heritage significance of Smallshaw Farmhouse would be sustained.

***Restored baseline scenario***

5.81 The effects would be the same in the restored baseline scenario. The heritage significance of Smallshaw Farmhouse would be sustained.

**Church of St Saviour, Bacup (grade II listed building, NLHE ref. 1361954) (HAP 8)**

5.82 The Project for Assessment would introduce wind turbines on the more elevated land to the south-south-west of the Church of St. Saviour. The church, in particular its roof and spire, are seen periodically as part of the transitory experience when moving south and south-west along Market Street / A681 between 96 Market Street and Avalon House. The Project for Assessment would introduce wind turbines within these views, which would also be observed intermittently as part of the transitory experience,

beyond mill buildings and buildings of the modern industrial park. The wind turbines would be readily distinguishable from the church's spire and clearly understood as modern additions to the landscape. The wind turbines would, as new tall and moving elements within these transitory views, have some effect upon the landmark status of the church, meaning that it would no longer be the only tall element of the skyline, and that it would be observed with wind turbines situated immediately adjacent within the view. The moving nature of the wind turbines would also contribute to the effect, causing distraction within these transitory views.

5.83 The Project for Assessment would have no effect upon the immediate setting of the church within the enclosed churchyard nor would it affect views to the church and its tower from New Line Road. The architectural significance of the church as a good example of the Early Gothic style by architect Edward Wyndham would also be sustained. While the Project for Assessment would introduce wind turbines, visible beyond and adjacent to the church in some views when moving along Market Street / A681, it would remain possible to understand the intentional and hierarchical situation of the church on elevated land situated above the industrial activities and railway station at the base of the valley.

5.84 Overall, it is concluded that there would be some harm arising from the change in the views towards the church, and in particular its spire, during the transitory experience from Market Street, A681. The local landmark status of the church and its spire would be affected as the Project for Assessment would introduce new wind turbines seen beyond but immediately adjacent to the church spire in the views from Market Street between 96 Market Street and Avalon House. The moving nature of the wind turbines would also contribute to the effect, causing distraction within these transitory views. The harm would be of a low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

5.85 The effects would be the same in the restored baseline scenario. There would be some harm arising in the change in the views towards Church of St Saviour and specifically views of its spire as a local landmark, when moving south and south-east along Market Street / A681, arising from the wind turbines of the Project for assessment. The harm would be of a low level, and Policy HE6(4) would apply.

**Church of St John the Evangelist, Facit (grade II listed building, NLHE ref. 1073548) (HAP 9)**

5.86 The Project for Assessment would be located to the west of the Church of St. John the Evangelist, on the rising slopes on the opposite side of the River Spodden valley. The Project for Assessment would introduce wind turbines to the wider landscape surrounding the church.

5.87 The gothic tower of the Church of St. John the Evangelist forms a local landmark, in transitory views along Market Street (A671) from the length extending between Whitworth Civic Hall (to the south) and as far north as 37 Market Street (to the north). The enclosed nature of the base of the Spodden valley which is emphasised by the dense areas of terraced housing located within the valley bottom, means that the land of the Main Site cannot be seen alongside the church tower. The wind turbines of the Project for Assessment would similarly not be visible in conjunction / in the same part of the view as the church tower from the Spodden Valley, where the church, and

particularly its tower, was intended to be seen as a local landmark. Therefore, the landmark status of the church tower, in kinetic views through the valley would remain unaffected.

- 5.88 There would also be no effect upon views towards the church from the nearby Whitworth Cemetery which was also constructed during the late Victorian period to cater for the growing population of the industrial towns of the Spodden Valley. Some incidental views from more elevated land to the east of the church, such as from Hades Hill and Brown Wardle Hill, would include both the church's tower and the proposed wind turbines. They would be visible as part of expansive views over the landscape, with the church's tower seen as part of the settlement in the valley bottom and the wind turbines visible within a separate part of the landscape, on the higher moorland on the opposite side of the valley. **Wireline / Reference Photograph 3 (Appendix 12.7)** shows the view from the lane leading north to High Barn, looking over the church to the west, a publicly accessible location lower down the slope, from which it is possible to view both the church tower and parts of the surrounding landscape. The wireline shows how the Project for Assessment would introduce wind turbines within these incidental longer distance views west over the church tower and valley. The turbines would, as new tall and moving elements within these incidental views, have some effect upon the landmark status of the church, meaning that it would no longer be the primary tall element of the skyline, and that it would be observed with turbines immediately adjacent within the view. Although these incidental views would include both the church tower and the wind turbines of the Project for Assessment, the turbines would not affect the ability to understand and appreciate the location and context of the church in relation to the industrial settlements of Whitworth and Facit and the remaining elements of industry that caused the rapid increase in the area's population during the Victorian period. The architectural interest of the building as an example of a High Gothic Style church designed by architects Medland and Taylor would also be unaffected by the Project for Assessment. The heritage significance of the grade II listed building would be sustained.

***Restored baseline scenario***

- 5.89 The effects would be the same in the restored baseline scenario. The heritage significance of St John the Evangelist Church, Facit would be sustained.

**Peel Monument, Holcombe Hill (grade II listed building, NHLE ref. 1163433) (HAP 26)**

***Existing baseline scenario***

- 5.90 The Project for Assessment would be located to the east and north-east of the Peel Monument, with the closest wind turbine located circa 6.3km from the monument. The height of the proposed wind turbines is such that, although the land of the Main Site largely cannot be viewed from the Peel Monument, the proposed wind turbines would be visible, beyond the existing turbines of Scout Moor Wind Farm. **LVIA Visualisation 17** illustrates this relationship. The proposed wind turbines would be seen within the same grouping and would not extend the breadth of the existing turbine group. The south-eastern wind turbines of the Project for Assessment would appear of a similar height to the existing turbines within Scout Moor Wind Farm due to distance and perspective. However, Turbines 15 and 14 of the Project for Assessment would appear, in this view, to be of greater height than the existing turbines of Scout Moor Wind Farm.

- 5.91 As a local landmark feature, the Peel Monument can be seen from a number of places across the surrounding area, in particular in views when moving north to south along the Irwell Valley, including from the M66 motorway. The distance between Peel Monument and the Project for Assessment is such that the proposed wind turbines and the monument are visible in different parts of the view, to either side of the valley. The landmark status of the Peel Monument in these views from the surrounding area would not be affected by the Project for Assessment.
- 5.92 The Project for Assessment would cause a slight change to the extensive surroundings of the Peel Monument, by introducing additional wind turbines into the surrounding landscape. The wind turbines of the Project for Assessment would be visible beyond and in conjunction with the existing wind turbines of Scout Moor Wind Farm. Their addition to the landscape would not affect the prominence or heritage significance of the monument as a local landmark. It would remain possible to view, understand and appreciate the extensive views out from the monument, including the different components both rural and urban within these expansive views. The historic interest of the monument, due to its association with Sir Robert Peel, a local man who twice served as Prime Minister would also be unaffected.
- 5.93 Overall, it is concluded that the heritage significance of Peel Monument would be sustained.

***Restored baseline scenario***

- 5.94 In the Restored Baseline Scenario, the turbines of the Project for Assessment would be observed within the same part of the extensive views from the Peel Monument, but would be the only features visible on the skyline due to the removal of the turbines of Scout Moor Wind Farm. The wind turbines of the Project for Assessment, would occupy a slightly narrower arc of view, and narrower part of the skyline as seen from the Peel Monument, than in the Existing Baseline Scenario. In the Restored Baseline Scenario, the prominence of the Peel Monument, the expansive views out from the monument, and its historic interest would be unaffected. The heritage significance of Peel Monument would be sustained.

**Healey Hall (grade II listed building, NHLE ref. 1031799) (HAP 21)**

***Existing baseline scenario***

- 5.95 The Project for Assessment would be located approximately 1km to the north-west of Healey Hall, with the closest wind turbine located c.2.4km to the north-west. The Hall is located within an enclosed area of grounds on the upper eastern slopes of the Healey Dell, with key views to the south over the lawns associated with the House. The relative locations of the proposed wind turbines of the Project for Assessment and Healey Hall are such that there are likely to be some locations within this area of lawns where wind turbines of the Project for Assessment would be visible on the skyline to the west of the Hall. This would alter the wider rural surroundings which are seen in the peripheral part of views across the grounds of the Hall towards the listed building.
- 5.96 Although the wind turbines of the Project for Assessment would introduce new modern energy infrastructure within the wider surroundings, it would remain possible to understand the architectural interest of the listed building as a late 18<sup>th</sup> century family home built in a classical style with Palladian elements, and its historic interest as

a building associated with well-known families in the wool industry. Its location and setting in relation to its associated grounds to the south would not be affected, and the prominence of the Hall within these grounds would remain legible. Overall, it is concluded that the heritage significance of Healey Hall would be sustained.

***Restored baseline scenario***

- 5.97 The effects would be the same in the restored baseline scenario. The heritage significance of Healey Hall would be sustained.

**Church of Christ (grade II listed building, NHLE ref. 1055744) (HAP 16)**

***Existing baseline scenario***

- 5.98 The Project for Assessment is located approximately 1.5km to the north-west of Church of Christ, with the closest turbine located 2.8km to the north-west. The Church of Christ has a localised setting within its associated churchyard and in relation to the Vicarage building to the north. The Main Site does not contribute to the heritage significance of Church of Christ and mature trees to the north of the church, situated between the church and vicarage, would screen any potential views towards the wind turbines from the church. There would be no effects upon the heritage significance of the church as a gothic revival style church building designed by a local architect, and its heritage significance would be sustained.

***Restored baseline scenario***

- 5.99 The effects would be the same in the restored baseline scenario. The heritage significance of the Church of Christ would be sustained.

**Lower Lench Farmhouse (grade II listed building, NHLE ref. 1072779) (HAP 11)**

***Existing baseline scenario***

- 5.100 The Project for Assessment would be located to the south and south-east of Lower Lench Farmhouse. The closest part of the Project for Assessment would be c. 1km to the south of the listed building, with the closest wind turbine situated c.1.8km to the south.
- 5.101 The Project for Assessment would introduce new modern energy infrastructure to the east of Lower Lench Farmhouse. A small number of the wind turbines of the Project for Assessment may be visible in views to the east from locations in proximity to the farmhouse, although it is likely that adjacent buildings and mature vegetation would largely screen views of the wind turbines (as shown in **Wireline/ Reference Photograph 4 in Appendix 12.7**).
- 5.102 There would be no effect upon the evidential value of Lower Lench Farmhouse, and its potential to provide evidence about the changing vernacular architectural designs and techniques utilised within this area over time. There would also be no effect upon the ability to understand its intentional location within a small hollow in the localised topography, or its relationship with the Rossendale Valley to the north. Overall, it is concluded that the heritage significance of Lower Lench Farmhouse would be sustained.

***Restored baseline scenario***

- 5.103 The effects would be the same in the restored baseline scenario. The heritage significance of Lower Lench Farmhouse would be sustained.

**Fern Hill First Farmhouse (grade II listed building, NHLE ref. 1084277) (HAP 13),  
Fern Hill Cottage (grade II listed building, NHLE ref. 1366612) (HAP 15), and  
Fern Hill Farm and Hamlet (NDHA) (HAP 40)**

***Existing baseline scenario***

- 5.104 The Project for Assessment boundary is located c. 500m to the north of the listed buildings and NDHA at Fernhill, and the closest wind turbine would be located c. 2.3km to the north.
- 5.105 The Project for Assessment would introduce additional modern energy infrastructure within the wider surroundings of the grouping of heritage assets, to the north of the listed buildings and wider hamlet.
- 5.106 Up to two blade tips and no turbine hubs would be visible from the immediate south along Fern Hill Lane. This would increase to up to five turbine hubs and five tips from locations further to the north on Fern Hill Lane away from the listed buildings and NDHA. Wireline/ Reference Photograph 5 (Appendix 12.7) shows that two turbine tips and one turbine hub would theoretically be visible from locations to the immediate south of Fernhill Cottage. However, in reality when appreciating the buildings from the location of the wireline and the majority of locations within the hamlet, the turbines would be screened from view by the buildings themselves. Glimpsed views between the buildings may include views of one of the turbines. This change would have a limited visual effect upon the experience of the hamlet and its buildings as an isolated rural settlement.



