

# **HISTORIC ENVIRONMENT ASSESSMENT**

## **WALSHAW GARDEN NEIGHBOURHOOD BURY GREATER MANCHESTER**

**PREPARED BY LANPRO SERVICES  
ON BEHALF OF  
VHW LAND PARTNERSHIP, REDROW HOMES LTD AND HIMOR**

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## Non-Technical Summary

Lanpro was commissioned by VHW Land Partnership Ltd, Redrow Homes and HIMOR to produce an historic environment assessment to inform a masterplan for the promotion of a site, GMA9, allocated within the revised Draft Greater Manchester Spatial Framework (GMSF 2019) for a residential-led development. The land at Walshaw, Bury is approximately c. 64ha in extent to the north and south of Walshaw Road (centred at NGR SD 7803 1162).

The assessment draws together the available archaeological, historical, topographic, geological and land-use information in order to provide a detailed assessment of the archaeological potential of the site and examine any heritage issues. It follows on from an initial historic environment assessment screening exercise undertaken in 2019 by the University of Salford and has been prepared in consultation with the Greater Manchester Archaeological Advisory Service (GMAAS). It addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF.

The assessment has established that there are no designated heritage assets within the study site. However, a Grade II\* listed building, Christ Church, sits within a graveyard on the west side of the study site with commanding views across most of the landscape to the east. Recognised by its designated status, the church is of high significance derived from its architectural and aesthetic values, together with historical and communal interests in that it was intended as a memorial to a local industrialist, Jesse Haworth. The Haworth family was known for cotton spinning and fustian making and contributed to the welfare, and thus development, of the settlement of Walshaw. The family would also seem to be deeply rooted in the agricultural history of the surroundings, including an association with two surviving heritage assets to the north of the church and within the study site, Cop Thorns and the former Top o' th' Bank, now High Bank Farm. The setting of the church was chosen for its unencumbered and high position within the landscape providing a landmark overlooking its surroundings, adding importance to its function as a memorial.

The study site sits forms a relatively divorced pocket within the wider historic landscape, being surrounded by 19<sup>th</sup> and 20<sup>th</sup> century development on all sides, nevertheless it is considered to retain some local significance. A key component to this historic landscape comprises the field boundaries which represent historic footpaths or routeways, administrative boundaries and field systems with origins rooted perhaps in the medieval period. There are a number of such features currently surviving within the study site and, where feasible, the masterplan has been designed to retain these boundaries.

The available archaeological evidence suggests that the potential for below-ground significant (i.e. non-agricultural) archaeological remains site-wide is generally low/nil for all archaeological periods. However, the difficulties in recognising and/or identifying prehistoric sites within the landscape have long been understood. A corpus of information has shown that the location of those known sites are influenced by higher topography, often overlooking watercourses, or on the better draining geology such as sands and gravels. Consequently, by taking these factors into account there are a number of potential focal points wherein remains of prehistoric date may be located. GMAAS have advised that

these areas should be targeted with further archaeological investigation in the form of geophysical survey and trial trenching, where necessary. Any information retrieved from these sites will inform further the regional research priorities regarding the density and distribution of prehistoric sites. Therefore, due to their evidential value any remains of prehistoric date are likely to be considered to be of local/regional significance, depending upon their nature and state of preservation.

A number of non-designated post-medieval/modern archaeological assets have been identified from data sources that are potentially sensitive to any proposed development. These also formed components of the historic landscape and included both extant and remains of farmsteads (such as Yethards Field, Cop Thorns, Owlerbarrow Farm and High Bank Farm), extractive industries (such as the sand quarry, bell pit and brick making activities), fieldnames relating to past activities (such as pinfold), industrial works (Bolholt Print Works), reservoirs and water management systems (associated with Bolholt Print Works and Elton Bleach Works), as well as historic routeways or footpaths. These are assessed as being of local significance at most but collectively, together with the field boundaries, have an historic value that provides an understanding of how rural settlements like Walshaw developed and interacted with surrounding settlements such as Bolholt and Woolfold.

GMAAS have advised that a programme of archaeological evaluation to further investigate and record some of these archaeological and heritage assets is required, in particular Yethards Field, pinfold and the bell pit. Other archaeological and heritage assets should be recorded during a detailed walkover survey such as the historic footpaths, relic field boundaries, and the bell pit.

There is no evidence to suggest that the study site contains, or has the potential to contain, any archaeological remains of sufficient importance to preclude or constrain development. It is, therefore, reasonable to assume that, should significant archaeological remains be identified by further stages of evaluation, that their loss could be mitigated through excavation and recording where it is not feasible to preserve the remains in situ.

## 1 INTRODUCTION

1.1 This historic environment assessment of land extending to the north and south of Walshaw Road, Walshaw, Bury, Greater Manchester (henceforth referred to as the study site) has been prepared by Lanpro Services Limited on behalf of VHW Land Partnership Ltd, Redrow Homes and HIMOR.

1.2 This assessment has been undertaken to inform a masterplan for the promotion of a site of c. 64ha in extent allocated within the revised Draft Greater Manchester Spatial Framework (GMSF 2019), identified as GMA9, for a residential-led development comprising up to 1,250 dwellings, a new primary school, an enhanced local centre and accompanying necessary infrastructure and local services.

1.3 The Draft GMSF Allocation Requirements for site GMA9 include for the provision of appropriate mitigation for, and respect of, the setting of heritage assets in the vicinity of the site. An initial historic environment assessment screening exercise undertaken in 2019 by the University of Salford which has been used to inform this more detailed assessment identified that:

*“There are no designated heritage assets within the land allocation, however one has been identified close to the boundary as well as further afield which have concerns over the visual impact and/or effects on its setting” (p35).*

1.4 The designated heritage asset concerned is the Grade II\* listed Christ Church (HER ref. 9501.1.0, NHLE ref. 1163417) positioned on the west boundary of the study site, to the south of Walshaw Road.

1.5 The historic environment assessment screening exercise (University of Salford 2019) also identified a potential for archaeological remains within the study site boundary comprising:

*“Prehistoric remains, particularly within the areas of sands and gravels. Roman remains are unlikely due to the presence of the Roman road at some distance away. Medieval potential appears to be limited although there is evidence to suggest that Bolholt may originate to this date. The identified Post-Medieval sites are still standing although they appear to be 18<sup>th</sup> century structures” (p35).*

1.6 Consequently, consultation with the Heritage Management Director at GMAAS has been undertaken, at the request of Bury Council, regarding the details of the following document and any requirement for further archaeological investigations. Following on from the initial historic environment assessment screening exercise, GMAAS identified that:

- Further assessment of the designated heritage asset identified outside the land allocation was required;
- A programme of non-intrusive work was necessary, including walkover and geophysical survey, to identify any areas of prehistoric potential;
- Historic building assessments of the farmsteads, hotel and print works remains;

- Targeted trenching work, depending on the results of the non-intrusive works, and also on the site of the former Bolholt print works.
- 1.7 This document provides a detailed assessment of the potential for the survival of archaeological remains within the study site and assesses the potential impacts that the proposed development may have on these and other heritage assets in the vicinity and provides an indication of further archaeological investigation or mitigation requirements.
- 1.8 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Chapter 16: 'Conserving and enhancing the historic environment') and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines *Standard and guidance for historic environment desk-based assessment* (CIfA 2014).

## 2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

### Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:
- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
  - Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990;
  - Hedgerow Regulations 1997, s97 of the Environment Act 1995.
- 2.3 The AMAAA largely relates to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.
- 2.4 The Planning (Listed Buildings and Conservation Areas) Act of 1990 is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process.
- 2.5 Section 66 of the 1990 Act states that “...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 2.6 Section 72 then adds that “...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 2.7 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a conservation

area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively enhance.

2.8 The Hedgerow Regulations 1997, made under section 97 of the Environment Act 1995 set out criteria that must be used in determining which hedgerows are important. Regulation 8(4) indicates that a hedgerow is important if:

- a) It has been in existence for 30 years or more; and
- b) It satisfies at least one of the Criteria set out in Part II of Schedule 1 to the Regulations.

### **National Planning Policy Framework**

2.9 Section 16 of the NPPF (revised June 2019), entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.10 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

2.11 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.12 A Heritage Asset is defined in Annex 2 of the NPPF as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

2.13 Annex 2 also defines 'Archaeological Interest' as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.14 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.15 Significance is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from*

*its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*

2.16 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit *in situ* preservation.

### Planning Practice Guidance

2.17 The Planning Practice Guidance is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled '*Conserving and enhancing the historic environment*'. The guidance given in this section sets out the best practice to applying government policy in the NPPF.

### Local Planning Policy

2.18 The Bury Unitary Development Plan (UDP) was adopted in 1997, although this will be replaced by the Bury Local Plan which is currently in preparation. The UDP provides the long term vision, objectives and policies that are intended to guide development until such time that the Local Plan is available. The following policies related to the Historic Environment are relevant to the proposed development site:

#### EN2 Conservation and Listed Buildings

*The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.*

#### EN2/3 Listed Buildings

*The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained. In considering applications for Listed Building Consent, the Council will have regard to the following criteria:*

*a) the impact of the proposal on the historic fabric of the building;*

- b) the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;*
- c) the need to protect the setting of the Listed Building;*
- d) the impact of associated ancillary facilities and infrastructure works.*

### **EN3 Archaeology**

*The Council recognises the importance of archaeological remains as part of the Borough's heritage and will seek the protection of sites of archaeological importance as and where they are found.*

#### **EN3/1 Impact of Development on Archaeological Sites**

*Where a development proposal is submitted which will affect an archaeological site, the developer should submit sufficient information on the potential impact of the development to allow the Council to make a full and proper investigation into its archaeological consequences. The Council will have regard to the following criteria in determining the importance of an archaeological site and the impact of any proposal:*

- the historic importance of the site; the quality and condition of the site; the rarity value of the site;*
- the nature of the proposed development;*
- the level/degree of disturbance;*
- the permanence of the proposal;*
- the siting of associated infrastructure/services.*

#### **EN3/2 Development Affecting Archaeological Sites**

*On sites where development is considered to be acceptable in principle, consent will only be granted if:*

- the development is designed in such a way as to minimise the level of disturbance and damage;*
- development is programmed so that such sites and remains can be investigated in accordance with a previously agreed scheme of excavation and evaluation;*
- where damage or disturbance is unavoidable, arrangements are made for the archaeological recording of the site prior to and during development.*

- 2.19 The Greater Manchester Plan for Homes, Jobs and the Environment: the Greater Manchester Spatial Framework Revised Draft 2019 sets out how Greater Manchester should develop in the years up to 2037. It includes the following policies relevant to the Historic Environment:

#### **Policy GM-G 1**

##### **Valuing Important Landscapes**

*Development should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to:*

- Topography, geology and drainage;*

- *Land use and field patterns;*
- *Semi-natural habitats and woodland cover;*
- *Archaeology and cultural heritage;*
- *Settlement, road pattern and rights of way; and*
- *Views and perceptual qualities.*

*Transitional areas around new development and the interface of new development with the surrounding countryside/landscape are also of particular importance, requiring well-considered and sensitive treatment. In particular, opportunities to improve the intactness and condition of the landscape should be taken, especially in conjunction with seeking a net enhancement of biodiversity/geodiversity resources under 'Biodiversity and Geodiversity'.*

*In implementing this strategic policy regard will be had to the Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA), in particular its guidance on future development and landscape management/enhancement within areas covered by each landscape character type.*

#### **Policy GM-E 2**

##### **Heritage**

*Greater Manchester will proactively manage and work with partners to positively protect and enhance the character, archaeological and historic value of Greater Manchester's designated and non-designated heritage assets and their settings. Opportunities will also be pursued to aid the promotion, enjoyment, understanding and interpretation of both heritage and cultural assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.*

*As appropriate, Local Plans will set out the key elements which contribute to the district's distinct identity and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of Greater Manchester's heritage by:*

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*
- 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; and*
- 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.*

*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 the following: the Canal network, examples of early railway development, our nineteenth century industrial fabric including mills, historic town centres, churches,*



*weavers cottages, farm houses and other buildings of historic importance and their landscape/townscape setting.*

*Development proposals affecting heritage assets and their settings will need to be supported by a Heritage Impact Assessment where appropriate and should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should be positively and actively managed through the use of management plans where appropriate. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.*

*Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*

*Where heritage assets have been identified as being at risk, Local Plans may identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.*

- 2.20 More specific to the study site is **Policy GM Allocation 9** (Walshaw) is the requirements to:
- 8. Provide appropriate mitigation and respect the setting of heritage assets in the vicinity of the site;*

### **Professional Guidance**

- 2.21 The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2014) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.22 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance;
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  - Look for opportunities to better reveal or enhance significance;
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and

- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.23 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some or all of the values.
- 2.24 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets Setting* (2017) recognises that whilst setting is not a heritage asset, 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*’ (para. 4). This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.25 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged approach to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;
  - ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
  - iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
  - iv) explore the way to maximise enhancement and avoid or minimise harm;
  - v) make and document the decision and monitor outcomes.
- 2.26 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).
- 2.27 In addition to the above guidance, as the study site is being promoted as an allocated site in the Greater Manchester Strategic Framework (GMSF), it is required that the assessment is prepared in accordance with the *Historic Environment and Site Allocations in Local Plans Advice Note 3* (2015).

