

LAND AT BURY NEW ROAD RAMSBOTTOM, BURY

HERITAGE STATEMENT



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Section 1 Introduction

This Heritage Statement supports the Permission in Principle planning application for the proposed development of up to 9 dwellings on land off Bury New Road, Ramsbottom, BL0 0BT. The proposal site lies adjacent to the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow) and is subject to Tree Preservation Order (TPO) (no. 360) which was made in 2023 and extends beyond the proposal site to the north, west and south.

This Heritage Statement should be read in conjunction with the proposed plans, the planning statement, and other reports submitted with the planning application.

This Heritage Statement has been prepared in accordance with the NPPF chapter 16. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end, the statement provides a description of the existing site; a review of the historic uses of the site; an assessment of the contribution the site makes to the significance of the Ramsbottom Conservation Area including the importance of views; a review of designated heritage assets within the vicinity of the proposal site; an assessment of the setting of heritage assets within the vicinity of the proposal site; a summary of the proposed works and a heritage impact assessment describing the impact that the proposed works will have on the setting of the Conservation Area.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Bury Unitary Development Plan, Places for Everyone Joint Development Plan Document 2022 To 2039, NPPF Chapter 16, the NPPG, and guidance from Historic England.

2.2 Bury Unitary Development Plan (Adopted 1997)

The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions. Relevant extracts from the plan include:

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 - Townscape and Built Design

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

2.3 Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (Adopted 21 March 2024)

Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Places for Everyone Plan took effect

and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.4 National Planning Policy Framework and National Planning Practice Guidance

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the site:

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic

environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) 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.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.5 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (2017); *Conservation Area Designation, Appraisal and Management* (2019) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019).

The Historic England document *The Setting of Heritage Assets* defines setting 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 the asset, may affect the ability to appreciate that significance or may be neutral.’

Setting is also described as being a separate term to curtilage, character and context. Curtilage is largely a legal term referring to the extent of a property boundary, as prescribed by ownership and the character of a place depends upon a sum of all of its attributes. Setting is largely a visual term and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

The guidance sets out a five staged process for assessing the implications of proposed developments on setting. The steps are as follows:

1: Identifying the heritage assets and their settings

The first stage of the analysis is to identify which heritage assets and associated settings are likely to be affected by the proposed development.

2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset

Initially, the significance of the heritage asset needs to be assessed. This assessment should be informed by both archival research and site survey. In assessing the contribution of the setting to significance, the physical surroundings of the asset should be considered, as well as the relationship with other heritage assets, the way in which the asset is experienced, the asset’s associations with people and events and patterns of use. This information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset.

3: Assessing the effect of the proposed development on the significance of the asset

The range of effects the proposals may have on the setting and the resultant degree of harm or benefit to the significance of the heritage asset can now be considered. The guidance advises on the best approach for assessing the effects of the specific proposals on the heritage assets concerned. In general,

‘The assessment should address the key attributes of the proposed development in terms of its: location and siting, form and appearance, additional effects and permanence.’

4: Maximising enhancement and minimising harm

The guidance advises that adverse effects can be limited and the maximum advantage achieved if proposals liable to affect setting are considered from the project’s inception. Further limitation of harm can be achieved by producing a well-designed scheme that will minimise detrimental impacts and identify opportunities for enhancement.

Steps to reduce the harm caused by proposals to the significance of a heritage asset include the relocation of a development or its elements, changes to the proposed designs, the creation of visual or acoustic screening, or management measures secured by planning conditions or legal agreements. When harm cannot be avoided, screening should be implemented, although the design of this should be in keeping with the surroundings and avoid having a further negative impact on the area.

5: Making and documenting the decision and monitoring outcomes

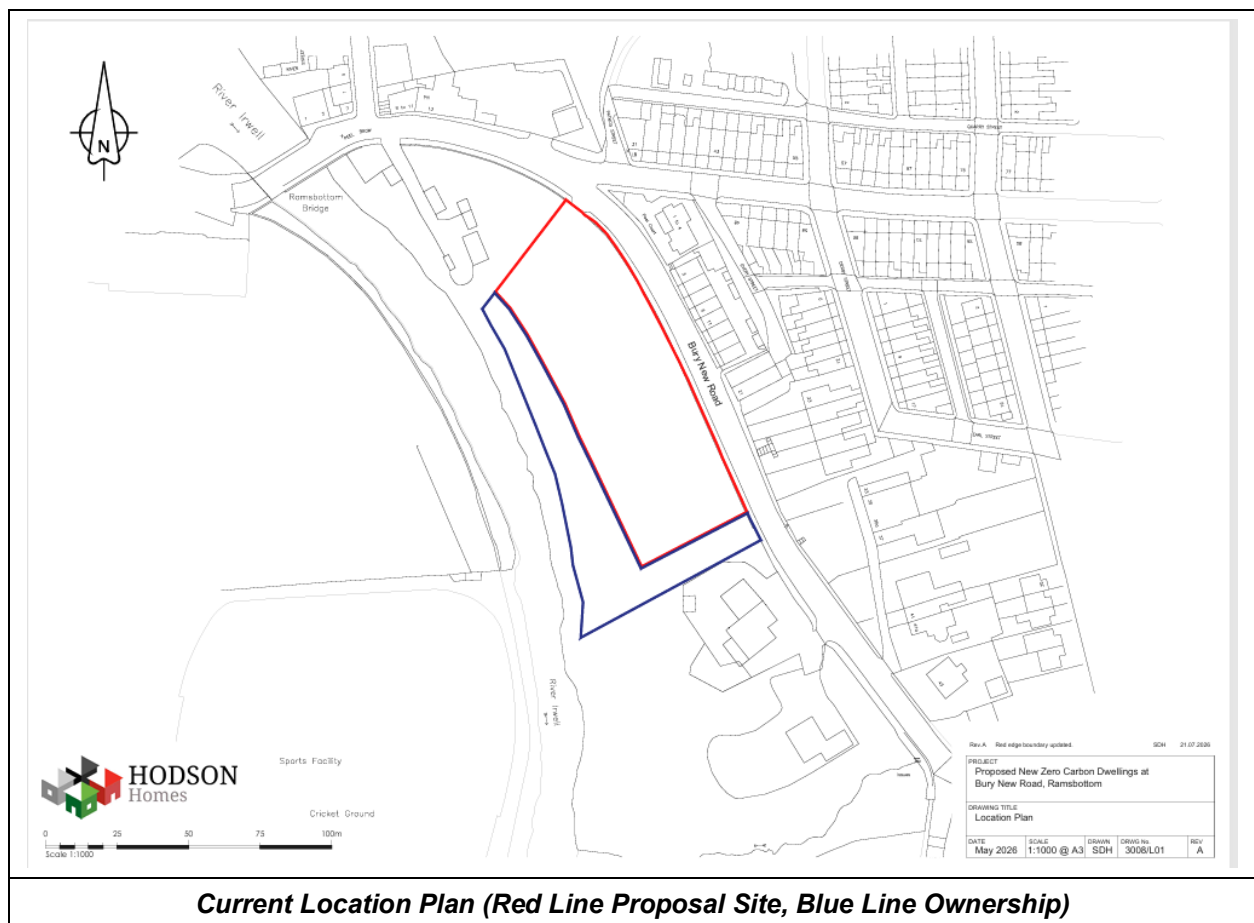
The final phase of the process is to come to the final decision about the proposals. All of the information gathered from the previous steps must be considered. It must also be considered that all

heritage assets are not of equal importance and the contribution made by their setting to their significance also varies. The capacity for a setting to accommodate change must also be considered and therefore decisions are therefore made on a case by case basis.

Section 3 Description of the Proposal Site

3.1 Location and Setting

The proposal site is located in the market town of Ramsbottom in the Metropolitan Borough of Bury in Greater Manchester. The town was historically located in Lancashire. Ramsbottom lies on the River Irwell in the West Pennine Moors approximately 4 miles northwest of the town of Bury and 12 miles of the City of Manchester. The proposal site lies adjacent to the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow) and is subject to Tree Preservation Order (TPO) (no. 360) which was made in 2023 and extends beyond the proposal site to the north, west and south. To the west, on land formerly occupied by a paper mill, there is an approved residential development (planning application no. 70222) for 57 dwellings, including an area within the Environmental Agency flood zone.



3.2 The Site, Boundaries and Context

The proposal site is predominantly woodland located to the west of Bury New Road. The site lies on an elevated position which follows the contour of Bury New Road which inclines further. A low stone boundary wall is located along the Bury New Road boundary. To the west of the site lies the River Irwell and beyond is the Willow Bank residential development. At the northeast corner of the site lies the junction of Bury New Road and Peel Brow. Beyond the site to the northwest lies a builder's yard and outbuildings separated from the site by timber fencing. The site measures a gross area of 1.23 acres and a net area of 0.68 acres. Bury New Road lies within the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow). Located to the south of the site are two detached substantial properties no. 40 Bury New Road built c1970 and no. 42 Bury New Road built c1990.



Looking West Towards Junction at Bury New Road and Peel Brow



Looking Towards the Northeast Corner of the Site



Looking South, Incline of Bury New Road



Low Boundary Stone Walling Along Bury New Road



Looking West into the Site, Timber Fencing at the Builder's Yard



Overgrowth and Woodland within the Site



Overgrowth and Woodland within the Site



Nos. 1 & 2 Peel Brow



Terrace Housing Along Bury New Road



19-21 Bury New Road



23-31 Bury New Road



Looking North Towards Peel Brow



Looking South Towards 40 Bury New Road



Looking North, Eastern Boundary of Site Along Bury New Road



Entrance to 42 and 40 Bury New Road

Section 4 History and Development of the Surrounding Area and the Proposal Site

4.1 History and Development of Ramsbottom

Ramsbottom is considered to be largely a nineteenth century creation, however the surrounding area has a long history of human habitation. On the surrounding moors Bronze Age burial sites and artefacts have been discovered, some dating back 6,000 years. To the southwest of the proposal site an early bronze axe hammer was discovered (HER 3817.1.0) in Holcombe Village.

Its earliest written form in 1324 was *Romesbothum*. According to David Mills in his book *The Place Names of Lancashire*, Ramsbottom is old English for 'rams valley or valley where the wild garlic grow'¹. The early settlement at Ramsbottom remained located well above the valley floor. In the medieval period the area was part of the Manor of Tottington, a large manorial estate established soon after the Norman Conquest, part of the de Lacy family's Lancashire holdings, laying within the Duchy of Lancaster; at this time the landscape appears to have comprised of areas of woodland and pasture. In a bequest, dated 1225, Roger de Montbegon gave 'the whole Forest of Holcombe and the pasture within the bounds' to Monk Bretton Monastery, which lay east of Barnsley in Yorkshire. Two inventory records held by the Diocese of Chester dated 1296 and 1305 ('Computus terrari') refer to two separate herds of cattle of over 40 animals in each herd.

A chapel of ease was in existence by the beginning of the 16th century; in 1509 records from the manorial court refer to a fine being exacted following an affray in the chapel. The mother church was Bury. The chapel of ease was located on the site of the current church and suggests the presence of a number of households in the area. Tradition maintains that the chapel of ease was partly used as prison by the Lord of the Manor of Tottington although the land continued to be owned by the Monk Bretton Monastery. In 1539 the monastery surrendered as part of the dissolution of the monasteries under Henry VIII and the land was acquired by John Bradyll of Whalley.²

The existence of the manor court and Tudor chapel of ease in Holcombe indicates the village's importance as the Medieval population centre of the Ramsbottom area. In addition, there are two very ancient north south routes located along the edges of the moor land which flank the Irwell Valley north of Bury. It is considered that by avoiding local challenging local terrain such as the wet valley bottom and the misty, bog-ridden tops these medieval routes linked moor-edge settlements with religious and economic centres to the north and south. Their routes may have been influenced by the late medieval growth of the domestic woollen industry.³ There is further evidence of Medieval routes in the town's modern street pattern and in Medieval times the area was a royal hunting forest and farming was discouraged. However, in 1507 deforestation took the area into Forest Law increasing the population in the hamlets such as Holcombe and Carr, as well as in small folds such as Rake Fold. The woollen trade offered people the opportunity to increase their income and loomshops were integrated into farmhouses throughout the sixteenth and seventeenth centuries. Recent research has uncovered the existence of early industrial remains at Nuttall and Kibboth Crew at least as early as 1627.⁴ Water powered fulling mills provided the opportunity for local farmer-weavers to cleanse the cloth of impurities and finish the product which could not be undertaken in their farmhouses.

Yates' 1786 map of Lancaster does not name the settlement but indicates a sparse scatter along the present Tanner's Street and Carr Street. Yates' map below shows the area and how the roads split at Foot of the Rake, the northern branch represented by modern Carr Street, upper Bridge Street, Crow Lane and Stubbins Lane, crossing the Irwell at Stubbins before finally running up to the old Bury – Rawtenstall Road as Gincroft Lane in Edenfield village. The southern branch ran down what is now

¹ David Mills, *The Place Names of Lancashire*. 1976. Harper Collins, UK. 124

² Kenneth Fields. *Holcombe: discovering Lancashire*. Lancashire Life, June 1982. 117.

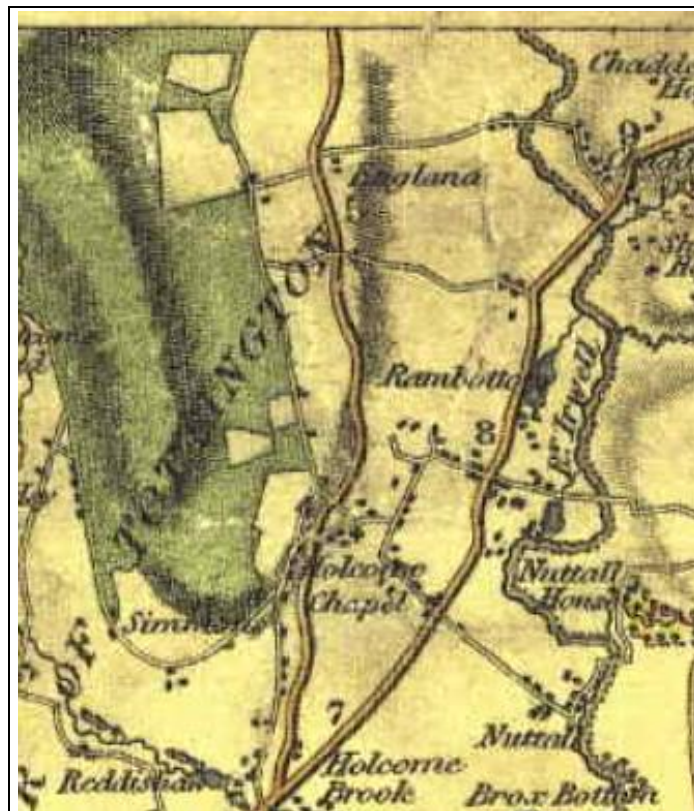
³ Ramsbottom Conservation Area Appraisal & Management Plan. Bury Council. Nov 2011.

⁴ Ramsbottom Conservation Area Appraisal & Management Plan. Bury Council. Nov 2011.

