



**Tarnside Close,
Smallbridge,
Rochdale,
Greater Manchester**

**Archaeological
Assessment and
Heritage Statement**



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SUMMARY

Prospect (GB) Ltd is devising proposals for a new housing development off Tarnside Close, Smallbridge, in the Metropolitan Borough of Rochdale, Greater Manchester (centred on NGR SD 9176 1520). The development proposals allow for the erection of 67 new houses, which will inevitably necessitate considerable earth-moving works, with potential to impact on buried archaeological remains, such any such remains survive *in-situ*. The proposed development site (the Site Area) does not contain any designated heritage assets that are afforded legal protection, although five Grade II listed buildings lie within 500m of the Site Area.

In order to inform the design proposals and support the planning application, Prospect (GB) Ltd commissioned Oxford Archaeology North to undertake an archaeological assessment and heritage statement of the site. This aimed to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the site, assess the impact of any future development upon this resource. The assessment was also required to consider the potential impact on the setting of the listed buildings that lie within the vicinity of the Site Area.

The archaeological assessment has considered an area of 500m centred on the Site Area. The assessment comprised a search of both published and unpublished records held by the Greater Manchester Historic Environment Record (HER), the local studies centre at Touchstones in Rochdale, and the archives and library held at OA North. In addition, a walk-over survey was carried out within the boundary of the Site Area in order to relate the landscape and surroundings to the results of the desk-based assessment, and identify any additional features that could not be procured solely from documentary sources. As part of the walk-over survey, detailed consideration was also afforded to the settings of five listed buildings within the wider study area.

In total, eight heritage assets were identified directly within the Site Area, with an additional site immediately adjacent to the south-western boundary. Those in the Site Area represent field boundaries and route ways first depicted on mid-nineteenth-century mapping. Documentary evidence indicates that the Site Area lay within a potential area of seventeenth-century enclosure associated with a settlement known as The Green that lay immediately north. It is thus possible that one of more of these boundaries and routes may have followed seventeenth-century land divisions and/or route ways, if these existed. In addition, the possibility that the Site Area contains archaeological remains dating to the Iron Age cannot be discounted entirely. This is based on the presence of two Celtic-style carved stone heads built into the fabric of Greenfield House, situated immediately adjacent to the Site Area, and the location of the Site Area adjacent to the River Roch, which, in very general terms, appears to have been a focus for prehistoric activity and settlement. However, the potential for prehistoric remains within the Site Area is nevertheless considered to be low.

Prior to the development commencing, the requirement for any further archaeological work should be discussed with the Greater Manchester Archaeological Advisory Service, who act as the archaeological curators for Borough of Rochdale. Initial consultation with the Archaeological Advisory Service, however, has concluded that any further archaeological investigation of the site is not merited.

Within the wider study area, five sites were identified which have been afforded statutory protection. These are all Grade II listed buildings, and include: Lower Eafield Cottages; Green Farmhouse;; Dob Wheel Mill; Church of St John The Baptist; and a bridge over the River Roch. These sites of national significance were visited, and an assessment made in order to determine whether the development will have any indirect impact on their setting. The assessment concluded that the proposed housing development will not alter the contribution of the setting to the listed buildings' significance, and the harm will thus be negligible. In accordance with para 134 of the National Planning Policy Framework, the proposed scheme will have 'less than substantial harm' and thus, in heritage terms, the 'benefits outweigh the impacts'.

ACKNOWLEDGEMENTS

OA North would like to thank Johnson Mulk of Prospect (GB) Ltd for commissioning the project. Thanks are also expressed to r Andrew Myers of the Greater Manchester Archaeological Advisory Service, for his advice and guidance. Thanks are also due to Lesley Dunkley at the Greater Manchester Historic Environment Record (HER), and the staff at the local studies centre at Touchstones in Rochdale, for their assistance with the documentary research.

The desk-based assessment and heritage statement and was compiled by Richard Gregory and Ian Miller, who also undertook the site visit. The drawings were produced by Mark Tidmarsh. The project was managed by Ian Miller, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Prospect (GB) Ltd is devising proposals for a new housing development off Tarnside Close, Smallbridge, in the Metropolitan Borough of Rochdale, Greater Manchester (centred on NGR SD 9176 1520). The development proposals allow for the erection of 67 new houses, which will inevitably necessitate considerable earth-moving works, with potential to impact on buried archaeological remains, such any such remains survive *in-situ*. The proposed development site (the Site Area) does not contain any designated heritage assets that are afforded legal protection, although five Grade II listed buildings lie within 500m of the Site Area.
- 1.1.2 In order to inform the design proposals and support the planning application, Prospect (GB) Ltd commissioned Oxford Archaeology North to undertake an archaeological assessment and heritage statement of the site. This aimed to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the site, assess the impact of any future development upon this resource, and establish whether there any further archaeological work is merited in advance of development. The assessment was also required to consider the potential impact on the setting of the listed buildings that lie within the vicinity of the Site Area. The assessment was carried out in November 2012.
- 1.1.3 The study area for the assessment comprises an area 250m in radius centred on the proposed Site Area. The desk-based assessment comprised a search of both published and unpublished records held by the Greater Manchester Historic Environment Record (HER), the local studies centre at Touchstones in Rochdale, and the archives and library held at OA North. In addition, a walk-over survey was carried out within the boundary of the proposed development site in order to relate the landscape and surroundings to the results of the research, and identify any additional features. As part of the walk-over survey, detailed consideration was also made of any potential indirect impacts to the settings of five listed buildings within the wider study area.
- 1.1.4 This report sets out the results of the work in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed development on those identified sites contained within the boundaries of the site area, and also any indirect impacts that the proposed development might have on the five listed buildings that lie within the wider study area. The scheduling criteria employed by the Secretary of State (Annex 1; DCMS 2010) to understand the importance of a site has been used during this assessment to determine the significance of the archaeological resource and any impact upon it. The assessment of any impact to the listed building has been carried out in accordance with English Heritage's guidance document, *The Setting of Heritage Assets* (2011).

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 Rochdale lies in the north-eastern part of the modern county of Greater Manchester, some 12km from the border with Yorkshire. It lies on the southern side of the Rossendale uplands and dominates the River Roch valley, which includes the industrial towns of Heywood, Littleborough, Middleton, Milnrow and Wardle. The study area (centred on NGR SD 9176 1520) is situated to the north-east of Rochdale town centre, at Smallbridge, which lies immediately south of the A58, running between Rochdale and Halifax (Fig 1).
- 1.2.2 The Site Area is situated immediately to the south of Smallbridge, and forms an irregular plot of land bounded to the north-west by Greenfield Lane, to the west by Tarnside Close and Greenfield, to the south by the River Roch, to the east by agricultural land, and to the north-east by modern housing, fronting George Street. The site lies at approximately 150m above Ordnance Datum. The surrounding area consists of residential housing estates and some industrial uses to the north and west, and agricultural land to the east (Plate 1).
- 1.2.3 The underlying solid geology consists of the Milnrow Sandstone, dating to the Westphalian epoch, which is covered by superficial deposits of Pleistocene Till (<http://www.bgs.ac.uk/geoindex/beta.html>).



Plate 1: Recent aerial view across the study area

1.3 STATUTORY SITES

- 1.3.1 The Site Area does not contain any Scheduled Monuments or Registered Parks and Gardens, and does not fall within a Conservation Area. There are five buildings or structures of special architectural interest within 500m radius of the Site Area. These are all afforded statutory designation as Grade II listed buildings, and comprise: Lower Eafield Cottages (GM HER 2987.1.0); Green Farmhouse (GM HER 11578.1.0); Dob Wheel Mill (GM HER 5038.1.0); Church of St John The Baptist (GM 11575.1.0); and a bridge over the River Roch (GM HER 2988.1.0).

2. METHODOLOGY

2.1 PLANNING BACKGROUND, AND LEGISLATIVE FRAMEWORK

- 2.1.1 This desk-based assessment was carried out in accordance with the relevant IfA and English Heritage guidelines (Institute for Archaeologists 2010 *Code of Conduct*; Institute for Archaeologists, 2011 *Standard and Guidance for Archaeological Desk-based Assessments*; English Heritage, 2006 *Management of Research Projects in the Historic Environment* (MoRPHE)) and generally-accepted best practice.
- 2.1.2 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the development site's archaeological potential and to assess the need for any further measures to mitigate the impact of the proposed development.
- 2.1.3 National planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, *Section 12.126*). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact (DCLG 2012, *Section 12.128*).
- 2.1.4 In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012, *Section 12.128*).
- 2.1.5 **Local Policy Framework:** the future use and development of land and buildings in the borough is currently guided by the Rochdale Metropolitan Borough Unitary Development Plan (UDP). This document sets out a framework of policies to: control the location and quality of new development; encourage and stimulate development, where appropriate; protect and improve the environment; and safeguard the borough's most important natural and built assets. The current UDP was adopted in June 2006, and supersedes all previous UDP documents.

- 2.1.6 The UDP was consulted with particular reference to policies G/BE/9, BE/10-19. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by the proposed development in order to assess its impact. This would enable the conservation of ‘heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations’ (*op cit*, para 17), or else they can be recorded ‘and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (*op cit*, Section 12.141).