### 3 METHODOLOGY

#### Information Sources

3.1 In order to provide an archaeological context to the study site a search was undertaken of all records held on the Greater Manchester Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) for the study site and the surrounding study area of a 1km radius from the site's centre (NGR SD 7803 1162). The results are plotted on Figure 1 and a gazetteer of all the records obtained provided in Appendix 1 as a reference.

3.2 However, only those heritage assets recorded in the HER or NHLE that lie within the study site or surrounding area that are considered potentially sensitive to the proposed development site are considered further. These also include heritage assets identified in the initial historic environment assessment screening exercise (University of Salford 2019) and from the following sources:

- *Historical documentary and cartographic sources*

The holdings of the Bury Archives and Lancashire Record Office, and other on-line repositories were consulted for historical maps and plans, and relevant documentary sources.

- *Published and unpublished documentary sources*

A range of published and unpublished material has been consulted, including the regional archaeological research framework, *The Archaeology of North West England. An Archaeological Research Framework* (Brennand 2006 and 2007), as well as the subsequent period chapter updates for the *Draft North West Regional Framework Update Project* and sources on the wider archaeological and historical background.

- *LiDAR data*

LiDAR data produced by the Environment Agency and published on the DEFRA Data Service Platform (DEFRA 2020) was consulted in order to identify any previously unrecorded earthwork or other surface remains within the study site. A plot of the 1m resolution LiDAR data is provided in Figure 11.

- *Site visit*

A site visit was undertaken on 9<sup>th</sup> January 2020 to inspect all aspects of the study site and to provide a further assessment of the character and appraisal of the potential impact of the proposed development on any identified archaeological assets and designated heritage assets in the wider area (see Plates 1 to 28).

## Assessment Criteria

### Setting

- 3.3 The NPPF defines the setting of a heritage asset as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*
- 3.4 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

### Significance

- 3.5 Paragraph 189 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 3.6 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 189, NPPF 2018) is therefore fundamental to understanding the scope for and acceptability of change.
- 3.7 Assessment of significance has been undertaken in accordance with the methodology outlined in Historic England's *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (2015).

## 4 SITE LOCATION AND DESCRIPTION

- 4.1 The study site is an area of mainly agricultural land measuring c. 64ha in extent located c. 2.5km to the north-west of Bury town centre (centred at NGR SD 7803 1162; see Figures 1 and 2). It is divided into north and south portions by Walshaw Road and contains three reservoirs within the north side fed by Walshaw Brook. The Stables Country Club and Lake Hill private residence are located to the north of the reservoirs, although these are excluded from the proposed area for development.
- 4.2 The study site is surrounded by the urban areas of Tottington to the north, Woolfold and Elton to the east, Lowercroft to the south and Walshaw to the west. It is located within a framework of roads provided by Scobell Street to the north, Tottington Road to the east, Dow Lane to the south and Lowercroft Road and High Street to the west, with associated residential development. The River Irwell lies c. 1.5km to the east.

- 4.3 The general topography of the study site slopes down from the west at c. 135m aOD to the east at c. 120m aOD, although it is gently undulating in places. Areas of higher level topography, relative within the study site, have been plotted on Figure 14.
- 4.4 The bedrock geology within the study site comprises alternating north-east/south-west aligned bands of Cannel Rock sandstone and mudstone, siltstone and sandstone of the Pennine Lower Coal Measure Formation. This is overlain by Diamicton Devensian Till deposits over the majority of the study site, with parts of the north and an area projecting into the west side comprising sand and gravel Devensian glaciofluvial deposits (bgs.ac.uk). The approximate location of the sands and gravels has been mapped on Figure 14. The overlying soils across the whole of the study site consist of slowly permeable seasonally wet acid loamy and clayey soils (landis.org.uk/soilscales).

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### Introduction

- 5.1 The initial historic environment assessment screening report for the study site (University of Salford 2019) provided an overview of the historical background informed by the Greater Manchester HER evidence. This section intends to expand further on the individual heritage assets identified using existing archaeological evidence for the study site based on a consideration of evidence in the Cheshire HER, including the Historic Landscape Characterisation (HLC) records, the NHLE and other available sources such as historic maps, LiDAR data and aerial photographs. However, the purpose of this document does not intend to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

### Designated Heritage Assets

- 5.2 The study site contains no designated heritage assets.
- 5.3 Within the surrounding study area there are four designated assets comprising listed buildings. Three of the listed buildings are Grade II (NHLE ref. 1067286, 1162897 and 1163345) are screened from the study site by existing development and have no historical or functional association that contributes to their significance. These will not be considered further in the assessment. However, the fourth listed building is the Grade II\* Christ Church (NHLE ref. 1163417) which is situated within the churchyard that abuts the west side of the study site and is potentially sensitive to any future development.

### Non-designated Heritage Assets

- 5.4 The Greater Manchester HER contains 44 records of archaeological sites, buildings and archaeological investigations within 1km of the boundary of the study site centre. Details of all HER records are listed in a gazetteer in Appendix 1 and are marked on Figure 1.

5.5 There are four archaeological assets recorded in the HER within the study site. These comprise a Celtic stone head findspot (344.1.0), an 18<sup>th</sup> century access road to Cop Thorns farmstead (8748.1.0), a late 18<sup>th</sup> century farmstead at High Bank Farm (9272.1.0), and the site of Yethards Fields probable farmstead (9276.1.0).

5.6 The HER records relating to archaeological remains or finds within the search area breakdown as follows:

Period	Within Study Site	Within Search Area
Prehistoric	1	1
Roman	0	0
Medieval	0	5
Post-medieval/Modern	3	41
Undated	0	0

5.7 Other features of archaeological and heritage interest not recorded on the HER have been plotted on Figure 14.

### Previous Investigations

5.8 There are no archaeological events recorded in the HER within the study site or surrounding environs.

### Prehistoric (c. 9500 BC – c. AD 43)

5.9 This historical overview is informed by the historic environment assessment screening report for the study site (University of Salford 2019). This concluded that evidence for prehistoric activity (c. 9500 BC to c. AD 43) within the study site is limited to the location of the Celtic stone head findspot (344.1.0), with a second example known (9049.1.0) c. 350m to the east of the study site. Although the prehistoric date of the Celtic heads has not been confirmed it is possible that they are 19<sup>th</sup> century in date. The Celtic head findspot within the study site was also recorded as being found within a garden. However, map analysis shows that its location is within a field, which suggests that the grid reference provided is incorrect. Therefore, it is unlikely that there is any significant associated prehistoric remains to be discovered within this location.

5.10 Much of the known evidence for prehistoric activity or settlement within the wider landscape tends to be focused on the River Irwell which is located c. 1.7km to the east of the study site. Identification of prehistoric settlement sites and activity in the region is often problematic, as discussed in the regional archaeological research framework (Brennand 2006 and 2007), with most having been identified either by the presence of monuments or through excavation. Although topography, land use and regional variations in prehistoric culture and economies can also inhibit present-day detection of prehistoric sites. In areas where arable land use is predominant prehistoric activity can be detected from surface finds

such as lithics identified during fieldwalking surveys. However, within the study site the current agricultural use is wholly pasture which precludes such opportunities for surface identification.

- 5.11 Therefore, other indicators are used to provide potential targets for investigating the potential for prehistoric activity or early settlement evidence, mainly based on areas of localised higher levels of topography, proximity to watercourses and geological factors such as areas of well-drained sands and gravels. Hearths have also been evidenced as providing a focus for remains of prehistoric date, which are identified through their thermoremanent magnetic properties using geophysical survey.
- 5.12 Based on the HER evidence alone there appears to be a low potential for evidence of prehistoric date across the study site. That, already low, potential is considered to be confined to the area of sands and gravels within the northern part of the study site, together with areas where topography and proximity to watercourses, known for attracting prehistoric activity, occur (Figure 14).

#### **Roman Periods (c. AD 43 – c. AD 410)**

- 5.13 Much of the settlement activity during this period is focused on the river valleys, i.e. the River Irwell in this instance. There is no evidence within the study site or the surrounding environs dating to the Roman period. The nearest known recorded asset is the Roman road between Manchester and Ribchester constructed in the 1<sup>st</sup> century AD which still survives as a substantial earthwork above Tottington, over 1km to the west of the study site. It is considered, therefore, that there is very low/nil potential for the discovery of any archaeological evidence dating to the Roman period within the study site.

#### **Medieval Period (c. AD 410 – c. AD 1540)**

- 5.14 There are no known archaeological assets of medieval date within the study site recorded in the HER. However, the study site is situated between two settlements believed to be of medieval origin, Walshaw to the west (3563.1.0) and Bolholt to the east (9291.1.0). Further heritage assets of medieval date are recorded within the settlement of Walshaw consisting of the line of Booth Lane (8746.1.0), a probable sunken lane near Walshaw Hall (8747.1.0), and the probable site of a medieval pinfold for Affetside Common (8752.1.0).
- 5.15 During the medieval period the study site would have, therefore, been situated within the agricultural hinterland between the settlements. The HLC records for the study site (Figure 12) show the portion to the south of Walshaw Lane to have been open fields (HGM8267). Within this is a well-preserved field system identified from late 18<sup>th</sup> century mapping (Figure 3), with a narrow hollow way leading from Lowercroft Road (Figure 14). On the east side of the 'open fields' (HGM8267) a pinfold is also recorded (Figure 4). These historic landscape features are potentially of medieval in origin.
- 5.16 Furthermore, the 1838 tithe map for Tottington Lower End (Figure 5) shows a field system, which can also be seen on the LiDAR data (Figure 11), on the north side of Walshaw Road as

reminiscent of, or originating from, medieval strip fields (Figure 13). This is located within an area classified in the HLC as post-medieval surveyed enclosure (HGM8905).

- 5.17 Based on the above evidence the study site and much of the surrounding area are likely to have remained in primarily agricultural use throughout the medieval period. Therefore, any possible buried archaeological features dating to the medieval period are likely to relate to agricultural activity, such as ploughing and field boundaries.

### **Post-Medieval and Modern Periods (c.1540 to c.1950)**

- 5.18 There are three archaeological assets of post-medieval/Modern date recorded within the study site: 18<sup>th</sup> century access road to Cop Thorns farmstead (8748.1.0); a late 18<sup>th</sup> century farmstead at High Bank Farm (9272.1.0); and the site of Yethards Fields probable farmstead (9276.1.0).
- 5.19 Within the surrounding 1km search area, there are an additional 41 archaeological assets of post-medieval or Modern date recorded in the HER. However, these are of a well-defined extent that generally add little to the understanding of the study site's archaeological potential.
- 5.20 During the post-medieval and Modern periods, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, aerial photographs and LiDAR data which can provide additional detail to data contained within the HER. A general overview of the study site will be provided below with pertinent individual archaeological or heritage assets discussed in detail in Section 6, below.
- 5.21 Yates' County Map of Lancashire, 1786 (surveyed 1770s, Plate 29) provides a general overview of the study site and its surroundings. The study site appears to be located within Elton and the nearest settlement is Walshaw Lane, presumably present-day Walshaw. Walshaw Brook can be seen to cross the centre of the study site in an east/west direction. There are two buildings within the study site, in the north-west corner and on the north side of the present-day Walshaw Road.
- 5.22 The earliest detailed map available is the Earl of Derby's Estate plan of 1785 (Figure 3) which only provides information for the central and south portions of the study site from Walshaw Brook, including some of the field names. On the whole, the study site is used for agricultural purposes with only three features of note: Top o' th' Bank farmstead (9272.1.0) is located on the west side of the study site and comprises three buildings, one of which adjoins Barn Field and the likely reason for this fieldname; a building is also shown on the north side of the present day Walshaw Road within 'Meadows', now known as Owlerbarrow Farm, which was also noted on Yates' 1786 map (Plate 29); on the south-east side of the study site a building is shown adjacent to a second building positioned just outside of the study site boundary and at the end of an access road.
- 5.23 The study site is divided between two Tithe maps, both dating to 1838: the Elton Tithe map (Figure 4) provides a similar coverage to the Earl of Derby's plan of 1785 from Walshaw Brook



southwards; and Tottington Lower End Tithe map (Figure 5) shows the north portion of the study site, which includes Bolholt (9291.1.0), Bolholt Print Works (3808.1.0) and the reservoirs. The plot details for both tithes are included in Appendix 2. With the exception of the reservoirs associated with Bolholt Print Works to the east and two ponds in the south-east, the study site consists of agricultural fields.

