

Heritage statement to support retrospective planning application

for the erection of a polytunnel

at Higher Woodhill Farm, Woodhill Road, Bury

1 Introduction

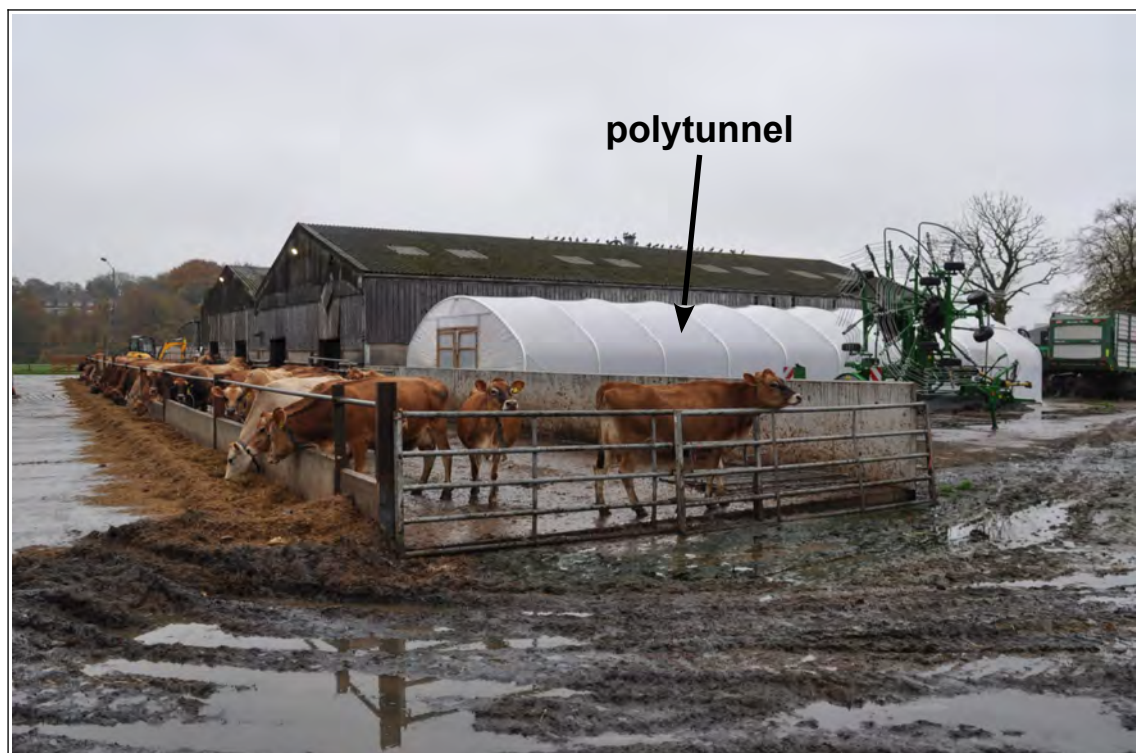
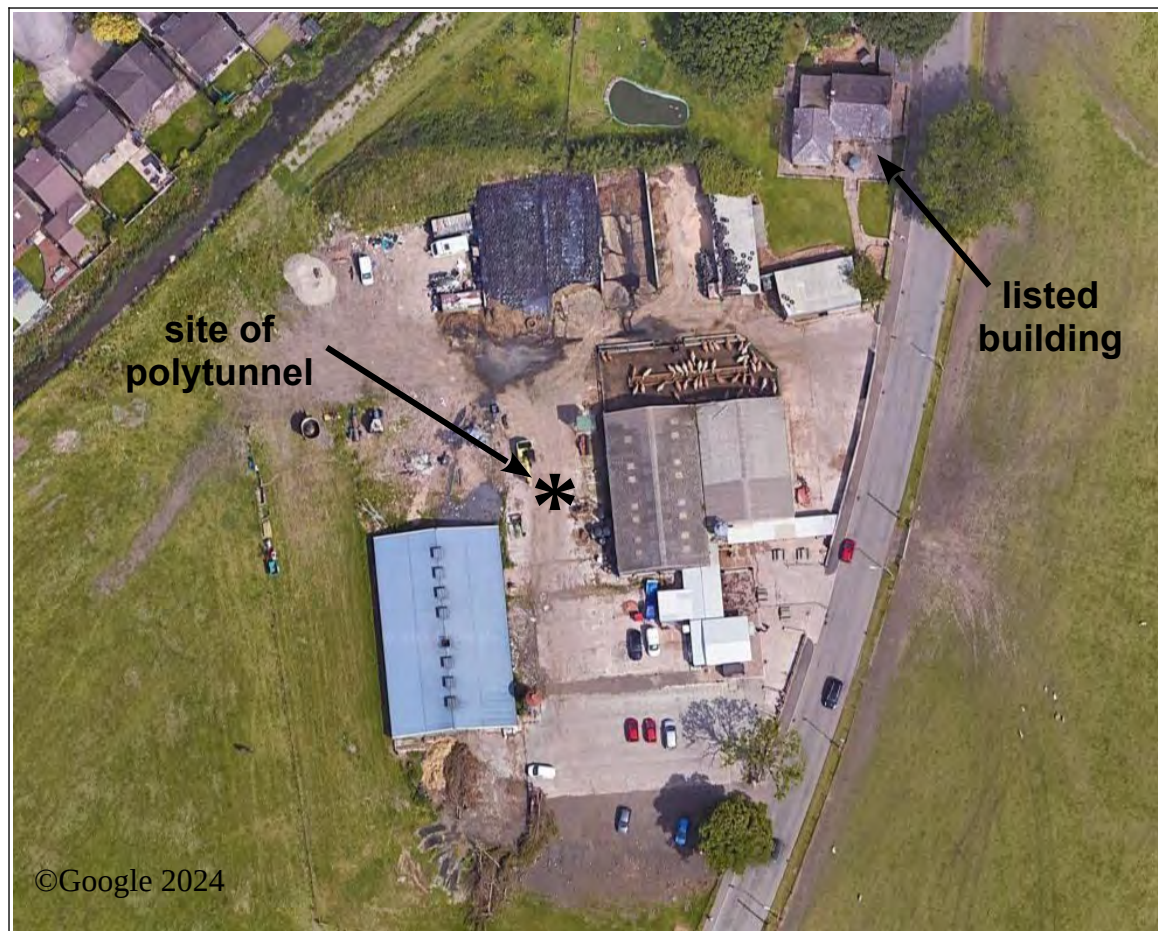
- 1.1 This heritage statement was commissioned by the applicant Mr J Entwistle through his agent Gary Hoerty Associates Ltd, to support his planning application for the erection of a polytunnel to accommodate a slurry bag and associated biogas plant. It has been written by Stephen Haigh MA, following a site visit on 31 October 2024.
- 1.2 The site lies within the vicinity of the grade II listed Calrows Farmhouse (also known as Higher Woodhill Farmhouse), a designated heritage asset (DHA) within the terms of the NPPF, whose setting the development has the potential to affect. No other heritage assets, designated or not, are known to be relevant to the application.