2.2 DESK-BASED ASSESSMENT

- 2.2.1 The aim of the desk-based assessment is not only to give consideration to the heritage assets in and around the Site Area, but also to place the site into its archaeological and historical context. All statutory and non-statutory sites within a 250m radius of the Site Area were identified and collated, and their location plotted on Figure 6. The principal sources of information consulted were historical and modern maps depicting the Site Area. It should be noted, however, that no tithe map exists for this area (*cf* Kain and Oliver 2004, 256-76), or any detailed maps predating the first edition Ordnance Survey (OS) map, which was published in 1851.
- 2.2.2 In addition, to the cartographic sources, published and unpublished secondary sources relevant to the Site Area and wider study area. Sources consulted include:
- **Greater Manchester Archaeological Advisory Service (GMAAS):** maintains the Historic Environment Record (HER), which is a Geographical Information System (GIS) and linked database of more than 18,000 records relating to known heritage sites. It also includes the recently completed Greater Manchester Historic Landscape Characterisation survey (of c 54,000 records) and is supported by an extensive paper archive, including reports, site records and publications; it was consulted to establish heritage assets already known within the study area (*Appendix 1*);
 - **Local Studies Centre, Touchstones, Rochdale:** a search was undertaken of the local studies centre catalogue for information relating to the study area. The assessment also made use of the local studies centre’s website (www.link4life.org);
 - **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.3 SITE VISIT

- 2.3.1 The Site Area was visited in November 2014 to relate the existing topography and land use with the results of the desk-based assessment, as well as to check for any additional sites of archaeological potential that would not be identified through documentary sources. The site visit also allowed for an understanding of areas of impact by the proposed redevelopment, as well as areas of more recent disturbance that may affect the potential for the survival of archaeological deposits.
- 2.3.2 In addition to the visit to the Site Area, the five Listed Buildings contained within the wider study area were also visited. The aim of this visit was to assess any indirect impacts that the proposed development might have on the settings of these statutory sites.

2.4 ARCHIVE

- 2.4.1 Copies of this archaeological assessment will be deposited with the Greater Manchester Historic Environment Record (HER) for reference purposes.

3. BACKGROUND

3.1 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.1.1 **Prehistoric period:** various remains dating to the prehistoric period have been identified across the borough of Rochdale. The earliest of these date to the Mesolithic period (*c* 8000-4000 cal BC) and comprise small scatters of stone tools, dominated by microliths, which are sometimes associated with hearths, areas of burning, and ephemeral structures (*cf* Hodgson and Brennand 2006, 27-8). However, these finds are largely confined to the upland areas of the southern Pennines, well outside of the study area (Pearson *et al* 1985, 105-8).
- 3.1.2 The region's primeval woodland appears to have been cleared progressively in response to the gradual adoption of farming and associated settlement during the Neolithic, Bronze and Iron Ages. With regard to Neolithic and Bronze Age (*c* 4000-600 cal BC), the direct evidence dating to these periods is sporadic and is generally based on the chance finds of dateable artefacts and, in the case of the Bronze Age, extant burial mounds. Neolithic finds across the borough principally comprise polished stone axes and flint tools, whilst Bronze Age finds include stone axe-hammers, flint tools, and metalwork (Pearson *et al* 1985, 105-11). The evidence for Iron Age (*c* 600 cal BC-AD 43) activity across the borough is also rare, though it has been argued that several promontory sites in the Irwell and Roch valleys may represent settlement sites (Hodgson and Brennand 2006, 53). Other finds from the borough dating to this period include a bronze torque of Iron Age date (Pearson *et al* 1985, 105-11) and, more tentatively, several Celtic-style carved-stone heads which have been discovered across the Pennine foothills. The distribution of these prehistoric finds and sites indicates that prehistoric settlement and activity was concentrated close to the River Roch, and its tributaries, with the known Bronze Age burial mounds being located in the upland areas.
- 3.1.3 Given the known distribution of sites and finds, the position of the Site Area, directly adjacent to the River Roch suggests that it lay within a locality that was favourable for prehistoric activity. Further evidence for this may be provided by the discovery of two Celtic-style carved stone heads, which had seemingly been incorporated into the stone guttering of No. 3 Greenfield House, which lies within the study area, directly adjacent to the Site Area (GM HER 9064.1.0; Fig 6; *Appendix 1*). These were described by the owners as 'the frowning man and the smiling woman', and they may attest to Iron Age activity close to, or within, the Site Area. Significantly, the other potential Iron Age carved stone heads from the borough had also been incorporated into post-medieval structures, principally field boundaries, and it has been suggested that they may have acted as protective charms (Nevell 1992; Redhead 2003, 76). It has been further suggested that these potential Iron Age carvings may have been originally placed next to locales that held significance for Celtic rituals (Nevell 1992). These included springs, pools, or rivers and, in the case of the Greenfield heads, it may be that the nearby stretch of the River Roch formed the significant Iron Age locality.

- 3.1.4 **Roman period (AD 43-410):** no Roman finds are known within the Site Area. The evidence for Roman activity across the borough includes pottery, coins, and metalwork. Most of these objects have been discovered on the northern side of the River Roch and it has therefore been suggested that a Roman road may have existed, which ran east/west approximately along the line of the A58 (Pearson *et al* 1985, 112-13). If this was the case, this road may have traversed the wider study area, and linked with a paved section of road running between Littleborough and Huddersfield, across Blackstone Edge. However, the date of this paved section of road is presently unknown. Moreover, various dates have been proposed for this road, ranging from the Roman period to the eighteenth century (*ibid*).
- 3.1.5 **Early medieval period (AD410-1066):** evidence for early medieval activity in the region as a whole is drawn largely from place-names and the Domesday Survey of 1086 (Newman 1996). During this period the study area lay within the parish of Rochdale, which by early eleventh century was situated within the Hundred of Salford, a large administrative district positioned between the rivers Mersey and Ribble. Rochdale was recorded in the Domesday Survey of 1086 under Recedham Manor. The place-name element 'Reced' may have been a Celtic name for the River Roch, or many have been of Old English origin, referring to a 'hall', whilst 'ham' is an Old English word for settlement (Ekwall 1922, 55). Another, though less likely, possibility is that it refers to the 'settlement of Rheged', which was an Anglo-Saxon kingdom in the North West (Pearson *et al* 1985, 114-15). Immediately prior to the Norman Conquest of 1066, Recedham Manor was held by Gamel, one of the 21 thegns of Salford Hundred; his holding was assessed as two hides or 12 plough-lands (Morgan 1978). It is possible that the manor of Rochdale was co-extensive with the parish of Rochdale (Lewis 1848).
- 3.1.6 There is no place-name evidence for early medieval activity within the Site Area, though some evidence is present within the wider study area. This includes the place-name Wuerdle, which may derive from the Old English *weorod*, meaning 'troop host'. On this basis it has been suggested this place-name may refer to the 'the hill where the host was stationed or assembled (Ekwall 1922, 57).
- 3.1.7 **Medieval and early post-medieval (1066-1700):** it is likely that during the late eleventh/twelfth century the administrative units within the parish of Rochdale were formalised into four main townships and this process was perhaps undertaken by the de Lacy family, who held the manor of Rochdale between 1080 and 1311 (Fishwick 1889, 16, 18; Farrer and Brownbill 1911, 187). These townships included Butterworth, Hundersfield, Spotland, and Castleton.
- 3.1.8 The study area originally lay within the Hundersfield township. However, during the medieval period this township was subdivided into the four smaller townships of Wardleworth, Wuerdle and Wardle, Blatchinworth and Calderbrook, and Todmorden and Walsden. Following this further stage of land division the study area was then positioned within the Wuerdle part of the Wuerdle and Wardle township (*see below*).

- 3.1.9 With regard to the medieval history of this area, it is not possible to distinguish between the two hamlets of Wuerdle and Wardle in the early documentary sources (*cf* Fishwick 1899, 101). The most that can therefore be ascertained is that during the medieval period one family took its name from this broad township, and was resident somewhere within its boundaries. For instance, the Coucher Book of Whalley Abbey contains many deeds, which were attested to Wardles or Wordhulls, dating to the thirteenth and fourteenth centuries (*ibid*).
- 3.1.10 The next useful documentary evidence is the Rochdale Survey of 1626 which explicitly mentions Wuerdle, and provides details of the tenants and land ownership in Wuerdle at this date. Later mapping indicates that Wuerdle covered an area of landscape lying between Buckley Brook and Featherstall Brook, to the south of hamlet of Wardle, and hence included the study area. Across this area the 1626 survey indicates that the landscape was certainly settled and farmed, being principally used for grazing, and that the main route way followed the present day course of the A58.
- 3.1.11 At a general level, the survey notes that across Wuerdle there were ‘fourteen freehold tenants, who held 943*a*. 2*r*. 20*p*., worth £486; there was no common land nor copyholders, but the inhabitants claimed an interest in the common land of Wardleworth and Wardle’ (*op cit*, 102). However, the 1626 Survey also lists the names of the tenants and their properties and land holdings within Wuerdle (Fishwick 1913, 96-103).
- 3.1.12 Significantly, the 1626 survey appears to contain information directly relevant to the Site Area. For instance, it is noted that Edward Butterworth held ‘sev closes past. & mead. Called ye Green adj North on the River Roch with a barn’ (*op cit*, 97). The 1851 first edition 6”:1 mile OS map indicates that the Green lay immediately north of the Site Area, close to the Greengate settlement area (GM HER 5279.1.0; Fig 6; *Appendix 1*), and consisted of an irregular range of buildings and two further buildings located to the south-west. It is therefore possible that the seventeenth-century barn lay at this site, with the tract of landscape containing the pastures and meadow, north of the River Roch, lying directly within the Site Area.
- 3.1.13 The mention of ‘closes’ in the 1626 Survey may suggest the area had been enclosed by this date. Although there are no contemporary maps dating to this period depicting areas of enclosure, mid-nineteenth-century mapping does plot the position of two field boundaries (**Sites 01** and **02**) emanating from the Green, running southwards towards the River Roch. Two further field boundaries (**Sites 03** and **04**) also run parallel with the River Roch and divide this elongated area into two separate fields. In addition, the OS map of 1851 plots the position of a footpath/track (**Site 05**) running alongside one of the field boundaries (**Site 02**). This track runs from the settlement at the Green towards the River Roch and meets another footpath/track (**Site 06**), which runs adjacent to the field boundary (**Site 04**) running parallel with the River Roch. This footpath then ran eastwards and joined with a road that led to the settlement at Wuerdle (GM HER 5276.1.0; Fig 6; *Appendix 1*).