- 5.24 The majority of the plot names (Appendix 2) are indicative of the topographic location or its use. However, a number of the plot names may be indicative of a former use or relate to the presence of a former feature: i.e. Little House Field, Barn Field, Limekiln Field, Pinfold, Hall Meadow and Brick Yard (Figures 4 and 5). One of the Barn Fields was also shown on the Earl of Derby's plan of 1785 (Figure 3) on the west side of the study site, whilst a Barn Field is located in the south-east corner of the study site (plot 279, Figure 4) and relates to the presence of an adjoining barn in its north-east corner (plot 280, Figure 4). Other plot names appear to indicate the underlying geological or soil conditions: i.e. Marled Earth, Red Earth, Black Earth, Great Marled Earth, Slatey Meadow and Sand Hill. The latter is located within the glaciofluvial sands and gravels and described in the accompanying tithe apportionment as being 'part of sand hole' which is presumably a quarry.
- 5.25 A farmstead and two individual buildings shown within the study site on the Earl of Derby's plan of 1785 (Figure 3) are still extant on the Elton Tithe map (Figure 4). Top o' th' Bank farmstead (9272.1.0) is now shown as only two buildings on the west perimeter of the study site (plot 246) and described as '*Homestead Garden Plantation and Lane*'. The occupiers are James and Jess Haworth who also occupy a large number of the surrounding plots within the study site (plots 236-41 and 245a-254), which are all pasture or meadow apart from one arable field, plot 238.
- 5.26 A building shown in the location of the present-day Owlerbarrow Farm on the north side of Walshaw Road (Figure 3) is described as a '*Homestead and garden*', plot 261 on the Elton Tithe map (Figure 4). The surrounding pasture and meadow fields, plots 255-260, and '*Occupation Road*' (Walshaw Road) were also occupied by the same tenant, William Sudren.
- 5.27 A building shown at the end of an access road on the Earl of Derby's plan of 1785 (Figure 3) in the south-east corner of the study site is also plotted on the Elton Tithe map (Figure 4) and is described as a '*Barn and lane*' (plot 280), presumably for the '*homestead*' to its east (plot 281). These are positioned to the north-east of two plots outwith the study area that are described as gardens (plots 282 and 283). A reservoir is shown to the south-east of the study site which is presumably for Elton Bleach Works further to its east. Remains of the associated water management system were noted during the site inspection located within the study site boundary (Plates 22-23).
- 5.28 On the west boundary of the study site a cluster of buildings is shown on the Elton Tithe map (Figure 4), described as a '*Homestead and gardens*'. A building was shown on the Earl of Derby's plan of 1785 (Figure 3) but outside of the study site boundary. However, it has since

expanded into the study site and is also recorded in the HER (9276.1.0) as a farmstead known as 'Yethards Field'.

- 5.29 The Tottington Lower End Tithe map (Figure 5) for the north of the study site shows that the course of Walshaw Brook appears to have been coursed into the reservoirs serving Bolholt Print Works (9291.1.0). The tithe details describe Dungeon Reservoir as the largest (although the apparent field boundaries within its north end suggest that this is still somewhat proposed) with Sough Reservoir to its north-east, both positioned wholly within the study site. Filter and Lowest Reservoirs are partially within the study site boundary. The buildings at Bolholt and its Print Works (9291.1.0 and 3808.1.0) are outwith the study site. However, a small building with no description provided in the tithe details is within the study site to the north of Sough Reservoir, observed as a modified agricultural building during the site inspection, together with presumably three cottages (plot 2473) due to the three residents listed partially within the study site at the north end of Bolholt.
- 5.30 On the north-west side of the study site Cop Thorn farmstead is named on the Tottington Lower End Tithe map (Figure 5). The access road is recorded on the HER (8748.1.0) but not the farmstead. The details for Cop Thorn provided in the accompanying Tithe apportionment are shown as a distinct group comprising plots 2381-7 which include '*Cottage farm house barn cow house and lane*', an orchard, pasture and meadows. The farmstead correlates with the building shown in the north-west corner of the study site on Yates' 1786 map, surveyed in the 1770s (Plate 29).
- 5.31 The Ordnance Survey map of 1851 (Figure 6) shows the study site to the east of the small settlement of Walshaw Lane with '*Bolholt Mills (Bleach and Print Works)*' to the east. The majority of the field boundaries across the study site remain unchanged since the Tithe maps of 1838. A dotted line shown on the Tottington Lower End Tithe map (Figure 5) to the south of Cop Thorn and running through the reservoirs is shown to be a Parliamentary Boundary, which can also be traced along Lowercroft Road and High Street to the west of the study site. Dungeon Reservoir is shown as much smaller than on the Tottington Lower End Tithe map which corroborates with the proposed north end having not been constructed.
- 5.32 The buildings relating to Cop Thorn (now '*Cop Thorns*'), Top o' th' Bank and Owlerbarrow Farm all appear unchanged. Owlerbarrow Farm is now shown within the area of '*Alder Barrow*' which also includes buildings to the south of Walshaw Road (also recorded as Owlerbarrow Farm on the HER (9289.1.0)). The access road for Cop Thorns recorded on the HER (8748.1.0) is clearly shown running from close to Top o' th' Bank to Leemans Hill to the north of the study site. Along the north side of the study site Brick Field, named Brick Yard in the Tottington Lower End Tithe details (plot 2432), is shown. To its west is a '*Sand Pit*' in the location of plot 2394 of the Tithe which was formerly described as '*Sand Hill*'.
- 5.33 Within the south side of the study site, Yethards Field (9276.1.0) is now named and has extended further eastwards into the study site, and the barn in the south-east is shown as part of '*Scholes's*'. The south-west boundary is shown as Pleasington Lane.

- 5.34 The 1893 Ordnance Survey map (Figure 7) shows an increase in development in the area surrounding the study site, in terms of rows of terraced housing, Bolholt Print Works (3808.1.0) and the construction of Scobell Street on the north boundary. The residence of Lake Hill has been constructed with gardens and a boat house to the north of Dungeon Reservoir. Christ Church (9501.1.0 and NHLE 1163417) has also been constructed on the west side of the study site. In the south-east of the study site Schole's Nursery has extended westwards and a reservoir has been constructed on the southern boundary.
- 5.35 Within the study site, a farmstead shown as High Bank has been constructed to the south of Top o' th' Bank (9272.1.0). Buildings associated with Bolholt Print Works (3808.1.0) have extended into the study site, along with filter beds as part of the water management system along Walshaw Brook, evidenced by a sluice feeding a small reservoir to the north-west of Dungeon Reservoir. The cottages at Bolholt (plot 2473 on the Tottington Lower End Tithe map) are labelled Bolholt Farm. To the north of this, Wash Terrace partially extends into the north-east side of the study site with a possible quarry or pit to its south.
- 5.36 A number of fields boundaries have been removed whilst other have been realigned, particularly to the east of Christ Church, the area to the north of Walshaw Road and east of High Bank and in the north-east of the study site (Figure 13).
- 5.37 Generally, there are few changes within the study site on the 1910 Ordnance Survey map (Figure 8). The majority of Yethards Field (9276.1.0) appears to have been demolished leaving three cottages outside of the study site, with a Cricket Ground and Pavilion in its place (Figure 14). Scholes's has also been reduced in size within the study site. Around the study site, Christ Church graveyard has been extended to abut the west perimeter and a farmstead has been constructed to the north of the Bolholt reservoirs.
- 5.38 Within the north of the study site on the 1929-30 Ordnance Survey map (Figure 9), a Cricket Ground occupies the north-west corner field with a Pavilion to the immediate north of Cop Thorns (Figure 14); this may have replaced the Cricket Ground seen in the location of the former Yethards Field on 1910 Ordnance Survey map (Figure 8) but no longer mapped. A number of outbuildings are also shown to the south and east of Cop Thorns, with small paddocks and buildings to its south-west at the end of Collins Street. Top o' th' Bank (9272.1.0) has changed to '*Walshaw Bank*'. The sand pit or quarry shown on the Ordnance Survey map of 1851 (Figure 6) appears to have been extended.
- 5.39 Around Bolholt, the Print Works (3808.1.0) has extended further as has its water management features with filter beds to the north-east of Owlerbarrow Farm. The early 20<sup>th</sup> century farmstead to the north of the reservoirs is named '*Bolholt Farm*' as opposed to the former Bolholt Farm to the east which is still extant. To the north-east a number of small plots and buildings are shown in the vicinity of Wash Terrace which appear to be gardens or allotments.
- 5.40 Within the south of the study site a number of paddocks and small buildings are shown to the north-east of Christ Church on the 1929-30 Ordnance Survey map (Figure 9). Within the south-east corner of the study site a small reservoir has been constructed to the west of the Scholes's

farmstead and a sewage works extends into the south of the study site. The settlement of Walshaw Lane is now shown as Walshaw.

- 5.41 The 1957-60 Ordnance Survey map (Figure 10) shows the buildings around Cop Thorns have changed configuration and are positioned only to the south. The Cricket Pavilion to its north is shown as '*Ruins*'. Additional housing has been constructed along the south side of Scobell Street adjacent to the north perimeter of the study site. Brick Field in the north-east corner of the study site is now marked as '*Allotment Gardens*' within which a ruin is noted. The allotments to the south of Wash Terrace have been consolidated into larger plots and the former Bolholt Farm is now named '*Bolholt Cottages*'. Bolholt Print Works has extended further along Walshaw Road, outside of the study site, but is obviously no longer reliant on the water supply as the management system with filters beds and tanks are disused.
- 5.42 The former Top o' th' Bank (9272.1.0) is now, confusingly, named '*High Bank Farm*' with the former High Bank to the south now divided into '*High Bank House*' and '*High Bank House Farm*'.
- 5.43 Within the study site to the south of Walshaw Road the small plots and buildings to the north-east of Christ Church have mostly been removed and replaced by four small buildings (possible garages) and two greenhouses. The area of the former Yethards Field shows a strip of woodland aligned with Lowercroft Road and the barn at Scholes's has been demolished.
- 5.44 Within the south of the study site there are no longer any features relating to Scholes's farmstead or nursery and the sewage works appear to be disused.
- 5.45 There was little change within the study site during the latter half of the 20<sup>th</sup> century, with the exception of a small number of field boundaries having been removed. By the time of the 1982-1992 Ordnance Survey map (Figure 11) the buildings for Bolholt Print Works (3808.1.0) within the study site have been demolished, with only the small building evident on the Tottington Lower End Tithe map (Figure 5) on the north side of the reservoirs remaining. Bolholt Cottages have also been demolished. More recently, the area around Bolholt Farm and Bolholt House has been converted for leisure purposes to a hotel and a country and leisure club (Figure 2) with a new access road through the study site.
- 5.46 High Bank House and High Bank House Farm have been demolished since the 1982-1992 Ordnance Survey map (Figure 11) and the site redeveloped for the Priory Elton Medical Facility.
- 5.47 Along the southern boundary of the study site the sewage works is no longer extant on the 1982-1992 Ordnance Survey map (Figure 11) and a new residence has been constructed on the site of the former Scholes's Barn.
- 5.48 Generally, based on the above evidence, the potential for significant (i.e. non-agricultural) evidence of post-medieval or modern origin across the study site is considered to be low/nil, although there are more localised areas relating to archaeological or heritage assets where the potential is increased. These will be discussed in turn below. The LiDAR data (Figure 11) shows

features relating to those identified in the map analysis, such as the sand quarry in the north, ponds and cricket pitches in the north-west and south-west.

- 5.49 In particular, present or former field boundaries are evident in the LiDAR data, with some cultivation marks also visible. Field boundaries mapped on the Earl of Derby's plan of 1785 (Figure 3) and Tithe maps of 1838 (Figures 4 and 5) that were also noted on site to be still extant (Figure 13). Evidence of former field boundaries was observed during the site inspection in the form of earthworks, such as that to the north of plot 2467 on Tottington Lower End Tithe map (Figure 5 and Plate 10), together with other historic landscape features such as the narrow hollow way to the north of Yethards Field crossing east to Scholes's seen on the Elton Tithe map (Figure 4) which is still extant (Plate 1 and Figure 14).
- 5.50 The field systems evident on the LiDAR data and observed on the cartographic sources (Figures 3-11 and 13) mostly correlate with the HLC classifications for the study site (Figure 12) which comprises: post-medieval and modern piecemeal enclosure within the north (HGM9017 and 9434); and post-medieval surveyed enclosure within the centre (HGM8905). However the HLC records possible medieval open field within the south when the area is clearly post-medieval surveyed enclosure. Other HLC classifications within the study site include: 18<sup>th</sup> century housing at Wash Terrace (HGM9405) and adjacent 20<sup>th</sup> century allotments (HGM9411); late 20<sup>th</sup> century leisure club relating to the Stables at Bolholt (HGM9485); Bolholt reservoirs (HGM8903); Bolholt industrial works (HGM10238); 18<sup>th</sup> century farm complexes relating to Cop Thorns (HGM9452), Top o' th' Bank (HGM9454) and Owlerbarrow Farm (HGM9478); private medical complex at Highbank (HGM 9445); and a 19<sup>th</sup> century orchard nursery at Scholes's (HGM7959).