2 Location and setting

- 2.1 The application site is a working dairy farm with ancillary activities, which lies to the west of Woodhill Road, in the bottom of the Irwell valley, 1km north of Bury town centre. The NGR is SD 80043 12018. The immediate surroundings are pasture fields, but extensive modern housing lies to the west.
- 2.2 The polytunnel has already been erected and stands within the modern structures of the working farm, just to the west of two portal frame livestock buildings, and surrounded by a concrete yard.
- 2.3 Carlows Farmhouse stands within its own garden, 70m to the north-east of the polytunnel.

3 Proposed development

- 3.1 The application is for the retention of the existing polytunnel, which measures approximately 18m x 6m in plan and 3m high, along with the plant housed within it.



4 The listed building

- 4.1 Carlows Farmhouse is a grade II listed building of special architectural or historic interest, and was first listed in 1982¹. The official list entry describes it as:

Date on moulded, carved panel with crest bedroom upper windows "Stanley/P/LM/1710/Derby" but probably earlier in part. Main section faces south at right angles to road. Regularly coursed stone walls. Two storeys. Front elevation has been rebuilt (circa 1982) and has a new four-light mullioned window with dripstone on first and ground floors each side of central doorway with old date plaque over (see above. Formerly with an old three and four-light mullioned window above and a sash window and altered window below). Central doorway; another doorway with shouldered lintel removed. Decorated cornice. Brick gable chimneys. Rear elevation with old central two-light mullioned and transomed window (lower part of mullion now in timber); to left hand, an old, three-light mullioned first floor window and an old four-light mullioned ground floor window; to right-hand, an old three-light mullioned first floor window with leaded lights, and a three-light window below, adjoining a doorway. Probably C18 brick wing adjoining on west. C17 coins said to have been found under floor of house. Of less interest is two-storey wing at right angles to west of front; probably early C19 but partially rebuilt in late Victoria period. Paired sash window above and below in east elevation. Hipped stone slab roof.



- 4.2 The house stands apart from the modern working farm, with a front garden enclosed by a stone wall, and is a prominent feature on Woodhill Road. Its main

¹ National Heritage List, entry 1067268 <https://historicengland.org.uk/listing/the-list/list-entry/1067268>

(rebuilt) south elevation with its painted date-stone is a key feature, and its sandstone walls, particularly the broad east gable, together with its slate roofs, lend it an obvious solidity which contrasts with the 20th century and later agricultural structures to the south.

- 4.3 The house is significant for its architectural and historic interest as an early 18th century farmhouse, with possibly earlier origins as well as later extensions and alterations, and for its association with the Earls of Derby, a major aristocratic landowning family.

5 Impact on heritage assets

- 5.1 There would be no visual impact on the setting of the listed building due to the location of the polytunnel within the substantial envelope of the modern farmstead. The listed building stands 70m to the north-east, separated from the polytunnel by a number of modern buildings and silage pits, and the nature of the established farming activities means that there would be no change to any noise or odour around the farmhouse.
- 5.2 In conclusion, no harm to the setting of the listed building would arise from the development.

Stephen Haigh, MA
Buildings Archaeologist
4 November 2024