- 3.1.14 Another road plotted on the 1851 map, which partly falls within the Site Area (**Site 07**), runs from the settlement at Green to the River Roch. This now forms Greenfield Lane and its course is partly depicted on Yates' early map dating to 1786 (*Section 3.1.16*; Plate 2). This defines the side of a further enclosed field, within the Site Area.
- 3.1.15 Although the antiquity of the field boundaries as well as the tracks and lane are not presently clear, there is a possibility that one of more followed seventeenth-century land divisions and/or route ways, if these existed. The site visit indicated that these boundaries are presently denoted by dry stone walls, the fabric of which is probably no earlier than the nineteenth century.
- 3.1.16 **Late post-medieval to Industrial (1700-1900):** this period witnessed a series of significant changes to the form and use of the landscape across the borough of Rochdale. More generally, this period saw progressive agricultural expansion that led to the complete enclosure of the landscape and the establishment of further rural dwellings, farm buildings, and associated route ways. This period also witnessed the development of the domestic-based textile industry, which took place alongside farming and formed an often much-needed supplementary source of income. This led to the emergence of specialised weavers' cottages. These represented specially designed semi-domestic workshops, often attached to earlier farmhouses, which contained both a dwelling and loomshop, which were often rented by the weavers (*cf* Timmins 1977). In Greater Manchester and Lancashire these cottages were normally two- or three-storeyed buildings and the loomshop portion of the cottage was provisioned with a characteristic row of multi-light mullioned windows, in order to supply it with the adequate amounts of daylight that were required for the weaving process (*ibid*).
- 3.1.17 Textile manufacturing and finishing became allied with the factory-based system during the late eighteenth and early nineteenth century. This was characterised by the appearance of purpose-built textile mills and also fulling mills and dye works, which initially were focused on the fast-flowing watercourses on the hills around Rochdale. The remains of two water-powered textile mills lie within the study area (Greengrove Mill and Green Mill), but beyond the boundary of the Site Area. Eventually, with the arrival of the steam power, textile mills could be located across wider areas of the landscape.
- 3.1.18 An indication of the form of the wider study area during the late eighteenth century can be gleaned from the cartographic sources. Yates' map of 1786 (Plate 2) indicates that by this date a series of buildings had been established that were scattered either side of the road running between Rochdale and Halifax (present-day line of the A58). Within the study area these included a settlement at Bridge Green (GM HER 5279.1.0: Fig 6; *Appendix 1*), which comprised a collection of buildings clustering around Greenfield Lane (**Site 07**), which partly traverses the Site Area. This settlement covered that area that appears to have contained a seventeenth-century building located at Green (*Section 3.1.12*).

- 3.1.19 Bridge Green contains at least one extant building that probably forms one of the buildings plotted on Yates' map. These is Green Farmhouse (GM HER 11578.1.0; Fig 6; *Appendix 1*), which is a Grade II Listed Building. This building is constructed of watershot-coursed rubble and has various elements under one continuous slate roof. These include: two, two-storeyed double-depth, houses; a barn with opposed cart entries; and a shippon with outshut to rear. One of the houses also has a date stone on its door lintel inscribed with 'BIM 1757'. Another extant building in this area of probable late eighteenth-century date is Greenfield, and again this may be one of the building depicted on Yates' map. This comprises three adjoining cottages, which lie directly adjacent to the Site Area. One of these cottages also contains the Celtic-style carved-stone heads within its architectural fabric (GM HER 9064.1.0; Fig 6; *Appendix 1*).



Plate 2: Extract of Yates' Map of Lancashire, 1786, with approximate position of Site Area highlighted

- 3.1.20 To the north-east of Bridge Green, Yates' map also plots buildings in the area that was known as Small Bridge in the nineteenth century (GM HER 5278.1.0; Fig 6; *Appendix 1*), and also at the settlement at Weurdle (5276.1.0; Fig 6; *Appendix 1*). All of these buildings fall within the study area, but beyond the boundary of the Site Area.
- 3.1.21 The next available map of the area is Greenwood's map of Lancashire of 1818 (Plate 3), although this does not provide any additional detail of the study area. However, further settlements and industrial buildings were established across the area during the second quarter of the nineteenth century, and many of these are depicted on, and the first edition 6":1 mile OS map, published in 1851 (Fig 2).



Plate 3: Extract of Greenwood's Map of Lancashire, 1818, with arrow marking approximate position of the Site Area

- 3.1.22 One of the earlier of these sites included Greengrove Mill, which lay adjacent to Ash Brook (GM HER 5037.1.0; Fig 6). This functioned as both a water-powered cotton and woollen mill, and its extant remains indicate that it was established in the late eighteenth/early nineteenth century. Another textile mill that appears to have been established in the late eighteenth or early nineteenth century and that lay close to the Site Area, on the north bank of the River Roch, was Green Mill (later Dob Wheel Mill; GM HER 5038.1.0; Fig 6). This mill complex is still largely extant and is a Grade II listed building. Its earliest elements include a small water-powered mill dating to the late eighteenth/early nineteenth century which was built as a fulling and perching mill. To the north of this is a building range dating to c 1800 which was probably built for hand-loom weaving.
- 3.1.23 Other properties established in the late eighteenth century within the wider study area, though probably after the publication of Yates' 1786 map, include the Lower Eafield Cottages (GM 2987.1.0; Fig 6). This extant property is a Grade II listed building and originally formed two adjoining, two-storeyed, double-depth cottages, built of watershot stone with a slate roof. The property also has an adjoining barn and stable, which were constructed at a slightly later date. Several textile mills also lay in the wider study area. These were established in the early part of the nineteenth century, and are depicted on the OS map of 1851. One of these, Greenfield Mill (**Site 09**), lay directly adjacent to the Site Area and functioned as a cotton mill in 1851 (Fig 2). Another mill lay to the south-west at the confluence of Ash Brook and the River Roch. This is named as Holme Mill on the 1851 OS map. To the south of this on the River Beal was New Mill, whose extant elements were recorded in 1986 (GM HER 5043.1.0; Fig 6). At this date the extant elements included two mid-nineteenth-century buildings, which had been highly modified.

- 3.1.24 By 1851 the settlement of Small Bridge had been expanded and formed a ribbon settlement, extending along the Rochdale to Halifax road. This settlement was served by the Church of St John The Baptist, which is extant and is afforded statutory designation as a Grade II listed building. This church dates to 1834, and was designed by the architect Lewis Vulliamy (GM HER 11575.1.0; Fig 6).
- 3.1.25 A bridge over the River Roch was also constructed during the early nineteenth century, along with a road running from Small Bridge to Clegg Hall on the opposite side of the river. This extant bridge lies within the wider study area and is also a Grade II listed building (GM 2988.1.0; Fig 6). This bridge is constructed of coursed hammer-dressed stone and has a stone arch with unusual lugged voussoir on each side.
- 3.1.26 The detail provided by the first edition 6":1 mile OS map (Fig 2) indicates that by 1851 the Site Area was used as agricultural land and contained those field boundaries and footpaths/trackways (**Sites 01-06**) described previously (*Section 3.1.12*).
- 3.1.27 In the latter half of the nineteenth century, the OS 25": 1 mile map, published in 1893 indicates that within the wider study area the settlement of Small Bridge had further expanded (Fig 3). This map also shows that the study area continued to be important in terms of textile production and finishing as several of the late eighteenth-/early nineteenth-century mills continued to operate, whilst several new mills had been established. The earlier mills which continued to operate included Greengrove Mill (GM HER 5037.1.0; Fig 6), which by this date functioned as a cotton mill and New Mill, though this now acted as a hide and skin works (GM HER 5043.1.0; Fig 6).
- 3.1.28 The mills established during the late nineteenth century within the study area included Trafalgar Mill (GM HER 5245.1.0; Fig 6), which functioned as a woollen mill to the east of the Site Area, and Roach Vale Mill and Riverside Mill, to the south-west. Roach Vale Mill (GM HER 5239.1.0; Fig 6) functioned as a weaving mill and textile finishing works, whilst Riverside Mill was built in 1860 as a cotton mill (GM HER 5039.1.0; Fig 6). Although two new mills had been established in the study area during this period, the 1893 OS map indicates that by this date that Holme Mill and Greenfields Mill were disused.
- 3.1.29 Concerning the Site Area, the field boundaries depicted on the 1851 OS map (**Sites 01-04**), as well as Greenfield Lane (**Site 07**) remained in place (Fig 3) and this area of agricultural land has remains largely unaltered to the layout shown on the OS map of 1967-8 (Plate 4). The only slight difference is the addition of some filter tanks associated with Greenfield Mill that were built in the south-western corner of the Site Area, and are first depicted on the Ordnance Survey map of 1930 (Fig 5).



Plate 4: Extract of the Ordnance Survey map of 1967-8, with arrow marking the Site Area

3.2 PREVIOUS ARCHAEOLOGICAL WORK

3.2.1 No previous archaeological work has been carried out in the study area.

3.3 SITE VISIT

- 3.3.1 The site was visited in November 2014 during dry weather, which enabled clear views across the Site Area, and good intervisibility between the Site Area and designated heritage assets in the wider study area. The land slopes to the south towards the River Roch, which forms the southern boundary of the Site Area. The site is divided into four fields, which are all characterised by scrub grassland, with an access road in the north-western corner. The boundaries between the fields are formed by dry stone walls, which are unlikely to be any earlier than the nineteenth century, although it is possible that they were built on an earlier enclosure boundary. Small trees and shrubs have become established in some of the stone walls, although these appear to be of a recent date rather than representing an ancient hedgerow. The north-east/south-west-aligned boundary shown across the centre of the site on historic maps (**Site 04**) has been largely removed within the Site Area, although it continued as a stone wall to the north-east.
- 3.3.2 The historic route ways noted on nineteenth-century mapping (**Sites 05** and **06**) survive as footpaths, although these do not have any visible surfacing, and no indication of their date. Another formal footpath runs north-east/south-west across the northern part of the Site Area.