**Figure 5.11: View northwards from Fern Hill Lane, to the south of Fern Hill First Farmhouse. The Project for Assessment boundary is to the north.**



**Figure 5.12: View northwards from Fern Hill Lane, taken from a location to the west of The Barn.**



**Figure 5.13: View northwards from Fern Hill Lane, approaching the bend in the lane. Brown Hill Farm and parts of Rooley Moor Road are visible in the distance.**

- 5.107 Fern Hill is of heritage significance as an example of a little altered rural Pennine settlement, retaining much of its vernacular architecture, including the Grade II listed buildings of Fern Hill First Farmhouse and Fern Hill Cottage. The wind turbines of the Project for Assessment would have no effect upon the localised context of the listed buildings within the hamlet. At some locations there may be glimpsed views between the buildings of the hamlet towards some of the wind turbines of the Project for Assessment. The introduction of the wind turbines of the Project for Assessment would cause a slight degree of harm arising from the erosion of the wider rural moorland character to the north of the hamlet and the listed buildings therein. The harm to the heritage significance of the two listed buildings would be of very low level, and Policy HE6(4) would apply.
- 5.108 The harm to the local heritage significance of the NDHA (Fern Hill Farm & Hamlet) would be very low, and Policy HE7(2) would apply.

***Restored baseline scenario***

- 5.109 The effects would be the same in the restored baseline scenario.
- 5.110 There would be a slight degree of harm to the grade II listed buildings of Fern Hill First Farmhouse and Fern Hill Cottage. The harm would be of a very low level, and Policy HE6(4) would apply.
- 5.111 There would also be a slight degree of harm to the NDHA of Fern Hill Farm and the surrounding hamlet. The harm would be of a very low level, and Policy HE7(2) would apply.

**Owd Betts Public House (grade II listed building, NHLE ref. 1084290) (HAP 22)**

***Existing baseline scenario***

- 5.112 The Project for Assessment boundary is located c.2.8km to the north-east of Owd Betts Public House, and the closest wind turbine would be c.3.9km from the listed building.
- 5.113 When approaching the listed building from the north-west along the A680 road, the turbines of the existing operational Scout Moor Wind Farm are visible on the skyline to the east, within a separate part of the view from the listed building (seen to the north). The localised prominence of the listed building with its gable end forming a distinctive feature when moving along the road, is not affected by the existing wind turbines. Turbines 14 & 15 would be seen, to the north, amongst the existing wind turbines, adding to an area of skyline where turbines are already visible. Due to their greater distance from the listed building, perspective means they would appear of a similar scale to the existing wind turbines within these views of the wider surrounding landscape.
- 5.114 The existing operational turbines of the Scout Moor Wind Farm are seen beyond and to the north of the listed building when approaching from the south-east along the A680 road; this is the approach towards the listed building where its situation and localised prominence in relation to the A680 is best appreciated. The Project for Assessment

would add additional wind turbines within the same part of the view, with Turbines 14 & 15 seen beyond the operational turbines of the Scout Moor Wind Farm. The local topography to the north-east of the listed building is such that the other wind turbines of the Project for Assessment would be largely hidden from view with only six blade tips visible.

- 5.115 The wind turbines of the Project for Assessment would be seen beyond and in conjunction with the existing wind turbines of Scout Moor Wind Farm. The localised prominence of the listed building both when approaching from both north-west and south-east along the A680 would not be affected by the addition of the wind turbines of the Project for Assessment. Overall, it is concluded that the significance of Owd Betts Public House would be sustained.

***Restored baseline scenario***

- 5.116 Following the removal of the wind turbines of the operational Scout Moor Wind Farm, turbines 14 & 15 of the Project for Assessment would be visible beyond and to the north of the listed building when approaching from the south-east along the A680 road. The wind turbines of the Project for Assessment would cause a slight degree of harm to the grade II listed Owd Betts Public House due to the erosion of part of the wider rural moorland character to the north-east of the listed building. The harm is low and Policy HE6(4) would apply.

**Lower Top O th'bank Farmhouse (grade II listed building, NHLE ref 1072842) (HAP 24)**

***Existing baseline scenario***

- 5.117 The Main Site is located approximately 2km to the south of the listed building. The closest elements of the Project for Assessment to the listed building would be the substation, located approximately 2.5km to the south-south-west, Turbines 10, located 2.5km to the south, and Turbine 11 located approximately 2.5 to the south-south-west. Currently a total of ten of the existing Scout Moor windfarm turbines are visible on the skyline, two turbine hubs and eight turbine tips. Wireline / Reference Photograph 6 (Appendix 12.7) shows that the Project for Assessment would introduce an additional twelve turbines on the skyline, ten turbine hubs, and two turbine tips. The greater height of the new turbines and their closer location to the farmhouse means they would appear of greater scale than the existing turbines of the Scout Moor windfarm. The Project for Assessment would introduce additional modern energy infrastructure on the skyline within longer distance views from the farmhouse to the wider altered moorland surroundings which include the spoil heaps and other remnants of Lee Quarry, and the operational existing wind turbines of the Scout Moor Wind Farm.
- 5.118 The listed building is of architectural and historic interest as a late 18<sup>th</sup> century farmhouse with earlier origins, and demonstrating vernacular features typical of the domestic scale wool trade related industries which were common across the local area. The design of the farmhouse, with a large number of windows, sought to maximise the natural light within the building, and the orientation of the building with its primary elevation to the south was likely also for this functional reason. The Project for Assessment would introduce additional modern energy infrastructure on the skyline to the south of the listed building adding to the altered rural character of its setting within longer distance views southwards from the farmhouse, this would have a limited effect

upon the current experience of the listed building amidst a wider rural landscape (albeit one that has been altered over time).

- 5.119 The wind turbines of the Project for Assessment would cause a degree of harm to the heritage significance of the grade II listed Lower Top O th' Hill Farm due to the further erosion of part of the wider altered rural moorland character in distant views to the south from the listed building. The wind turbines of the Project for Assessment would be seen in conjunction with the turbines of the existing operational Scout Moor Wind Farm on the skyline. The harm would be very low, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.120 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment, which would be seen on the skyline in longer distance views to the south, would cause a degree of harm to the heritage significance of the grade II listed Lower Top O th' Hill Farm. The harm would be very low, and Policy HE6(4) would apply.

**Old Farmhouse c. 50m south-west of present Cowpe Hall Farm (grade II listed building, NHLE ref. 1361999) (HAP 23)**

***Existing baseline scenario***

- 5.121 The Old Farmhouse is located approximately 0.7km to the north and north-west of the closest part of the Main Site, and the closest turbine of the Project for Assessment (Turbine 15) would be located approximately 1km to the south-west. The wind turbines of the Project for Assessment would be seen within views extending to the south-east to the east from the Old Farmhouse and its immediate vicinity and would introduce additional modern energy infrastructure within the surrounding rural landscape which has already been notably altered through the creation of Cowpe Reservoir and by quarrying higher on the moorland to the south-east of the Old Farmhouse. Wireline/ Reference Photograph 7 (Appendix 12.7), taken from a location to the immediate south-west of the listed building, shows that a total of six turbines of the Project for Assessment would theoretically be visible, three turbine hubs and three turbine tips. There are a number of mature trees close to the listed building which would partially screen views towards the turbines, particularly during the summer months.
- 5.122 The primary heritage significance of the listed building as a good example of a mid-18<sup>th</sup> century farmhouse with surviving architectural detailing would not be affected by the Project for Assessment. The localised setting of the listed building within a wider grouping of farm buildings which are demonstrative of the long history of agricultural activity at this location would also remain unaffected, and the situation of the Old Farmhouse in relation to the communication route of Rooley Moor Road would remain legible. The wind turbines of the Project for Assessment would be visible in views extending from the south west to the east of the listed building, with those to the south-west seen in conjunction with the altered area of landscaping resulting from the excavation of Cragg Quarry, and the operational existing turbines of Scout Moor Wind Farm. The wind turbines of the Project for Assessment would cause a degree of harm to the heritage significance of the grade II listed Old Farmhouse due to the further erosion of part of the wider altered rural moorland character of its setting. The harm would be of low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.123 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a degree of harm to the heritage significance of the grade II listed Old Farmhouse due to the further erosion of part of the wider altered rural moorland character of its setting. The harm would be of low level, and Policy HE6(4) would apply.

**Church of St Nicholas with St John (grade II\* listed building, NHLE ref. 1072799) (HAP 1)**

***Existing baseline scenario***

- 5.124 The Project for Assessment would be located to the south and south-east of the Church. The closest part of the Main Site lies c. 1.7km to the south of the church, with the closest wind turbine located c.2.7km to the south.
- 5.125 The localised setting of the church in relation to the village of Newchurch would not be affected by the Project for Assessment, and there would be no effect upon the ability to understand and appreciate the situation of the church in relation to or its association with its surrounding graveyard. From locations to the south of the church building, within the graveyard, it is possible to view the wider surrounding landscape over the mature trees which enclose and sit to the south of the graveyard. The wider surrounding landscape comprises the rising slopes of agricultural land with moorland on the southern side of the Irwell Valley. The wind turbines of the existing operational Scout Moor Wind Farm are theoretically visible within this view, although mature trees restrict this to a single turbine hub. The Project for Assessment would introduce additional modern energy infrastructure within this view towards the wider surrounding landscape, with eight turbine hubs and one turbine tip theoretically visible. **Viewpoint 12 of the LVIA** shows how the wind turbines would appear within this view, seen on the skyline in the longer distance view from the churchyard.
- 5.126 Although the Project for Assessment would introduce change within views outwards to the south from the churchyard, there would be no effect upon the immediate setting of the church in relation to the settlement of Newchurch, or on the ability to experience and understand the architectural features of the church from locations in close proximity, including from within the churchyard. The wind turbines of the Project for Assessment would change an incidental view which results from the steep sloping topography on the northern side of the Irwell Valley. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the church as a result of this change to its wider surroundings. The harm would be of very low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.127 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the church as a result of this change to its wider surroundings. The harm would be of very low level, and Policy HE6(4) would apply.

**Lee Farmhouse, Stubblee Lane (grade II listed building, NHLE ref. 1163403) (HAP 19)**

***Existing baseline scenario***

- 5.128 The Main Site is located c.1km to the south-west of Lee Farmhouse at its closest point. The nearest wind turbine would be c.1.4km to the south-west. The Project for Assessment would introduce modern energy infrastructure within views to the south-west from locations in proximity to the farmhouse. The wind turbines of the Project for Assessment would be seen on the skyline, beyond the heavily altered part of the landscape which was excavated as Lee Quarry. Up to three turbine hubs and three blade tips would be visible.
- 5.129 The Project for Assessment would not affect close views of the Farmhouse within which its architectural details and materials can be seen and appreciated. It would remain possible to understand the situation of the listed building in relation to the wider agricultural and industrial landscape, and in relation to the Irwell Valley to the north. The Project for Assessment would introduce modern energy infrastructure within the wider rural and post-industrial surroundings of the listed building, with turbines visible in views to the south-west. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the farmhouse due to the proximity and extent of visual change expected. The harm would be of low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.130 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the farmhouse introducing modern energy infrastructure within the wider surroundings of the listed building. The harm would be of low level, and Policy HE6(4) would apply.