Dundee Lane and Nuttall Lane, through Nuttall village, across the Irwell and up Shipperbottom Lane towards Shuttleworth. The De Notogh family lived in Nuttall from the 13th Century and built an impressive Hall there c1429.⁵



Yates 1786 The County of Palatine of Lancaster



Greenwood's Map of Lancashire 1818

Greenwood's map in 1818 has Ramsbottom noted. Ramsbottom remained a rural area until the late eighteenth century. There were several farmsteads, a corn mill and a tannery now occupied by the town centre. During the second half of the eighteenth century the textile industry was becoming established in the area, with the establishment of mills in Edenfield and Ramsbottom. Other local influential families included the Grants and the Peels.

⁵ Ramsbottom Conservation Area Appraisal & Management Plan. Bury Council. Nov 2011.

In 1783 Peel & Yates factory in Ramsbottom was originally built for printing cloth. The firm expanded to include calico bleaching and dyeing facilities in new offices and factories. Headed by Sir Robert Peel, the father of the future Prime Minister, took a lease on the Old Ground, in the area of the present Smithy Street, Square Street, Bolton Street and Bridge Street. Ramsbottom offered a plentiful supply of pure water which was essential for bleaching and dyeing. At around 1789 Peel and Yates built Peel Bridge over the Irwell to connect their works to the new Bury, Haslingden, Blackburn and Whalley turnpike road (on the line of the A56) to the east of Ramsbottom. In 1852 Peel Tower was erected on the moorland southwest of Holcombe in tribute to Robert Peel's son Sir Robert Peel and his achievements. Sir Robert Peel is considered as one of Bury's famous sons.



Peel Tower

The Grants came to the Manchester area from Scotland in 1783. They acquired the Old Ground Site from Peel and Yates and took up residence in Top o' th' Brow which became an inn in 1828 and is now the Grant Arms Hotel. By 1812 the Grants had acquired the Alsop mill at Nuttall and added other mills, turning Nuttall Hall into a farm of some international renown. They also built a new Nuttall Hall, in what is now Nuttall Park, a riverside park with leisure facilities and forms part of the Irwell Sculpture Trail.



***Nuttall Hall in the 1970s
(Courtesy of Ramsbottom CAA)***

The earliest housing was built up the western slopes of the valley. Whilst it is considered that Holcombe Village was the Medieval centre, Tanners and Carr Fold and Foot o' th' Rake appeared as small and loosely grouped settlements during the eighteenth century. At around 1850 with the arrival of the railway to Ramsbottom, these small settlements were absorbed into larger groups and terraces.

In John Marius Wilson's *Imperial Gazetteer of England and Wales 1870-72* Ramsbottom is described as a 'small town and chapelry in a Bury parish in Lancashire'.⁶ The Gazetteer goes on to list a post office under Manchester, a railway station with telegraph, a commodious inn, a police station, a church, four dissenting chapels, a Roman Catholic Chapel, a public school, an athenaeum, a public library, and an Old Fellow's Hall.

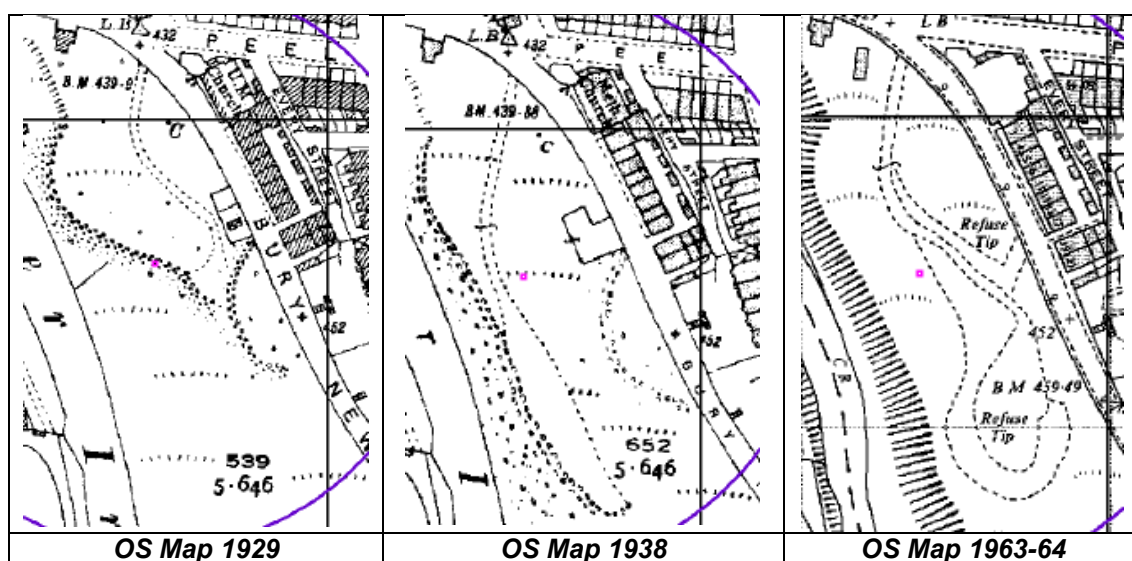
The eastern side of Rawson's Rake, Tanners Street and Carr Street areas were developed into residential cottages and terraces. In the mid-1930s Ramsbottom was subjected to clearance orders, although primarily dealing with town centre streets, the area saw the removal of Carr Fold and possibly Gutter Lane. It is suggested that it was not until the mid-twentieth century when the mills and farmstead were cleared.

The cotton industry suffered a decline in the 20th century, although Ramsbottom Mills continued to produce cotton from waste into the 1980s and some mills were adapted into other industries. The railway closed in 1972. Ramsbottom today has become a tourist shopping destination assisted by the re-opening of the railway by the East Lancashire Railway in 1987. The railway is part of the heritage network from Heywood to Bury and Ramsbottom to Rawtenstall.

4.2 History and Development of the Proposal Site

The tithe map of 1838 shows the proposal site is located in plot no. 331, owned by the Earl of Derby and occupied by John Grant. The land is called 'Pengot', likely a phonetic English misspelling of the Welsh placename Pen-y-coed. English surveyors often recorded Pen-y-coed as Pengot or Pencot for ease of pronunciation. Pen-y-coed translates as 'The Top/Head of the Wood' or 'The Head of the Forest'.⁷ The River Irwell is located in plot no. 340, owned and occupied by William Grant & Brothers.

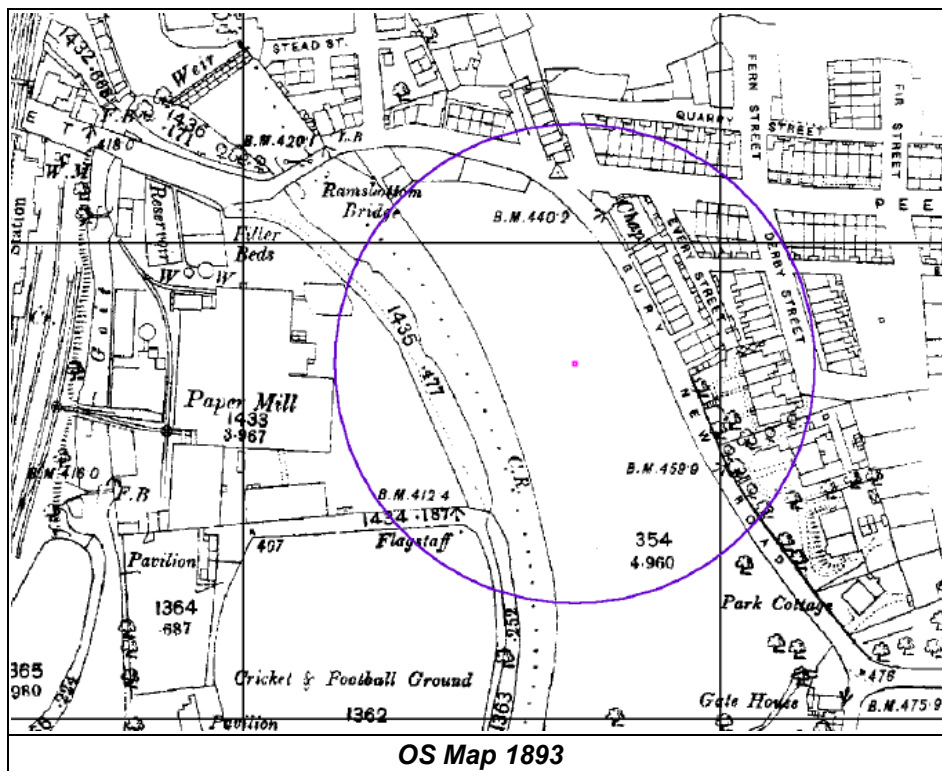
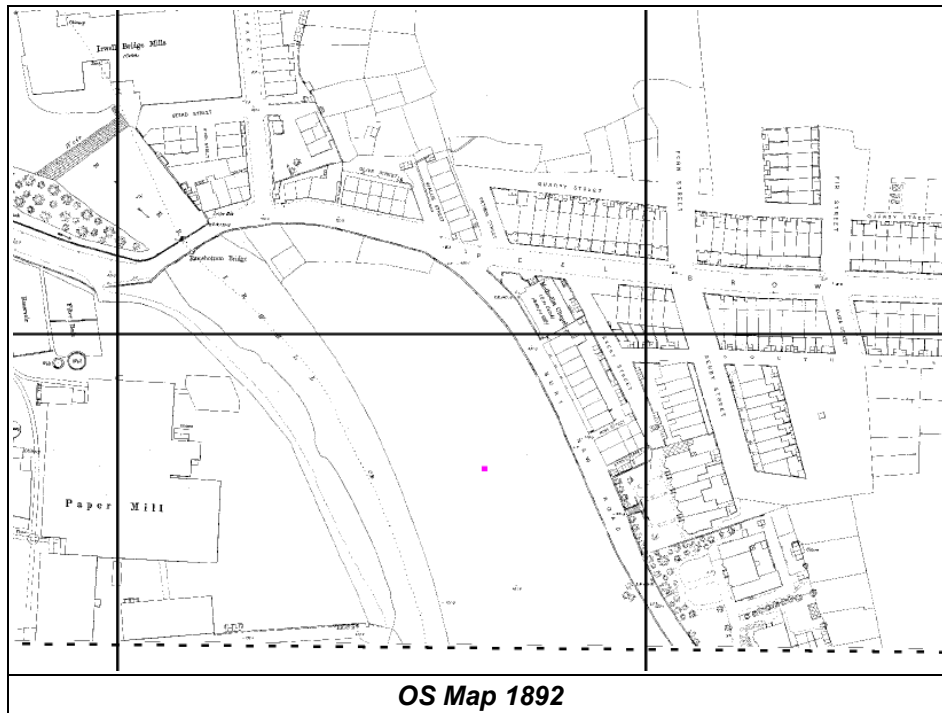
The OS mapping shows that the site has had several phases of alterations. The OS map of 1929 depicts the erection of a structure to the eastern boundary of the site along Bury New Road, with a curved access road from the north. The OS map of 1938 depicts an extended building, with the access road from the north altered to the west and lengthened and a new semi-circular road to the south of the building. The structure is not depicted on the OS map dated 1963-64, however, the map identifies the site of the building as a 'Refuse Tip' with a further, larger 'Refuse Tip', to the south along with a long curved access road running roughly north-south. At present, the site is an unmanaged wood, primarily with self-seeded Sycamore trees and a significant Japanese Knotweed infestation.

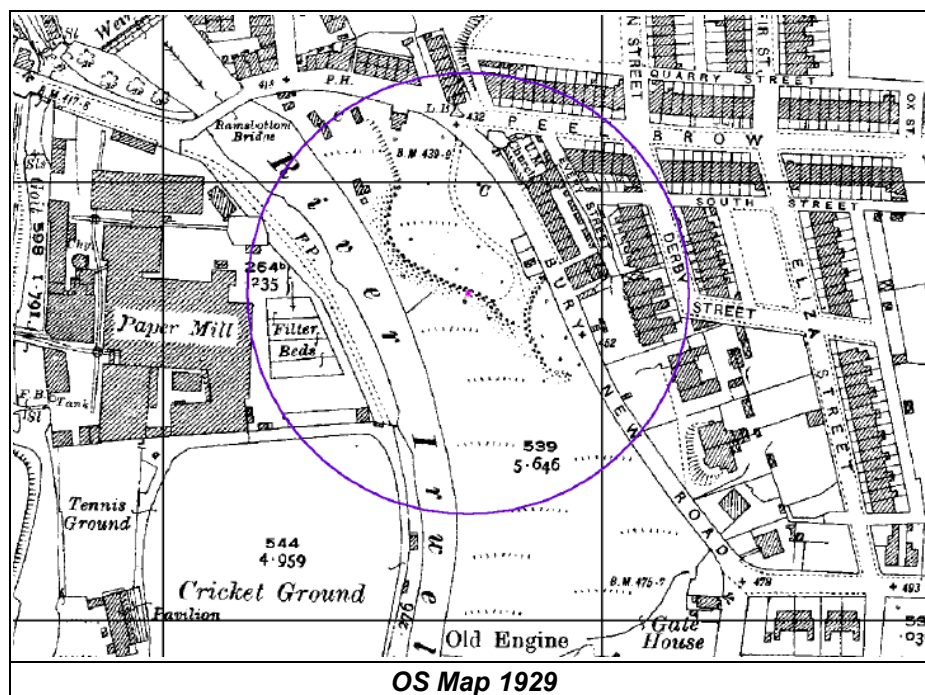
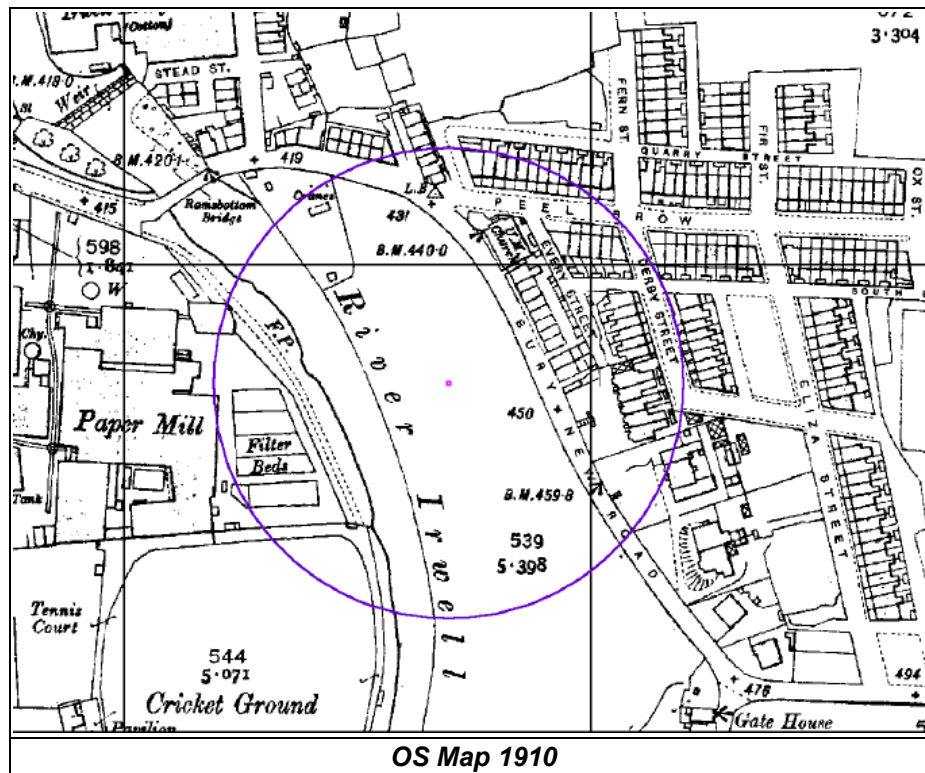