- 3.3.3 A large rectangular area of disturbed ground (**Site 08**) was identified in the south-eastern part of the Site Area, occupying the sloping north bank of the River Roch (Plate 5). The origin of this feature, which does not appear on historical mapping, is unclear. It seems possible, however, that it represents a small quarry that may have derived from the extraction of materials required to erect the stone boundary walls.
- 3.3.4 The filter tanks shown on historical mapping in the south-western corner of the site are marked by an area of concrete, whilst the surface of the sloping ground to the south is covered with what appears to be dumped waste material that includes clinker (Plate 6).



Plate 5: Rectangular depression (Site 08) in the south-eastern part of the Site Area, looking north-east



Plate 6: Dumped material near the former filter tanks in the south-western corner of the site

- 3.3.5 Another site of archaeological interest (**Site 09**), comprising the remains of a stone building with mullion windows, was identified in the small area of woodland immediately beyond the south-western boundary of the Site Area (Plates 7 and 8). The position of these ruins corresponds with the location of Greenfield Mill as depicted on the sequence of historical maps.



Plate 7: Remain of Greenfield Mill (Site 09) immediately beyond the south-western boundary of the Site Area



Plate 8: Another view of the ruins of Greenfield Mill (Site 09)



Plate 9: Stone wall (Site 01) in the north-western part of the Site Area, together with the boundary along the northern edge (Site 03), looking south-east



Plate 10: View looking south along the western boundary of the Site Area, showing Site 01



Plate 11: View looking north across the eastern part of the Site Area, showing stone wall boundary (Site 02) and adjacent part (Site 05)



Plate 12: View looking south-west across the Site Area, showing the position of a removed boundary (Site 04) and the adjacent footpath / historic route way (Site 06)



*Plate 13: The north-easterly continuation of stone wall boundary **Site 04** beyond the Site Area*



*Plate 14: The stone wall and track forming the north-western boundary (**Site 07**) of the Site Area*

4. GAZETTEER OF SITES

This section provides a gazetteer of archaeological sites of interest identified within the Site Area, as shown on Figure 6. A list of heritage assets within 500m of the Site Area is presented in *Appendix 1*, and their locations are also shown on Figure 6.

Site number	01
Site name	Greenfield Lane
NGR	SD 91693 15201
HER no.	None
Designation	None
Site type	Field Boundary
Period	Early post-medieval?
Sources	Documentary and cartographic
Description	A north-west/south-east aligned field boundary plotted on the first edition 6":1 mile OS map and subsequent additions. This boundary may relate to potential seventeenth-century enclosure to the north of the River Roch, documented in the 1626 Rochdale Survey. The boundary comprises a dry stone wall that survives to a height of c 1.2m, although the northern end has been removed to facilitate access between fields. Whilst the feature may represent an earlier boundary, the wall is unlikely to pre-date the nineteenth century.
Assessment	The site may be impacted on by the proposed development.

Site number	02
Site name	Greenfield Lane
NGR	SD 91757 15184
HER no.	None
Designation	None
Site type	Field Boundary
Period	Early post-medieval?
Sources	Documentary and cartographic
Description	A north-west/south-east aligned field boundary plotted on the first edition 6":1 mile OS map and subsequent additions. This boundary may relate to potential seventeenth-century enclosure to the north of the River Roch, documented in the 1626 Rochdale Survey. The boundary comprises a dry stone wall that survives to a height of c 0.75m, although the northern end has been removed to facilitate access between fields. Whilst the feature may represent an earlier boundary, the wall is unlikely to pre-date the nineteenth century.
Assessment	The site will be damaged or destroyed by the proposed development.

Site number	03
Site name	Greenfield Lane
NGR	SD 91757 15213
HER no.	None
Designation	None
Site type	Field Boundary
Period	Early post-medieval?
Sources	Documentary and cartographic
Description	A north-east/south-west aligned field boundary plotted on the first edition 6":1 mile OS map and subsequent additions. This boundary may relate to potential seventeenth-century enclosure to the north of the River Roch, documented in the 1626 Rochdale Survey. The boundary comprises a random coursed dry stone wall that survives to a height of c 1.2m. Whilst the feature may represent an earlier boundary, the wall is unlikely to pre-date the nineteenth century.
Assessment	The site may be impacted on by the proposed development.

Site number	04
Site name	Greenfield Lane
NGR	SD 91799 15127
HER no.	None
Designation	None
Site type	Field Boundary
Period	Early post-medieval?
Sources	Documentary and cartographic
Description	A north-east/south-west aligned field boundary plotted on the first edition 6":1 mile OS map and subsequent additions. This boundary may relate to potential seventeenth-century enclosure to the north of the River Roch, documented in the 1626 Rochdale Survey. The above-ground remains of this boundary have been removed, although it survives beyond the Site Area to the north-east as a dry stone wall.
Assessment	The site of the field boundary may be impacted on by the proposed development, although its course will, in part, be followed by a proposed new road.

Site number	05
Site name	Greenfield Lane
NGR	SD 91756 15190
HER no.	None
Designation	None
Site type	Footpath/tack
Period	Early post-medieval?
Sources	Documentary and cartographic
Description	A north-west/south-east aligned footpath plotted on the first edition 6":1 mile OS map and subsequent additions. This route runs from the settlement at Green and meets with a similar footpath (Site 06) running to the settlement at Wuerdle. May relate to potential seventeenth-century enclosure to the north of the River Roch, documented in the 1626 Rochdale Survey. The course of this historic route survives as a footpath.
Assessment	The existing course of the footpath will be lost by the proposed development.

Site number	06
Site name	Greenfield Lane
NGR	SD 91801 15190
HER no.	None
Designation	None
Site type	Footpath/tack
Period	Early post-medieval?
Sources	Documentary and cartographic
Description	An north-east/south-west aligned footpath plotted on the first edition 6":1 mile OS map and subsequent additions. This route may relate to potential seventeenth-century enclosure to the north of the River Roch, documented in the 1626 Rochdale Survey. It runs between Greenfield Lane (Site 07) and the settlement at Wuerdle. The course of this historic route survives as a footpath.
Assessment	The existing footpath will be lost by the development, although its course will be followed by a proposed new road.

Site number	07
Site name	Greenfield Lane
NGR	SD 91641 15188
HER no.	None
Designation	None
Site type	Lane
Period	Early post-medieval?
Sources	Documentary and cartographic
Description	A lane running from the settlement at Green to the River Roch. A portion of its route is depicted on Yates' map of 1786. It also appears on the first edition 6":1 mile OS map and subsequent additions. This route may relate to potential seventeenth-century enclosure to the north of the River Roch, documented in the 1626 Rochdale Survey. The eastern side of the lane is formed by a random coursed dry stone wall that survives to a height of c 1.2m.
Assessment	The lane will be retained during the proposed development.

Site number	08
Site name	Greenfield Lane
NGR	SD 91867 15116
HER no.	None
Designation	None
Site type	Possible quarry
Period	Post-medieval?
Sources	Site visit
Description	A large rectangular area of disturbed ground identified in the south-eastern part of the Site Area, on the sloping north bank of the River Roch. This possibly represented the site of a small-scale quarry, which may have been used to extract the stone required to construct the field boundary walls in the Site Area. It is possible, however, that this feature formed from natural process rather than human activity.
Assessment	The site lies within an area of proposed public open space and, pending the nature of intended landscaping works, may not be impacted on by the proposed development.

Site number	09
Site name	Greenfield Mill
NGR	SD 91718 15122
HER no.	None
Designation	None
Site type	Cotton Mill (demolished)
Period	Post-medieval?
Sources	Site visit
Description	The remains of Greenfield Mill lying immediately beyond the south-western boundary of the Site Area.
Assessment	The site lies beyond the boundary of the Site Area, and will not be impacted on by the proposed development.

5. ASSESSMENT OF THE SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 Eight sites (**Sites 01-08**) of potential archaeological interest have been identified within the boundary of the Site Area, whilst a find spot of possible prehistoric date from directly adjacent to the Site Area (GM HER 9064.1.0; *Appendix 1*) raises the possibility of further evidence for early activity on the site.
- 5.1.2 Several other sites of archaeological interest are also present across the wider study area. Of these, five have been afforded statutory protection as Grade II listed buildings: Lower Eafield Cottages (GM HER 2987.1.0); Green Farmhouse (GM HER 11578.1.0); Dob Wheel Mill (GM HER 5038.1.0); Church of St John The Baptist (GM 11575.1.0); and a bridge over the River Roch (GM HER 2988.1.0). The potential harm to the setting of these designated buildings is considered in *Section 7* below.
- 5.1.3 In the NPPF, the Department of Communities and Local Government (DCLG 2012) sets out the Government's planning policy and framework for England, and how these are expected to be implemented. NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan (*op cit*, Section 3.28). Consequently, the Rochdale Metropolitan Borough Unitary Development Plan (2006) was consulted with particular reference to policies G/BE/9, BE/10-19. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by the proposed development in order to assess its impact. This would enable the conservation of '*heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations*' (*op cit*, para 17), or else they can be recorded '*and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*' (*op cit*, Section 12.141).
- 5.1.4 Therefore, the following section will determine the nature and level of the significance of the archaeological resource within the Site Area, as detailed in *Sections 3* and *4*. This is an iterative process, beginning with the guideline criteria outlined in Table 1, below. In general terms, the recording of a heritage asset, *eg* HER, scheduled monuments (SM) or listed building, and any subsequent grading thereafter, by its nature, determines its importance. However, this is further quantified by factors such as the existence of surviving remains or otherwise, its rarity, or whether it forms part of a group. There are a number of different methodologies used to assess the archaeological significance of heritage assets, but that employed here (*Section 5.2*) is the 'Secretary of State's criteria for scheduling ancient monuments' (Annex 1; DCMS 2010).