**Fairwall Farmhouse (grade II listed building, NHLE ref. 1309258) (HAP 17); and**

**Barn c. 20m west of Fairwall Farmhouse (grade II listed building, NHLE ref. 1072864) (HAP 7)**

***Existing baseline scenario***

- 5.131 The Main Site is located approximately 750m to the south-west of the farmhouse and barn, at its closest point. The closest wind turbine of the Project for Assessment (Turbine 12) would be located c. 1.3km from the listed buildings.
- 5.132 The Project for Assessment would introduce modern energy infrastructure to the south-west of the listed buildings, which would be seen beyond the spoil heaps of Lee Quarry (which is now in part used as a mountain bike trail) in a part of the wider rural surroundings of the asset which have already undergone notable change. The topography is such that several of the wind turbines would be screened from view, with a total of 1 turbine hubs and two blade tips visible, as shown in Wireline / Reference Photograph 8, Appendix 13. The Project for Assessment would not affect the architectural and historic interest of the farmhouse and barn as examples of long lived vernacular buildings, which have been subject to gradual piecemeal adaptation over time to meet the needs of changing agricultural practices. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the farmhouse and barn introducing modern energy infrastructure within the wider surroundings of the listed buildings, which would be seen beyond an

area of heavily altered landscape. The harm would be of a very low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.133 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the farmhouse and barn introducing modern energy infrastructure within the wider surroundings of the listed buildings, which would be seen beyond an area of heavily altered landscape. The harm would be of a very low level, and Policy HE6(4) would apply.

**Moss Meadows Farmhouse (grade II listed building, NHLE ref. 1072838) (HAP 14)**

***Existing baseline scenario***

- 5.134 The Main Site is located approximately 1.4km to the south-west of Moss Meadows farmhouse at its closest point. The closest wind turbine of the Project for Assessment (Turbine 10) would be located approximately 1.8km to the south-west.
- 5.135 The Project for Assessment would introduce modern energy infrastructure to the south-west of the listed building, which would be seen beyond the spoil heaps of Lee Quarry (which is now in part used as a mountain bike trail) in a part of the wider rural surroundings and setting of the asset which have already undergone notable change. The topography is such that the wind turbines would be partially screened from view. Wireline/ Reference Photograph 9 (Appendix 12.7) shows the view from the minor road to the south of Moss Meadows Farmhouse, beyond the mature trees which enclose the southern end of the associated gardens. The wireline shows that a total of six turbines may be visible, four turbine hubs and two turbine tips. These would be seen beyond a local power line which runs across the field to the north of the farmhouse. The Project for Assessment would not affect the architectural and historic interest of the farmhouse as an example of a laithe house, built in the local vernacular and evidencing the history of agricultural activity within the area. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the farmhouse introducing modern energy infrastructure within the wider surroundings of the listed building, which would be seen beyond an area of altered landscape. The harm, primarily due to the proximity and visual effects of change to the wider rural but altered surroundings of the listed building, would be of low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.136 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a limited degree of harm to the heritage significance of the farmhouse introducing modern energy infrastructure within the wider surroundings of the listed building, which would be seen beyond an area of altered landscape. The harm would be of low level, and Policy HE6(4) would apply.

**Old House Farmhouse (grade II listed building, NHLE ref. 1361640) (HAP 12)**

***Existing baseline scenario***

- 5.137 The Main Site is located approximately 2.1km to the south-west of Old House Farmhouse at its closest. The closest wind turbine of the Project for Assessment (Turbine 10) would be located approximately 3.1km to the south-west of the

Farmhouse. The topography of the area, and the spoil heaps of the Whitworth Quarry mean that the majority of the wind turbines would be screened from view. Wireline 10, Appendix 12.7, shows that only eight turbine tips would theoretically be visible, seen beyond the 132kV powerline which runs over the hillside. The change arising from the Project for Assessment would not affect the special architectural and historic interest as an example of a uniquely designed laithe house, with an embattled west gable to provide additional protection from the wind. There would be no effect upon the way the west gable is also seen as a local landmark from the A671 in the base of the Irwell Valley. Overall, it is concluded that the heritage significance of Old Farm Farmhouse would be sustained.

***Restored baseline scenario***

- 5.138 The effects would be the same in the restored baseline scenario. The heritage significance of Old Farm Farmhouse would be sustained.

**The End Cottage, The Old Stables and The Barn, Tippetts Farm (grade II listed building, NHLE ref. 1163990) (HAP 10)**

***Existing baseline scenario***

- 5.139 The Project for Assessment would be located to the south-east of The End Cottage. The closest part of the Main Site boundary would be approximately 400m to the south, with the closest wind turbine (Turbine 15) situated c.1.4km to the south-south-west.
- 5.140 The Project for Assessment would introduce new modern energy infrastructure to the south and south-east of The End Cottage. The sloping nature of the natural topography to the south and south-east of the building and within the Main Site is such that a maximum of seven turbines would be visible (five turbine hubs and two turbine tips) the Project for Assessment would be visible, seen to the north-east of The End Cottage (as seen in Wireline 11, Appendix 12.7). The substation may also be visible within the view. Views from the immediate vicinity of The End Cottage are limited by trees and vegetation within the grounds of the cottage. High hedges to either side of the track leading to the cottage also screen views towards the Project for Assessment.
- 5.141 The Project for Assessment would have no effect upon the evidential value of The End Cottage and its potential to provide evidence about the changing vernacular architectural designs and techniques utilised within this area over time. There would also be no effect upon the ability to understand its relationship with its immediate agricultural surroundings or in relation to the Irwell Valley to the north. Overall, it is concluded that the heritage significance of The End Cottage would be sustained.

***Restored baseline scenario***

- 5.142 The effects would be the same in the restored baseline scenario. The heritage significance of The End Cottage would be sustained.

**Higher Lench Farmhouse (grade II listed building, NHLE ref. 1164097) (HAP 6)**

***Existing baseline scenario***

- 5.143 The Project for Assessment would be located to the south-east of Higher Lench Farmhouse. The closest part of the Main Site would be c. 1.2km to the south-east of the listed building, with the closest wind turbine situated approximately 2km to the south-south-east. The Project for Assessment would introduce new modern energy

infrastructure to the south and south-east of Higher Lench Farmhouse. The sloping nature of the natural topography to the south and south-east of Higher Lench Farmhouse and within the Main Site is such that only five turbines of the Project for Assessment would theoretically be visible (three turbine hubs and two tips) as shown in Wireline 12, Appendix 12.7. The turbines would be located to the south-east of Higher Lench Farmhouse, visible beyond the other buildings within the small hamlet in which the farmhouse is located. Mature trees at the eastern edge of the hamlet would screen views out towards the Project for Assessment from locations in the immediate vicinity of the listed building, particularly during the summer months.

- 5.144 The Project for Assessment would have no effect upon the evidential value of Higher Lench Farmhouse, or its potential to provide evidence about the changing vernacular architectural designs and techniques utilised within this area over time. There would also be no effect upon the ability to understand its relationship with its immediate agricultural surroundings or in relation to the Irwell Valley to the north. Overall, it is concluded that the heritage significance of Higher Lench Farmhouse would be sustained.

***Restored baseline scenario***

- 5.145 The effects would be the same in the restored baseline scenario. The heritage significance of Higher Lench Farmhouse would be sustained.

**Stoodley Pike Monument (grade II listed building, NHLE ref. 1229506) (HAP 28)**

***Existing baseline scenario***

- 5.146 The closest part of the Main Site is located c.10.1km to the south-west of Stoodley Pike Monument, with the closest turbines (Turbines 10 & 16) approximately 12km to the south-west.
- 5.147 The Main Site forms part of the wider surroundings of the Stoodley Pike Monument, which can be seen as part of the extensive views out from the monument. The Project for Assessment would introduce additional modern energy infrastructure within views to the south-west from Stoodley Pike Monument. The wind turbines would be seen on the skyline between the existing operational turbines of Crookhill Wind Farm, and Scout Moor Wind Farm. The operational turbines of Todmorden Wind Farm would be visible slightly further to the west. **Viewpoint 22 of the LVIA** shows how the wind turbines would appear within this view. Although the Project for Assessment would cause some change to the existing baseline scenario, it would remain possible to understand the intentional position of the Stoodley Pike Monument at the summit of the hill in order to create both a local landmark, and a point from which extensive views of the surrounding landscape would be achieved. There would be no effect upon the ability to understand the historic value of the monument on account of its association with the Napoleonic wars. Overall, it is concluded that heritage significance of the Stoodley Pike Monument would be sustained.

***Restored baseline scenario***

- 5.148 In the restored baseline scenario, the turbines of the Project for Assessment would be seen to the west of the operational turbines of Crook Hill Wind Farm. The removal of the Scout Moor Wind Farm turbines would create a gap between the views of the wind turbines of the Project for Assessment against the skyline and the operational turbines

of the Todmorden Wind Farm (also seen against the skyline. Although the Project for Assessment would cause some change to the restored baseline scenario, it would remain possible to understand the intentional position of the Stoodley Pike Monument at the summit of the hill in order to create both a local landmark, and a point from which extensive views of the surrounding landscape would be achieved. There would be no effect upon the ability to understand the historic value of the monument on account of its association with the Napoleonic wars. Overall, it is concluded that the heritage significance of the Stoodley Pike Monument would be sustained.

**Clegg Hall (grade II\* listed building, NHLE ref. 1309615(HAP 2))**

***Existing baseline scenario***

- 5.149 The Main Site is located approximately 5.4km to the north-west of Clegg Hall, with the closest wind turbine (Turbine 1) approximately 6.4km to the north-west. Clegg Hall was originally constructed in 1618 as a country house, and is believed to have replaced an earlier moated timber building. The area around Clegg Hall later developed into a small industrial settlement, with a mill and associated workers housing, and this means that today Clegg Hall is the central building within a wider contrasting industrial settlement. The listed building was positioned to exploit long distance views out from the hall, to the north-west and north, including long distance views towards the moorland (including the Main Site). Views out to the wider surrounding landscape, although they have undergone gradual and repeated change over time, do still include longer distance views to the moorland, including the Main Site, enabling understanding of the reasoning behind the positioning of Clegg Hall.
- 5.150 The Project for Assessment would introduce a slight change to the wider surroundings of Clegg Hall, introducing additional modern energy infrastructure in part of the longer distance views to the moorland. The new wind turbines would be seen as a group, seen partially in conjunction with the existing turbines of Scout Moor Wind Farm, and extending the arc of view within which wind turbines would be visible to the north-west. The new wind turbines would be situated closer to Clegg Hall, and of greater height than the existing wind turbines. Although the turbines would cause some limited change to the surroundings it would remain possible to understand and appreciate the intentional positioning and design of Clegg Hall in relation to the longer distance views to the moorland. The ability to view, understand and appreciate the architectural and historic interest of Clegg Hall would not be affected by the turbines of the Project for Assessment. Overall, based on these considerations and the presence of existing turbines in longer distance views to the moorland, it is concluded that the heritage significance of Clegg Hall would be sustained.

***Restored baseline scenario***

- 5.151 The effects would be the same in the restored baseline scenario. The heritage significance of Clegg Hall would be sustained.

**Spring Bank (grade II listed building, NHLE ref 1260239) (HAP 29)**

***Existing baseline scenario***

- 5.152 The Project for Assessment would be located c.10.6km to the east-north-east of the listed building, with the closest wind turbine approximately 10.9km away. Spring Bank

was intentionally positioned with its primary elevation looking out to the east, where long distance views to the moorland are achievable.