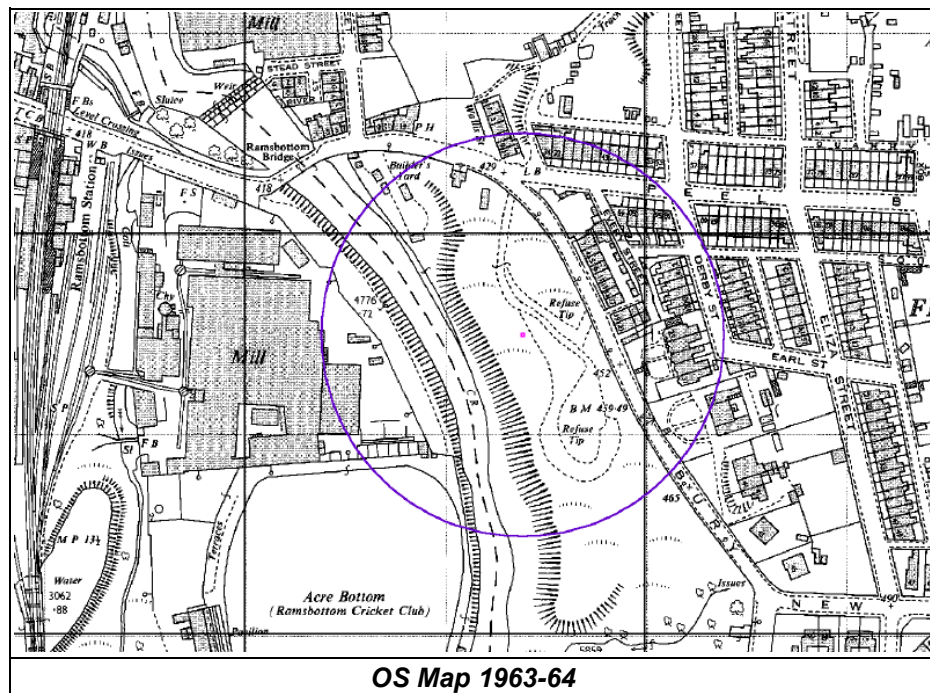
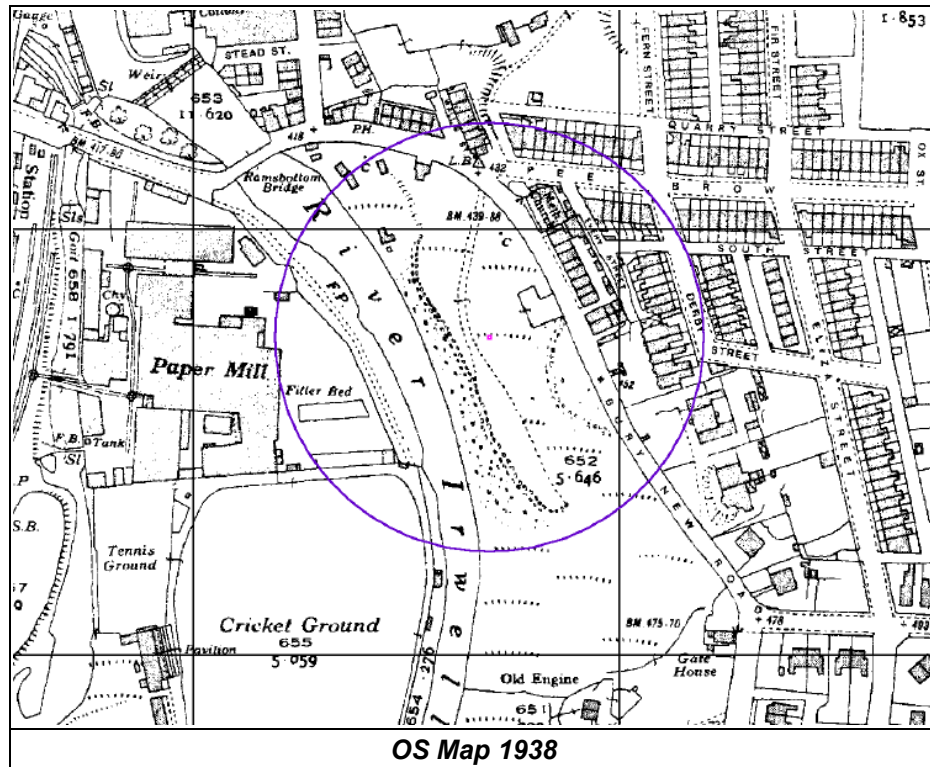
⁶ G.B Historical GIS/University of Portsmouth, History of Ramsbottom, in Bury and Lancashire/Map and Description, A Vision of Britain Through Time.

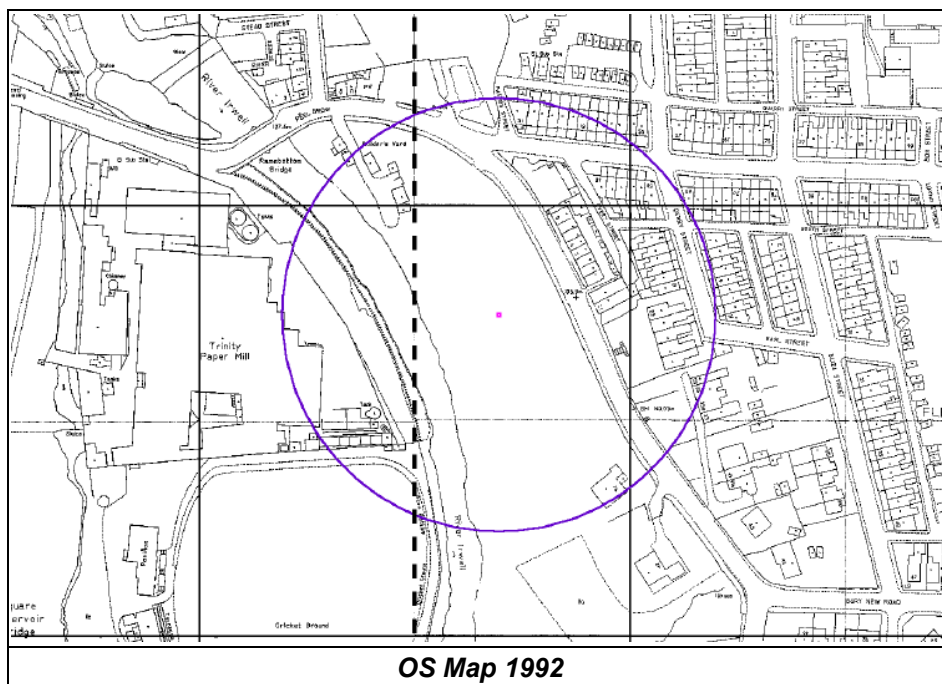
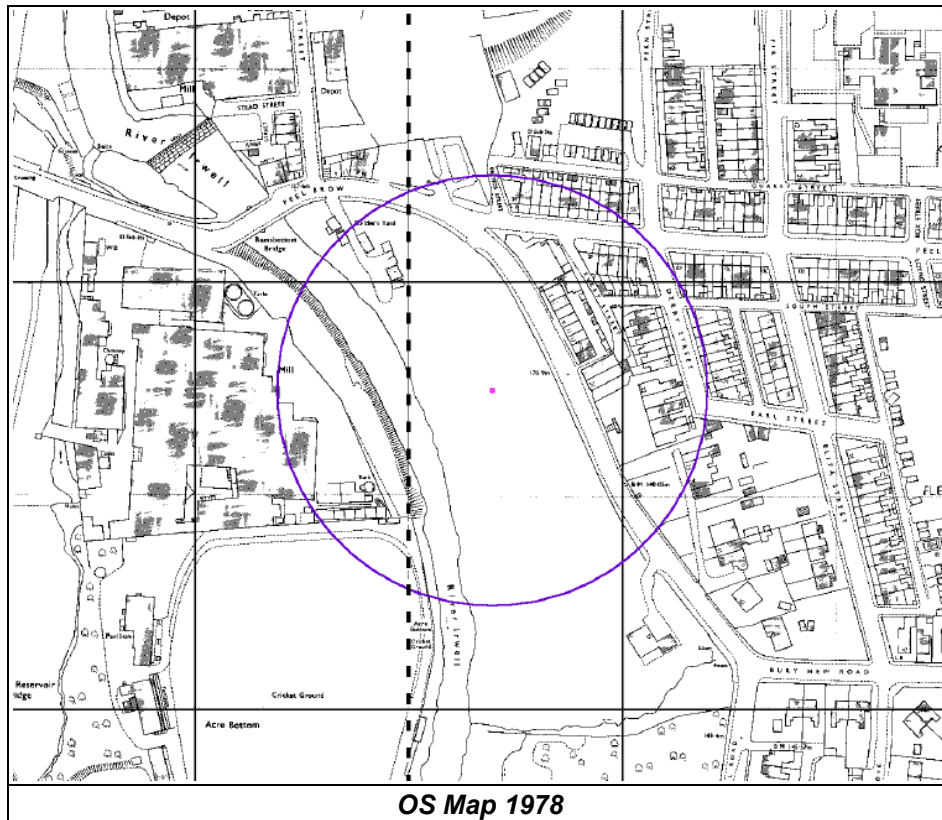
⁷ OS Maps, 'The Welsh origins of place names in Britain'.

<https://osmaps.com/discover/guides/the-welsh-origins-of-place-names-in-britain/>