Importance	Examples of Heritage Asset
National	Scheduled Monuments (SMs), Grade I, II* and II listed buildings
Regional/County	Conservation Areas, Registered Parks and Gardens (Designated Heritage Assets) Sites and Monuments Record/Historic Environment Record
Local/Borough	Assets with a local or borough value or interest for cultural appreciation Assets that are so badly damaged that too little remains to justify inclusion into a higher grade
Low Local	Assets with a low local value or interest for cultural appreciation Assets that are so badly damaged that too little remains to justify inclusion into a higher grade
Negligible	Assets or features with no significant value or interest

Table 1: Guideline criteria used to determine Importance of Heritage Assets

5.2 QUANTIFICATION OF IMPORTANCE

- 5.2.1 **Period:** based on an adjacent find spot and a favourable topographical position adjacent to a watercourse, the possibility of Iron Age activity within the Site Area cannot be discounted entirely. The earliest documentary reference to the site appears to date to 1626, when the Site Area may have contained enclosed areas of pasture and meadow. It is possible that field boundaries depicted on nineteenth-century mapping respect these divisions, though this remains unproven at present. The existing dry stone walls that currently form these boundaries, however, are unlikely to be any earlier than the nineteenth century.
- 5.2.2 **Rarity:** any evidence for prehistoric activity could be considered to be of regional rarity. Similarly, any evidence for early post-medieval land division would also be of local rarity. The dry stone walls are typical of those in the area, and do not have a rarity value. Similarly, the historic route ways that survive as footpaths do not have a rarity value.
- 5.2.3 **Documentation:** the general development of the study area can be traced reasonably well through the cartographic and published documentary sources. It is possible that further details, and more precise dating of individual features, could be elucidated from more detailed historical research, although it is unlikely that this would alter the conclusions drawn from the present assessment.
- 5.2.4 **Group Value:** any Iron Age remains would contribute greatly to the small corpus of information known from the borough dating to this period. These remains might also provide a context for the other group of Celtic-style carved stone heads known across the region.

- 5.2.5 **Survival/Condition:** the field boundaries (**Sites 01-03**) all survive as extant features, and are in reasonable condition, although the northern end of **Site 01** has been removed or collapsed. The former boundary aligned north-east/south-west across the central part of the Site Area (**Site 04**) has been largely removed, although its position can still be seen in the landscape. The tracks/footpaths (**Sites 05-06**) are still used as footpaths. Greenfield Lane is extant and survives as thoroughfare.
- 5.2.6 **Fragility/Vulnerability:** those sites present within the Site Area may be affected by earth-moving operations undertaken as part of the proposed development.
- 5.2.7 **Diversity:** the diversity of the below-ground remains within the Site Area is presently unknown.
- 5.2.8 **Potential:** the potential for buried archaeological remains dating to the prehistoric period is low, but cannot be discounted entirely. There is no potential for the site to contain buried remains of Roman or medieval date, although there is some potential for post-medieval remains to survive.

5.3 CONCLUSIONS OF IMPORTANCE

- 5.3.1 Using the guideline criteria outlined in Table 4, together with further quantification (*Section 5.2*), and informed professional judgement, each of the sites listed in the gazetteer has been assessed for importance as a heritage asset (see Table 3, below).
- 5.3.2 Any prehistoric remains within the Site Area would be considered to be of regional/county importance. The remaining sites (**Sites 01-07**), in the Site Area are considered to be of local/borough importance, if they can be equated with the possible seventeenth-century enclosure documented in the Rochdale Survey of 1626.

6. IMPACT ASSESSMENT

6.1 IMPACT

6.1.1 Heritage assets are considered to be ‘a finite, irreplaceable and fragile resource’ (DCMS 2010). It has been the intention of this assessment to identify their significance and potential of the proposed development area, and assess the impact of the proposals, thus allowing the advice of NPPF (2012) to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from the proposals;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to ‘avoid, or minimise conflict between the heritage assets’ conservation and any aspect of the proposal’ (*op cit*, Section 12.129).

6.1.2 The impact is assessed in terms of the importance, or sensitivity, of the site to the magnitude of change or potential scale of impact during the proposed redevelopment. The magnitude, or scale, of an impact is often difficult to define, but will be termed substantial, moderate, slight, or negligible, as shown in Table 2, below.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the heritage asset resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the heritage asset resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the heritage asset resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the heritage asset. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 2: Criteria used to determine Scale of Impact

6.1.3 The scale of impact, when weighted against the importance of the archaeological site, produces the impact significance. This may be calculated by using the matrix shown in Table 3, below.

Resource Value (Importance)	Scale of Impact Upon Heritage Asset			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/Minor	Neutral
Regional/County	Major	Major/Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 3: Impact Significance Matrix

- 6.1.4 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the redevelopment scheme. The site within the current boundary appears to have formed a green field site throughout the twentieth century, with the exception of a small area in the south-western corner, which contained filter tanks associated with Greenfield Mill.

6.2 SIGNIFICANCE OF IMPACT

- 6.2.1 **Direct impact:** following on from the above considerations, the significance of the direct effects on those sites within the Site Area has been determined, as well as on any remains present relating to the Iron Age activity. This is based on an assumption that there will be earth-moving and other modification/additional works, and that the present condition of the heritage assets/gazetteer sites is known or assumed. The results are summarised in Table 4, below.

Site No.	Site type	Nature of Impact	Scale of Impact	Impact Significance
-	Potential Iron Age activity? Suggested by nearby findspot and Site Area location	Destruction/modification through earth-moving activities	Substantial	Major
01	Post-medieval? field boundary	Destruction/modification through earth-moving activities	Substantial	Intermediate
02	Post-medieval? field boundary	Destruction/modification through earth-moving activities	Substantial	Intermediate
03	Post-medieval? field boundary	Destruction/modification through earth-moving activities	Substantial	Intermediate
04	Post-medieval? field boundary	Destruction/modification through earth-moving activities	Substantial	Intermediate

Site No.	Site type	Nature of Impact	Scale of Impact	Impact Significance
05	Post-medieval? track	Destruction/modification through earth-moving activities	Substantial	Intermediate
06	Post-medieval? track	Destruction/modification through earth-moving activities	Substantial	Intermediate
07	Greenfield Lane: post-medieval? lane	Destruction/modification through earth-moving activities	Substantial	Intermediate
08	Post-medieval quarry	Modification through landscaping works	Moderate	Intermediate

Table 4: Assessment of the impact significance on each site during development

6.2.2 Table 4 indicates that the development might have a major impact on any prehistoric remains present within the Site Area, with an intermediate impact on any remains of early post-medieval date.

6.2.3 **Indirect impact:** outside of the Site Area, within the wider study area, no sites will be directly impacted on by the current proposals. However, this area contains five sites that have been afforded statutory protection. These represent Grade II Listed Buildings and, as such, are of national significance. The harm of the proposed development on their setting of these designated buildings is considered in Section 7.

7. SIGNIFICANCE ASSESSMENT OF THE SETTING OF THE DESIGNATED BUILDINGS

7.1 INTRODUCTION

- 7.1.1 The following section will consider the significance of the setting of the five listed buildings that lie within 500m of the Site Area, and whether the proposed development will harm the contribution of the setting to the designated buildings.
- 7.1.2 The definition of setting used here is taken from the NPPF (2012): ‘setting is surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surrounding 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. Furthermore, the English Heritage document *Conservation Principles, Policies and Guidance* (2008) states that setting also relates to the asset’s local context, embracing present and past relationships to the adjacent landscape. More recently, English Heritage (2011) considers that the significance of a heritage asset derives not only from its physical presence and historic fabric, but also from its setting – the surrounding within which it is experienced’.
- 7.1.3 English Heritage in their guidance document, *The Setting of Heritage Assets* (2011), has provided a stepped approach to the assessment of significance of setting to heritage assets. Following the initial identification of the heritage asset(s) and associated setting the following steps comprise:
- assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets;
 - assessing the effect of the proposed development on the setting, and the resulting implications for the significance of the heritage asset(s);
 - maximising enhancement and minimising harm (mitigation).
- 7.1.4 In assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets, a number of potential attributes of a setting may help in determining its significance. These are presented in Table 5 below.

Contribution of Setting: Potential Attributes / Factors to Consider
<p>The asset's physical surroundings:</p> <p>Topography;</p> <p>Other heritage assets (archaeological remains, buildings, structures, landscapes, areas or archaeological remains);</p> <p>Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;</p> <p>Historic materials and surfaces;</p> <p>Land use;</p> <p>Openness, enclosure and boundaries; functional relationships and communications;</p> <p>Green spaces, trees and vegetation;</p> <p>History and degree of change over time;</p> <p>Integrity;</p> <p>Issues, such as soil chemistry and hydrology</p>
<p>Experience of the asset:</p> <p>Surrounding landscape and town character;</p> <p>Views from, towards, through and across, including the asset;</p> <p>Visual dominance, prominence or role as focal point;</p> <p>Intentional intervisibility with other historic and natural features;</p> <p>Noise, vibration and other pollutants and nuisances;</p> <p>Tranquillity, remoteness, 'wildness';</p> <p>Sense of enclosure, seclusion, intimacy or privacy;</p> <p>Dynamism and activity;</p> <p>Accessibility, permeability and patterns of movement;</p> <p>Degree of interpretation or promotion to the public;</p> <p>The rarity of comparable survivals of setting</p>
<p>The asset's associative attributes:</p> <p>Associative relationships between heritage assets;</p> <p>Cultural associations;</p> <p>Celebrated artistic representations;</p> <p>Traditions</p>

Table 5: Determining the contribution of setting to the significance of the heritage asset(s)

- 7.1.5 Having assessed the contribution of the setting to the significance of the asset, the effect of the proposed development on the setting can be determined by consideration of the potential attributes of the development affecting setting. These are outlined in Table 6 below.