- 5.153 The screened blade tip ZTV predicts that two blade tips would be visible from Spring Bank. The effects of distance and perspective mean that these would cause a very limited change to the nature of the long distance views out from Spring Bank, as shown in Wireline / Reference Photograph 13, Appendix 12.7. The Project for Assessment would introduce a very slight change to the wider surroundings of Spring Bank, introducing modern energy infrastructure in part of the longer distance views to the moorland from Spring Bank. Although the turbines would cause some very limited change to the surroundings it would remain possible to understand and appreciate the intentional positioning and design of Spring Bank in relation to the longer distance views to the moorland. The ability to view, understand and appreciate the architectural and historic interest of Spring Bank would not be affected by the turbines of the Project for Assessment. Overall, based on these considerations, it is concluded that the heritage significance of Spring Bank would be sustained.

***Restored baseline scenario***

- 5.154 The effects would be the same in the restored baseline scenario. The heritage significance of Spring Bank would be sustained.

**Whitworth Cemetery (grade II Registered Park and Garden, NHLE ref. 1000475),**

**North Chapel at Whitworth Cemetery (grade II listed building, NHLE ref. 1164419) (HAP 4),**

**Cemetery Chapel at Whitworth Cemetery (middle of three) (grade II listed building, NHLE ref. 1361990) (HAP 5), and**

**South Chapel at Whitworth Cemetery (grade II listed building, NHLE ref. 1072783) (HAP 3)**

***Existing baseline scenario***

- 5.155 The Project for Assessment would be located to the west of the cemetery, with the closest wind turbine approximately 3km from the centre of the cemetery. The late Victorian public cemetery was intentionally laid out with the three central chapels positioned to exploit views out over the adjacent town and across the Spodden valley to the west.
- 5.156 Viewpoint CH01 shows the view out to the west from outside the central Church of England chapel, which along with the two adjacent chapels, forms the central focal point of the cemetery layout. In the existing baseline scenario, the view out, which is partially screened by mature trees at the edges of the cemetery, includes the rising land on the western side of the River Spodden valley, including the Main Site. Some of the turbine tips and a single turbine hub of the existing turbines of the Scout Moor Wind Farm are visible.
- 5.157 The Project for Assessment would introduce twelve new wind turbines in views to the north-west from the cemetery. The wind turbines would appear on the skyline, with Turbines 1 and 3 positioned just beneath the summit of the moorland. The Project for Assessment would introduce a grouping of new modern turbines distributed across the intentionally exploited view out from the cemetery and change the nature and

character of the view, which has been subject to gradual change over time with the rise and fall of both factories in the valley bottom and quarrying activities on the valley slopes. The introduction of new modern energy infrastructure would change this view, but it would nonetheless remain possible to understand, appreciate and experience how the cemetery layout and structural planting was intentionally arranged to exploit this view.

- 5.158 The experience of the cemetery and its setting varies when moving around its area, with the western and northern parts of the cemetery being more enclosed due to the local topography and mature structural planting, and with views out to the wider landscape making less contribution to the appearance and experience of these parts of the cemetery. In some parts of the cemetery there would be little visibility of the wind turbines of the Project for Assessment. The historic significance of the collection of 19<sup>th</sup> and early 20<sup>th</sup> century monuments within the cemetery would not be affected by the Project for Assessment.
- 5.159 Overall, it is concluded that there would be some harm arising from the change in views westwards from the cemetery, albeit with the ability to understand and appreciate the exploitation of this aspect within the cemetery's design remaining. The view, whilst remaining legible, would be changed from its current appearance as open moorland to an area containing modern energy infrastructure. The harm would be of low level, and Policy HE6(4) would apply.
- 5.160 There would also be some limited harm to the heritage significance of the three listed buildings situated at the centre of the cemetery due to the change in the views out from the cemetery, as experienced from the area to the immediate west of the three chapels being altered by the Project for Assessment. Although change would occur, the ability to understand the positioning of the three listed chapels in relation to the surrounding cemetery, and the ability to understand and appreciate the exploitation of this view within the design and layout of the cemetery would remain. The harm to the heritage significance of the three listed chapels would be of low level, and Policy HE6(4) would apply.

***Restored baseline scenario***

- 5.161 The effects would be the same in the restored baseline scenario. There would be some harm to the heritage significance of Whitworth Cemetery RP&G due to the change in the view out from the cemetery arising from the turbines of the Project for Assessment. The harm would be of low level, and Policy HE6(4) would apply.
- 5.162 There would also be some limited harm to the heritage significance of the three listed buildings situated at the centre of the cemetery due to the change in the view out from the cemetery, as experienced from the area to the immediate west of the three chapels being altered by the Project for Assessment. The limited harm to the heritage significance of the three listed chapels would be of low level, and Policy HE6(4) would apply.

**Rooley Moor Road (NDHA) (HAP 34)**

***Existing baseline scenario***

- 5.163 The Project for Assessment would introduce wind turbines, and associated access tracks and turbine bases to either side of Rooley Moor Road, adding to the existing

turbines of Scout Moor Wind Farm which can currently be seen in views westwards from Rooley Moor Road. The access tracks for the Project for Assessment would cross the Rooley Moor Road at a single point. A substation (including a control building) would be constructed within the northern part of the Main Site. The turbines of the Project for Assessment would be seen amidst what currently initially appears to be an isolated and little altered area of rural landscape. However, upon more detailed inspection the level of human activity of the moorland, in particular the large bings and spoil heaps and areas of disturbance resulting from mining and quarrying activities, can be seen, revealing an area of landscape which has been subject to notable industrial activity over time.

- 5.164 Viewpoint CH05 shows the view from Catley Lane Head, at the southern end of the Rooley Moor Road, and shows how from this location, three turbine hubs and a maximum of four turbine tips would be visible, seen in a cluster to the east of the road, with a single turbine tip visible to the west of the road.
- 5.165 LVIA Viewpoint 1 shows a view from further to the north, when moving along the course of the road, and shows how the turbines would appear to either side of Rooley Moor Road.
- 5.166 The Project for Assessment would be highly visible from the route. It would introduce new modern features within the area of rural moorland to either side of the Rooley Moor Road and would cause some change to the experience of moving along the road, through the introduction of new modern features, as well as other non-visual changes, such as the introduction of sound from the movement of the wind turbines. The precise nature of the visual effects of the wind turbines of the Project for Assessment would alter at different locations along the route, depending upon the localised topography and the distance between the closest turbines and the route. Although the Project for Assessment would introduce notable change to the surroundings of the Rooley Moor Road, it would remain possible to understand and appreciate the course of the routeway across the moorland, and to view and appreciate the detail and the level of work involved in the creation of the setted surface for the road during the cotton famine. Its rural and isolated qualities would be somewhat diminished by the introduction of the modern energy infrastructure and the modern access tracks of the Project for Assessment and there would be associated harm to the significance of the non-designated heritage asset.
- 5.167 Overall, it is concluded that there would be a degree of harm arising from the change in the current character of the moorland in proximity to the Rooley Moor Road. The degree of harm would be low, and Policy HE7(2) would apply.

***Restored baseline scenario***

- 5.168 In the restored baseline scenario, the smaller turbines of the Scout Moor Wind Farm, which are located at a greater distance to the west of Rooley Moor Road than the wind turbines of the Project for Assessment, would no longer be present. The wind turbines of the Project for Assessment would nonetheless be visible to either side of Rooley Moor Road, along with associated infrastructure and other landscape changes, such as the creation of levelled areas for turbine bases. The Project for Assessment would also introduce other non-visual changes to the surroundings and experience of Rooley Moor Road, such as the introduction of sound resulting from the movement of the

turbines. Although there would be less turbines visible to the west of Rooley Moor Road in the restored baseline scenario, it is considered that the overall effect upon the heritage significance of Rooley Moor Road would be the same as that reported in the existing baseline scenario.

- 5.169 Overall it is concluded that there would be a degree of harm arising from the change in the current character of the moorland in proximity to the Rooley Moor Road. The degree of harm would be low, and Policy HE7(2) would apply.

**Rough Lee House and Gates (Rossendale Locally Listed Building) (HAP 30), and**

**Rough Lee Cottages (Rossendale Locally Listed Building) (HAP 31)**

***Existing baseline scenario***

- 5.170 The Project for Assessment would be located to the south and south east of Rough Lee House and Gates and Rough Lee Cottages. The closest part of the Project for Assessment would be c. 1km to the south of the locally listed buildings, with the closest wind turbine situated approximately 1.8km to the south. The Project for Assessment would introduce new modern energy infrastructure to the south and south-east of Rough Lee House and Gates and Rough Lee Cottages, adding to a wider varied setting which includes both agricultural rural land and industrial urban settlements such as Waterfoot, Newchurch and Bacup. Wireline / Reference Photograph 14, Appendix 12.7 shows the theoretical visibility of the Project for Assessment from a location on the access route to the two locally listed buildings (located at a point between the two buildings). The wireline shows that theoretically nine of the turbines of the Project for Assessment would be visible from this location (seven turbine hubs and two turbine tips) as well as two turbines of the existing Scout Moor Windfarm (one turbine hub and one turbine tip). The turbines would be visible beyond the stop of the rising land to the south of the locally listed buildings. Examination of the wireline in conjunction with the reference photography demonstrates that from many locations within the hamlet in which Roughlee House and Roughlee Cottages are located intervening buildings and/ or vegetation would screen views of one or more of the turbines of the Project for Assessment.

- 5.171 There would be no effect upon the group value of the buildings, or the ability to understand their functional or hierarchical relationships with one another, and it would remain possible to understand the wider setting of the buildings in relation to their historic context influenced by both agricultural and industrial history. There would also be no effect upon the ability to appreciate their local architectural interest and their local evidential value of the social and industrial history of the locality. Overall, it is concluded that the local heritage significance of Rough Lee House and Gates and Rough Lee Cottages would be sustained.

***Restored baseline scenario***

- 5.172 The effects would be the same in the restored baseline scenario. The local heritage significance of Rough Lee House and Gates and Rough Lee Cottages would be sustained.

**Lower Foldhead Farm (Rossendale Locally Listed Building) (HAP 32)**

***Existing baseline scenario***

- 5.173 The Project for Assessment would be located to the west and north-west of Lower Foldhead Farm. The closest part of the Project for Assessment would be c. 580m to the west of the locally listed building, with the closest wind turbine (Turbine 3) situated approximately 1.7km away. The Project for Assessment would introduce new modern energy infrastructure into the wider post-industrial, rural surroundings of Lower Foldhead Farm, which make a very limited contribution to the building's significance.
- 5.174 From Lower Foldhead Farm, the ZTV predicts that up to six wind turbine hubs and eight blade tips would be visible. Wireline / Reference Photography 15, Appendix 12.7 shows that four turbines would be visible from this location, two turbine hubs and two turbine tips. The introduction of the wind turbines of the Project for Assessment would have no effect upon the ability to appreciate the local architectural interest of Lower Foldhead in close views. They would also have no effect upon the ability to appreciate its historic relationship with nearby remaining industrial features of the landscape or its immediate rural surroundings, which are the most contributory aspects of setting in reinforcing understanding of its historic development as a laithe house. The wind turbines of the Project for Assessment would introduce new modern energy infrastructure which would be seen beyond an area of landscape altered by mining, quarrying and the creation of Spring Mill Reservoir. There would be a degree of harm to the local heritage significance of Lower Foldhead Farm, resulting from the visual change and proximity of the wind turbines. The harm would be of a low level, and Policy HE7(2) would apply.

***Restored baseline scenario***

- 5.175 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a minor degree of harm to the local heritage significance of the Lower Foldhead Farm, due to the visual change and proximity of the wind turbines. The harm would be of a low level, and Policy HE7(2) would apply.