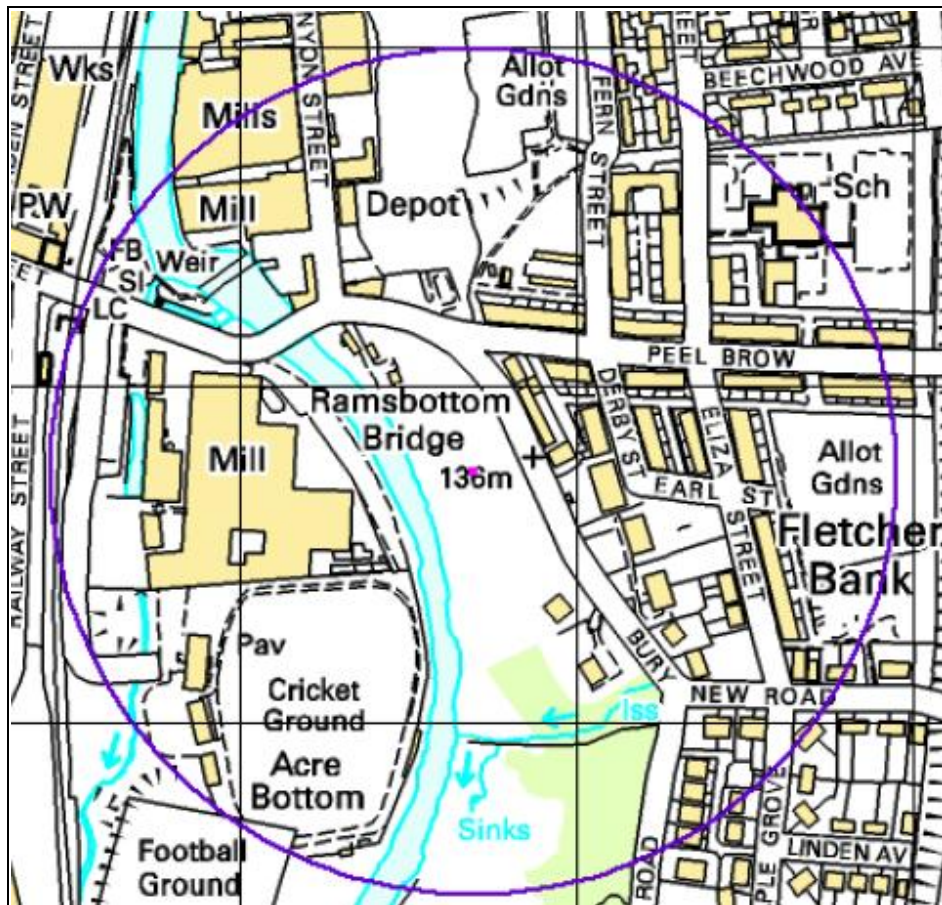




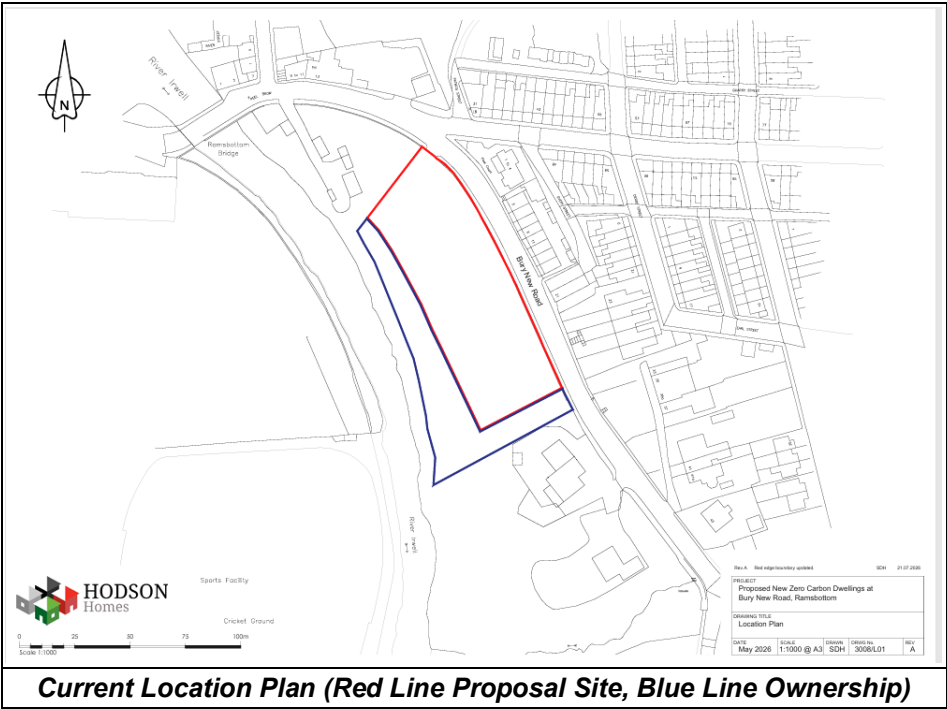
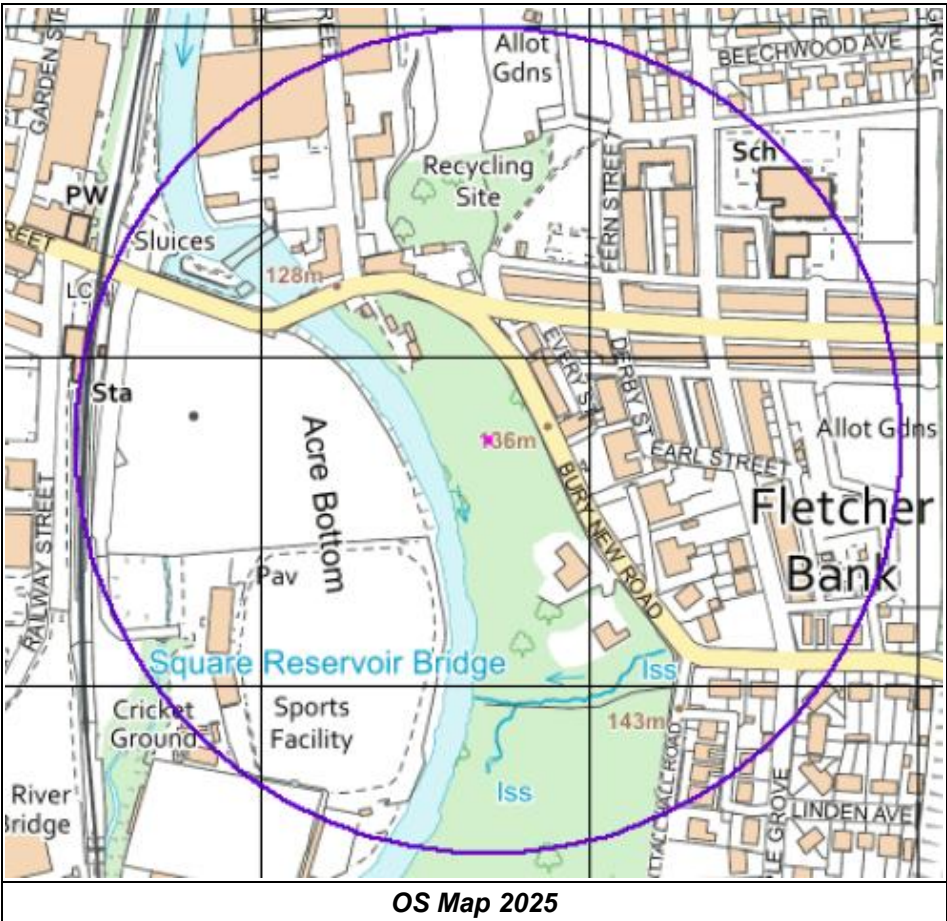




Historical Aerial Photography 2001



OS Map 2006



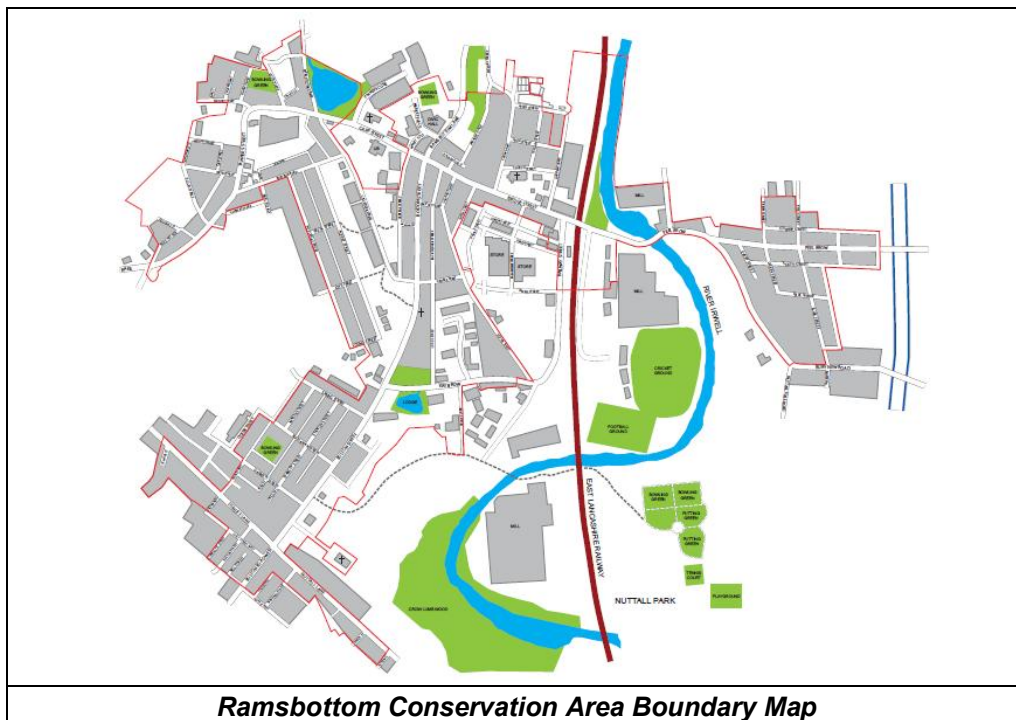
Section 5 Assessment of the Special Interest of the Conservation Area

5.1 Ramsbottom Conservation Area

5.1.1 Key Elements That Define Special Interest

The Ramsbottom Conservation Area Appraisal and Management Plan was produced in November 2011. The Conservation Area was designated in 1977 and extended in 1988 and 2004 by Bury Borough Council. On the 27th of March 2007 the Council's planning committee authorised the amalgamation and extension of the Ramsbottom, Tanners and Bury New Road Conservation Areas to form one larger Ramsbottom Conservation Area. The Historic England document, *Conservation Area Designation, Appraisal and Management*, outlines the key elements that define special interest (significance) within a Conservation Area. These are as follows:

- General Character, Location and Uses
- Historic Interest
- Architectural Interest and Built Form
- Positive Contributors (sometimes referred to as key buildings)
- Locally Important Buildings
- Spatial Analysis
- Streets and Open Space, Parks and Gardens and Trees
- Setting and Views



The Ramsbottom Conservation Area has eleven Character Areas:

- | | |
|------------------------------------|--|
| • Albert Street Area | • Grant's Lane |
| • Bolton Street (south) | • Irwell Bridge Area |
| • Bridge Street and Square Street | • Market Place and Bolton Street (north) |
| • Bury New Road and Peel Brow | • Paradise Street and Crow Lane |
| • Dundee Lane and Nuttall Lane | • Tanners and Carr |
| • Garnett Street and Spring Street | |

5.1.2 Brief Description of Ramsbottom Conservation Area

Ramsbottom Conservation Area lies on the lower slopes of the Irwell Valley, five miles north of Bury. The surrounding landscape shaped its historical development and physical character. The Irwell valley, rivers and streams provided the power for the industrial development. This in turn contributed to the local economy. The East Lancashire Railway allowed the area to become the retail hub for tourists as well making Ramsbottom a commuter town to Manchester.

The sloping topography of the town allowed for terraced streets built in the late 19th century both along and across the contours as well as a densely constructed area around the Market Place. Most of the houses are constructed in buff grey sandstone with stone decorative details. Sloping stone steps with some original handrails, alleyways and footpaths link the streets at the different levels, these allow for views of the town at different levels. Some original railings are also situated at the top of the retaining wall, steep drops, and some garden walls. Another feature of the Conservation Area are the chimneys which are generally built of course stone with weathering courses. Although the domestic chimneys are important, the more prominent ones are the those of the mills.

The Ramsbottom Conservation Area Appraisal and Management Plan of 2011 identifies 11 listed buildings/structures which are significant and contribute to the special character of the area. There are also several significant buildings that make a positive contribution to the character of the Conservation Area. There are significant green spaces and areas of mature planting within the Conservation Area. The green spaces tend to increase in size and number towards the edges of the town. The private gardens with mature trees and vegetation also add to the character of the Conservation Area. The sloping topography of the area provides fine views into and out of the Conservation Area. There are also views upriver along the River Irwell, as well as views of the moors and hills including the Peel Monument. Views across the town are highlighted by landmarks such as St Paul's Church, Holcombe Mill chimney, Kay's Soap Works chimney, and St Andrew's Church. Main gateways include Peel Brow, Bury New Road, and Irwell Bridge from the east; Stubbins Lane, Ramsbottom Lane, and Market Place from the west; and Bolton Road West at the Dundee Lane junction from the south. Ramsbottom has become a commuter town for the city of Manchester. There is also a growing market for residential conversion in former public, industrial and commercial buildings.

Listed buildings are;

- Church of St Andrew, Bolton Street, Grade II
- Nos. 50-58 (even), Grade II, Bridge Street
- Church of St Paul, Grade II, Bridge Street/Crow Lane
- No. 85, School House, Grade II, Dundee Lane
- Barwood House, Grade II, Grants Lane
- Nos. 10-18 (even), Grade II, Market Place
- Nos. 2-8 (even) including 59 Bridge Street, Grade II, Market Place
- Nos. 7 and 9 (odd), Grade II, Market Place
- Grant Arms Hotel, Grade II, Market Place
- Adderstone Mansions, former Wesleyan Methodist Chapel, Grade II, Ramsbottom Lane
- Market Chambers, Grade II, Ramsbottom Lane



East Lancashire Heritage Railway Station



Cast Iron Footbridge Over the Railway



Railway Hotel



Church of St Paul



27 Crow Lane



Numbers 50-58 Bridge Street



Council Chambers and K6 Kiosk, Ramsbottom Lane



Christ Church Chapel, Ramsbottom Lane



10 – 16 Ramsbottom Lane and 2 – 8 Market Place



Formerly Grant Arms Hotel, Market Place



Numbers 7 and 9 Market Place



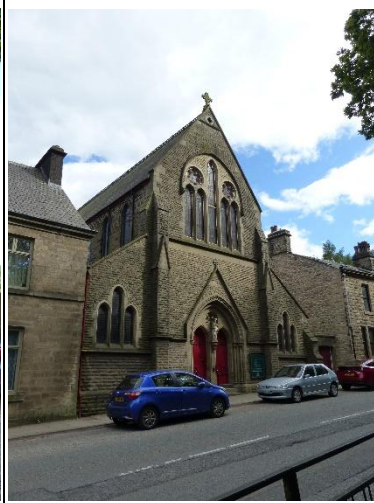
**Ramsbottom Co-operative Hall
and Adjacent 55 Bolton Street**



**View East Towards Cross Street off Bolton Street
Looking Towards Peel Brow**



Lodge View Dated 1868 Terrace Housing, Bolton Street



St Joseph's Church, Bolton Street



Park off Lever Street



Housing at Verna Street



132 Bolton Street



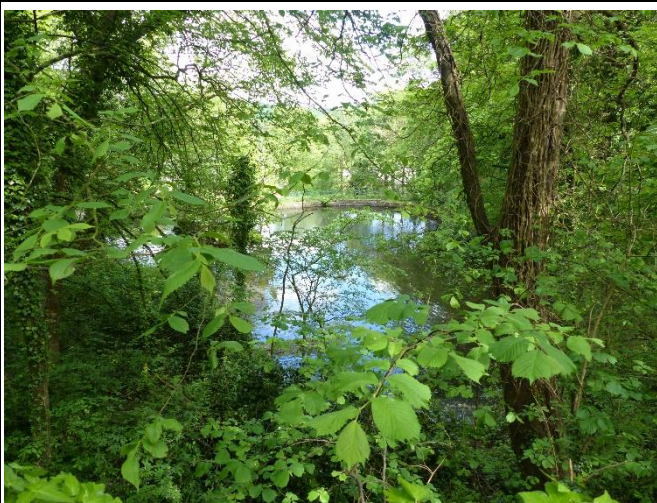
Looking Northeast into Ramsbottom CA at Bolton Street



Band Row, Bolton Street



Rose Villa, 140 Bolton Street



Pond at Kay Brow Lodge, Kay Brow



Rose Hill



174, 172, 170 Bolton Street



Hope House, Bolton Street



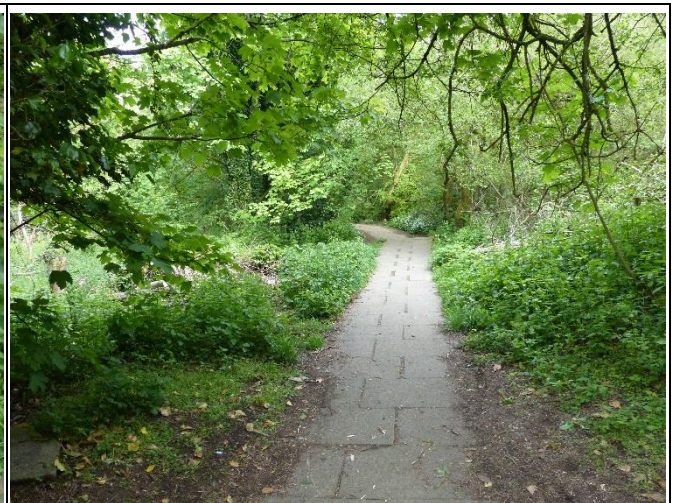
181 Bolton Street



2 Buchanan Street



Hest Bank, Bolton Street



Paved Footpath Leading from Bolton Street to Nuttall Park (Outside of the CA)



Looking Towards Garnett Street from Bolton Street



Church of St Andrews, Bolton Street



Barwood Lea Mill, Kay Brow



Barwood House, Grants Lane



Cobden Mill Square, Kay Brow



The Cornerhouse at Junction of Kay Brow and Square Street



Cobden Mews, Square Street



5.2 Bury New Road and Peel Brow Character Area

5.2.1 General Character, Location and Uses

The Bury New Road and Peel Brow Character Area is located to the east of the Ramsbottom Conservation Area and lies to the east of the River Irwell on elevated land which is characterised by a variety of residential housing. Setted rear lanes give access to stone outhouses and former earth closets, many of which remain behind Peel Brow. The elevated terrain offers broad western town views, especially from Peel Brow and its back lanes, while large retaining walls such as behind Numbers 3 - 17 Every Street indicate level changes.



5.2.2 Historic Interest

Bury New Road was constructed c1835 by the Grants, Ashtons, and Duckworths to provide a less steep ascent from the town to the turnpike road; it remains the principal eastern route into the town. The creation of the road facilitated the eastward expansion of the town during the mid to late nineteenth century. According to the 1848 Ordnance Survey map, Peel Brow was then referred to as Field Brow, which served as a private access road to Fletcher Bank Quarry. At that time, the only

structures located on Bury New Road were the United Free Methodist Chapel and School (now replaced by Peel Court) at the junction with Field Brow, and Park Cottage currently 43 Bury New Road. Park Cottage, marked with an 1846 datestone, was constructed for the minister of Park Chapel on Walmersley Road, situated further up the hill. The Porritt family, prominent members of Park Chapel, held considerable influence in the area, owned Irwell Mount on Bury New Road, and leased land locally for development purposes.