Attribute	Factors to consider
Location and siting of the development	Proximity to asset; Extent; Position in relation to landform; Degree to which location will physically or visually isolate asset; Position in relation to key views
The form and appearance of the development	Prominence, dominance, or conspicuousness; Competition with or distraction from the asset; Dimensions, scale and massing; Proportions; Visual permeability; Materials (texture, colour, reflectiveness, etc); Architectural style or design; Introduction of movement or activity; Diurnal or seasonal change
Other effects of the development	Change to built surroundings and spaces; Change to skyline; Noise, odour, vibration, dust, etc; Lighting effects and 'light spill'; Change to general character (e.g. suburbanising or industrialising); Change to public access, use or amenity; Change to land use, land cover, tree cover; Changes to archaeological context, soil chemistry or hydrology; Changes to communications/accessibility/permeability
Permanence of the development	Anticipated lifetime/temporariness; Recurrence; Reversibility
Longer term or consequential effects of the development	Changes to ownership arrangements; Economic and social viability; Communal and social viability

Table 6: Potential attributes of the proposed development

7.1.6 Once the contribution of the setting has been determined and the potential attributes of the proposed development upon it have been identified, the contribution needs to be evaluated in order to determine the magnitude of the potential impact. This is undertaken using the definitions presented in Table 7, below.

Sensitivity	Contribution to Significance	Examples for settings
Very high	Very substantial	A defined setting that is contemporary with and historically and functionally linked with the heritage asset, may contain other heritage assets of international or national importance, has a very high degree of intervisibility with the asset and makes a very substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.
High	Substantial	Contemporary with and historically and functionally linked with the heritage asset, with minor alterations (in extent and/or character), has a high degree of intervisibility with the asset and which makes a substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.
Medium	Moderate	Contemporary with and/or historically and/or functionally linked with the heritage asset but with alterations which may detract from the understanding of the heritage asset, and/or with a moderate degree of intervisibility with the asset and/or which makes a moderate contribution to the significance of the heritage asset and/or a moderate contribution to the understanding and appreciation of the significance of the asset.
Low	Minor	Largely altered so that there is very little evidence of contemporaneous and/or historic and/or functional links with the heritage asset, and/or with a low degree of intervisibility with the asset and/or which makes a minor contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.

Table 7: Definitions of Sensitivity for the Settings of Heritage Assets

7.2 ASSESSMENT

7.2.1 **Lower Eafield Cottages:** this listed building comprises two cottages (now a single house), with adjoining barn and stables, which lie on the narrow Clegg Hall Road in a tranquil, rural environment. The building occupies the floor of the river valley, and is surrounded by fields, with commanding views of the Pennines to the south, Riverside and Dob Wheel Mill to the north-west, and the River Roch to the north. The setting beyond the River Roch is characterised by more green space as the land rises up the valley to modern residential development on Tarnside Close, although the setting nevertheless imparts a strong sense of a rural landscape, which enhances the significance of the listed building.

7.2.2 The proposed development lies some 300m to the north of the listed building, and will result in some change to the rural environment by expanding the density of houses and associated infrastructure to the north of the River Roch. In this respect, the development will have an adverse impact on the setting of the listed building, although this would not necessarily affect the interpretability of the heritage asset to a significant degree, and the characteristics of historic value will still be able to be appreciated. The scale of harm to the setting of the listed building is thus considered to be minor.

- 7.2.3 **Green Farmhouse:** the building comprises two houses, a barn and farm buildings all under one continuous roof, situated on the narrow and comparatively quiet Greenfield Lane, invoking a sense of the historic rural setting (Plate 18). This historic setting is restricted by modern housing on Greencroft Way immediately to the west, and a modern leylandii hedge that obscures further modern housing on George Street to the east. There are no direct views of the proposed new houses from the listed building, and whilst Greenfield Lane falls within the application boundary, the development proposals do not envisage any change to the lane (Fig 6).



Plate 18: Green Farmhouse on Greenfield Lane

- 7.2.4 The proposed development will only have a negligible or minor adverse impact on the setting of the heritage asset, as the contribution of the setting to the significance of the building will not be adversely harmed. This is assuming that the principal access route to the Site Area will be via Tarnside Close, and Greenfield Lane will not be subjected to a large increase in the volume of traffic, which would detract from the semi-rural character of the lane.
- 7.2.5 **Church of St John The Baptist:** the church occupies the high ground overlooking the valley of the River Roch to the south, and the busy Halifax Road immediately to the north (Fig 6). The churchyard lies immediately to the south of the building, with longer-range views across the valley of the River Roch. This view has been degraded slightly by the erection of modern housing on Wheelwright Drive and Tarnside Close, with roofs of houses being visible from the churchyard.

- 7.2.6 The Site Area lies some 400m to the south-east of the church, and will only have a negligible adverse impact on the setting of the heritage asset, as the contribution of the setting to the significance of the building will not be adversely harmed.



Plate 19: The Church of St John, viewed from Halifax Road

- 7.2.7 **Dob Wheel Mill (Green Mill):** this multi-phase complex of former textile mills lies at the base of a small and narrow valley on the north bank of the River Roch (Fig 6). A modern housing development occupies the rising ground immediately to the north, whilst the historic industrial setting of the area is enhanced to the south by Riverside Mill, a former cotton-spinning factory on the southern bank of the River Roch. Both mills are accessed via Dye House Lane, and provide a strong sense of a semi-rural industrial settlement based on textile manufacturing, with open fields to the south reinforcing the rural character of the surrounding area.
- 7.2.8 The key view is from Dye House Lane, from where the integrity and context of the mill is readily apparent (Plate 15). Views of Dob Wheel Mill from the east, and from the Site Area, however, are obscured by a small area of woodland that skirts a modern housing development. The setting on this side of the designated building, moreover, has been degraded through recent demolition of part of the listed mill complex, and damage to the former mill yard (Plate 16).
- 7.2.9 The proposed development may have a minor adverse impact on the setting of the mill, as the roofs of new houses may just be visible, detracting from the semi-rural character of the site, although this would not adversely affect the interpretability of the heritage asset.



Plate 15: Dob Wheel Mill viewed from the south-west, with the Site Area lying beyond the trees to the rear of the mill in the centre right of the photograph. This setting makes a high contribution to the significance of the listed mill complex.



Plate 16: View from Dob Wheel Mill looking east, towards the Site Area, which lies behind the trees to the rear of the photograph. The setting on this side of the listed mill does not contribute as highly.

- 7.2.10 **Bridge over River Roch:** this stone-built bridge over the river lies a short distance to the east of Dob Wheel Mill, and therefore shares the same setting. It lies in the bottom of the river valley in a semi-rural context, with good views of the listed Dob Wheel Mill complex, together with the non-designated Riverside Mill (Plate 17). Notwithstanding the former industrial character of the mills, the narrowness of Dye House Lane as it crosses the bridge enforces the sense of relative remoteness of the setting, although this is slightly degraded by the sheet metal security fencing encompassing Riverside Mill.



Plate 17: The bridge on Dye House Lane, with part of Riverside Mill visible to the rear. The stone fabric of the bridge reflects the materials used in the earliest element of Dob Wheel Mill, although does contrast with the brick-built Riverside Mill.

- 7.2.11 The bridge is not visible from the Site Area, and the proposed development is unlikely to have more than a negligible impact on the setting of the bridge; the setting of the bridge will not be changed by the proposed development in any way that will alter the contribution of the setting the asset's significance.

8. RECOMMENDATIONS

8.1 INTRODUCTION

- 8.1.1 The *National Planning Policy Framework* instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Scheduled Monument, *ie* of national importance, the general assumption should be in favour of conservation. Where the loss of the whole or a part of a heritage asset's significance is justified by a development, the developer should be required first to record that asset and advance understanding of its significance, in a manner proportionate to their importance and the impact (NPPF, p 32 para 141). Development also has the potential for enhancing heritage assets. This might include the consolidation and display of excavated below-ground remains, or the reference to heritage assets within the design. NPPF encourages developments which change the setting of a heritage asset so as to better reveal its significance.
- 8.1.2 None of the known heritage assets identified within the Site Area are afforded statutory designation, and are thus not considered to be of national importance that would require preservation *in-situ*. It is also considered that the proposed scheme will have 'less than substantial harm' to the historic environment and thus, in heritage terms, the 'benefits outweigh the impacts'. It is therefore concluded that there does not appear to be any justifiable reason for planning consent to be withheld for archaeological reasons. However, any buried remains of prehistoric or early post-medieval date, should they be present within the Site Area, would be of regional/county and/or local/borough significance, and would require preservation by record should these be affected by the proposed development.

8.2 REQUIREMENTS FOR FURTHER ARCHAEOLOGICAL INVESTIGATION

- 8.2.1 Prior to the development commencing, the requirement for any further archaeological work should be discussed with the Greater Manchester Archaeological Advisory Service, who act as the archaeological curators for Borough of Rochdale. Initial consultation with the Archaeological Advisory Service, however, has concluded that any further archaeological investigation of the site is not merited.

