

# **Addendum to Heritage Statement**

Land at the Former East Lancashire Paper Mill,  
South of Cross Lane, Radcliffe

December 2023

**Morris Homes**



# CONTENTS

|    |                                      |   |
|----|--------------------------------------|---|
| 1. | Introduction                         | 1 |
| 2. | Historic Background                  | 2 |
| 3. | Assessment of Impact and Conclusions | 2 |

## Document Data

Document:

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|-----------------|--------------------------------------|
| Project:        | Land at Former East Lancs Paper Mill |
| Client:         | Morris Homes                         |
| Project Number: | 2023-024                             |

# 1. Introduction

## 1.1. Report Background

This Addendum Heritage Statement ('report') has been prepared by RP Heritage on behalf of Morris Homes (the Applicant). The purpose of the report is to confirm the findings of the previous Heritage Statement prepared by WYG in June 2018 for a Reserved Matters application for the site at the former East Lancashire Paper Mill, South of Cross Lane, Radcliffe (the Site).

Other documents have been referred to in the writing of this report and should also form important background reading for the report. These include (but not exclusively) the list descriptions for the heritage assets within the vicinity of the site, and both national and local government policy and guidance, those of which are deemed relevant to the proposed development are included in the accompanying appendices.

## 1.2. Development Proposals

The proposals are for a Reserved Matters application comprising:

### PRIVATE HOUSING

- 53 x 2-bed apartments
- 13 x 2-bed terraced houses
- 44 x 3-bed terraced houses
- 62 x 3-bed semi-detached houses
- 55 x 3-bed detached houses
- 71 x 4-bed detached houses

### AFFORDABLE HOUSING (25%)

- 54 x 1-bed apartments
- 37 x 3-bed terraced houses
- 9 x 4-bed terraced houses



Plate 1.1: Site Red Line and Location

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## 2. Background

A Heritage Statement was prepared in June 2018 by WYG for Homes England and Bury Council for a site at the Former East Lancashire Paper Mill, South of Cross Lane, Radcliffe, supporting the following outline planning application, which was granted Outline Consent on 19th December 2018:

*Outline application for up to 400 residential dwellings including details of vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, provision of open space and sports facilities and demolition of existing building and structures.*

The Heritage Statement identified two heritage assets whose significance may be affected by the proposals, namely Radcliffe Tower, a Grade I listed Building (NHLE 1309271) and a Scheduled Monument (NHLE 1014721) and the Church of St Mary and St Bartholomew, a Grade I listed building (NHLE 210617).

In short, the Heritage Statement identified the significance of the former as a Listed Building having considerable aesthetic values, in particular through its ruinous appearance, its use of stone and the remnants of the architectural detailing present on each elevation. The Tower also has historic illustrative value, through helping to illustrate early fortified towers, although as there is little left of the fortifications, the illustrative value is minimal. There is also considerable historic associative value, in particular with the historic ownership by the Radcliffe family, who were one of the largest landowners in Lancashire and had links with successive Royal Courts, in particular with the Courts of Edward I, Edward II and Henry IV. With the Tower sat within a public open space, the Listed Building retains some degree of communal value, although this is a modern value as opposed to an historic one. As a Scheduled Monument, the Tower and site of the Hall reflect the values of the heritage asset as a Listed Building, although it also retains considerable evidential value, in particular through its presence both as an archaeological resource above ground and below ground.

In terms of its setting, the Heritage Statement found that the setting of the heritage asset is predominantly a modern one, with modern housing to the north and west, none of which makes any contribution to the significance of either the Listed Building or the Scheduled Monument. To the south and east is open land, whilst to the north-east lies the Grade I listed Church of St Mary and St Bartholomew, which formed part of the historic manorial complex. As such, whilst little of the surroundings make any contribution to significance, the church contributes to the aesthetic, illustrative, associative and evidential values of both the Listed Building and the Scheduled Monument.

With regards to the Church, its significance was found to lie partially in its aesthetic values, through its red sandstone construction material, and through the varying styles of church architecture, ranging from early Decorated Gothic, Perpendicular and Gothic Revival. The aesthetic values also arise through elements such as the relatively short, square tower. The church also has both historic illustrative and associative values, reflecting those of the Radcliffe Tower and the site of the Hall, whilst it also retains considerable evidential value, through the various phases of alteration and rebuilding. With the church remaining as a functioning Parish church, there is also considerable communal value present in the Listed Building.

In terms of setting, the church lies within a large churchyard, defined by a low stone wall, capped in chamfered coping stones. A small lych-gate provides access

to the churchyard from Church Green. This element of setting provides the most fundamental element of setting, and makes a substantial contribution to the significance of this Grade I listed building. Beyond this, to the north is Church Green, a cobbled lane leading from Dumers Lane. Adjacent to this is a surface carpark to the east and modern development to the west. To the south of the churchyard, the same landscape setting is present as the Tower, whilst the Tower itself lies about 150m to the south-west. Whilst the urban elements to the north of the church provide no contribution to significance, save for allowing views of the church, that to the south reflects the contribution for the Tower.

The Heritage Statement found that, as no development is proposed which would impinge on this relationship, or on their immediate settings, these elements of significance and setting will remain unharmed. The closest element of built form the proposed development is the Proposed sports pavilion and club-house and associated car-park, positioned to the south of the Tower. This element of setting has been shown to make no particular contribution to the significance of either of these listed buildings, and the construction of the club-house and car-parking, whilst seeing an alteration to the character and appearance of setting, will not result in any harm to the significance of either of the two designated heritage assets and that their respective significance would be preserved.

The Outline Application comprised c.22.98 ha of land, located on the former East Lancashire Paper Mill, Radcliffe, and following the granting of the original Outline Consent, the scheme has evolved, in particular in consultation with the Local Planning Authority and in relation to feedback relating to design and changing constraints. Of note with regards to this Addendum and to the impacts on heritage assets, the proposed pavilion has been moved further to the south, away from Radcliffe Tower, whilst the proposed car-park has moved closer, and additional planting to act as a buffer between the heritage asset and the development is also proposed.

## 3. Assessment of Impact and Conclusions

An assessment of the relevant databases undertaken in December 2023 has confirmed that there are no additional designated heritage assets whose significance may be affected by the proposed development contained within the proposed Reserved Matters application, thus in terms of the requirement to assess such, in line with both national and local planning policy, the original assessment remains valid.

In addition, considering the evolution of the scheme, in particular through the moving of built form (the pavilion) away from the Grade I listed building and Scheduled Monument and the moving of the car-park closer, retaining more open space within the more immediate setting of this designated heritage asset of the highest significance, the findings of the original Heritage Statement remain pertinent, with no harm being identified to its significance - if anything, the introduction of new planting and the removal of the built form away from the asset will result in a minor enhancement from the original scheme.

As such, the findings of the originally submitted Heritage Statement should be considered as remaining a valid assessment of the impacts of proposed development of the Site, and that no additional harms are identified.