5.2.3 Architectural Interest and Built Form

Numbers 23 to 41a Bury New Road feature substantial stone villas from the 1860s with original sash windows, spacious gardens, and stone walls. Numbers 3 to 19 Bury New Road form a terrace of 1860s homes built in water-shot masonry with notable details like coved stone cornices. Later 19th century development increased housing density, providing quality terraced housing on Peel Brow (formerly Field Brow), Derby Street, Every Street, and Fir Street, constructed by Thomas and James Foster, who used bay windows for higher-status homes.

Eliza Street and Fern Street terraces, developed in the early 20th century, feature small front gardens like those on Peel Brow. Some houses, such as numbers 49, 88, and 89 Peel Brow, still have original sash windows and doors. Former corner shops at numbers 100, 48, and 78 retain large shop windows.

Bury New Road features impressive stone walls with gate piers, often crafted from a single block of stone and bearing the house's original name. Even after the old Bury New Road Chapel was demolished, its original walls and railings were preserved and incorporated into the current residential development. Historical windows and doors are still visible in the Conservation Area, though they are becoming less common. Some of the larger houses on Bury New Road retain timber sash windows and original doors, while such features are rarely found on terraced homes except for a few notable examples that remain on Peel Brow.



Riversdale, 39 Bury New Road



Park Cottage, 43 Bury New Road

	
<i>High Boundary Walling Along Eliza Street, to the Rear Gardens of the Villas Along Bury New Road</i>	<i>Early C20 Terraces Along Eliza Street</i>
	
<i>Modern Development Along Eliza Street</i>	<i>Looking North, Junction of Earl Street and Eliza Street</i>

5.2.4 Positive Contributors and Locally Important Buildings

There are no listed buildings in the Bury New Road and Peel Brow Character Area. Listed below is the only significant building that makes a positive contributor to the character of the Bury New Road and Peel Brow Character Area:

- Good Samaritan, 19 Peel Brow, mid to late C19 Good frontage with original chimney pots.

5.2.5 Spatial Analysis

The Character Area lies to the east of New Bury Road with rows of later terraced houses with narrow front gardens and low walling located along Peel Brow with smaller narrow roads off shoot the principal road. Along Bury New Road there are higher status homes featuring larger gardens.

The town's compact and dense layout stands out against the vast openness of the surrounding moors. When viewed from afar, this striking difference heightens the dramatic appeal and charm of the town's location.



Looking West Towards Peel Monument from Peel Brow



Looking East Uphill Along Peel Brow



Looking West Towards Peel Monument from Eliza Street

5.2.6 Streets and Open Space, Parks and Gardens and Trees

Private gardens in Bury New Road's low-density suburbs add greatly to the area's visual appeal, with mature trees, evergreen hedges, and shrubs enhancing the streetscape. These gardens, found between the public road and homes, create a pleasant environment for historic houses whether they stand alone or in terraces. Additionally, railings, walls, and gate piers of various historic styles serve as notable features, marking the division between private gardens and public spaces within the Conservation Area. The rear of Peel Brow offers green space that enhances the terraced housing and supports the town's development.

5.2.7 Setting and Views

Peel Brow provides an excellent viewpoint across the Conservation Area from the east. Some of the key visual gateways into the town are Peel Brow, Bury New Road and the Irwell Bridge from the east. The area's unique landscape creates striking vistas both from within and outside the town. Expansive perspectives from approach roads and public footpaths offer a clear appreciation of Ramsbottom's position in the valley, set against the moorland backdrop. Landmarks like the Peel Monument and Holcombe Emmanuel Church break up views outward, making them stand out on the horizon. These scenes contribute to the town's dramatic setting and are vital for connecting the urban area to the

surrounding countryside. Observing Ramsbottom from afar helps reveal its valley origins. In contrast, narrower sightlines formed by buildings give curious glimpses into the town's close-knit scale, dense layout, and layered character.

5.3 Summary of Significance

The Conservation Area is of special interest due to the sloping landscape with the distinctive pattern of terraced streets. The dense development, narrow streets, stone steps and alleyways add to character of the Conservation Area. There is a sharp contrast between the dense, spatial character of the town and the openness of the moors beyond. The longer views add to the beauty of the Conservation Area setting. The historic buildings mostly constructed from the local sandstone give the town a distinct colour, coupled with stone steps with original handrails and the mill chimneys all add to the character of the Conservation Area. Bury New Road and Peel Brow is one of the 11-character areas, set in the steep hillside of Ramsbottom with a semi-rural atmosphere. The variety of residential housing, setted rear lanes, elevated terrain offers broad western town views all add to the significant character of the area. Following heritage impact assessment methodology (Appendix 2), the Conservation Area is assessed as having a medium level of significance, as it is a Conservation Area containing buildings that contribute significantly to its historic character.

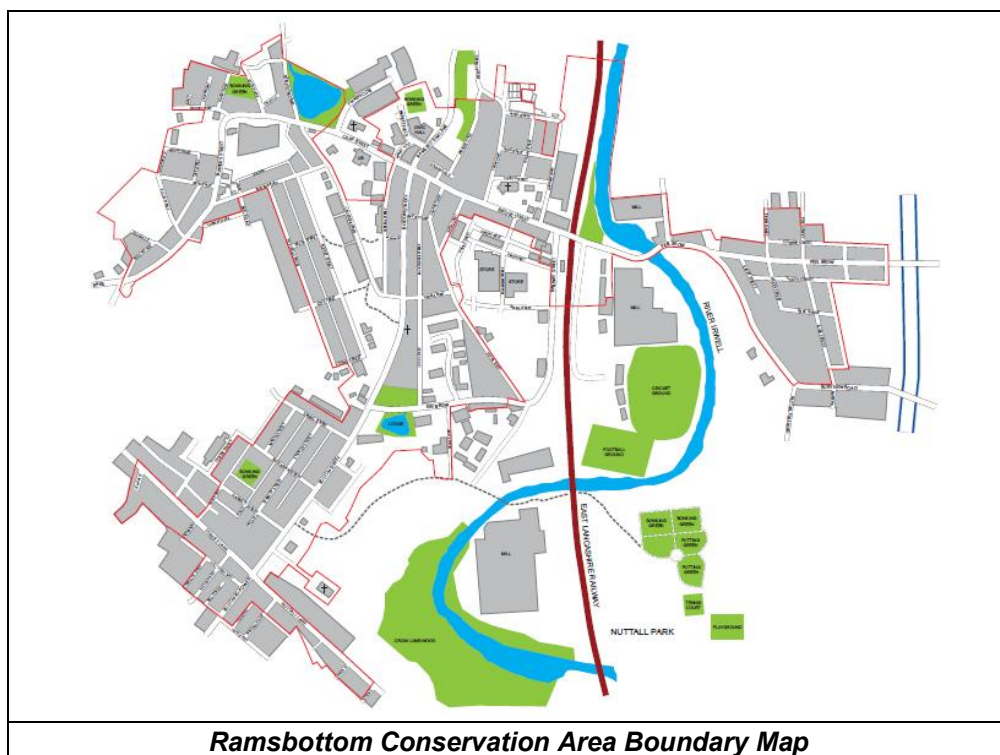
Section 6 Contribution of the Proposal Site to the Setting of the Conservation Area

6.1 Introduction

Due to proximity, the proposal site has the potential to affect the setting of the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow). When assessing the contribution to the setting of a heritage asset, Historic England guidance recommends considering the physical surroundings of the asset and how the heritage asset is experienced.

6.2 Key Elements Which Define Special Interest

The Ramsbottom Conservation Area Appraisal and Management Plan was produced in November 2011. The Conservation Area was designated in 1977 and extended in 1988 and 2004 by Bury Borough Council. On the 27th of March 2007 the Council's planning committee authorised the amalgamation and extension of the Ramsbottom, Tanners and Bury New Road Conservation Areas to form one larger Ramsbottom Conservation Area.



6.3 The Physical Surroundings of the Conservation Area

Ramsbottom Conservation Area lies on the lower slopes of the Irwell Valley, five miles north of Bury. The surrounding landscape shaped its historical development and physical character. The Irwell valley, rivers and streams provided the power for the industrial development. This in turn contributed to the local economy. The East Lancashire Railway allowed the area to become the retail hub for tourists as well making Ramsbottom a commuter town to Manchester.

There are no listed buildings in the Bury New Road and Peel Brow Character Area. Listed below is the only significant building that makes a positive contributor to the character of the Bury New Road and Peel Brow Character Area:

- Good Samaritan, 19 Peel Brow, mid to late C19 Good frontage with original chimney pots.

6.4 How the Conservation Area is Experienced

The Bury New Road and Peel Brow Character Area is experienced along the roads of Bury New Road and Peel Brow and connecting Roads; Quarry Street, Fern Street, Fir Street, Every Street, South Street, Derby Street, Earl Street and Eliza Street. The area is characterised by the variety of residential housing. Setted rear lanes give access to stone outhouses and former earth closets, many of which remain behind Peel Brow. The elevated terrain offers broad western town views, especially from Peel Brow and its back lanes, while large retaining walls such as behind Numbers 3 - 17 Every Street indicate level changes. Main gateways in the Conservation Area include Peel Brow and Bury New Road

The proposal site is not visible from either Bury New Road or Peel Brow due to the dense vegetation and therefore does not impact on the Conservation Area.

6.5 Contribution of the Proposal Site to the Setting of the Conservation Area

The proposal site lies to the west of Bury New Road, and to the south of Peel Brow, both of which lie within the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow). To the south of the site are two substantial detached properties built in the late 20thC. The site is predominantly woodland located and lies on an elevated position which follows the contour of Bury New Road which inclines further. A low stone boundary wall is located along the Bury New Road boundary, which is an appropriate boundary treatment in the setting of the Conservation Area. To the west of the site lies the River Irwell and beyond is the Willow Bank residential development. The proposal site is visible from Bury New Road but not from Peel Brow due to the dense vegetation and builder's yard. The proposal site is not visible from the west of the River Irwell, due to dense vegetation to the east side of the river. Overall, the proposal site makes a neutral contribution to the setting, significance and character of the Ramsbottom Conservation Area, based on the number of dead and diseased trees, and the Japanese Knotweed infestation, and the fact that the site is not a significant historic site which contributes to the understanding of the development of Ramsbottom, but a former refuse tip, now overgrown with self-seeded trees. However, the low stone boundary wall makes a very low contribution to the setting of the Conservation Area.

Section 7 The Proposed Works

7.1 Overview

The proposed works seek to erect up to nine dwellings on land off Bury New Road, Ramsbottom, BL0 0BT. Additionally, it is envisaged that the associated landscaping to be determined at the Technical Details Consent stage will include improved tree management of the retained woodland and removal of the Japanese Knotweed across the entire site. The proposal site will be accessed via Bury New Road. The proposed dwellings will be constructed in a similar design and materials to that of housing within the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow).



7.2 Access and Parking

The proposal site will be accessed via Bury New Road. The illustrative layout proposes shared access driveways and parking to the rear of the houses.

Section 8 Heritage Impact Assessment

8.1 Method of Assessment

The following assessment identifies the impact of the proposed development on the significance and setting of the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow), the heritage asset. The potential impact of the new development is assessed differently depending on the type of heritage asset affected. The impact of the proposed works on the setting of the heritage assets is assessed following Historic England guidance on settings. The potential impact on the Conservation Area is assessed following Historic England guidance on Conservation Areas.

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the ClfA/ IHBC/ IEMA guidance, Principles of Cultural Heritage Impact Assessment in the UK of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. This methodology sets out three stages of evaluating the consequences of change:

- Understanding change (a factual statement of how a proposal would change a cultural heritage asset or its setting, including how it is experienced).
- Assessing impact (an assessment of the degree to which any change would impact cultural significance).
- Weighting the effect (a conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset).

A brief explanation of the HIA methodology is set out in Appendix 2.

8.2 Impact of the Proposed Works on the Setting of the Heritage Asset

8.2.1 Identification of the Heritage Assets Affected

The proposals have the potential to have an impact on the setting of Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow). The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets.

8.2.2 The Location and Siting of the Development

The proposal site is located to the west of Bury New Road, across from the boundary of the Ramsbottom Conservation Area. The proposal site is currently an area of previously developed land, with a demolished structure and formerly used as a structure and refuse tip. The site is bounded by timber fencing, a low stone wall to Bury New Road, shrubs and self-seeded trees, and contaminated with Japanese Knotweed. The proposed new dwellings will be sited to the eastern and central section of the proposal site alongside Bury New Road, outside of the Conservation Area. There are no important views identified to or from the Conservation Area which include the proposal site. The proposed new dwellings are sited such that they will not physically or visually isolate the heritage asset.

8.2.3 The Form and Appearance of the Development

The proposed new dwellings will not be prominent, dominant, or conspicuous in the setting of the Conservation Area as it is envisaged that they will be designed in a similar design and materials to dwellings within the Conservation Area, and will be partly screened by the mature trees to the north, south and west. The proposed materials will be carefully chosen to match those of buildings in the Conservation Area so that the new dwellings will not compete with or distract from the significant elements of the Conservation Area.

The Conservation Area Appraisal describes the housing along Bury New Road as a lower density suburb and as an area with lower building densities. The density of the proposed development is very similar to the density of the dwellings in the immediate vicinity. Therefore, the proposed density for the site is entirely appropriate within the setting of the Conservation Area.

8.2.4 Wider Effects of the Development

The proposed development will be located outside of the Conservation Area and will change the general character and land use of the proposal site, however, the wider site will remain wooded, to the north, south and west. The site will become residential in use. The residential development will allow the envisaged woodland management, including removing the significant number of dead and diseased trees and removal of the Japanese Knotweed infestation, which is both a public benefit and a heritage benefit. The character of the proposed development will not affect the setting of the Conservation Area as the proposed dwellings are an appropriate type of housing in the setting of the Conservation Area and the materials are expected to also be contextual to the Conservation Area. The construction period may temporarily increase noise, odour, vibration and dust near the heritage asset, but planning conditions should be able to keep these to an acceptable level. The setting of the Conservation Area will not be affected from any wider effects of the proposed development.

8.2.5 The Permanence of the Development

The new dwellings sited outside of the Conservation Area, will become a permanent feature to the west of Bury New Road, but this will not have a detrimental impact on the significance and setting of Ramsbottom Conservation Area.

8.3 Summary of Impact

The impact of the proposed development on the setting of the Conservation Area has been assessed using Historic England guidance on the setting of heritage assets and the heritage impact assessment methodology, see Appendix 2. The heritage impact assessment methodology first assesses the value of the heritage asset, and then the magnitude of impact is assessed. These two values are set in a matrix to finally assess the significance of impact.

As the heritage asset is a Conservation Area 'containing buildings that contribute significantly to its historic character', Ramsbottom Conservation Area is assessed as having a significance level of medium following the heritage impact assessment methodology. The proposed new development constitutes a negligible change to the setting and significance of the entire Conservation Area. As the proposed development constitutes 'slight' changes to historic building elements or setting that hardly affect it', the magnitude of the impact is assessed as a negligible magnitude of change.

Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral or slight impact, i.e. having little or no impact. The proposed development will not have an impact on significant views or setting of the Conservation Area.