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WEBSITES

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APPENDIX 1: HERITAGE ASSETS WITHIN 500M OF THE SITE AREA

HER ref.	Description	NGR
Listed Buildings		
5038.1.0	Dob Wheel Mill (Green Mill)	SD 9155 1503
2988.1.0	Bridge over River Roch, Little Clegg	SD 9147 1490
2987.1.0	Lower Eafield Cottages, Lower Eafield	SD 9177 1483
11578.1.0	Green Farmhouse	SD 9165 1536
11575.1.0	Church of St John The Baptist	SD 9137 1526
Buildings		
5043.1.0	New Mill	SD 9148 1464
5039.1.0	Riverside Mill	SD 9155 1494
5037.1.0	Smallbridge Mill (Greengrove Mill)	SD 9137 1510
Find Spot		
9064.1.0	3 Greenfield House (Stone Head)	SD 9170 1517
Monument		
5245.1.0	Trafalgar Mill (site of)	SD 9235 1529
5239.1.0	Roach Vale Mill (site of)	SD 9140 1488
Place		
5279.1.0	Greengate Settlement	SD 9168 1530
5278.1.0	Smallbridge Village Core	SD 9130 1530
5276.1.0	Wuerdle Settlement	SD 9212 1555

List of known heritage assets within 500m of the Site Area, recorded in the Greater Manchester Historic Environment Record

ILLUSTRATIONS

FIGURES

- Figure 1: Site location
- Figure 2: Site area superimposed on the Ordnance Survey map of 1851
- Figure 3: Site area superimposed on the Ordnance Survey map of 1893
- Figure 4: Site area superimposed on the Ordnance Survey map of 1910
- Figure 5: Site area superimposed on the Ordnance Survey map of 1930
- Figure 6: Location of heritage assets