## 6 STATEMENT OF SIGNIFICANCE

### Summary of Archaeological and Heritage Assets

- 6.1 In accordance with Historic England Advice Note 3 (2015) the following section will examine those archaeological and heritage assets deemed to be potentially sensitive based on the above baseline evidence and site inspection.
- 6.2 There are no designated heritage assets within the study site. However, on the west perimeter of the study site is Grade II\* Christ Church (NHLE ref. 1163417).
- 6.3 Within or bounding the study site there are a number of non-designated archaeological and heritage assets that are recorded in the HER or have been observed from sources such as mapping, LiDAR or on site observations. The locations of the archaeological and heritage assets have been plotted on Figure 14 and comprise:
1. Christ Church
  2. Cop Thorns
  3. Top o' th' Bank (High Bank Farm)

4. High Bank House
5. Yethards Field
6. Scholes's
7. Elton Vale Bleach Works Water Management System
8. Pinfold
9. Owlerbarrow Farm
10. Bolholt Print Works
11. Bolholt Cottages
12. Brick Yard
13. Sand Hill
14. Historic landscape features (comprising streams, cricket pitches, bell pit, cultivation marks, field boundaries)

### Designated Heritage Assets

#### 1. Christ Church

- 6.4 Christ Church on High Street is a Grade II\* listed building (NHLE ref. 1163417) that was first listed on 29<sup>th</sup> January 1985 (Plate 11). The church is located c. 55m to the west of the study site to the south of Walshaw Road within the graveyard and grounds that abut the west boundary. The list entry provides the following details:

*1888, by Lawrence Booth. At right angles to road and sloping away from it. Gothic Revival. Stone Chancel, large nave, passage aisles, 2-bay, double-glazed transepts, over south-east of which rises tower with paved open windows in top stage and recessed spire. Interior has plain granite piers with shaft-rings. Paid for by Rev J G Haworth and Miss Nancy Haworth of cotton spinning and fustian making family: "Jesse Haworth Memorial Church" in prominent relief lettering on west front of landmark value.*

- 6.5 The church was built in one phase over a four year period. The Reverend John Gorrell Haworth of Higher Crumpsall and Miss Nancy Haworth of Walshaw funded the cost of the church in memory of the uncle to the Reverend, Jesse Haworth (1835-88). The Manchester Courier reported (28 June 1887, 3; manchestervictorianarchitects.org.uk) that Jesse Haworth “closely identified with the industrial interest of that locality, and was instrumental in promoting the material well-being of its inhabitants.....the Earl of Derby, through his agent Mr Statler, has promised to give a suitable site of land for the church and the parsonage house.” It also reports that Jesse Haworth had previously erected day and Sunday schools from designs by Lawrence Booth, which he has recently enlarged, demonstrating the existing connection with the Manchester architect of Christ Church.

- 6.6 Both the tithe details for Tottington Lower End and Elton, 1838, show the Haworth family to be foremost tenants of the Earl of Derby within the study site (Appendix 2). James Haworth was the executor for the late William Gorrell, who shares a name with the Reverend J.G. Haworth, who owned Cop Thorn and the surrounding fields (plots 2381-7, Figure 5). James and Jess Haworth are recorded as occupiers of Top o' th' Bank and the surrounding fields (plots 236-41 and 245a-254, Figure 4), including the later site of the Jesse Haworth Memorial Christ Church, all owned by the Earl of Derby. It is possible that Jesse Haworth, aged three at the time of the tithe map and apportionment for Elton, was residing at Top o' th' Bank.
- 6.7 The church was built on the locally high ridge of land along High Street overlooking the landscape to the north-east, east, south-east and south (Plates 2, 4, 5, 9, 12-16). It sits on the west side of a graveyard, which surrounds it to the north, east and south, with the steeple on the south-east side. Originally the graveyard was much smaller and it appears that the field boundaries were realigned in this portion of the study site as a consequence (Figure 7). During the early years of the 20<sup>th</sup> century, the graveyard was expanded to the north and east to its current size (Figure 8), bound by a low stone wall and railing. By the end of the 1920s the Vicarage has been constructed within the grounds and to the south-west of the church (Figure 9), which is still extant. The layout of the church and graveyard has changed little since.
- 6.8 The position of the church was deliberately chosen to the south of the settlement of Walshaw, which not only provided relatively unencumbered views of the church but also provided a central location within an area of expanding settlement. Height is provided by a spire atop a tower and on a prominent ridge making it a local landmark which Pevsner (1969, 101) deemed it to be so that it would be visible from the town below to the east, Woolfold. A Frances Frith photograph of the church (not reproduced here due to copyright issues) from shortly after it was completed showed it to be within open surroundings with commanding views across the landscape. Two clock faces adorn the east and south elevations of the tower suggesting that these were to be the principal elevations when viewed across the landscape.
- 6.9 Its current immediate setting is much more enclosed by mature trees and vegetation within the graveyard, above which the steeple rises. During the winter months the outline of the whole church can be seen through its surrounding trees. Christ Church is still a conspicuous landmark and can be viewed from most aspects of the study site.
- 6.10 Christ Church is considered to be of high heritage significance, recognised by its statutorily designated status as a Grade II\* listed building. The principal heritage significance is derived from its architectural and aesthetic values, combined with the historical and communal interests associated with the local Haworth family, deeply rooted in the agricultural and industrial development of Walshaw. Furthermore, its setting within the graveyard and its landmark position overlooking the landscape to the south and east of Walshaw contributes to its significance, reminding onlookers of its purpose as a memorial to Jesse Haworth.

## Non-designated Heritage Assets

### 2. Cop Thorns

- 6.11 The former farmstead at Cop Thorns (Plate 17) is not recorded in the HER, although its access road is (8748.1.0). The details for the access road provided in the HER entry date it to the 18<sup>th</sup> century, having been recorded on Yates' map (Plate 29) surveyed in the 1770s. However, inspection of the map showed no evidence of the access road, but it does show a building in the location of Cop Thorns in the north-east corner of the study site. This suggests a date for the farmstead of at least 18<sup>th</sup> century.
- 6.12 The earliest available map to show Cop Thorns (as 'Cop Thorn') is the Tottington Lower End tithe map (Figure 5) when it would appear that the farmstead is well-established in the area; it is named on the map and provided with a sub-heading for the group of plots (2381-7) in the accompanying tithe apportionment comprising a '*Cottage farm house barn cow house and lane*', an orchard, pasture and meadows to its east and south. Only one long rectangular building is shown on the tithe map bounding the north side of plot 2580, which suggests that it included the farmhouse, barn and cow house.
- 6.13 Cop Thorns is unchanged on the Ordnance Survey map of 1851 (Figure 6), although the access road recorded in the HER running up to the farmstead from the south is now shown with a well on its east side. The 1893 Ordnance Survey map (Figure 7) shows the building in detail for the first time as a four-celled structure (the westernmost appears to be a later addition) with two small outshuts on either end. The west half of the structure projects out from the east half on the north side, which was observed during the site inspection (Plate 17), and suggests that the two halves result from separate phases of construction. Inspection of the north elevation also showed quoins from the former eastern end of the structure prior to it being extended with the easternmost cell. The unchanging length of the structure on the maps suggests this was prior to the tithe map of 1838.
- 6.14 The main structure at Cop Thorns remains relatively unchanged through the 20<sup>th</sup> century, although it is represented as a three-celled structure on the Ordnance Survey map of 1957-60 (Figure 10), with numerous outbuildings added and removed within its surroundings. It is probable that the structure had become two dwellings. During the site inspection it was noted that Cop Thorns is still two dwellings, with the west dwelling appearing to be the original farmhouse, with the east dwelling having been converted from a barn; the south and east facing elevations have been rebuilt likely as a results of the conversion. No internal inspection was undertaken.
- 6.15 The non-designated heritage asset is of some local historical interest, particularly in relation to the Haworth family (see Christ Church, above) and representative of local post-medieval vernacular architecture (excluding the rebuilt elevations), albeit that it is no longer in use as a farmstead. As a surviving heritage asset from the 18<sup>th</sup> century rural landscape to the east of the settlement of Walshaw, it is still within much of its original agricultural setting which



also includes the historic footpath network (Figure 14), although its present context is within much reduced grounds with access from Church Street to the west.

### 3. Top o' th' Bank (High Bank Farm)

- 6.16 There is no building shown on Yates' map (Plate 29) surveyed during the 1770s in the location of Top o' th' Bank farmstead which is recorded in the HER (9272.1.0). It is first mapped on the Earl of Derby's plan of 1785 (Figure 3) comprising three buildings, two of which are extant on the Elton Tithe map of 1838 (Figure 4) on the west perimeter of the study site. The occupiers of the '*Homestead Garden Plantation and Lane*' are James and Jess Haworth along with surrounding plots 236-41 and 245a-254. It was noted during the site inspection that the farmstead sits on a steep rise above the settlement of Walshaw to its immediate west, from which it is named. It was observed to comprise a farmhouse and associated barn (Plates 19 and 20), in the locations of those shown on the 1851 Ordnance Survey map (Figure 6).
- 6.17 The farmstead changes little until the late 19<sup>th</sup> century when a number of farm buildings are shown to the south on the 1893 Ordnance Survey map (Figure 7). Adjoining this to the south is High Bank which the HER records as being part of the same farm complex as Top o' th' Bank, although the mapping evidence suggests that these are separate. Consequently, High Bank is discussed below.
- 6.18 The 1929-30 Ordnance Survey map (Figure 9) shows the farmhouse to have been reduced in size, with additional outbuildings to its east. The farmstead is named Walshaw Bank but by the mid-20<sup>th</sup> century it is known as High Bank Farm.
- 6.19 Presently, only the farmhouse and barn survive with large modern farm buildings to their east. Both are still used as part of the High Bank farmstead and are positioned on the edge of Walshaw settlement.
- 6.20 The farmhouse is likely to be 18<sup>th</sup> century in date but has been heavily altered in more recent times and rendered. It has no obvious architectural interest although it is of local historical interest as the possible birthplace and residence of the young Jesse Haworth (see Christ Church, above).
- 6.21 The brick-built barn dates to prior to the Elton Tithe map of 1838 but does not appear to correlate with either of the two buildings to the south of the farmhouse on the Earl of Derby's plan of 1785 due to its north/south orientation, parallel to the lane to its west (now known as Walshaw Lane). It is likely to have replaced an earlier barn positioned adjacent to Barn Field named on the Earl of Derby's plan. The barn was not internally inspected, which would provide more indication of its original function, but externally it does not appear to be a threshing barn as recorded in the HER. It is currently used for stabling horses, each accessed externally, and appeared to be partitioned accordingly internally. Above, on the first floor, is storage. The north wall incorporates a stone wall from a former structure (Plate 20), with regularly spaced ventilation holes. This substantial early 19<sup>th</sup> century barn appears to survive relatively intact with relatively limited modification: the roof has been replaced

and there is evidence of some blocked openings, with doorways added for stabling. It is considered to be of local archaeological importance as a part of the historical agricultural landscape surrounding Walshaw.

#### **4. High Bank House**

- 6.22 High Bank is recorded in the HER in the same entry at Top o' th' Bank/High Bank Farm (9272.1.0), to which it may be associated. A small building is first recorded on the Ordnance Survey map of 1851 (Figure 6) to the south of the Top o' th' Bank barn and within the north-west corner of the field referred to on the Earl of Derby's plan of 1785 (Figure 3) and Elton Tithe map of 1838 (Figure 4) as Barn Field. This is still extant on the 1893 Ordnance Survey map (Figure 7) and positioned within the grounds of a substantial dwelling named '*High Bank*'. The access is from Walshaw Lane to the west with walkways through a woodland area to the south and an open garden area to the north-east of the house in which greenhouses are located on the 1910 Ordnance Survey map (Figure 8).
- 6.23 There is little change to the house, gardens and the mid-19<sup>th</sup> century structure to the north-west until the mid-20<sup>th</sup> century when the house has been divided into two dwellings and extended on the west side. The dwellings are named High Bank House and High Bank House Farm, when Top o' th' Bank becomes High Bank Farm. By the 1970s the dwellings are again merged to become High Bank House Farm. From the positioning adjacent to Top o' th' Bank farmstead and an apparent link to the same farm buildings between them shown on the maps it suggests that they were perhaps both held by the same family. However, High Bank does seem to have been built to be much grander than a farmhouse, with its own large garden setting.
- 6.24 By the end of the 20<sup>th</sup> century High Bank House Farm has been demolished and the private medical facility which was observed during the site inspection as The Priory was constructed on the site. The former garden area to the north-east is used by High Bank Farm for storage. The southern portion of the woodland is still extant, through which The Priory is accessed. Remains of the west boundary wall (P22, Figure 13) was observed during the site inspection along Walshaw Lane (Plate 21), with the south boundary wall still in use along Walshaw Road (P21, Figure 13).
- 6.25 Whilst High Bank House is of local historical interest, the construction of The Priory will have truncated or adversely disturbed any below ground remains.

#### **5. Yethards Field**

- 6.26 An L-shaped building is shown at the west end of a narrow field described as 'Meadow' on the Earl of Derby's plan of 1785 (Figure 3), although Yates' map surveyed in the 1770s does not record it as being present (Plate 29). The building is positioned outwith the west boundary of the study site. By the time of the Elton Tithe map of 1838 (Figure 4) the plot is still known as 'Meadow' field and there appears to be a cluster of buildings at the west end consisting of

either a small number of cottages or a farmstead with outbuildings to its south extending into the study area.