The impact of the proposed works on the significance of the Ramsbottom Conservation Area has been assessed as neutral the proposed residential use will provide significantly improved woodland, with improved management and Japanese Knotweed removal. The dwellings proposed are appropriate for the setting of the Conservation Area.

As the proposed development is assessed as having a neutral and slight beneficial impact on the setting and significance of the Conservation Area, there is no harm to the affected heritage asset. Therefore paras 213 to 216 of the NPPF, which discuss substantial harm or less than substantial harm, do not apply here.

It has been assessed that the proposed development will not cause harm to the setting of the Ramsbottom Conservation Area. This assessment is in accordance with the definition of 'preserving' as summarised by Lord Justice Lewison in *Palmer v Herefordshire Council & Anr* [2016] EWCA Civ 1061: 'In this context the concept of "preserving" the building or its setting means "doing no harm"'.

8.4 Heritage Impact Assessment Table

The following table sets out the proposed works, which could impact the significance and setting of the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow), identifying the significance, magnitude of the change, the weight of impact of the proposed works and proposed mitigation if required.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS AFFECTED	MAGNITUDE OF IMPACT OR CHANGE	WEIGHT OF EFFECT / IMPACT OF WORK & PROPOSED MITIGATION
Construct up to 9 dwellings and associated landscaping and car parking.	Ramsbottom Conservation Area: Medium	Negligible: The proposed dwellings are a slight change to the setting of the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The proposals will have a neutral impact on the setting of the Conservation Area.
Retention and repair of low stone wall to Bury New Road.	Ramsbottom Conservation Area: Medium	Negligible: The work to the low stone wall is a slight change to the setting of the heritage asset that makes a negligible magnitude of change to its cultural significance.	Slight Beneficial Impact: The low stone wall is appropriate to the setting of the Conservation Area and the retention and repair of the wall is beneficial to the setting of the Conservation Area.
Tree removal to the proposed residential area, improved woodland management to wider site and Japanese Knotweed eradication to entire site.	Ramsbottom Conservation Area: Medium	Negligible: The proposed woodland management is a slight change to the setting of the heritage asset that makes a negligible magnitude of change to its cultural significance.	Slight Beneficial Impact: The proposed improved tree management and Japanese Knotweed removal will have a slight beneficial impact on the setting of the Conservation Area.

Section 9 CONCLUSIONS

9.1 History, Development and Usage

The tithe map of 1838 shows the proposal site is located in plot no. 331, owned by the Earl of Derby and occupied by John Grant. The land is called 'Pengot', likely a phonetic English misspelling of the Welsh placename Pen-y-coed. English surveyors often recorded Pen-y-coed as Pengot or Pencot for ease of pronunciation. Pen-y-coed translates as 'The Top/Head of the Wood' or 'The Head of the Forest'.⁸ The River Irwell is located in plot no. 340, owned and occupied by William Grant & Brothers.

The OS mapping shows that the site has had several phases of alterations. The OS map of 1929 depicts the erection of a structure to the eastern boundary of the site along Bury New Road, with a curved access road from the north. The OS map of 1938 depicts an extended building, with the access road from the north altered to the west and lengthened and a new semi-circular road to the south of the building. The structure is not depicted on the OS map dated 1963-64, however, the map identifies the site of the building as a 'Refuse Tip' with a further, larger 'Refuse Tip', to the south along with a long curved access road running roughly north-south. At present, the site is an unmanaged wood, primarily with self-seeded Sycamore trees and a significant Japanese Knotweed infestation.

9.2 The Significance of the Nearby Heritage Asset

The Ramsbottom Conservation Area Appraisal and Management Plan was produced in November 2011. The Conservation Area was designated in 1977 and extended in 1988 and 2004 by Bury Borough Council. On the 27th of March 2007 the Council's planning committee authorised the amalgamation and extension of the Ramsbottom, Tanners and Bury New Road Conservation Areas to form one larger Ramsbottom Conservation Area. As the heritage asset is a Conservation Area 'containing buildings that contribute significantly to its historic character', Ramsbottom Conservation Area is assessed as having a significance level of medium following the heritage impact assessment methodology.

9.3 Contribution of the Proposal Site to the Setting of the Conservation Area

The proposal site lies to the west of Bury New Road, and to the south of Peel Brow, both of which lie within the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow). To the south of the site are two substantial detached properties built in the late 20thC. The site is predominantly woodland located and lies on an elevated position which follows the contour of Bury New Road which inclines further. A low stone boundary wall is located along the Bury New Road boundary, which is an appropriate boundary treatment in the setting of the Conservation Area. To the west of the site lies the River Irwell and beyond is the Willow Bank residential development. The proposal site is visible from Bury New Road but not from Peel Brow due to the dense vegetation and builder's yard. The proposal site is not visible from the west of the River Irwell, due to dense vegetation to the east side of the river. Overall, the proposal site makes a neutral contribution to the setting, significance and character of the Ramsbottom Conservation Area, based on the number of dead and diseased trees, and the Japanese Knotweed infestation, and the fact that the site is not a significant historic site which contributes to the understanding of the development of Ramsbottom, but a former refuse tip, now overgrown with self-seeded trees. However, the low stone boundary wall makes a very low contribution to the setting of the Conservation Area.

⁸ OS Maps, 'The Welsh origins of place names in Britain'.
<https://osmaps.com/discover/guides/the-welsh-origins-of-place-names-in-britain/>

9.4 The Proposed Works

The proposed works seek to erect up to nine dwellings on land off Bury New Road, Ramsbottom, BL0 0BT. Additionally, it is envisaged that the associated landscaping to be determined at the Technical Details Consent stage will include including improved tree management of the retained woodland and removal of the Japanese Knotweed across the entire site. The proposal site will be accessed via Bury New Road, with share driveways and parking to the houses. The proposed dwellings will be constructed in a similar design and materials to that of housing within the Ramsbottom Conservation Area (Character Area Bury New Road and Peel Brow).

9.5 Impact of the Proposed Works on the Significance and Setting of the Heritage Asset

The impact of the proposed development on the setting of the Conservation Area has been assessed using Historic England guidance on the setting of heritage assets and the heritage impact assessment methodology, see Appendix 2. The heritage impact assessment methodology first assesses the value of the heritage asset, and then the magnitude of impact is assessed. These two values are set in a matrix to finally assess the significance of impact.

As the heritage asset is a Conservation Area 'containing buildings that contribute significantly to its historic character', Ramsbottom Conservation Area is assessed as having a significance level of medium following the heritage impact assessment methodology. The proposed new development constitutes a negligible change to the setting and significance of the entire Conservation Area. As the proposed development constitutes 'slight' changes to historic building elements or setting that hardly affect it', the magnitude of the impact is assessed as a negligible magnitude of change.

Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral or slight impact, i.e. having little or no impact. The proposed development will not have an impact on significant views or setting of the Conservation Area.

The impact of the proposed works on the significance of the Ramsbottom Conservation Area has been assessed as neutral the proposed residential use will provide significantly improved woodland, with improved management and Japanese Knotweed removal. The dwellings proposed are appropriate for the setting of the Conservation Area.

As the proposed development is assessed as having a neutral and slight beneficial impact on the setting and significance of the Conservation Area, there is no harm to the affected heritage asset. Therefore paras 213 to 216 of the NPPF, which discuss substantial harm or less than substantial harm, do not apply here.

It has been assessed that the proposed development will not cause harm to the setting of the Ramsbottom Conservation Area. This assessment is in accordance with the definition of 'preserving' as summarised by Lord Justice Lewison in *Palmer v Herefordshire Council & Anr* [2016] EWCA Civ 1061: 'In this context the concept of "preserving" the building or its setting means "doing no harm"'.