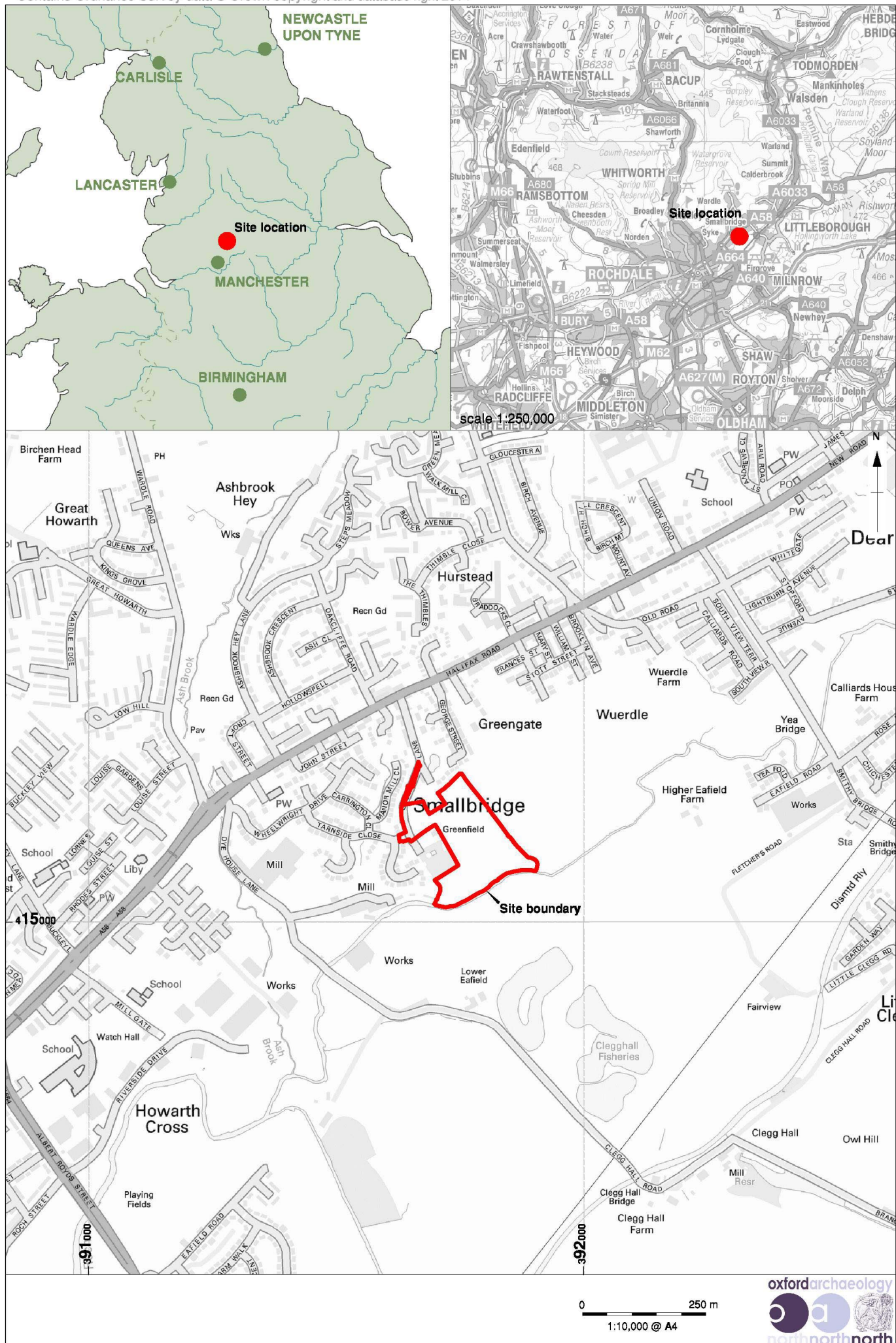


Figure 1: Site location



Figure 2: Site area superimposed on the Ordnance Survey map of 1851

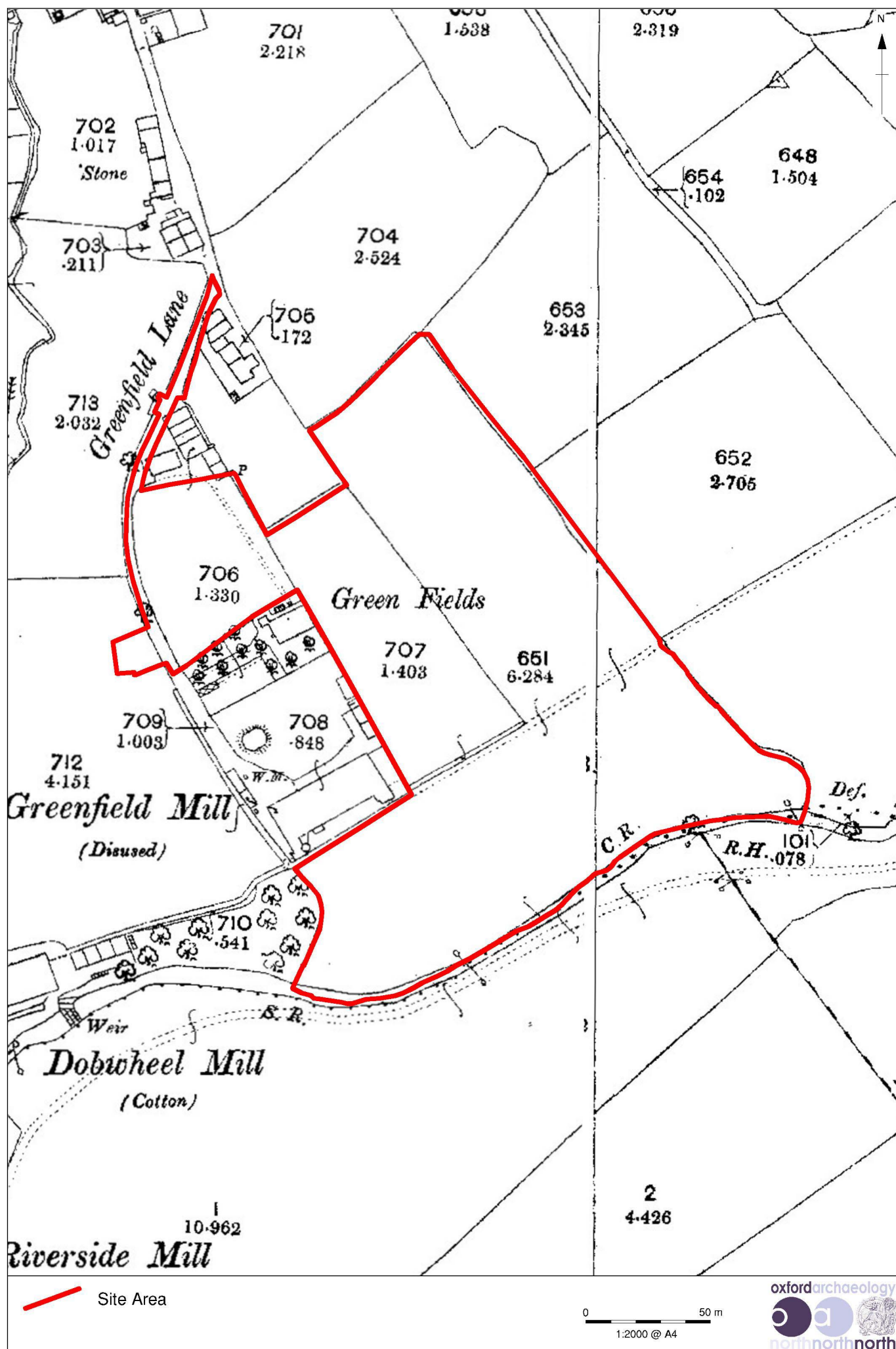


Figure 3: Site area superimposed on the Ordnance Survey map of 1893

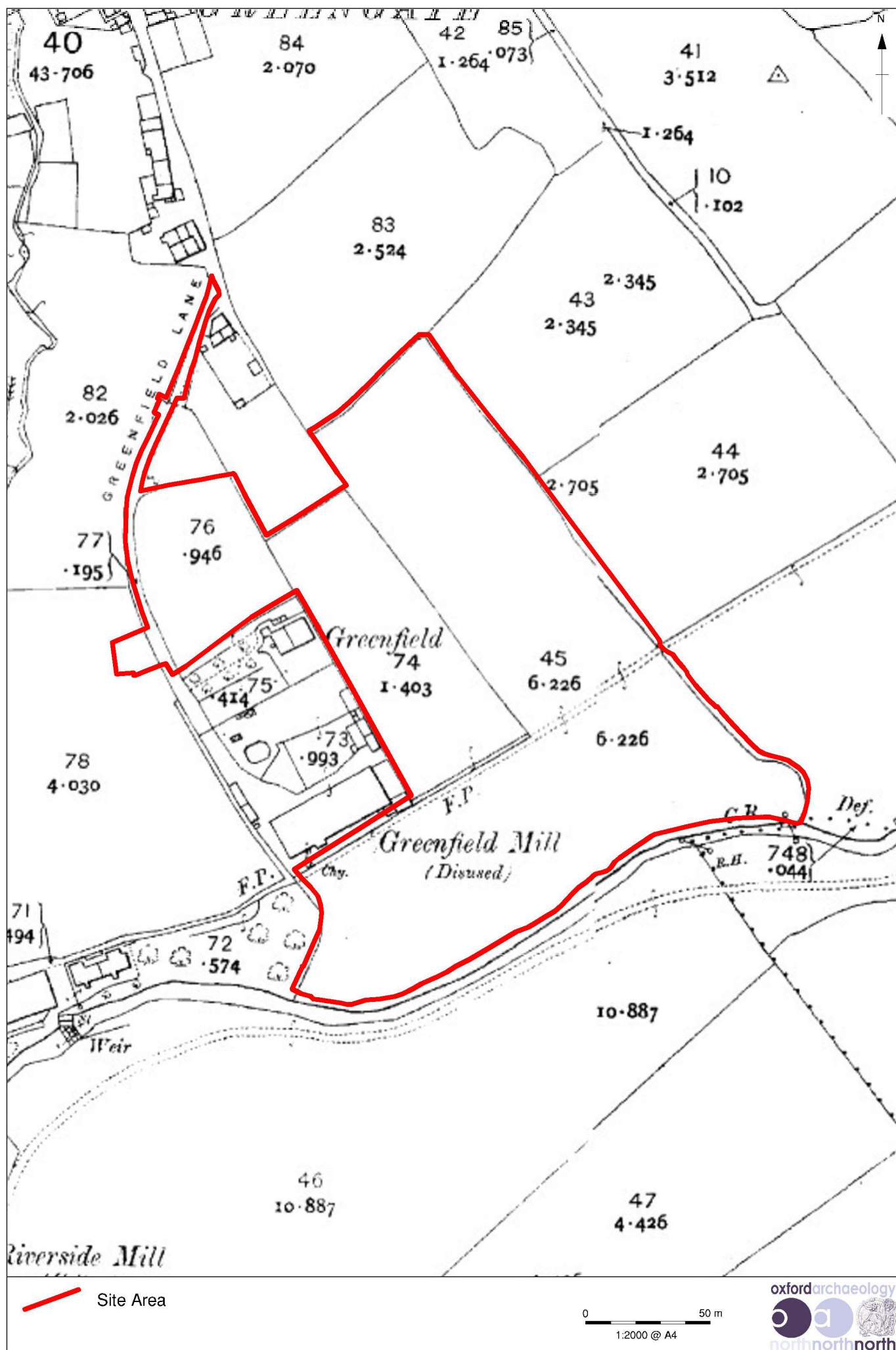


Figure 4: Site area superimposed on the Ordnance Survey map of 1910

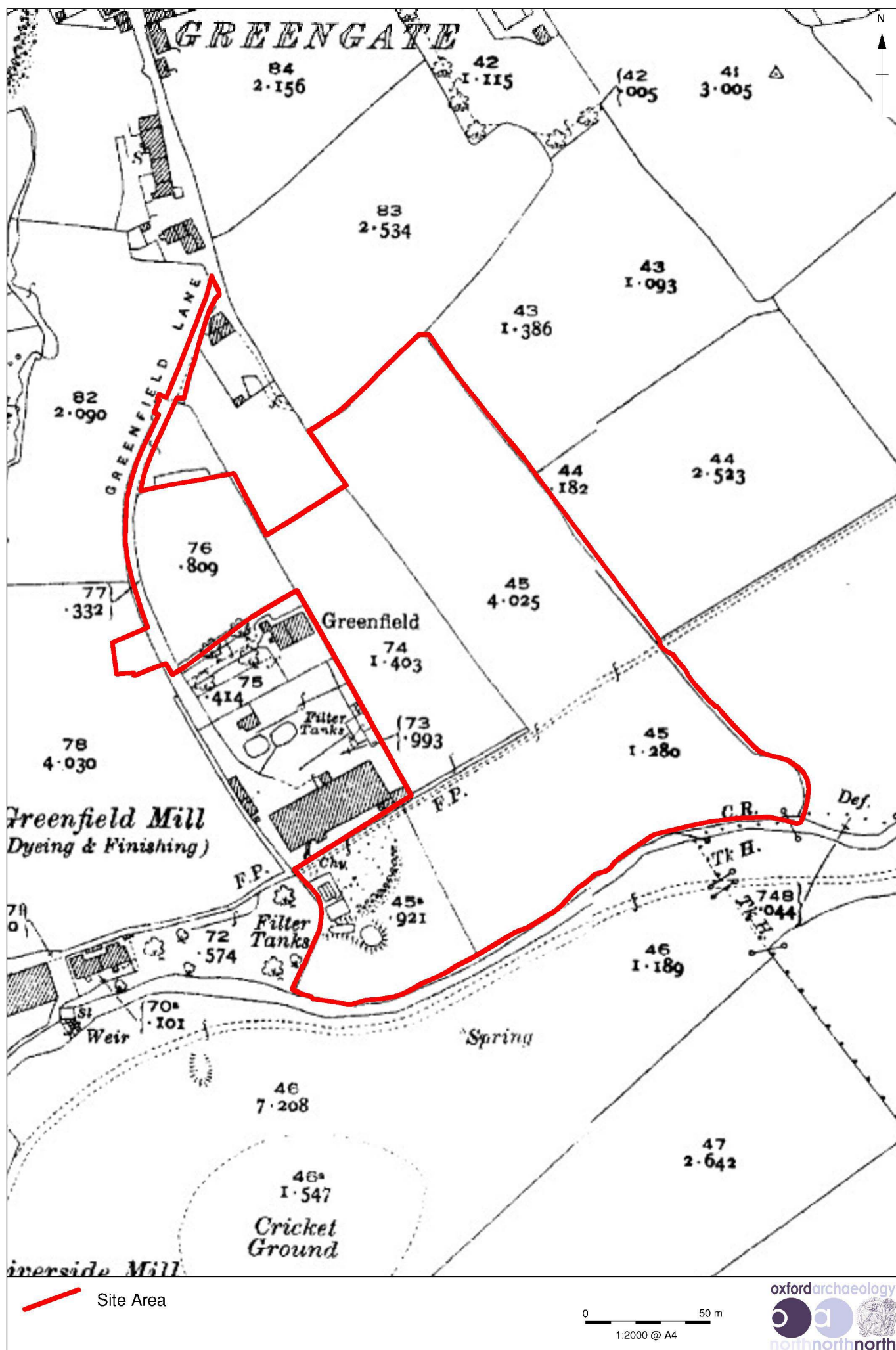


Figure 5: Site area superimposed on the Ordnance Survey map of 1930

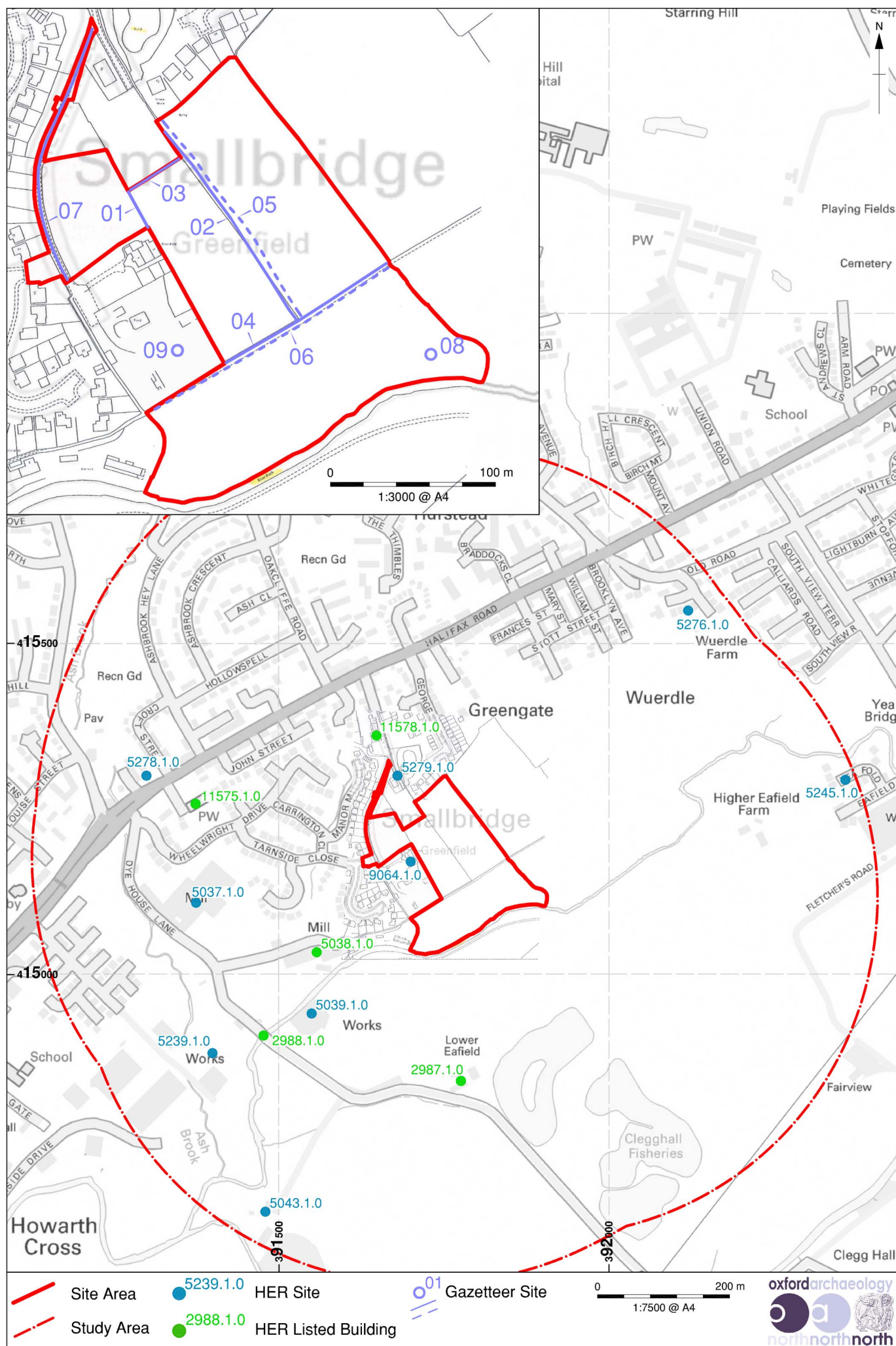


Figure 6: Location of Heritage Assets