- 6.27 The 1851 Ordnance Survey map (Figure 6) shows the possible farmstead to have extended further south with enclosures in the field and that to the south. The buildings are named as Yethards Field and by 1893 (Figure 7) two cottages have been added to the north, albeit outside of the study site. The 1893 Ordnance Survey map provides clearer detail of the arrangement of structures, with a portion of a large dwelling within the study site together with its gardens and numerous outbuildings to its south. The narrow field has also been merged with that to its south.
- 6.28 However, by 1910 (Figure 8) all of the structures within the study site have been demolished leaving only three small later 19<sup>th</sup> century cottages outside of the boundary. The adjoining field is now a Cricket Ground with a Pavilion (Figure 14) which is no longer in use by the end of the 1920s (Figure 9). A strip of woodland aligns the west side of the former Cricket Ground, which is still extant today.
- 6.29 During the site inspection the area of the former possible farmstead was overgrown despite it being during the winter months, with mature trees occupying the site although it was observed that below-ground remains may still survive. Any remains would be of local importance due to their archaeological or evidential interest relating to the development of the settlement of Walshaw.

#### **6. Scholes's**

- 6.30 The Earl of Derby's plan of 1785 (Figure 3) shows a possible farmstead on the south-east boundary of the study site, of which one of the buildings (north/south aligned) is within the study site and a second (east/west aligned) is outwith. The farmstead is accessed via a track leading from the south on the present day Dow Lane. The Elton Tithe map (Figure 4) shows this arrangement more clearly with a description for the structure within the study site (plot 280) of a barn and lane. The second structure outside of the study site boundary is a homestead occupied by George Leigh and leased from the Earl of Derby which sits within a plot described, along with that to the east (plots 282 and 283), as gardens under arable use which are also reminiscent of orchards.
- 6.31 The 1851 Ordnance Survey map (Figure 6) shows the farmstead and gardens as 'Scholes's' and by the 1893 map (Figure 7) the gardens are shown as Scholes's Nursery and have extended into the study site. Leigh's Nursery is shown to the east of this which suggests an ongoing family connection with the occupier of Scholes's, George Leigh, in 1838. The site of the barn appears to have been added to, including greenhouses, which is further extended in the early part of the 20<sup>th</sup> century, albeit that the nursery does not extend as far west into the study site (Figures 8 and 9). By the mid-20<sup>th</sup> century, however, the barn has been demolished (Figure 10) but the nursery is still extant to the east of the study site. At the end of the 20<sup>th</sup> century the site of the barn has been redeveloped for a new dwelling, although Scholes's farmhouse is still extant.

- 6.32 The barn is not recorded in the HER. It is likely that demolition and redevelopment of the site of the 18<sup>th</sup> century barn for modern residential purposes has adversely disturbed or truncated any below-ground remains and it is therefore considered to be of low local or nil importance.

### ***7. Elton Vale Bleach Works Water Management System***

- 6.33 During the site inspection, a head race was noted within the very south-east corner of the study site (Plates 22-23) along Elton Brook which appeared to be part of a water management system comprising a series of reservoirs leading to Elton Vale Bleach Works to the east. The reservoirs and bleach works were first plotted on the Elton Tithe map of 1838 (Figure 4). By the time of the Ordnance Survey map of 1893 (Figure 7) a reservoir had also been established to the immediate south of the study site and Scholes's Nursery. The 1910 Ordnance Survey map shows a weir and series of sluices along Elton Brook to the south of the study site. Eventually, part of the water management system to the south of the study site became part of the sewage works (Figure 9) and was disused in the later 20<sup>th</sup> century. Nevertheless, evidence of the management of Elton Brook is still extant within the study site. The archaeological asset is not recorded on the HER and would be considered to be of local importance in the context of the early 19<sup>th</sup> century bleach works.

### ***8. Pinfold***

- 6.34 The Elton Tithe map of 1838 (Figure 4) identified plot 273 as '*Pinfold*'. The field was also marked on the Earl of Derby's plan of 1785 (Figure 3). Although it still retains much of its late 18<sup>th</sup> century form, with the exception of the west boundary no longer being extant, no features of archaeological interest were observed during the site inspection and the feature is not recorded in the HER. It is unlikely that there are any below-ground remains pertaining to its function as a pinfold and it is considered to be only of local historical interest.

### ***9. Owlerbarrow Farm***

- 6.35 A building is shown on Yates' map, surveyed in the 1770s (Plate 24), on the north side of Walshaw Road within the study site. This is also shown on the Earl of Derby's plan of 1785 (Figure 3) within a garden or yard enclosure in the south-west corner of a meadow field on the north side of Walshaw Road. This building is that of the present-day Owlerbarrow Farm which shows a datestone on the principal south-east facing elevation of 1726.
- 6.36 The Elton tithe map of 1838 (Figure 4) shows the building in more detail and the accompanying apportionment describes it as a homestead and garden associated with the surrounding plots 255-62 and 541, although it is not named specifically.
- 6.37 On the 1851 Ordnance Survey map (Figure 6) the immediate area of Owlerbarrow Farm is shown as '*Alderbarrow*' which is taken to include the farm together with the buildings or farmsteads to the south. Confusingly, the HER records the farmstead to the south also as Owlerbarrow (previously Alder Barrow) Farm (9289.1.0), with the farmstead within the study site not recorded in the HER.

- 6.38 Alderbarrow changes to Owlerbarrow on the 1893 map (Figure 7) and the farmstead is shown as a two-celled structure with outshuts and a track or footpath running northwards to its west.
- 6.39 There is little change to the farmstead, which is named as '*Owler Barrow Farm*' for the first time on the Ordnance Survey map of 1929-30 (Figure 9), until the mid-20<sup>th</sup> century which shows that the division between presumably the house on the west and the barn on the east side is moved to extend the house (Figure 10). During this time, the name is changed to its present-day form.
- 6.40 Owlerbarrow Farm is no longer a working farm although stables were noted to the rear during the site inspection. The two storey structure comprises a dwelling to the west and barn to the east, with outshuts to the east and west ends and to the rear of the house. A modern porch is present on the south-east facing elevation. The building is rendered all round with pebble dash on the principal elevation of the dwelling section. The fenestration is modern PVCu, with the original decorative splayed headers of the ground floor windows to the dwelling still extant. The structure was not inspected internally.
- 6.41 Despite some limited modern alterations, the farmstead has changed little in its form or layout since the late 18<sup>th</sup> century. The south side of Walshaw Road, opposite the farmhouse, has been developed throughout the 20<sup>th</sup> century but the setting of the farmhouse on the north side of Walshaw Road overlooking agricultural fields to the rear has changed little since the reservoirs were constructed in the early 19<sup>th</sup> century. On this basis the former farmstead is considered to be of local historical significance and the structure is likely to have evidential value.

#### **10. Bolholt Print Works**

- 6.42 Yate's map, surveyed in the 1770s, (Plate 29) shows a structure to the east of the study site to the north of Walshaw Brook which may relate to *Bolholt* Print Works (3808.1.0). The first available map to show the Print Works in any detail is the Tottington Lower End Tithe map of 1838 (Figure 5) which shows a number of structures running north from Walshaw Road along a lane described as '*Waste Road*' (plot 2475) and either side of Walshaw Brook. The main structure, plot 2476, is described in the accompanying apportionment as '*Part of Bolholt Bleach and Print Works*', held by Robert Hall, and it is assumed that those structures within its immediate vicinity are also part of the same works.
- 6.43 To the west of this are five reservoirs fed by the brook: Dungeon Reservoir (plot 2458), Sough Reservoir (plot 2454), and Filter Reservoir (plot 2455) are within the study site, with the west end of Lowest Reservoir being partially within the study site boundary; Lower Reservoir is outwith the study site boundary. The earlier Earl of Derby's plan of 1785 (Figure 3) does not show any detail to the north of Walshaw Brook but it does appear that the natural course of Walshaw Brook has been mapped as opposed to the Tithe map of 1838 wherein it has been diverted to the reservoirs. This indicates that the water management system for the Print Works dates to later than 1785. Interestingly, the reservoirs are not held by the same tenant

as the Print Works but by William Southern who occupies the house to the north and outside of the study site, plot 2452.

- 6.44 To the immediate north of Sough Reservoir (plot 2454) is a small rectangular building with no description. This is still an extant agricultural building that has been heavily modified (Plate 25).
- 6.45 The Ordnance Survey map of 1851 (Figure 6) shows little change to the configuration of features associated with the Print Works, which is named as '*Bolholt Mills (Bleach and Print Works)*', except for the reduction in size of Dungeon Reservoir on the west side and within the study site. However, by the late 19<sup>th</sup> century (Figure 7) two of the reservoirs (Filter and Lowest) have been removed in order for the Print Works building complex to expand, whilst an additional reservoir to the north-west of Dungeon Reservoir has been constructed. The small building shown on the Tithe map of 1838 (Figure 5) has been extended eastwards with three buildings straddling the study site boundary to its east on the site of the former Filter Reservoir.
- 6.46 The water management system can be seen with a sluice diverting some of Walshaw Brook with the main brook diverted south and round the reservoirs. Filter beds are also mapped within the study site. A large house and gardens (*Lake Hill*) has been constructed to the north of Dungeon Reservoir, outwith the study site, with a boat house on the north side of the reservoir.
- 6.47 During the early 20<sup>th</sup> century (Figure 8) the largest of the structures shown partially within the study site has been extended and it is surrounded by numerous small reservoirs and filter beds, which have been removed by the end of the 1920s or appear disused (Figure 9). The Print Works complex is shown as a more general 'works' which suggests a change in use in some or all of the site. The works building straddling the study site's east boundary continued in use until the 1980s when it was demolished and much of its former site has since been landscaped as part of the current leisure complex. An access road to the Stables has been laid through the site of the works building and water management features on the east boundary of the study site. At the north end of this access road the original cobbled surface is still extant (Plates 25-26), a section of which runs along a car park to the east. The surface of the car park showed evidence of former structures in places and it is likely that remains of the works building survive below-ground (Plate 27).
- 6.48 Any surviving below-ground remains of the late 19<sup>th</sup> century Print Works building within the study site would be of local significance due to their evidential value. It is also entirely possible that evidence of the infilled reservoirs of early 19<sup>th</sup> century date that preceded the works may also still survive below-ground.

### 11. Bolholt Cottages

- 6.49 The Tottington Lower End Tithe map of 1838 (Figure 5) shows a collection of buildings to the north of Bolholt Print Works comprising three farmsteads or dwellings (plots 2452, 2471, 2473) and a wheelwright shop (plot 2474). This small settlement of Bolholt is recorded in the

HER as being of probable medieval (14<sup>th</sup> or 15<sup>th</sup> century) origin, but the components are not recorded in the HER individually. The dwelling in plot 2473 is partially within the study site and described in the accompanying apportionment as '*Cottage*' but with three separate residents listed.

- 6.50 The Ordnance Survey map of 1893 (Figure 7) shows the farmstead in detail for the first time. It is labelled as Bolholt Farm and divided into four cells. Given the three residents in 1838 it is possible that there are three cottages with the largest cell being a barn. By the 1910 map (Figure 8) two gardens have been enclosed to the rear of the cottages which have been modified and extended by the end of the 1920s when it is labelled as '*Bolholt Cottages*' (presumably due to a new '*Bolholt Farm*' having been constructed to the north of the reservoirs), with numbers 1, 2 and 3 marked for each (Figure 9) and the barn is still extant. However, by the 1980s (Figure 11) the cottages have been demolished and the site redeveloped and it is unlikely that there are any surviving below-ground remains.
- 6.51 Based on the above, the site of Bolholt Cottages is considered to be of low local significance due to the historical interest as part of the Bolholt medieval and post-medieval settlement.

## 12. Brick Yard

- 6.52 The Tottington Lower End Tithe map of 1838 (Figure 5) describes plot 2432 on the north boundary of the study site as '*Brick Yard*', which is later shown on the Ordnance Survey map of 1851 (Figure 6) as '*Brick Field*'. This remains until the mid-20<sup>th</sup> century when it is shown as Allotment Gardens with greenhouses. During the site inspection the field is mostly overgrown rough grazing with a fenced allotment onto Scobell Street. No archaeological features were observed. Any below-ground remains would be of local significance for their evidential/archaeological value. The archaeological asset is not recorded in the HER.

## 13. Sandhill

- 6.53 Plot 2394 shown on the Tottington Lower End Tithe map of 1838 (Figure 5) on the north side of the study site is described in the accompanying apportionment as '*Sand Hill*' being '*part of sand hole*'. The plot is located on the glaciofluvial sands and gravels which extend across the north and parts of the north-west of the study site. It is likely that these natural deposits were being quarried out from at least the early 19<sup>th</sup> century.
- 6.54 The 1851 Ordnance Survey map (Figure 6) shows a quarry on the east side of the plot labelled '*Sand Pit*'. However, there is no evidence thereafter until the 1929-30 map (Figure 9), which implies that the quarry was disused from the late 19<sup>th</sup> century. During the site inspection evidence of the quarry was observed from the lower topography and embankment around the south side (Plate 28).
- 6.55 The archaeological asset is not recorded in the HER. It is unlikely that there will be any below-ground archaeological remains relating to the quarrying activity and it is considered to be of low local historical interest.