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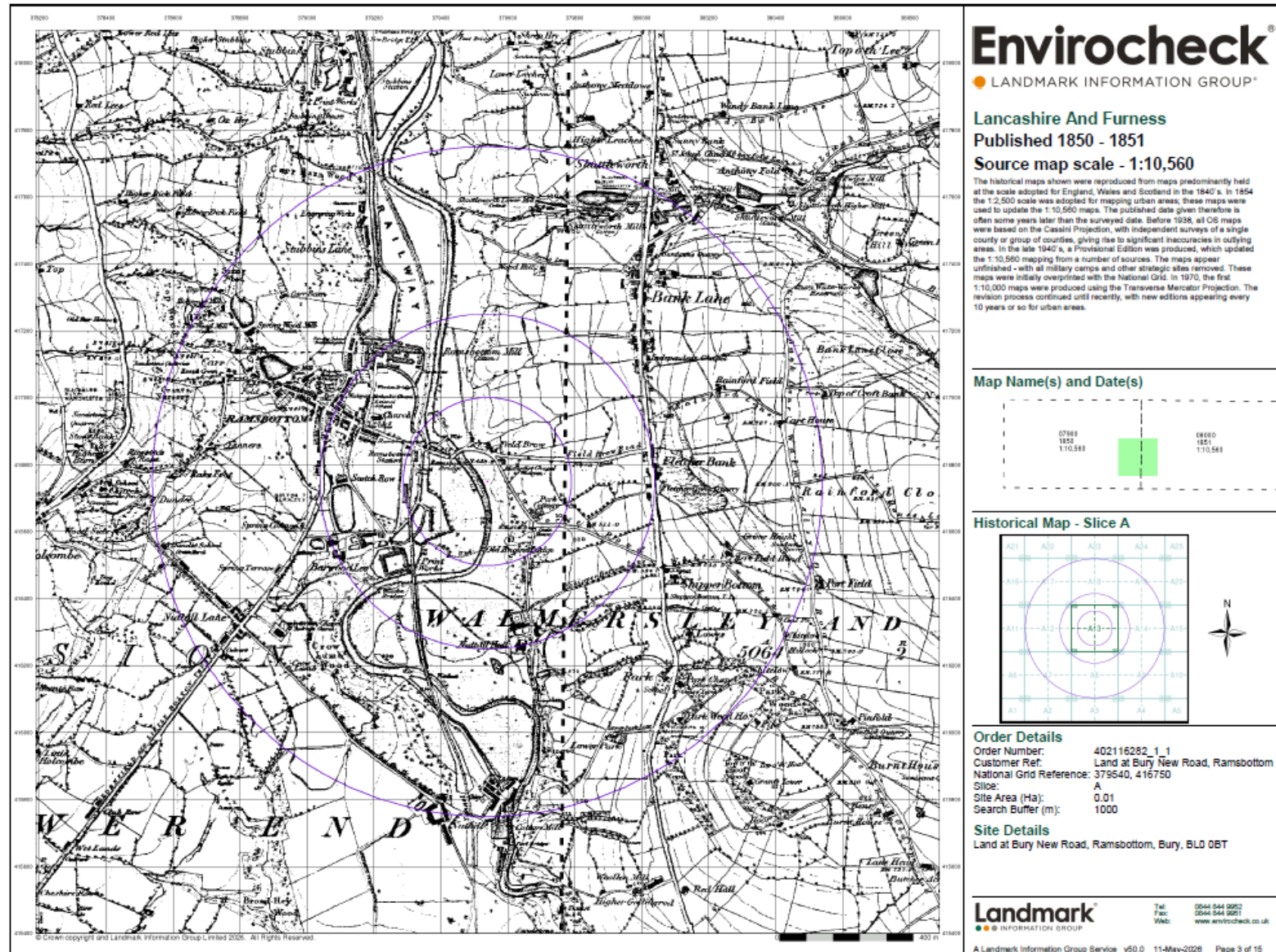
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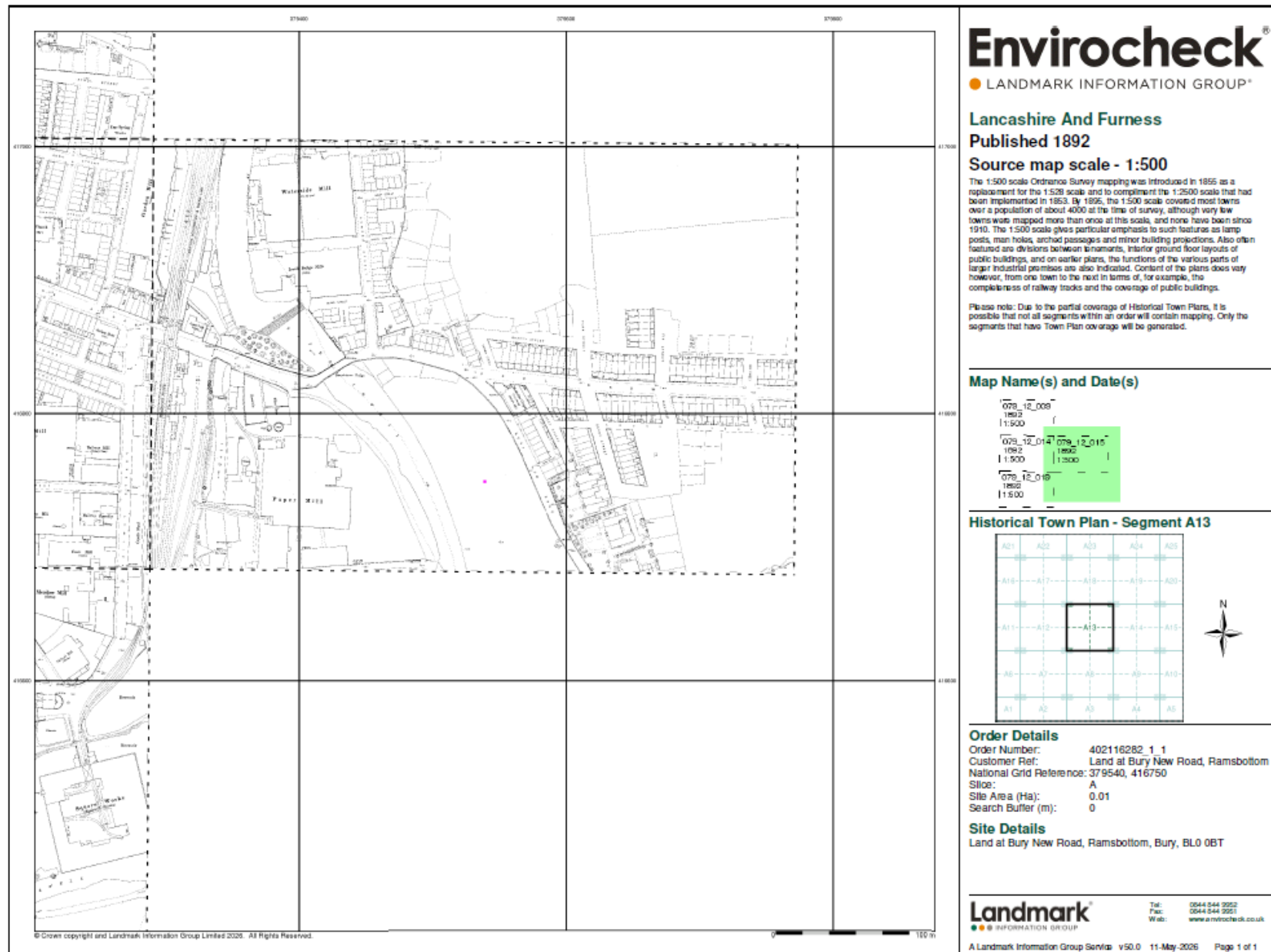
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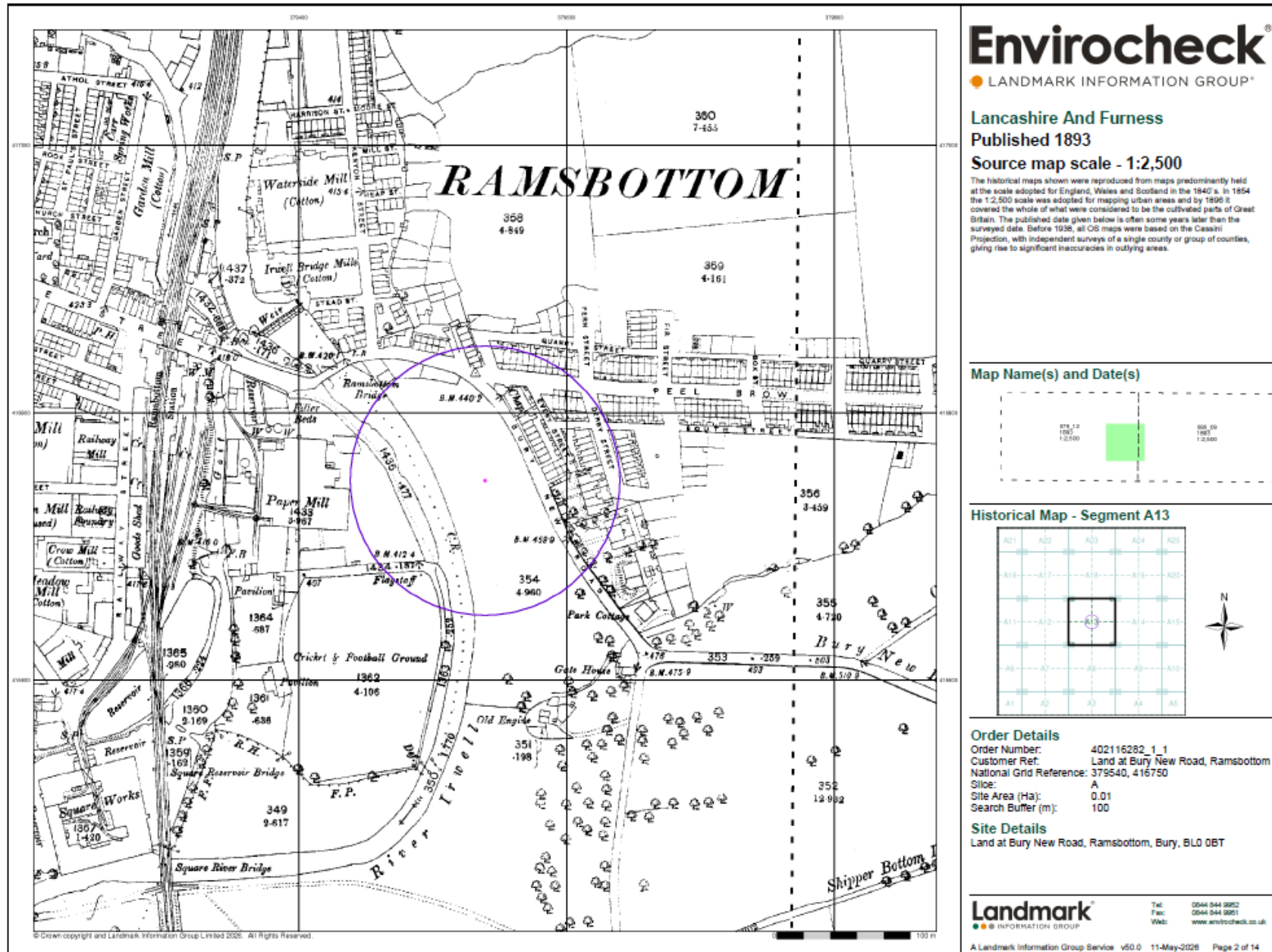
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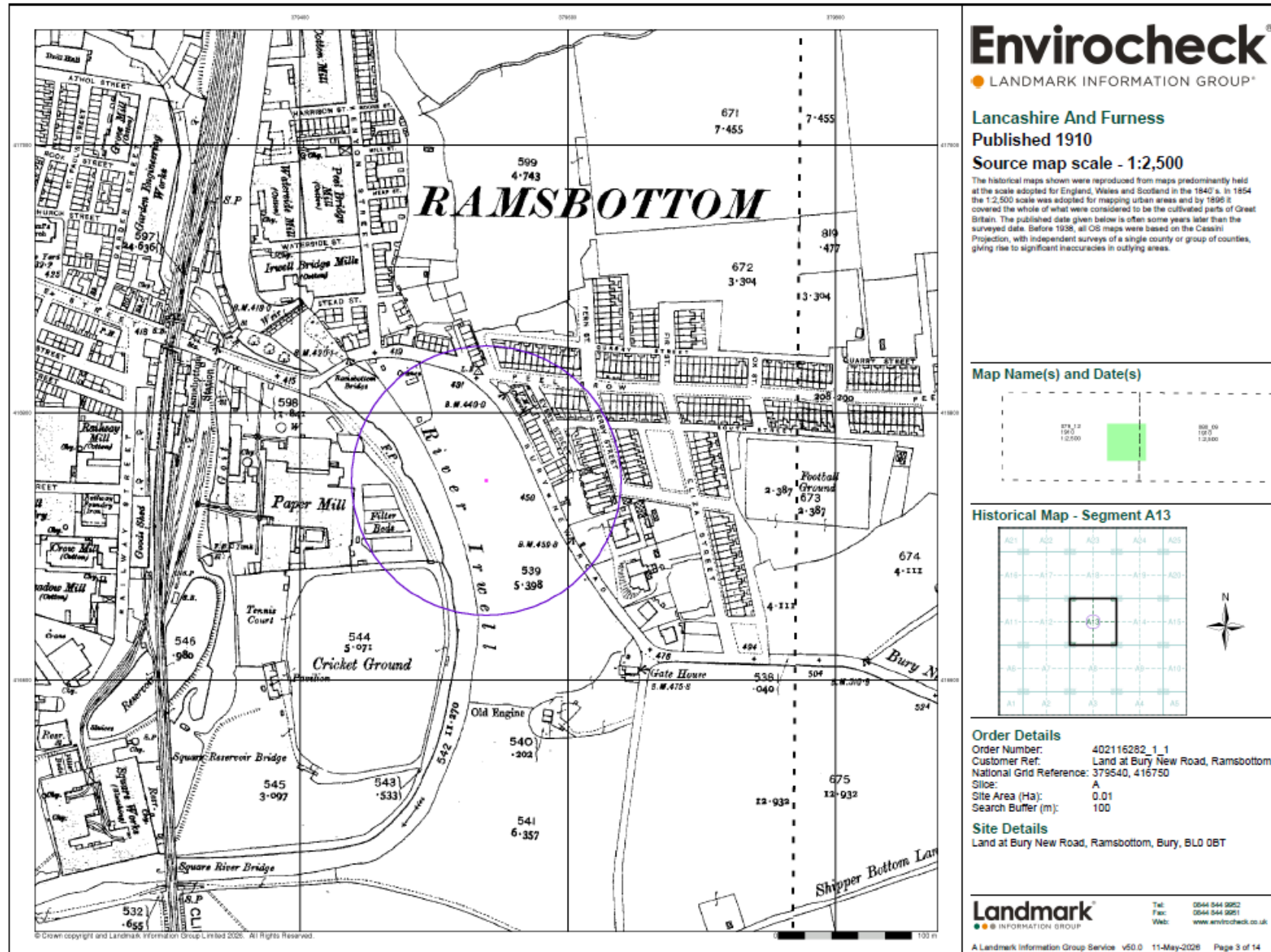
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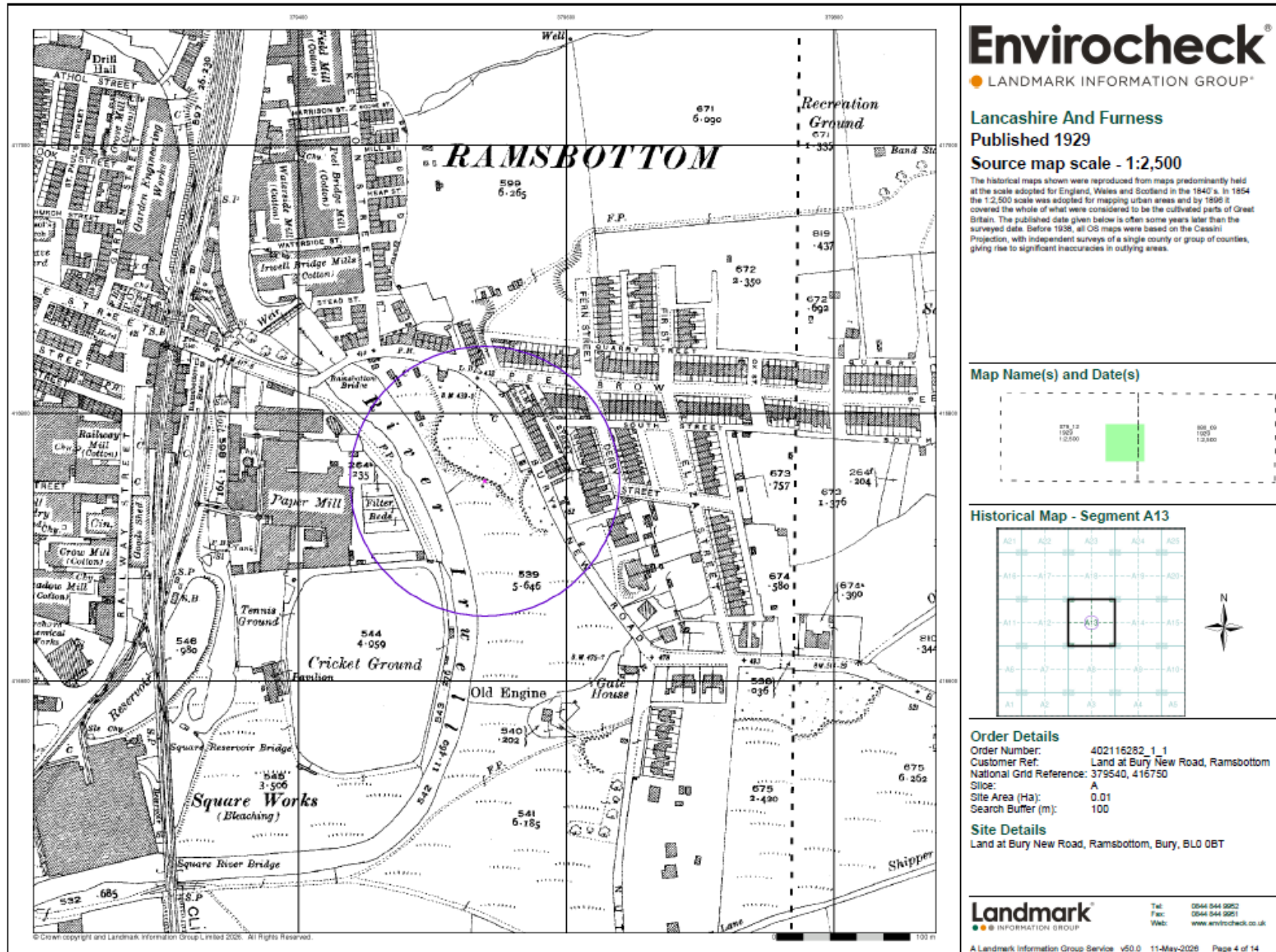
Appendix 1: Historic Mapping