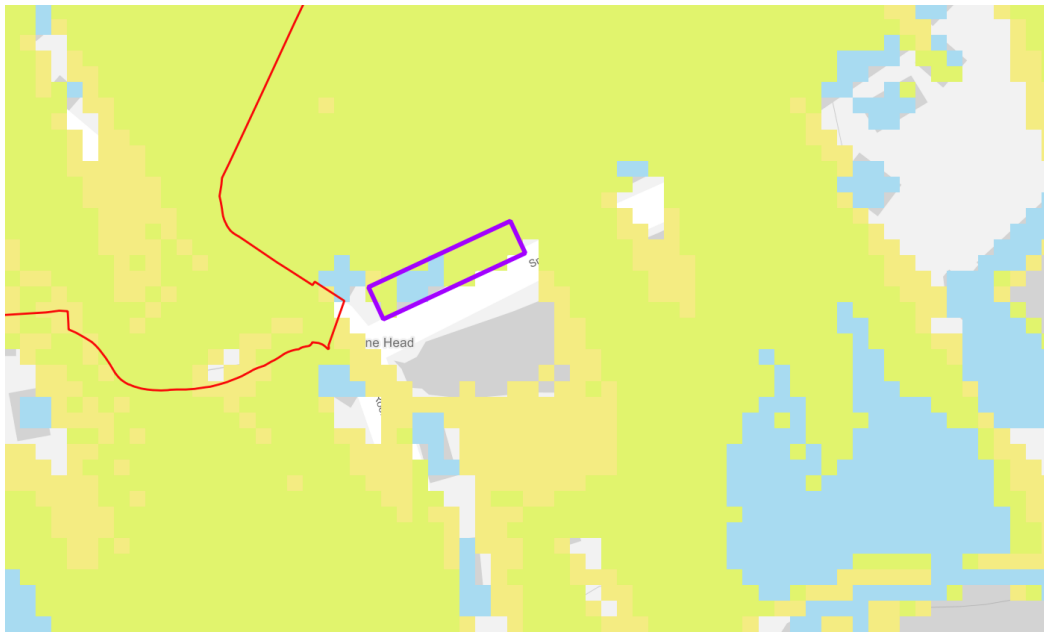
**7-23 Smallshaw Road (Rochdale Locally Listed Building) (HAP 36)**

***Existing baseline scenario***

- 5.176 The Project for Assessment would be located to the north-west of 7-23 Smallshaw Road, with the closest turbine located approximately 1.75km to the north-north-west. The local heritage significance of the workers' cottages is primarily experienced within a localised enclosed setting in relation to the historically industrial hamlet of Catley Lane Head to the west. The Project for Assessment would introduce new modern energy infrastructure into the wider post-industrial, rural surroundings of 7-23 Smallshaw Road, which would be visible beyond the buildings in glimpsed views northwards along Smallshaw Road.



**Figure 5.14: View looking north-west to the east of 7-23 Smallshaw Road, where the ZTV is showing some visibility of the Project for Assessment.**



**Figure 5.15: Extract from the Blade Tip ZTV with screening overlaid with the location of 7-23 Smallshaw Road (outlined purple)**

- 5.177 The Project for Assessment would cause a slight change to the wider post-industrial, rural surroundings of 7-23 Smallshaw Road, introducing additional modern energy infrastructure in glimpsed views north from Smallshaw Road. The ZTV indicates that this would be from an area to the east of 7-23 Smallshaw Road, where up to four wind turbine hubs and five blade tips would be visible (**Figure 5.8**). Whilst the Project for

Assessment would be visible, there would be no effect upon the ability to appreciate the local architectural interest of the buildings in close views and there would also be no effect upon the ability to appreciate their historic relationship with nearby remaining industrial features of the landscape, such as the former mill ponds. Overall it is concluded that the local heritage significance of 7-23 Smallshaw Road would be sustained.

***Restored baseline scenario***

- 5.178 The effects would be the same in the restored baseline scenario. The local heritage significance of 7-23 Smallshaw Road would be sustained.

**Higher Dunishbooth (Rochdale Locally Listed Building) (HAP 37)**

**Lower Dunishbooth, (Rochdale Locally Listed Building) (HAP 38) and**

**Croft Head (Rochdale Locally Listed Building) (HAP 39)**

***Existing baseline scenario***

- 5.179 The Project for Assessment would be located to the west of Higher Dunishbooth, Lower Dunishbooth and Croft Head, with the closest turbine located approximately 1.7km to the north-west. The Project for Assessment would introduce new modern energy infrastructure into the wider post-industrial, rural surroundings of Higher Dunishbooth, Lower Dunishbooth and Croft Head, which would be visible beyond an existing high power pylon line in longer distance views
- 5.180 The wind turbines of the Project for assessment would be visible along with Higher Dunishbooth, Lower Dunishbooth and Croft Head, in longer distance views, for example, incidental views west from Knacks Lane and an adjacent track. These incidental views make some limited contribution to the setting of these NDHA, as views where the buildings' group value is appreciable, and their situation in relation to the wider altered post-industrial rural landscape can be partially understood.
- 5.181 The Project for Assessment would cause a slight change to the wider post-industrial, rural surroundings of Higher Dunishbooth, Lower Dunishbooth and Croft Head, introducing additional modern energy infrastructure in views north-westwards from the immediate surroundings of the assets with up to nine wind turbine hubs and one blade tip visible beyond the existing high power pylon towers. Whilst the Project for Assessment would be visible from Knacks Lane, there would be no effect upon the ability to appreciate the vernacular style of the buildings in close views. There would also be no effect upon the ability to appreciate their historic relationship with each other as well as their functional relationships with the nearby remaining industrial features of the landscape and their immediate rural surroundings, which contribute to legibility of their historic development as a group of laithe houses, with associated smallholdings. There would be a degree of harm arising from the introduction of additional energy infrastructure and the further erosion of the wider post-industrial, rural surroundings of the locally listed buildings. The harm would arise due to the proximity and extent of visual change expected. The harm would be of a low level, and Policy HE7(2) would apply.

***Restored baseline scenario***

- 5.182 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a degree of harm to the local heritage significance of the Higher Dunishbooth, Lower Dunishbooth and Croft Head introducing modern energy infrastructure within the wider surroundings of the locally listed buildings. The harm would be of a low level, and Policy HE7(2) would apply.

**Syke Bank Farm (Rochdale Locally Listed Building) (HAP 42)**

***Existing baseline scenario***

- 5.183 The Project for Assessment would be located to the north of Syke Bank Farm, with the closest turbine (Turbine 1) located approximately 1.8km to the north-north-west. The buildings are experienced in a setting that has been influenced by their conversion to modern houses and has a domestic character. The Project for Assessment would introduce new modern features into the wider post-industrial, rural surroundings of Syke Bank Farm, which would be visible in longer distance views, such as in views north from parts of Rooley Moor Road to the north west of Catley Lane Head bus turning circle.
- 5.184 The Project for Assessment would cause a slight change to the wider post-industrial, rural surroundings of Syke Bank Farm, introducing additional modern energy infrastructure within the wider surroundings, which make a very limited contribution to the significance of the asset. The Project for Assessment would be visible from locations on Rooley Moor Road to the south-east and west of Syke Bank Farm, where the farm is also visible, but would be seen within a separate part of the view (with wind turbines visible to the north-west, and the farm visible to the north-east, east or south-east). There would be no effect upon the ability to appreciate the local vernacular style of the buildings in close views and it would remain possible to understand the situation of the buildings in relation to the wider mixed post-industrial and rural context. Overall, it is concluded that the local heritage significance of Syke Bank Farm would be sustained.

***Restored baseline scenario***

- 5.185 The effects would be the same in the restored baseline scenario. The local heritage significance of Syke Bank Farm would be sustained.

**Hollands Farm (Rochdale Locally Listed Building) (HAP 43)**

***Existing baseline scenario***

- 5.186 The Project for Assessment would be located to the north east of Hollands Farm, with the closest turbine (Turbine 1) located approximately 2.1km to the north-north-west. Hollands Farm has local heritage significance as a former laithe house. The building is experienced in a setting that has been influenced by its conversion to modern houses and has a domestic character. The Project for Assessment would introduce new modern energy infrastructure into the wider post-industrial, rural surroundings of Hollands Farm, which make a very limited contribution to the significance of the asset. Up to five hub wind turbine hubs and six blade tips would be visible in views north from the western end of Fairview (excluding Hollands Farm). From Hollands Farm itself, only up to one blade tip and no turbine hubs would be visible.

- 5.187 Hollands Farm is situated in a localised hollow in the topography, meaning that it is primarily experienced in relation to the falling land to the east, south and west. Woodland to the north confines the setting of Hollands Farm, and means that the Project for Assessment would not be visible in conjunction with the building in closer views where its local architectural interest is appreciable. There would therefore be no effect upon the ability to appreciate its local heritage significance. Overall, it is concluded that the local heritage significance of Hollands Farm would be sustained.

***Restored baseline scenario***

- 5.188 The effects would be the same in the restored baseline scenario. The local heritage significance of Hollands Farm would be sustained.

**Harper Road House (Rochdale Locally Listed Building) (HAP 35)**

***Existing baseline scenario***

- 5.189 The Project for Assessment would be located to the north-north-west of Harper Road House, with the closest turbine located approximately 2.2km to the north-north-west. The local topography and surrounding trees and hedgerows confine the experience of Harper Road House to its immediate setting, and the wider surroundings, including the Main Site make a very limited contribution to the experience of the house. The Project for Assessment would introduce new modern features into the wider post-industrial, rural surroundings of Harper Road House, which may be partially visible beyond the buildings in views north from the short length of Rooley Moor Road from which Harper Road House can be seen. Mature trees and hedges mean that any views of the wind turbines of the Project for Assessment are likely to be largely screened from view during the summer months when vegetation is at its most dense.
- 5.190 The Project for Assessment would cause a slight change to the wider post-industrial, rural surroundings of Harper Road House, introducing additional modern energy infrastructure to these wider surroundings. There would be no effect upon the ability to appreciate the local architectural interest of the buildings in close views, such as those achievable from a short length of Rooley Moor Road, and from the public footpath to the south of the house. There would also be no effect upon the ability to appreciate the relationship of Harper Road House with the immediate rural surroundings in which the experience of the asset is confined. Overall, it is concluded that the local heritage significance of Harper Road House would be sustained.

***Restored baseline scenario***

- 5.191 The effects would be the same in the restored baseline scenario. The local heritage significance of Harper Road House would be sustained.

**Brown Hill Farm (Rochdale Locally Listed Building) (HAP 41)**

***Existing baseline scenario***

- 5.192 The Project for Assessment would be located to the north and north-west of Brown Hill Farm, with the closest elements located approximately 2km to the north. Brown Hill Farm has local heritage significance as an example of a laithe house. The Project for Assessment would introduce new modern energy infrastructure into the wider post-industrial, rural surroundings of Brown Hill Farm, which would be partially visible in views north from the asset. Up to five wind turbine hubs and five blade tips would be visible from Brown Hill Farm.

- 5.193 The Project for Assessment would be visible in conjunction with existing modern infrastructure including the radio mast and substation which are located to the immediate north of Brown Hill Farm. The Project for Assessment would have no effect on the ability to appreciate the local architectural interest of the building as an example of a laithe house. It would remain possible to appreciate its historic relationship with nearby remaining industrial features of the landscape, and of its immediate altered rural surroundings which are most important in relation to understanding and legibility of its historic development as a laithe house. Overall, it is concluded that the local heritage significance of Brown Hill Farm would be sustained.

***Restored baseline scenario***

- 5.194 The effects would be the same in the restored baseline scenario. The local heritage significance of Brown Hill Farm would be sustained.