#### 14. Historic landscape features

- 6.56 The study site contains a number of historic landscape features not recorded on the HER. These were observed during the site inspection or from mapping evidence and LiDAR data (Figures 2-11) and plotted in Figures 13 and 14. Several of these have been discussed above, such as the evidence of structural remains at Yethards Field or the quarry at Sand Hill.
- 6.57 Features have been identified that relate to former field systems, with relict field boundaries observed in both the aerial photograph of the study site (Figure 2) and the LiDAR data (Figure 11). The existing field boundaries within and bounding the study site have been classified according to date and plotted in Figure 13 with a brief description provided in Appendix 3. To the south of the reservoirs, the earliest available map was the Earl of Derby's plan of 1785 (Figure 3), with that to the north being the Tottington Lower End Tithe map of 1838 (Figure 5). A large number of the present-day field boundaries have originated from the late 18<sup>th</sup> or early 19<sup>th</sup> century. However, the majority are so poorly preserved that they are represented by modern post and wire fences or a line of mature trees. In one instance, the field boundary (no. 33) is visible only as a low earthwork.
- 6.58 Within the southern area of the study site are late 18<sup>th</sup> century field boundaries that are relatively well-preserved, many still in use, and possibly date to the enclosure of former open fields, although they are of a very regular form which does not appear to have followed any pre-existing boundaries and as such would appear entirely of post-medieval character. The west end of an historic footpath (plotted in Figure 14) is identifiable as a sunken track or hollow way (double hedged field boundary no. 6, Figure 13). This bounds the north side of a field recorded at Yethards Field (the south side now only evident in aerial photographs and LiDAR data). On the east side of this group of field boundaries is the field name of Pinfold (Figure 4 and no. 8 on Figure 14). It is possible that the historic footpath was in existence prior to the enclosure of the fields in the 19<sup>th</sup> century, however, there is no firm evidence to support such an assumption. Equally it is possible that the field marked as *Pinfold* was used for that purpose prior to the 18<sup>th</sup> century, however, there is no surviving physical evidence of such a use. These landscape features within the southern part of the site are fairly typical of the enclosure period but have lost many of the former boundaries which would add to a fuller understanding of land division at utilisation in the period. They do retain some limited historic interest, however, they are of no more than local significance at most.
- 6.59 Many field boundaries that have been long removed were identifiable from aerial photographs and LiDAR data. Some of these were shown on early mapping. These include evidence of strip fields to the north of Walshaw Road that were last mapped on the Ordnance Survey 1851 (Figure 6). Ridge and furrow and further relict field boundaries removed prior to the late 18<sup>th</sup> century can also be discerned on aerial photographs and LiDAR data and it is likely that these also originate from the medieval period. Whilst these features retain some historic interest they hold little, if any evidential value or archaeological interest and are not readily visible on the ground. As such, the contribution that these features make to the understanding of the historic landscape is extremely limited.



- 6.60 Across the north area of the study site, to the north of the reservoirs, the field boundaries tend to be more poorly preserved and no longer in use. However, the cluster of field boundaries marking the former Parliamentary Boundary (nos 19 and 20 on Figure 13) remain in use, together with field boundary 24 (Figure 13) which aligns an historic footpath plotted on Figure 14. Within the north-east, many of the field boundaries have been reorganised in the late 19th or 20th centuries.
- 6.61 Following an assessment and classification of the field boundaries, the most well-preserved that are considered to be of potential importance, according to their appearance on early mapping pre-dating 1850 and in accordance with the criteria of the 1997 Hedgerow Regulations, have been plotted on Figure 14. These comprise field boundaries 3, 4, 5, 6, and 8 in the south and no. 25 in the north of the study area.
- 6.62 Cultivation marks have also been noted in the LiDAR data for much of the study site (Figures 11 and 13), with those to the south of Christ Church being the most obvious. These narrow, straight plough marks are late 19<sup>th</sup> and 20<sup>th</sup> century in date and can be seen overlying a doubled banked earlier field boundary last mapped in 1851 (Figure 6). Those cultivation marks associated with the strip fields may be of medieval origin and, together with the field system, of local historical significance within the context of the early settlement of Walshaw.
- 6.63 Other historical landscape features include ponds or former ponds that can be ascribed to those on historic maps are visible in the LiDAR data (Figures 11 and 14) and were also noted on site. A further feature noted during the site inspection within the south of the study site does not, however, appear on any mapping. Given the underlying geology and the 'Old Shaft' shown on the Ordnance Survey map of 1893 (Figure 7) it is likely that it is a bell pit of a date prior to the late 18<sup>th</sup> century and, therefore, of local historical and archaeological significance.
- 6.64 Two very level and regular square-shaped features within fields on the west side of the study site, one to the east of Yethards Field and one to the north of Cop Thorns, can be seen in the LiDAR data and are likely to be the cricket pitches identified on Ordnance Survey mapping. However, although these may be of local historical interest they are of very limited significance.
- 6.65 Combined, these historical landscape features have a group value in terms of the evidence base that informs understanding of the development of the Walshaw and its rural agricultural surroundings. However, such landscapes are not rare in the region or district, they are not particularly well preserved and they do not display a wide range of features which could add to the understanding of their use and development. As a whole the historic landscape of the study site is considered to be of no more than local significance.

### **Potential Sub-surface Archaeological Remains**

- 6.66 The potential for general prehistoric activity across the study site based on the HER evidence has been identified as low. That potential is considered to be largely limited to known topographic locations, geological conditions and sites in close proximity to watercourses that

were favoured in the prehistoric period with the focus being on the sands and gravels across the north of the study site, together with localised areas of higher topography (Figure 14). Should such evidence be uncovered this would contribute to the understanding of the distribution and density of prehistoric activity within the region. Based on the evidential value, such remains would be considered to be of local to regional significance depending upon their nature and state of preservation. However, there is no evidence to suggest that the study site has potential to contain remains of a significance that would necessitate their preservation in situ.

- 6.67 The assessment has identified a low/nil potential for any significant archaeological remains and finds for the Roman and medieval periods. With the exception of the individual archaeological and heritage assets discussed above there is a low/nil potential for any significant archaeological features of post-medieval/modern date. Should any archaeological finds or features be discovered their significance will be vested in their evidential value and their potential to contribute to the understanding of the development of this area of Bury in terms of local research priorities. Any such remains are likely to be of local significance.

## **7 IMPACT ASSESSMENT**

### **Previous Impact**

- 7.1 The vast majority of the study site has been in agricultural use which, where it has been cultivated in the past, is likely to have caused widespread but low-level truncation of any earlier archaeological deposits. More localised impacts will have occurred around the more recent developments at the farmsteads and the area of Bolholt Print Works within the study site.

### **Proposed Development**

- 7.2 The Walshaw Garden Neighbourhood Development Framework (Barton Wilmore 2019) promotes the c. 64ha site which is allocated within the revised Draft Greater Manchester Spatial Framework (GMSF 2019), identified as GMA9, for a residential-led development comprising up to 1,250 dwellings, a new primary school, an enhanced local centre and accompanying necessary infrastructure and local services. The concept masterplan provided in the development framework provides an indication at this early stage of where the main areas of development are located.

### **Designated Heritage Assets**

- 7.3 Local authorities have a duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act (section 66[1]) to have special regard to the 'desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. The NPPF expects local authorities to have access to significance and impact assessments to inform these duties (paragraphs 189 and 190). Impact is assessed according to different

levels, from neutral to beneficial with a range of degrees of harm, from slight to substantial. Where substantial harm will be caused, for example by the total demolition of a listed building or a building that contributes to the character of a Conservation Area, local authorities should normally refuse consent, unless the criteria set out in the NPPF are met (paragraph 195). For proposals where the harm is 'less than substantial', the Local Authority is expected to weigh the harm to significance against the public benefits of the scheme.

- 7.4 The proposed development will have no direct impact upon any designated heritage assets.
- 7.5 The significance of the Grade II\* listed Christ Church is derived from its architectural and aesthetic values. Furthermore, it is also of local historical and communal interest due to its purpose as a memorial to Jesse Haworth, an industrialist from a local family of repute and importance both in terms of the agricultural and industrial development of Walshaw.
- 7.6 The church, set on the west side of its graveyard and north-east of the Vicarage, is positioned to the west of the study site. The setting of the late 19<sup>th</sup> century church has been shown to contribute to its significance as it was intended to also be viewed as a memorial. Its position was chosen to be a prominent to the south of the settlement meaning that it would function as a landmark within its semi-rural surroundings dominating a built environment of mainly two-storey dwellings.
- 7.7 The study site is identified in the Draft GMSF (2019) as allocation site GMA9 in which a number of requirements are detailed. These include providing appropriate mitigation and respecting the setting of the heritage assets in the vicinity of the site. The Walshaw Garden Neighbourhood Development Framework (Barton Wilmore 2019) assures to protect the Grade II\* listed church with a surrounding green buffer in order to maintain its prominence in the area's character, with views towards the church being maintained and framed by new development. The concept masterplan included within the Walshaw Garden Neighbourhood Development Framework shows an area of landscaping along the east perimeter of the graveyard with a development block and proposed tree planting to its south.
- 7.8 The design of the final layout of the proposed development needs to consider maintaining the intervisibility of the church within its surroundings to the north-east, east, south-east and south and so the proposed building stock will consider this in terms of height. In this way it will avoid narrowing the views of the church to those along the network of proposed roads as it was intended to be seen within the wider landscape and should be seen over the roofscape of the proposed development. Due to the importance of the interrelationship within its environs, any impact on the setting of the Grade II\* Christ Church by the proposed development is likely to affect its significance but this can be mitigated by design.
- 7.9 Further consideration of the effects of the proposed development on the setting of the designated heritage asset of Christ Church will be needed once the final layout is issued. It is advised that there is heritage input into the drafting of the design following consultation with statutory consultees to avoid any potential issues arising during the application stage.

### **Impact on Archaeological Assets**

- 7.10 The proposed development will have no impact on any designated archaeological assets.
- 7.11 Through available sources, including HER data, HLC data, LiDAR data, mapping evidence and site inspection, twelve non-designated archaeological and heritage assets were identified (Figure 14). These have been assessed as being of local historical and/or archaeological significance at most. The following assessment of impact on each of these is based on the concept masterplan from the Walshaw Garden Neighbourhood Development Framework and the results should be used to inform the design layout of a more detailed masterplan. Following issue of the final design, the impact may need to be re-assessed for each of the assets identified.

#### ***2. Cop Thorns and 9. Owlerbarrow Farm***

- 7.12 Both Cop Thorns and Owlerbarrow Farm are now dwellings and no longer working farmsteads set within their own grounds or gardens but within semi-rural surroundings. Both heritage assets are shown on the concept masterplan within the development framework as being excluded from development and will, therefore, not be directly impacted. However, residential development is proposed to the north of Cop Thorns with a through road proposed to its immediate east and Owlerbarrow Farm will be surrounded by residential development to the north, west and east. By the very nature of the proposed development of the site, this will remove the historic context in which the former farmsteads are situated. However, as both buildings remain within their own grounds this will not prevent the buildings from being appreciated or understood. It is recommended that the proposed development is set back from the rear of the properties in the final design.

#### ***3. Top o' th' Bank (High Bank Farm) and 4. High Bank House***

- 7.13 The area which includes both the present day High Bank Farm and the site of High Bank House is excluded from development: High Bank Farm is a working farm still and the site of High Bank House Farm is now The Priory private medical facility. Therefore, neither will be directly impacted and it is highly unlikely that any below-ground remains survive pertaining to High Bank House Farm.
- 7.14 In terms of setting, Top o' th' Bank, now High Bank Farm, comprises the farmhouse and the barn situated within modern residential development and modern farm buildings and will not be affected by the proposed development of the study site which will be screened by proposed vegetation along the shared boundary.

#### ***5. Yethards Field***

- 7.15 The concept masterplan within the development framework shows much of the site of the Yethards Field farmstead to be undeveloped, leaving the existing woodland in situ. However, the LiDAR data (Figure 11) shows the extent of the potential below-ground archaeological remains to extend within the proposed development block. The further evaluation required

by GMAAS may provide additional information as to the extent of the remains. Depending on the significance of any remains encountered a suitable mitigation strategy will be agreed with GMAAS.

#### ***6. Scholes's and 7. Elton Vale Bleach Works and Water Management System***

- 7.16 The site of Scholes's 18<sup>th</sup> century barn has recently been redeveloped for modern residential purposes. Therefore, this area including that along the south-east boundary is not proposed for development. Therefore, the water management features within the study site associated with the Elton Vale Bleach Works to the east will also remain unaffected. However, in accordance with the Historic England Advice Note 3 (2015) the remains should be considered for repair and provision of interpretation signs.

#### ***8. Pinfold, 12. Brick Yard and 13. Sand Hill***

- 7.17 All three archaeological assets, Pinfold, Brick Yard and Sand Hill, were identified through field name evidence in the Tithe maps of 1838. Pinfold is shown in the concept masterplan within the development framework as being within the grounds of the new primary school. Brick Yard and Sand Hill are proposed for residential development
- 7.18 Pinfold is unlikely to have any associated archaeological remains relating to its suggested former use. No evidence was observed during the map analysis of the origin of the Brick Yard, later Brick Field, although it is possible that there is below-ground archaeological evidence. The plot named Sand Hill was observed to have been quarried out for the underlying sand and gravel deposits and it is likely that there is little archaeological evidence remaining associated with any such activity.