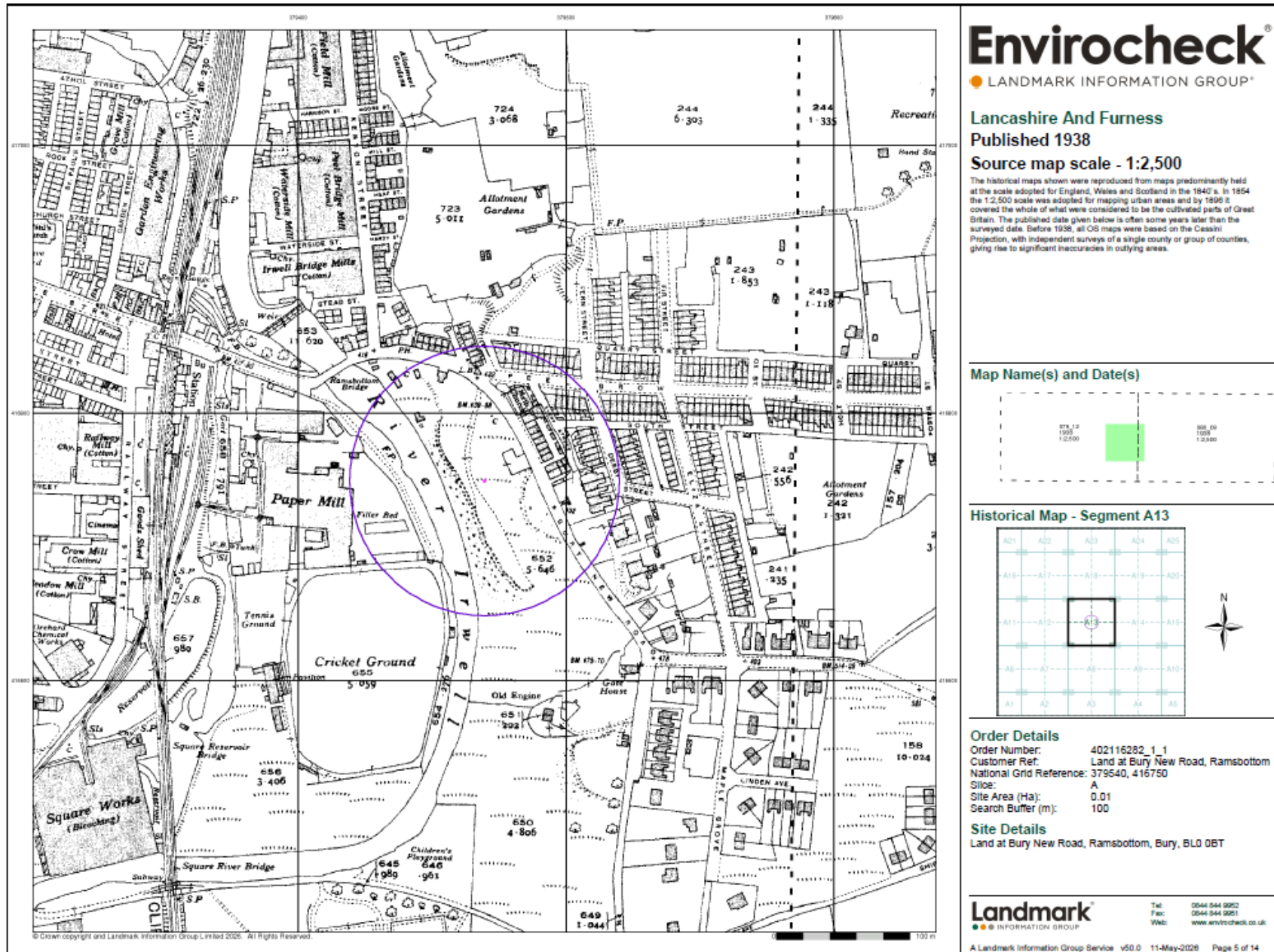


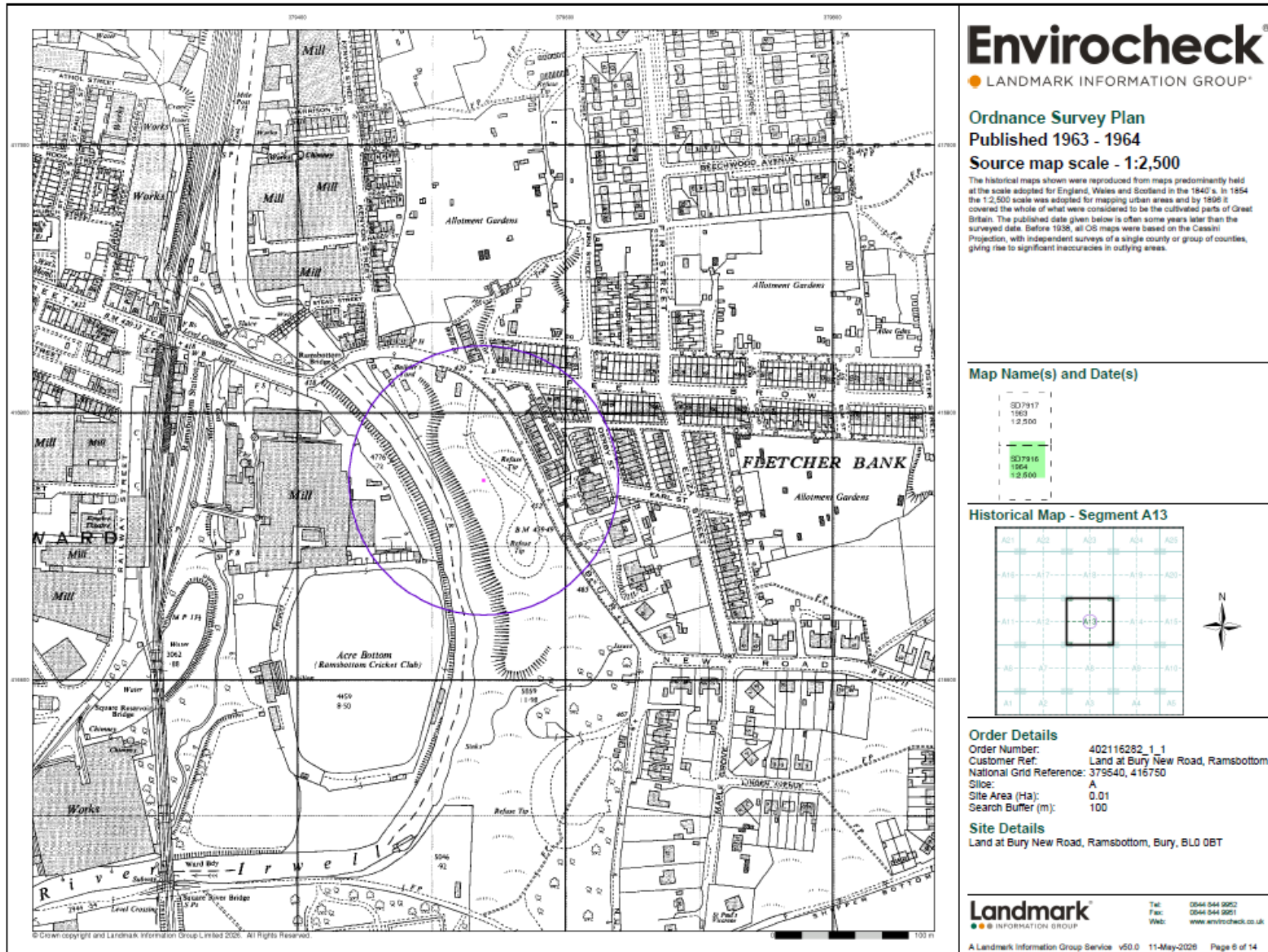


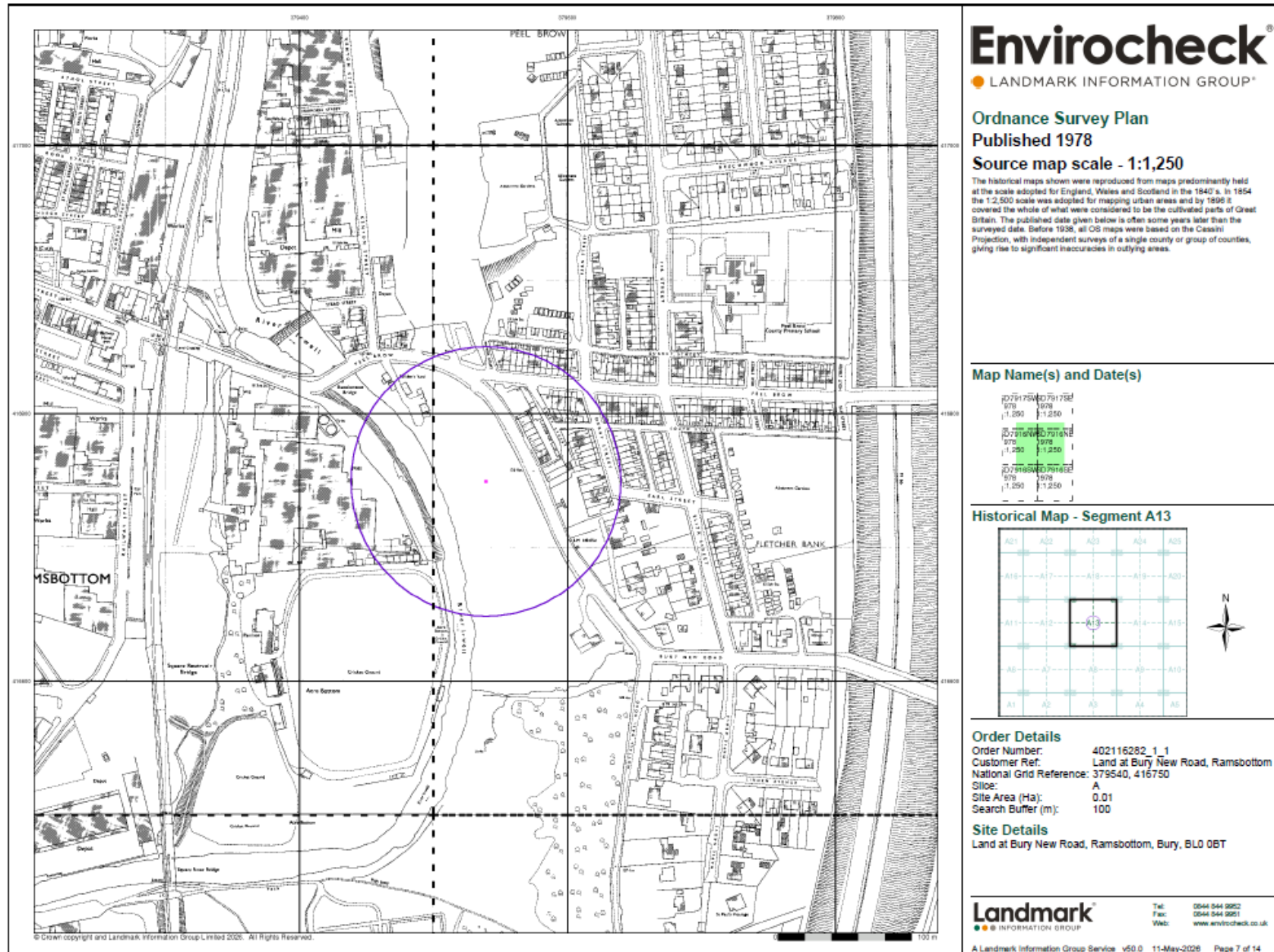




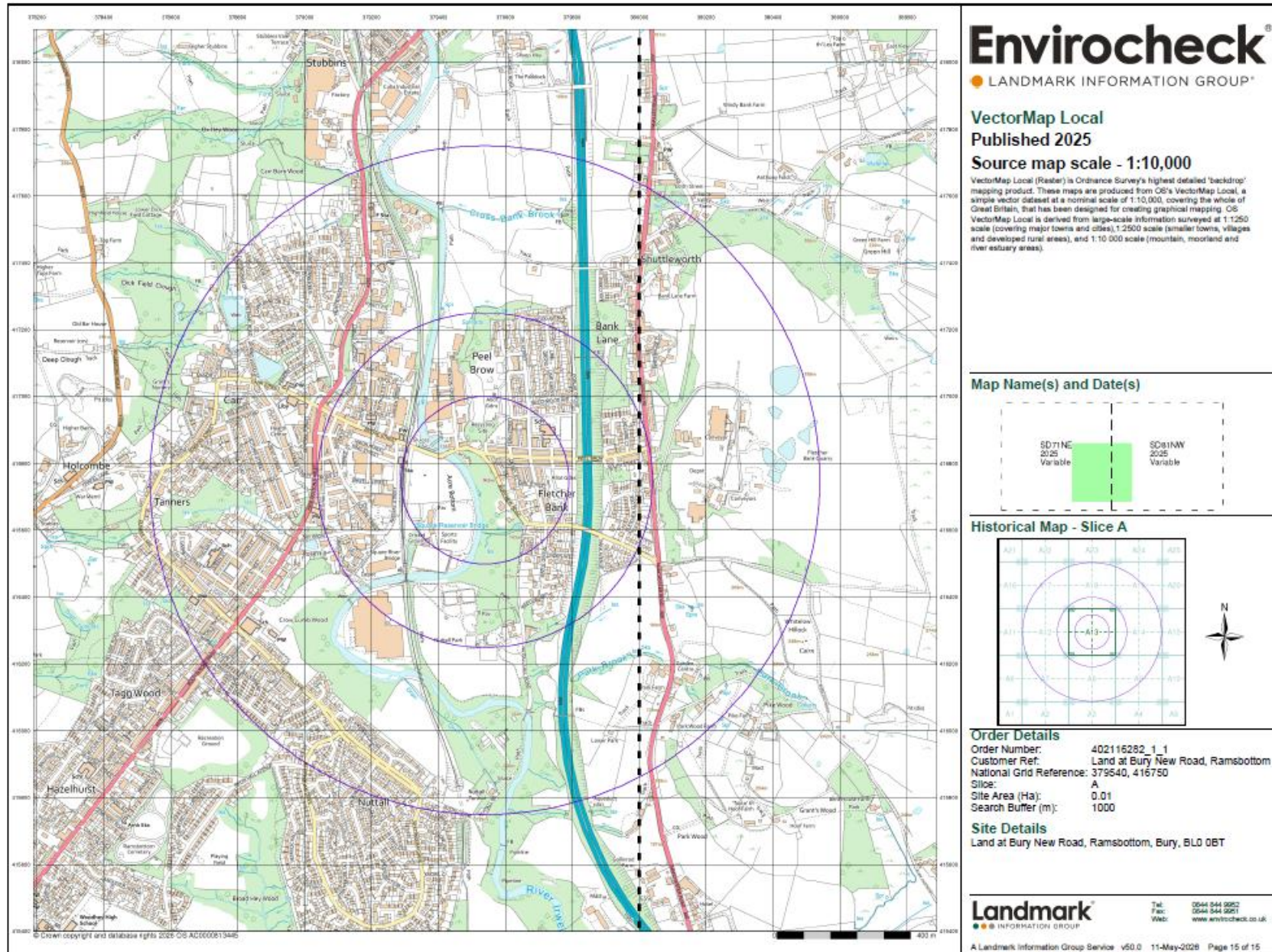












Appendix 2: Heritage Impact Assessment Methodology

The impact of the proposed works has been assessed using a cultural heritage impact assessment methodology based upon the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. Relevant paragraphs are extracted below.

Cultural Heritage Impact Assessment

1.4 Cultural Heritage Impact Assessment ('CHIA') is concerned with understanding the consequences of change to cultural significance. At a fundamental level, CHIA is used to make informed decisions about the sustainable management of cultural heritage assets.

1.7 This document provides guidance for cultural heritage practitioners in regard to the principles of CHIA. These are:

- A. understanding cultural heritage assets; and
- B. evaluating the consequences of change.

A. UNDERSTANDING CULTURAL HERITAGE ASSETS

A.2 The process of gaining this understanding is split into three stages:

- Description: Research and investigations leading to a factual statement that establishes the nature of the asset.
- Cultural significance: Analysis of what is valued about the asset, leading to a statement of cultural significance.
- Importance: A conclusion regarding the level of protection that the asset merits in planning policy and cultural heritage legislation.

Attributing importance

A.17 Importance is scaled (unlike cultural significance) and requires the competent practitioner to make a judgement regarding the merits of different cultural heritage assets. It is therefore appropriate to refer to 'high', 'medium' or 'low' importance or any other simple scale that offers a form of gradation.

B. EVALUATING THE CONSEQUENCES OF CHANGE

B.3 The process of evaluating the consequences of change falls into three stages:

- Understanding change: A factual statement of how a proposal would change a cultural heritage asset or its setting (including how it is experienced).
- Assessing impact: An assessment of the degree to which any change would impact cultural significance.
- Weighting the effect: A conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset.

Assessing impact

B.7 An impact is a change in a cultural heritage asset or the experience of an asset in its setting that affects its cultural significance. This impact could be a positive or negative outcome. It is not a measure of the reach or extent of the proposal. Therefore, it is essential that the CHIA presents an understanding of how the proposed change relates to cultural significance and not the cultural heritage asset in its entirety.

B.9 The magnitude of the impact on cultural significance needs to be assessed. A distinction needs to be drawn as to whether the change will result in only a 'small' impact on, say, just one component of cultural significance or whether the change would have a greater impact on the totality of cultural significance. The terms 'large', 'medium' or 'small' are acceptable or any other simple scale that offers a form of gradation easily articulated in a written report.

Weighting the effect

B.10 The effect is the measure that brings together the magnitude of the impact and the cultural heritage asset's importance. This is a critical stage of the assessment process as this determines the weight that should be given to the matter in either influencing the design of the proposal or, ultimately, in the test as to whether the proposal will be acceptable and permitted.

B.12 In relative terms, impacts on the cultural significance of assets of higher importance will be given greater weight than those of lower importance. For instance, a proposal that results in the total loss (i.e. the largest magnitude of adverse impact) of a cultural heritage asset of low importance would be an effect that should be given considerably less weight by the decisionmaker than the total loss of an asset of high importance.

B.13 A simple graded scale of effects should be defined and applied (as recommended for impact magnitude, above). However, decisions regarding the acceptability of a proposal will often require the effect to also be articulated within the parameters of the relevant legislative or policy tests that use their own specific language and terminology. For instance, in Environmental Impact Assessment ('EIA') an impact can result in significant or nonsignificant effects.