**Hunger Hill Farm (NDHA identified by RMBC) (HAP 47)**

***Existing baseline scenario***

- 5.195 The Main Site is located c.130m to the north of Hunger Hill Farm, with the closest turbine (Turbine 1) located approximately 1.8km to the north. Hunger Hill Farm has local significance as an example of a laithe house, situated close to Rooley Moor Road, an important communication route over Rooley Moor. The Project for Assessment would introduce new modern energy infrastructure into the wider post-industrial, rural surroundings of Hunger Hill Farm, which from some locations would be visible beyond Hunger Hill Farm. Up to three turbine hubs and six blade tips would be visible from Hunger Hill Farm.
- 5.196 The Project for Assessment would be visible in conjunction with the high voltage power line which runs to the north of Hunger Hill Farm and the adjacent hamlet of Catley Lane Head. The Project for Assessment would have no effect on the ability to appreciate the local architectural interest of the building as an example of a laithe house. It would remain possible to appreciate its historic relationship with nearby features of the landscape, such as Rooley Moor Road. Overall, it is concluded that the local heritage significance of Brown Hill Farm would be sustained.

***Restored baseline scenario***

- 5.197 The effects would be the same in the restored baseline scenario. The local heritage significance of Hunger Hill Farm would be sustained.

**Waugh's Well (NDHA identified by RMBC) (HAP 33)**

***Existing baseline scenario***

- 5.198 Waugh's Well is located to the immediate west of the Main Site, approximately 70m from the boundary of the Main Site. The closest turbine to Waugh's Well (Turbine 15) is located approximately 200m to the north-east. The with screening blade tip ZTV predicts that two turbine hubs and no additional turbine blades would be visible from Waugh's Well. Waugh's Well is of local significance as a place directly linked with Edwin Waugh, whose role in the literary and cultural history of Lancashire contributes both to the local identity and to understanding of 19<sup>th</sup> century regional literature and social history.

- 5.199 Waugh's Well is set into a steep slope which means that it is primarily experienced from the immediate local surroundings when walking along the Rossendale Way. The main views out to the wider landscape from locations in close proximity to the well, are views to the south-west, west and north. These views have undergone notable change over time, including the creation of the High Level Reservoir and the introduction of 26 wind turbines of Scout Moor Windfarm. Turbines of the Hyndburn Windfarm can also be seen at a greater distance. The Project for Assessment would introduce two turbines (Turbines 14 & 15) to the immediate east of Waugh's Well, situated on the higher ground of the slope into which the well is set, and set back a short distance from the well. Wireline 16 (Appendix 12.7) shows a view from the well looking east towards the Project for Assessment. Turbines 14 & 15 would be highly visible from Waugh's Well, although situated outside its immediate localised situation set into the steep slope. The Project for Assessment would introduce new modern features within the rural moorland to the immediate east of Waugh's Well and would cause some change to the experience of approaching and arriving at the Well, through the introduction of new modern features, as well as other non-visual changes, such as the introduction of sound from the movement of the wind turbines. Although the Project for Assessment would introduce notable change to the surroundings of Waugh's Well, it would remain possible to understand and appreciate the location of the well in relation to the remains of Fo' Edge Farm. The well's association with Edwin Waugh would also be unaffected. The mixed post-industrial landscape of the moorland in which Waugh's Well is located would be altered by the introduction of additional modern energy infrastructure, and there would be some limited associated harm to the significance of the non-designated heritage asset.
- 5.200 Overall, it is concluded that there would be a degree of harm arising from the change in the current character of the moorland in proximity to Waugh's Well. The harm would be of a low level, and Policy HE7(2) would apply.

***Restored baseline scenario***

- 5.201 In the restored baseline scenario, the smaller turbines of the Scout Moor Wind Farm, which are located to the west of Waugh's Well and within the landscape which it overlooks, would no longer be present. The turbines of the Project for Assessment would be visible to the east of Waugh's Well, situated on the higher ground of the slope into which the well is set, and set back a short distance from the well. The Project for Assessment would also introduce other non-visual changes to the surroundings and experience of Waugh's Well, such as the introduction of sound from the movement of the wind turbines. Although there would be less turbines overall visible from Waugh's Well in the restored baseline scenario, it is considered that the overall effect upon the heritage significance of Waugh's Well would be the same as that reported in the existing baseline scenario.
- 5.202 Overall, it is concluded that there would be a degree of harm arising from the change in the current character of the moorland in proximity to Waugh's Well. The harm would be of a low level, and Policy HE7(2) would apply.

## **Bagden Hillocks Cairns (GMAAS HER Entry) (HAP 44)**

### ***Existing baseline scenario***

- 5.203 The Bagden Hillocks Cairns are located within the central south-western part of the Main Site. The Project for Assessment would introduce wind turbines, and associated access tracks and turbine bases to the north, north-west and east of the Bagden Hillocks cairns. The closest wind turbine would be located 200m to the east. The existing smaller wind turbines of the Scout Moor Wind Farm are located c. 1.6km to the west at their closest point. The wind turbines, access tracks and turbine bases of the Project for Assessment would be highly visible from the cairns and would introduce additional modern energy infrastructure within the area of rural moorland within which the cairns are located, with wind turbines located in areas to the north-west through to the south-east of the cairns. The wind turbines of the Project for Assessment would be seen amidst what currently initially appears to be an isolated and little altered area of rural landscape, however upon more detailed inspection the level of human activity of the moorland, in particular the large bings and spoil heaps, and areas of disturbance resulting from mining and quarrying activities are visible, revealing an area of landscape which has been subject to notable industrial activity over time.
- 5.204 Although the Project for Assessment would introduce notable change to the surroundings of the Bagden Hillocks cairns, it would remain possible to understand and appreciate their local heritage significance as possible Bronze Age funerary monuments, and their archaeological potential to provide evidence about Bronze Age society and funerary traditions would be unaffected. The cairns were intentionally located to be prominent within the landscape, with extensive views to and from the cairns from the surrounding landscape being possible; this is now less readily legible on account of the denuded ruined nature of the remains of the cairns. The wind turbines of the Project for Assessment would change the surroundings and have some effect upon views from the cairns, although long views from them would prevail and from locations in proximity to the cairns, it would remain possible to understand and appreciate their intentional positioning to be prominent within the landscape. Overall, it is concluded that there would be a degree of harm arising from the change in the current character of the moorland in the immediate proximity of the Bagden Hillocks cairns. This harm arises primarily due to the proximity and visual change created by the wind turbines of the Project for Assessment which would further diminish their prominence within the landscape. The harm would be of a low level, and Policy HE7(2) would apply.

### ***Restored baseline scenario***

- 5.205 In the restored baseline scenario, the smaller turbines of the Scout Moor Wind Farm, which are located at a greater distance to the west of the Bagden Hillocks Cairns than the wind turbines of the Project for Assessment, would no longer be present. The wind turbines of the Project for Assessment would nonetheless be seen close to the cairns, along with associated infrastructure. Wind turbines would be located to the north-west through to the south-east of the cairns. Although there would be less turbines visible to the north-west of the cairns in the restored baseline scenario, it is considered that the overall effect upon the local heritage significance of the Bagden Hillocks Cairns would be the same as that reported in the existing baseline scenario. There would be a degree of harm arising from the change in the current character of the moorland in the immediate proximity of the Bagden Hillocks cairns, with this harm arising primarily due

to the proximity and visual change arising from the wind turbines of the Project for Assessment which would further diminish their prominence within the landscape. The harm would be of a low level, and Policy HE7(2) would apply.

#### **Wind Cairn (GMAAS HER Entry) (HAP 45)**

##### ***Existing baseline scenario***

- 5.206 The Project for Assessment would be located to the north-east of Wind Cairn, with the closest turbine located approximately 4.1km to the north-east. The Project for Assessment would introduce modern energy infrastructure to the north-east of the cairn. Views from Wind Cairn are varied and include a mix of the rural moorland of the Pennine uplands and the urban settlements of Ramsbottom and Bury in the valley of the River Irwell. Although the Project for Assessment would introduce additional modern energy infrastructure in views to the north-east from the cairns, it would remain possible to understand and appreciate its position at a location with extensive views out over the surrounding landscape, and to be visible from a wider surrounding area, including intervisibility with other similar monuments. The evidential value of the cairn, with potential to provide archaeological evidence about Bronze Age funerary traditions and Bronze Age society would not be affected. Overall, it is concluded that the local heritage significance of Wind Cairn would be sustained.

##### ***Restored baseline scenario***

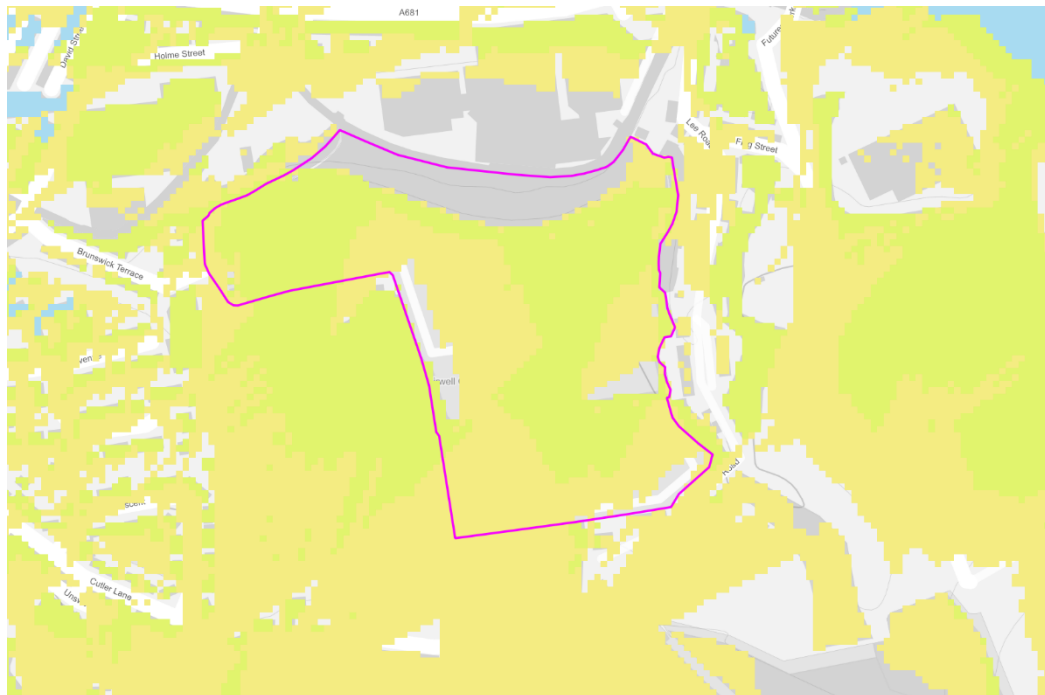
- 5.207 The effects would be the same in the restored baseline scenario. The local heritage significance of Wind Cairn would be sustained.

#### **Fairwell Cemetery, Off Brunswick Terrace, Bacup (Lancashire HER Entry) (HAP 46)**

##### ***Existing baseline scenario***

- 5.208 The Project for Assessment would be located to the south of Fairwell Cemetery, with the closest turbine located approximately 1.4km to the south. The Project for Assessment would introduce modern energy infrastructure to the south-west of the cemetery, which would be seen beyond the spoil heaps of Lee Quarry in a part of the wider rural surroundings of the asset which has already undergone notable change. The topography is such that several of the turbines would be screened from view, but others would be seen on the skyline. The with screening ZTV predicts that up to six wind turbine hubs and one blade tip visible at the northernmost part of the cemetery. The ZTV indicates that the number of wind turbines visible would reduce further south within the cemetery. Whilst the northern part of the Main Site is visible in views south west from the cemetery, the grid layout of footpaths within the cemetery is orientated slightly to the south-east of the Main Site and does not directly align with the turbines of the Project for Assessment. Wireline 17, Appendix 12.7 shows a view looking south-west from the older, western part of the cemetery. It shows that a total of six turbines (five turbine hubs and one turbine tip) would be visible from this location situated beyond the rising slopes of Scout Moor. The Project for Assessment would not affect the local heritage significance of the asset as a Victorian public cemetery. The wind turbines of the Project for Assessment would cause a limited degree of harm to the local heritage significance of the cemetery, introducing modern energy infrastructure within the wider surroundings of the asset, which would be seen on the skyline, beyond an area of heavily altered rural landscape. The limited degree of harm would arise primarily due to the proximity of the wind turbines and the resulting visual

change, including due to the movement of the turbines. The harm would be of low level, and Policy HE7(2) would apply.