#### ***10. Bolholt Print Works***

- 7.19 The portion of the Print Works complex that is located within the study site is proposed for redevelopment. This comprises the area of the former filter beds proposed for residential development together with a new vehicle access road. There is a high potential for archaeological remains to survive below-ground and GMAAS has requested further investigation prior to development commencing. Interpretation signage should be considered in accordance with the Historic England Advice Note 3 (2015).

#### ***11. Bolholt Cottage***

- 7.20 The assessment identified that the 18<sup>th</sup> century former farmstead (the original Bolholt Farm) was demolished and the site redeveloped for a modern dwelling and gardens. Therefore, any archaeological remains are unlikely to survive or will have been adversely truncated or disturbed. Furthermore, there is no proposed development in the location of the Cottages within the concept masterplan in the development framework. The proposed development will not affect this archaeological asset.

#### ***14. Historic Landscape features***

- 7.21 Numerous historic landscape features have been identified through various sources, including maps, site inspection, LiDAR data and aerial photography (Figure 14). Some of these features survive as earthwork or extant features, such as the field boundary 33 or the bell pit, with others surviving as below-ground remains such as the farmstead at Yethards Field. With the development proposed across the whole of the study site most of these will be destroyed as a result of the associated groundworks.
- 7.22 GMAAS requires that a programme of further investigative and recording works are undertaken, including a programme of geophysical survey which will inform the requirements for evaluation trenching and eventual mitigation requirements. The location, extent and nature of extant above ground features or earthworks should be recorded as part of a detailed walkover survey.
- 7.23 The proposed development will result in major changes to the historic landscape as currently surviving within the study site. That historic landscape is, however, considered to be of relatively low significance, local level at most. The loss of the historic field pattern within the study site will be mitigated through the retention of a number of field boundaries (specifically field boundaries 11-13, 19, 21, 22 and 24), with a portion of 8 and 9 in the south. Where feasible, any remaining field boundaries will be considered for retention in the detailed design of the development and therefore enhanced with the intention of preserving the links with those elements that shaped the existing landscape around Walshaw.

#### *General scheme-wide potential for archaeological feature*

- 7.24 The study site will be subjected to a programme of non-intrusive and intrusive investigation and recording works to investigate any surviving archaeological remains primarily from the prehistoric period. This work will focus on those areas that have the most potential to contain evidence relating to prehistoric activities or settlement, i.e. well-drained sands and gravels, localised higher topography overlooking watercourses. By targeting these areas with geophysical survey it is intended that features such as hearths, which are also indicators of prehistoric activity, may be revealed.
- 7.25 This assessment has considered the potential for any as yet to be discovered sub-surface archaeological evidence for the remaining archaeological periods and concludes that the study site generally has a low/nil potential.
- 7.26 Any archaeological remains discovered are likely to be of local significance, although there is a possibility that, should well preserved prehistoric remains be present, that they could be considered of regional significance, and, on this basis, should not preclude or constrain development.

#### *Summary characterisation of the study site*

- 7.27 In summary of the above, the study site has been divided into individual land parcels based on its character and historical landscape, archaeological potential and sensitivity. Each land parcel can be readily understood in terms of how it sits within the proposed scheme in terms of its

heritage value or influence at this stage and any further archaeological work required. The land parcels are plotted in Figure 15 and the details for each have been provided in Appendix 4.

- 7.28 Areas for potential prehistoric remains have been identified in land parcels D, F, G, J, L and M. Whilst it is our professional opinion that there is no evidence to suggest any such remains could be of sufficient importance to preclude or constrain development and that under such circumstances it would be appropriate for any further investigation of these areas to be secured by condition attached to any grant of planning consent, GMAAS have advised that these areas should be a programme of archaeological evaluation (geophysical survey, detailed walkover over and trial trenching) prior to and to inform more detailed development design proposals.
- 7.29 Those areas of potential archaeology that are considered to be less sensitive are located within parcels A, C, E, O, Q, and R and any requirement for archaeological investigation and recording work can be secured as a condition.
- 7.30 There are six areas, B, H, I, K, N and P in which there is no requirement for further archaeological work either due to activities which will have adversely disturbed or truncated archaeological remains, such as quarrying, or where no development is proposed.
- 7.31 As well as considering below-ground remains, the historic landscape features have been assessed as of local historical interest. These represent historic footpaths or routeways, administrative boundaries or field systems, many dating to the enclosure period. A number of these heritage assets are being retained within the concept masterplan (Figure 14). Where feasible, any remaining historic landscape features will be considered for enhancement and retention in the detailed design in order to maintain and preserve the links with those elements that shaped the existing landscape around Walshaw. Those land parcels wherein the historic landscape may provide some influence in the development designs if feasible are B, D, E, G, H, J and L/M.
- 7.32 There are just three land parcels, C, Q and R, that have been assessed at this stage to provide an opportunity for any appointed archaeological contractor to undertake the required archaeological works to engage the local community.

## 8 CONCLUSIONS

- 8.1 This historic environment assessment draws together the available archaeological, historical, topographic, geological and land-use information in order to clarify the heritage issues and archaeological potential of land c. 64ha in extent to the north and south of Walshaw Road, Bury. The assessment has been undertaken to inform a masterplan for the promotion of a site allocated as GMA9 within the revised Draft GMSF (2019). A residential-led development is proposed comprising up to 1,250 dwellings, a new primary school, an enhanced local centre and accompanying necessary infrastructure and local services.
- 8.2 The assessment has established that there are no designated heritage assets within the study site. However, a Grade II\* listed building, Christ Church, sits within a graveyard on the west

side of the study site with commanding views across most of the landscape to the east. Recognised by its designated status, the church is of high significance derived from its architectural and aesthetic values, together with historical and communal interests in that it was intended as a memorial to a local industrialist, Jesse Haworth. The Haworth family was known for cotton spinning and fustian making and contributed to the welfare, and thus development, of the settlement of Walshaw. The family would also seem to be deeply rooted in the agricultural history of the surroundings, including an association with two surviving heritage assets to the north of the church and within the study site, Cop Thorns and the former Top o' th' Bank, now High Bank Farm. The setting of the church was chosen for its unencumbered and high position within the landscape providing a landmark overlooking its surroundings, adding importance to its function as a memorial.

- 8.3 The study site sits forms a relatively divorced pocket within the wider historic landscape, being surrounded by 19th and 20th century development on all sides, nevertheless it is considered to retain some local significance. A key component to this historic landscape comprises the field boundaries which represent historic footpaths or routeways, administrative boundaries and field systems with origins rooted perhaps in the medieval period. There are a number of such features currently surviving within the study site and, where feasible, the masterplan has been designed to retain these boundaries.
- 8.4 The available archaeological evidence suggests that the potential for below-ground significant (i.e. non-agricultural) archaeological remains site-wide is generally low/nil for all archaeological periods. However, the difficulties in recognising and/or identifying prehistoric sites within the landscape have long been understood. A corpus of information has shown that the location of those known sites are influenced by higher topography, often overlooking watercourses, or on the better draining geology such as sands and gravels. Consequently, by taking these factors into account there are a number of potential focal points wherein remains of prehistoric date may be located. GMAAS have advised that these areas should be targeted with further archaeological investigation in the form of geophysical survey and trial trenching, where necessary. Any information retrieved from these sites will inform further the regional research priorities regarding the density and distribution of prehistoric sites. Therefore, due to their evidential value any remains of prehistoric date are likely to be considered to be of local/regional significance, depending upon their nature and state of preservation.
- 8.5 A number of non-designated post-medieval/modern archaeological assets have been identified from data sources that are potentially sensitive to any proposed development. These also formed components of the historic landscape and included both extant and remains of farmsteads (such as Yethards Field, Cop Thorns, Owlerbarrow Farm and High Bank Farm), extractive industries (such as the sand quarry, bell pit and brick making activities), fieldnames relating to past activities (such as pinfold), industrial works (Bolholt Print Works), reservoirs and water management systems (associated with Bolholt Print Works and Elton Bleach Works), as well as historic routeways or footpaths. These are assessed as being of local significance at most but collectively, together with the field boundaries, have an historic value



that provides an understanding of how rural settlements like Walshaw developed and interacted with surrounding settlements such as Bolholt and Woolfold.

- 8.6 GMAAS have advised that a programme of archaeological evaluation to further investigate and record some of these archaeological and heritage assets is required, in particular Yethards Field, pinfold and the bell pit. Other archaeological and heritage assets should be recorded during a detailed walkover survey such as the historic footpaths, relic field boundaries, and the bell pit.
- 8.7 There is no evidence to suggest that the study site contains, or has the potential to contain, any archaeological remains of sufficient importance to preclude or constrain development. It is, therefore, reasonable to assume that, should significant archaeological remains be identified by further stages of evaluation, that their loss could be mitigated through excavation and recording where it is not feasible to preserve the remains in situ.

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### Historical Mapping

1785 Earl of Derby's Estate plan

1786 Yate's map, surveyed 1770s

1838 Elton tithe map

1838 Lower Tottington tithe map

1851 Ordnance Survey County Series 6 inch map

1893 Ordnance Survey County Series 25 inch map

1910 Ordnance Survey County Series 25 inch map

1929-30 Ordnance Survey County Series 6 inch map

1957-60 Ordnance Survey County Series 25 inch map

1982-92 Ordnance Survey County Series 1:10,000 map

### Web sources

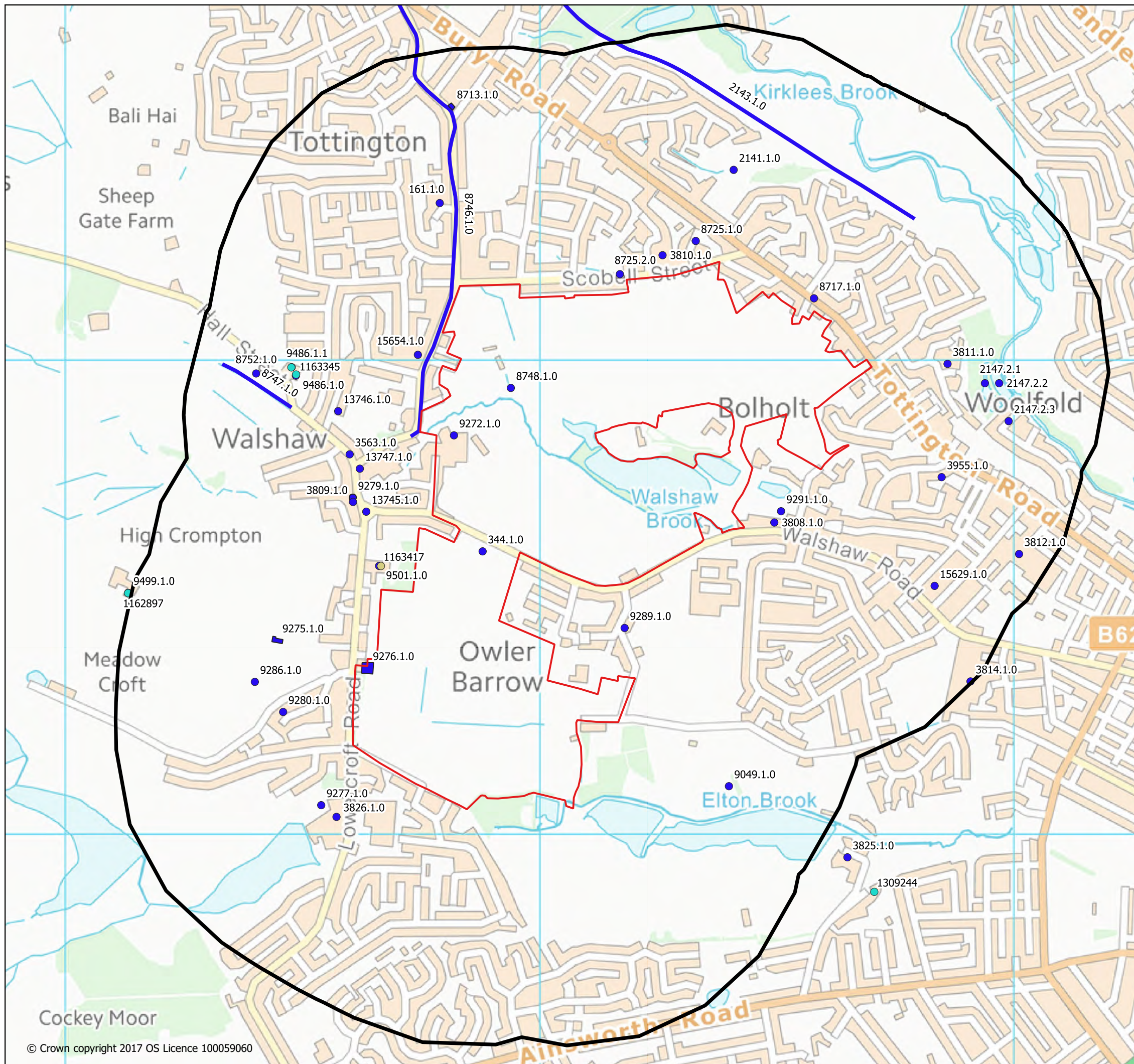
*Architects of Greater Manchester 1800-1940*,  
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*British Geological Survey website*, [www.bgs.ac.uk/data/mapViewers/home.html](http://www.bgs.ac.uk/data/mapViewers/home.html) (last accessed 5<sup>th</sup> February 2020)