**Figure 5.16: Extract from the Blade Tip ZTV with screening overlaid with the location of the cemetery (outlined in pink)**

#### ***Restored baseline scenario***

- 5.209 The effects would be the same in the restored baseline scenario. The wind turbines of the Project for Assessment would cause a limited degree of harm to the local heritage significance of the cemetery, introducing modern energy infrastructure within the wider surroundings of the asset, which would be seen on the skyline beyond an area of heavily altered landscape. The limited degree of harm would arise primarily due to the proximity of the wind turbines and the resulting visual change to the wider altered rural surroundings of the cemetery. The harm would be of low level, and Policy HE7(2) would apply.

#### **Statutory Duty of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Considerations**

- 5.210 Based on an assessment of designated heritage assets with potential to be affected by Project for Assessment, it is concluded that the significance of the following heritage assets would be sustained:

- Cloughfold Conservation Area
- Holcombe Village Conservation Area
- Clegg Village Conservation Area
- Syke Conservation Area

- Smallshaw Farmhouse (grade II listed building)
- Church of St John the Evangelist (grade II listed building)
- Peel Monument (grade II listed building)
- Healey Hall (grade II listed building)
- Church of Christ (grade II listed building)
- Lower Lench Farmhouse (grade II listed building)
- Owd Betts Public House (grade II listed building) – *in the current baseline scenario*
- Old House Farmhouse (grade II listed building)
- The End Cottage, The Old Stables and The Barn, Tippetts Farm (grade II listed building)
- Higher Lench Farmhouse (grade II listed building)
- Stoodley Pike Monument (grade II listed building)
- Clegg Hall (grade II\* listed building)
- Spring Bank (grade II listed building)

5.211 The Project for Assessment in the respect of these assets, would meet the objectives of Chapter 20 of the NPPF and the requirements of s.66 (1) and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if RMBC and RBC grant planning permission.

5.212 The Project for Assessment would cause a degree of harm to the following designated heritage assets:

- Catley Lane Head Conservation Area
- Prickshaw and Broadley Fold Conservation Area
- Whitworth Square Conservation Area
- Prickshaw Cottages (grade II listed building)
- Church of St Bartholomew (grade II listed building)
- Emmanuel Church (grade II listed building)
- Church of St Saviour (grade II listed building)
- Fern Hill First Farmhouse (grade II listed building)
- Fern Hill Cottage (grade II listed building)

- Owd Betts Public House (grade II listed building) – *in the restored baseline scenario*
- Lower Top O'th'bank Farmhouse (grade II listed building)
- Old Farmhouse c 50m south-west of present Cowpe Hall Farmhouse (grade II listed building)
- Church of St Nicholas with St John (grade II\* listed building)
- Lee Farmhouse, Stubbylee Lane (grade II listed building)
- Fairwall Farmhouse (grade II listed building)
- Barn c20 Metres West of Fairwall Farmhouse (grade II listed building)
- Moss Meadows Farmhouse (grade II listed building)
- North Chapel at Whitworth Cemetery (grade II listed building)
- Cemetery Chapel at Whitworth Cemetery (middle of three) (grade II listed building)
- South Chapel at Whitworth Cemetery (grade II listed building)
- Whitworth Cemetery (grade II RPG)

5.213 The level of harm to the significance of these assets varies, but in all cases it is below the bar of 'substantial harm' as set out in NPPF. As such Policy HE6(4) of the NPPF is engaged which states the following:

*"Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal."*

5.214 The NPPF is also clear that in applying 'substantial weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.

5.215 The Grade II\* listed status of the Church of St Nicholas with St John should therefore be taken into consideration.

5.216 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in Paragraph 17 of Chapter 1 of the NPPF. A review of all public benefits of the Project for Assessment and the balancing of the identified harm with those benefits is undertaken in the accompanying Planning, Design and Access Statement prepared by Turley, bearing in mind the considerable importance and weight that must be given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Non-Designated Heritage Assets**

- 5.217 The NPPF differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed in the planning process.
- 5.218 Based upon the assessment of non-designated heritage assets with potential to be affected by Project for Assessment, it is concluded that the significance of the following non-designated heritage assets would be sustained:
- Rough Lee Cottages (Rossendale Local List)
  - Rough Lee House and Gates (Rossendale Local List)
  - 7-23 Smallshaw Road (Odds only) (Rochdale Local List)
  - Syke Bank Farm, Rooley Moor Road, OL12 6BN (Rochdale Local List)
  - Hollands (Hollands Farm), Rooley Moor Road (Rochdale Local List)
  - Harper Road (House), Rooley Moor Road (Rochdale Local List)
  - Brown Hill Farm, Rooley Moor Road (Rochdale Local List)
  - Hunger Hill Farm (NDHA identified by RMBC)
  - Wind Cairn (GMAAS HER Entry)
- 5.219 The Project for Assessment would cause a degree of harm to the following non-designated heritage assets:
- Rooley Moor Road (Rossendale and Rochdale Local List)
  - Fern Hill Farm & Hamlet, Fern Hill Lane, OL12 6BW (Rochdale Local List)
  - Lower Foldhead Farm (Rossendale Local List)
  - Higher Dunishbooth, Knacks Lane, OL12 6BJ (Rochdale Local List)
  - Lower Dunishbooth, Knacks Lane, OL12 6BJ (Rochdale Local List)
  - Croft Head, Knacks Lane (Rochdale Local List)
  - Waugh's Well (NDHA identified by RMBC)
  - Bagden Hillocks Cairns (GMAAS HER Entries)
  - Fairwell Cemetery, Off Brunswick Terrace, Bacup (Lancashire HER Entry)
- 5.220 Policy HE7(2) of the NPPF states that:

*"Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset."*

- 5.221 Therefore, harm to the significance of non-designated heritage assets is a material consideration. This should be proportionately addressed by RMBC and RBC in the planning balance, having regard to the scale of identified harm and significance of these assets.

### **Local Planning Policy Considerations**

#### **Rossendale Borough Council (RBC)**

- 5.222 Strategic Policies ENV1, ENV2 & ENV7 all include reference to the built heritage of the borough, and how it should be taken into account when assessing development proposals, including wind turbine development. Through the EIA process and identified mitigation measures, the Project for Assessment has taken account of the relevant heritage assets in accordance with these policies.
- 5.223 Policy ENV2 relates to the historic environment and states that the Council will support proposals which conserve, or where appropriate, enhance the historic environment of Rossendale, with particular consideration being given to avoiding harm to those elements of the historic environment which contribute most to the Borough's distinctive identity and sense of place (including pre-industrial farmhouses and weavers cottages, fine examples of Victorian Mill Owner's Mansions, Infrastructure associated with mining and quarrying heritage, 19<sup>th</sup> century institutional buildings, places of worship, and historic open spaces including cemeteries).
- 5.224 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."<sup>59</sup>
- 5.225 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.
- 5.226 With regard to non-designated heritage assets, the policy states (in accordance with national policy provided in the NPPF) that proposals which would harm the significance of a non-designated heritage asset will only be permitted where the benefits are considered sufficient to outweigh the harm. As identified above, the Project for Assessment would cause a degree of harm to a number of non-designated heritage assets. In accordance with Paragraph 216 of the NPPF, this harm should be proportionately addressed by RBC in the planning balance, having regard to the scale of identified harm and significance of these assets.

#### **Rochdale Metropolitan Borough Council (RMBC)**

- 5.227 Policy G3 provides the RMBC's policy with regard to renewable and low carbon energy developments. Policy P2 provides the RMBC's policy on heritage. Through the EIA process and identified mitigation measures, the Project for Assessment has taken account of the relevant heritage assets in accordance with these policies.

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<sup>59</sup> MHCLG (2026) National Planning Policy Framework: Annex B - Glossary

- 5.228 Policy P2 states that when considering development proposals which affect designated and non-designated heritage assets and /or their settings, they should be considered having regard to national planning policy. The Project for Assessment has been considered in relation to national planning policy above.
- 5.229 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.
- 5.230 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."<sup>60</sup>
- 5.231 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.

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<sup>60</sup> MHCLG (2026) National Planning Policy Framework: Annex B - Glossary

## 6. Summary and Conclusions

- 6.1 This Heritage Assessment has been prepared by Turley (Heritage and Townscape) on behalf of Cubico UK Development Ltd (the 'Client') to support a full planning application for a wind farm development at Scout Moor ('the Project for Assessment').
- 6.2 Full planning permission is sought for a wind farm of up to 12 wind turbines up to a height of 180m to blade tip (above ground level), which will have the ability to generate up to 99.9 MW of electricity. The detailed description of development and accompanying information can be found within documents supporting the application. The formal description of development is included in the **Planning, Design & Access Statement** prepared by Turley.
- 6.3 An ES is being prepared to support the planning application, and considers the potential for significant environment impacts resulting from the Project for Assessment.
- 6.4 The full details of the Project for Assessment are included within the Development Specification in **Chapter 4** of the ES. This Heritage Assessment forms a technical appendix to the Built Heritage Chapter of the ES (**Chapter 12**) and has been prepared as part of the EIA process.
- 6.5 The Main Site (the area to be occupied by the Project for Assessment, but excluding the area required for grid connection infrastructure) is the main part of the Assessment Boundary, considered within this Heritage Assessment. It lies partly within the RMBC and partly within RBC. It comprises upland moorland located between Rochdale and Rawtenstall. It is primarily in use for rough grazing and includes an area of blanket bog and upland acid grassland. It is traversed by a number of public rights of way. Historically it was used for sandstone quarrying and coal mining and there are a number of remains associated with this previous use located within the Assessment Boundary. The existing Scout Moor Wind Farm is located to the west of the Assessment Boundary, it is comprised of 26 turbines and two associated meteorological masts. Two of the existing turbines fall within the Assessment Boundary.
- 6.6 In determining the submitted full 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 Catley Lane Head 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 Catley Lane Head Conservation Area (relevant to the Project for Assessment). The setting of conservation areas is not protected by primary legislation. 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.

6.7 The Heritage Assessment concludes that the Project for Assessment will result in a degree of harm to the following designated heritage assets. The level of harm to the significance of these assets varies, but in all cases it is below the bar of 'substantial harm' as set out in NPPF.

- Catley Lane Head Conservation Area (low level)
- Prickshaw and Broadley Fold Conservation Area (medium / moderate level)
- Whitworth Square Conservation Area (medium / moderate level)
- Prickshaw Cottages (grade II listed building) (medium / moderate level)
- Church of St Bartholomew (grade II listed building) (medium / moderate level)
- Emmanuel Church (grade II listed building) (very low level)
- Church of St Saviour (grade II listed building) (low level)
- Fern Hill First Farmhouse (grade II listed building) (very low level)
- Fern Hill Cottage (grade II listed building) (very low level)
- Owd Betts Public House (grade II listed building) – (low level - *in the restored baseline scenario only*)
- Lower Top O'th'bank Farmhouse (grade II listed building) (very low level)
- Old Farmhouse c 50m south-west of present Cowpe Hall Farmhouse (grade II listed building) (low level)
- Church of St Nicholas with St John (grade II\* listed building) (very low level)
- Lee Farmhouse, Stubbylee Lane (grade II listed building) (low level)
- Fairwall Farmhouse (grade II listed building) (very low level)
- Barn c20 Metres West of Fairwall Farmhouse (grade II listed building) (very low level)
- Moss Meadows Farmhouse (grade II listed building) (low level)
- North Chapel at Whitworth Cemetery (grade II listed building) (low level)
- Cemetery Chapel at Whitworth Cemetery (middle of three) (grade II listed building) (low level)
- South Chapel at Whitworth Cemetery (grade II listed building) (low level)
- Whitworth Cemetery (grade II RPG) (low level)

6.8 Policy HE6(4) of the NPPF is engaged which states the following:

*“Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.”*

- 6.9 The NPPF is also clear that in applying ‘substantial 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 Church of St Nicholas with St John should therefore be taken into consideration.
- 6.10 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in Chapter 1, Paragraph 17 of the NPPF. A review of all public benefits of the Project for Assessment and the balancing of the identified harm with those benefits is undertaken in the accompanying **Planning, Design & Access Statement** prepared by Turley, bearing in mind the considerable importance and weight that must be given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.11 The Heritage Assessment concludes that the Project for Assessment will result in a degree of harm to the following non designated heritage assets
- Rooley Moor Road (Rossendale and Rochdale Local List) (low level)
  - Fern Hill Farm & Hamlet, Fern Hill Lane, OL12 6BW (Rochdale Local List) (very low level)
  - Lower Foldhead Farm (Rossendale Local List) (low level)
  - Higher Dunishbooth, Knacks Lane, OL12 6BJ (Rochdale Local List) (low level)
  - Lower Dunishbooth, Knacks Lane, OL12 6BJ (Rochdale Local List) (low level)
  - Croft Head, Knacks Lane (Rochdale Local List) (low level)
  - Waugh’s Well (NDHA identified by RMBC) (low level)
  - Bagden Hillocks Cairns (GMAAS HER Entries) (low level)
  - Fairwell Cemetery, Off Brunswick Terrace, Bacup (Lancashire HER Entry) (low level)

- 6.12 Policy HE7(2) of the NPPF states that:

*“Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.”*

- 6.13 Therefore, harm to the significance of non-designated heritage assets is a material consideration. This should be proportionately addressed by RMBC and RBC in the planning balance, having regard to the scale of identified harm and significance of these assets.

# Appendix 1: Heritage 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.

## National Planning Policy

### National Planning Policy Framework (NPPF) (2026)

The National Planning Policy Framework provides a full statement of Government planning policies covering all aspects of the planning process in England, including the protection of heritage assets.

Chapter 20 of the NPPF outlines the Government’s policies regarding conserving and enhancing the historic environment.

The objective of the policies in Chapter 20 is

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

Conservation is defined in the NPPF as:

*“The process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance”.*

Policy HE4 (2) states *“any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have clear and convincing justification in accordance with the policies in this chapter.”*

Policy HE5 (1) states *“development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.”*

Policy HE5 (2) states *“assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:*

*(a) Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*

*(b) Have no effect on the significance of a heritage asset; or*

*(c) Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset’s significance; or*

*(d) Cause the total loss of the significance of a heritage asset.”*

Policy HE5 (3) clarifies that *“in making this assessment it is the effect on a heritage asset’s significance rather than the scale of the development which should be considered.”*

Policy HE6 (1) concerns proposals affecting designated heritage assets. It states:

*“1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.*

*2. Development proposals which would have a positive effect on a designated heritage asset should be supported.*

*3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.”*

*4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public*

*benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.*

*5. Where a development proposal would cause substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:*

*(a) The nature of the heritage asset would otherwise prevent all reasonable uses of the site;*

*(b) No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*

*(c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and*

*(d) The harm or loss is outweighed by the benefit of bringing the asset back into use.*

*6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

Policy HE7 concerns decisions on non-designated heritage assets. It states:

*"1. Development proposals which would have a positive effect on a non-designated heritage asset should be supported.*

*2. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.*

*3. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset."*

## **National Guidance**

### **National Planning Practice Guidance (PPG) (2024)**

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 PPG and earlier documents, 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 PPG. 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.

**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.

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'.

#### **Historic England Advice Note 15 (Second Edition) (June 2026) Delivering Clean Power: Commercial Renewable Energy Development and the Historic Environment.**

Historic England has recently published revised guidance relating to commercial renewable energy development, including onshore wind developments, and the historic environment.

The guidance states that Historic England supports the transition towards clean power as a way of both tackling climate change and driving sustainable development across England. The guidance note provides advice on how the decarbonisation of energy can be achieved in ways that take the historic environment into full consideration.

Para 109 of the guidance states that: *"Within increased turbine heights, and given the density of heritage assets in England, it is recognised that some level of impact on heritage assets and wider landscapes is likely to occur [as a result of onshore wind developments]".* The guidance recommends early engagement with Historic England and the relevant local planning authority's heritage team to inform a pragmatic approach to understanding potential impacts. It states that assessment should *"focus on the identification of those assets where setting is likely to make an important contribution to significance"*.

Cumulative impacts are discussed in paras 72- 76 of the advice note. It states that cumulative impacts upon the significance of a heritage asset including the contribution made by its setting, should be made by assessing a proposed development in combination with other past or proposed developments. The focus of the assessment should be *"the cumulative impacts of multiple developments /structures upon a particular historic asset or landscape, rather than aggregating multiple small impacts from one scheme upon multiple assets"* (Para 73).

The potential for renewable energy developments to deliver additional public benefits is recognised in Para 83 of the guidance. It is recognised that archaeological investigation, social prescribing and nature or landscape recovery all provide routes for positive impacts for local communities.

#### **Local Policy and Guidance**

The principal documents which provide the relevant planning and energy policy context for the Proposed Development are the adopted Development Plans for RBC and RMBC. The Development Plan, therefore, comprises:

- Land within Rossendale Borough:

- Rossendale Local Plan 2019 to 2036 (December 2021) ('Rossendale LP')
- Joint Lancashire Mineral and Waste Core Strategy (March 2009) ('Lancashire Minerals & Waste CS')
- Joint Lancashire Minerals & Waste Site Allocations and Development Management (September 2013) ('Lancashire Minerals & Waste Allocations & DM')
- Land within Rochdale Borough:
  - Places for Everyone Joint Development Plan (March 2024) ('Pfe')
  - Rochdale Core Strategy (October 2016) ('Rochdale CS')
  - 'Saved' policies from Rochdale Unitary Development Plan Review 2001-2016 (June 2006) ('Rochdale UDP')
  - Greater Manchester Joint Waste Development Plan (April 2012) ('GM Waste Plan')
  - Greater Manchester Joint Minerals Development Plan (April 2013) ('GM Minerals Plan')

#### **Rossendale Local Plan 2019 to 2036 (2021)**

The Rossendale Local Plan 2019 to 2036 was adopted by RBC in December 2021.

Strategic Policy ENV1 concerns High Quality Development in the Borough. With regard to the historic environment the policy states that all proposals for new development in the Borough will be expected to take account of the character and appearance of the local area, including safeguarding and enhancing the built and historic environment.

Strategic Policy ENV2 of the Local Plan concerns the historic environment and reinforces the requirements of national planning policy, stating that RBC will support proposals which conserve, or where appropriate, enhance the historic environment of Rossendale.

The policy identifies a number of elements of the historic environment which it considers contribute most to the Borough's distinctive identity and sense of place. It states that particular consideration will be given to ensure these are not harmed, these are:

- The historic town centres of Bacup, Haslingden and Rawtenstall;
- Preindustrial farmhouses and weavers cottages;
- The legacy of mill buildings and their associated infrastructure including engine houses, chimneys and mill lodges, and the relationship to nearby terraced workers' housing;
- The fine examples of Victorian Mill Owners' Mansions;
- The infrastructure associated with the Borough's mining and quarrying heritage;

- The Nineteenth century institutional buildings including its libraries, institutes, schools and former public baths;
- The range, wealth and quality of its places of worship; and
- The network of historic open spaces, parks, gardens, and cemeteries;
- Historic landscape.

The policy states that proposals affecting a designated heritage asset should conserve those elements which contribute to its significance. Less than substantial harm to elements will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset will be permitted only in exceptional circumstances.

Proposals which would remove, harm or undermine the significance of a non designated heritage asset will only be permitted where the benefits are considered sufficient to outweigh the harm.

Where the proposal affects (non-designated) archaeological sites of less than national importance it should conserve those elements which contribute to their significance in line with the importance of the remains.

Proposals within or affecting the setting of a conservation area will only be permitted where it preserves or enhances the character and appearance of the area, including those elements which have been identified within the conservation area appraisal as making a positive contribution to the significance of that area.

All applications which affect a heritage asset should be accompanied by a Statement of Significance which may form part of a Heritage Impact Assessment. This should provide the information necessary to assess the impact of the proposals on the heritage asset and its setting, demonstrating how the proposal has taken into account the elements that contribute to its significance including, where relevant, its architectural and historic interest, character and appearance.

Policy ENV7 considers wind turbines. The policy sets out a number of criteria which must be addressed to the satisfaction of the Local Planning Authority for the proposals to be supported. Criteria which are relevant to built heritage assessment are:

- the proximity to designated and non-designated heritage assets.
- The proposal does not cause unacceptable harm to any heritage assets and their setting.

**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-P2 relates to Heritage and replaces paragraph 2 of Policy EN3 Heritage of the Manchester Core Strategy. It states that:

*“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:*

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.”*

***Saved UDP Policy BE/17 – New Development Affecting Conservation Areas***

*“Development proposals will be permitted that preserve or enhance the character or appearance of a conservation area. In assessing a proposal, the following principles – where relevant – will be taken into account:*

- (a) *Its relationship to existing buildings, the site and its surroundings;*
- (b) *Its design - including elevations, roof form, materials, finishes and detailing;*
- (c) *The retention, replacement and restoration of historic features and details of buildings, and - in the public realm - walls, paving and street furniture;*
- (d) *The retention and enhancement of landscaped areas, trees and natural features;*
- (e) *The design of new shop fronts (and replacements and/or alterations to those existing) should reflect the character or appearance of the conservation area, consistent with the provisions of Policy BE/5 [policy deleted];*
- (f) *The design and siting of advertisements, new street furniture, paving and other highway surfaces and related structures (e.g., lighting and signs); and*
- (g) *The design and siting of car parking and servicing facilities.*

*Development proposals should include detailed plans and drawings enabling its implication(s) for the character and appearance of the conservation area to be established.”*

Policy G3 – Renewable and low carbon energy developments states that proposals must minimise and appropriately mitigate harm to the setting of heritage assets including Scheduled Ancient Monuments, Conservation Areas and Listed Buildings.

## **Appendix 2: First Edition Ordnance Survey plan**

## **Appendix 3:    Second Edition Ordnance Survey Plan**

## **Appendix 4: 1913 Ordnance Survey Plan**

## **Appendix 5: Heritage Asset Plan (15km Study Area)**

## **Appendix 6: Heritage Asset Plan with Bare Earth Blade Tip ZTV**

## **Appendix 7: Heritage Asset Plan with Bare Earth Hub Height ZTV**

## **Appendix 8: Heritage Asset Plan with Blade Tip With Screening ZTV**

## **Appendix 9: Heritage Asset Plan with Hub Height With Screening ZTV**

## **Appendix 10: Heritage Asset Plan with Assets assessed within the Heritage Assessment (15km Study Area)**

## **Appendix 11: Heritage Asset Plan with Assets assessed within the Heritage Assessment with Blade Tip With Screening ZTV**

## **Appendix 12: Heritage Asset Plan with Assets assessed within the Heritage Assessment with Hub Height With Screening ZTV**

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