*Cranfield Soil and Agrifood Institute Soilscales website*, [www.landis.ord.uk/soilscales](http://www.landis.ord.uk/soilscales) (last accessed 5th February 2020)

## Figures





- Study site
- Study area
- HER assets
- Listed buildings
  - Grade II\*
  - Grade II



0 100 200 300 400 500 m

Figure 1. The study site and search area showing the location of NHLE and HER data





Figure 2. Aerial view of the study site, 2011/2012



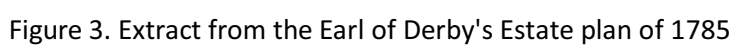
Site

0 50 100 150 200 m

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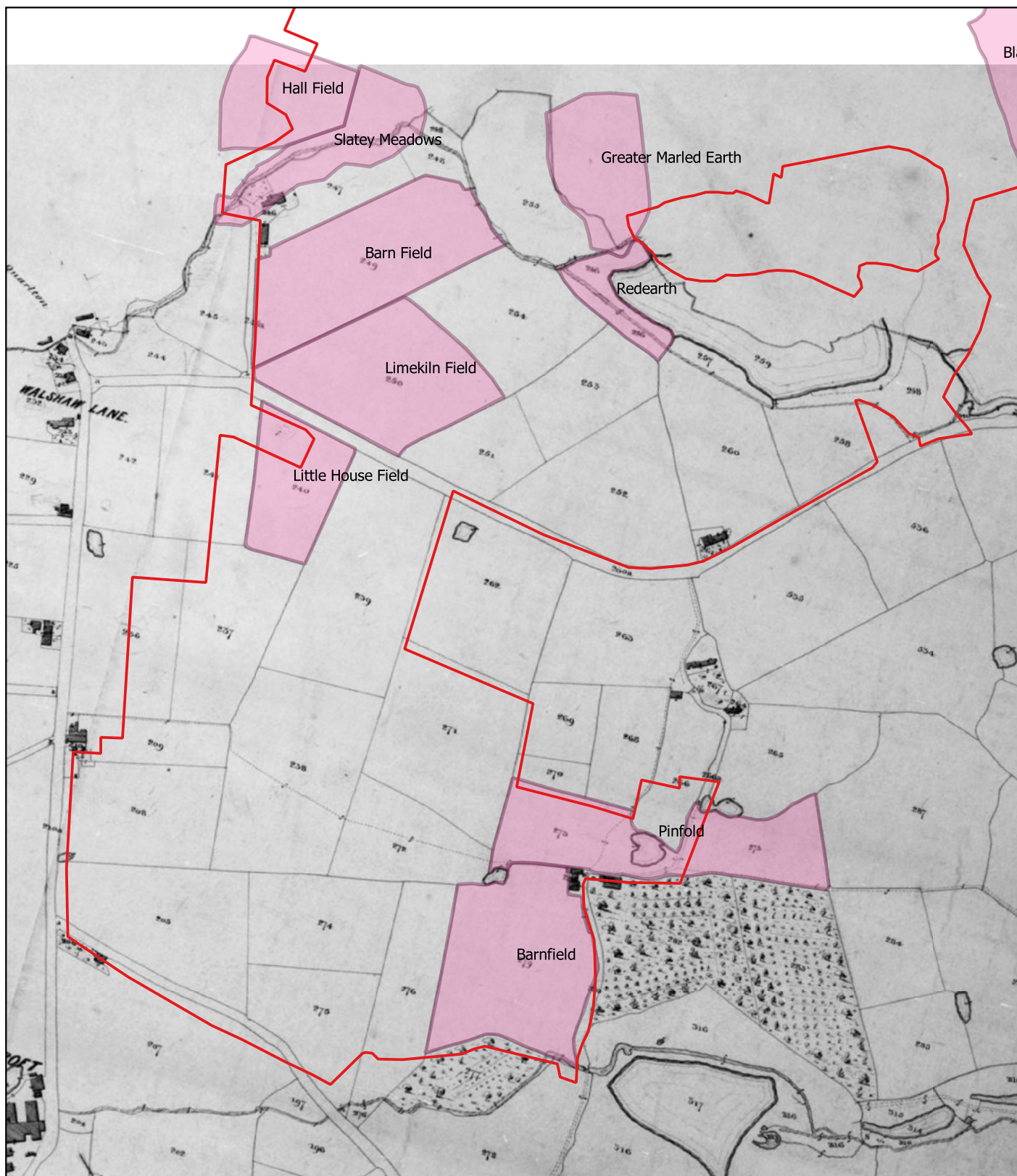


Figure 4. Extract from the Elton Tithe map of 1838 showing pertinent field names



 Site

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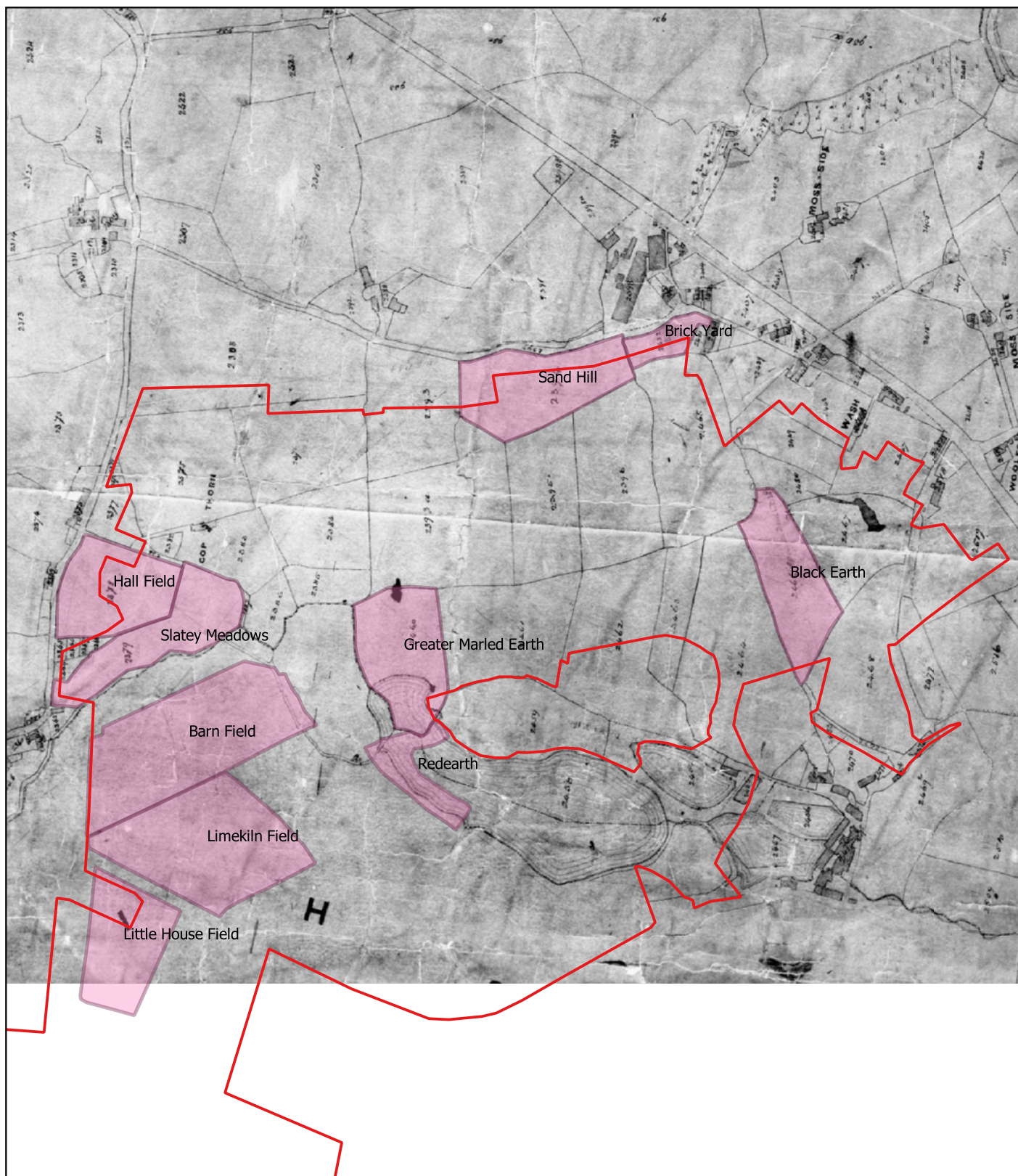


Figure 5. Extract from the Tottington Lower End Tithe map of 1838 showing pertinent field names



Site

0 50 100 150 200 m

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Figure 6. Extract from the Ordnance Survey 6 inch map of 1851



 Study Site



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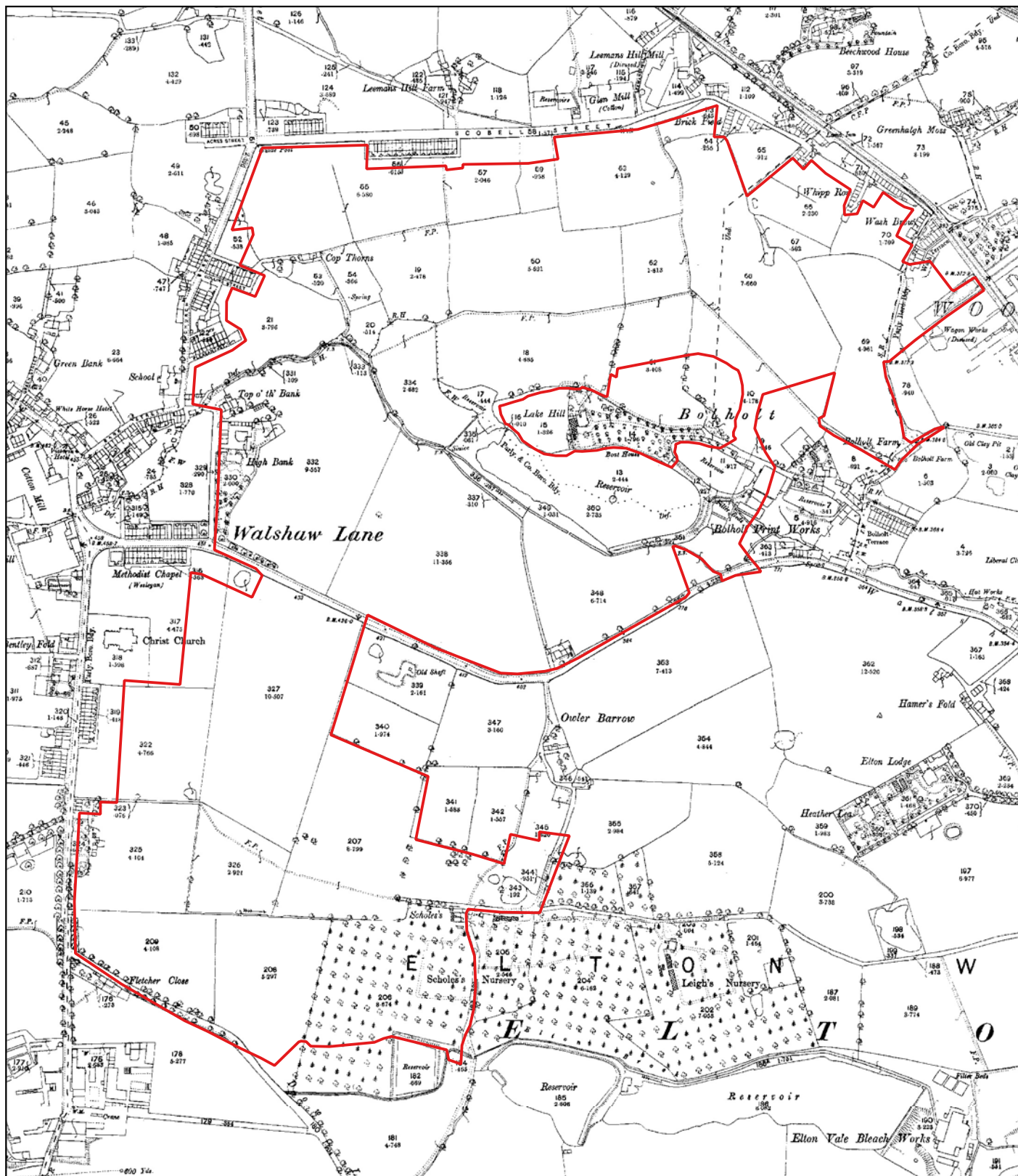


Figure 7. Extract from the Ordnance Survey 25 inch map of 1893



Study Site

0 50 100 150 200 m

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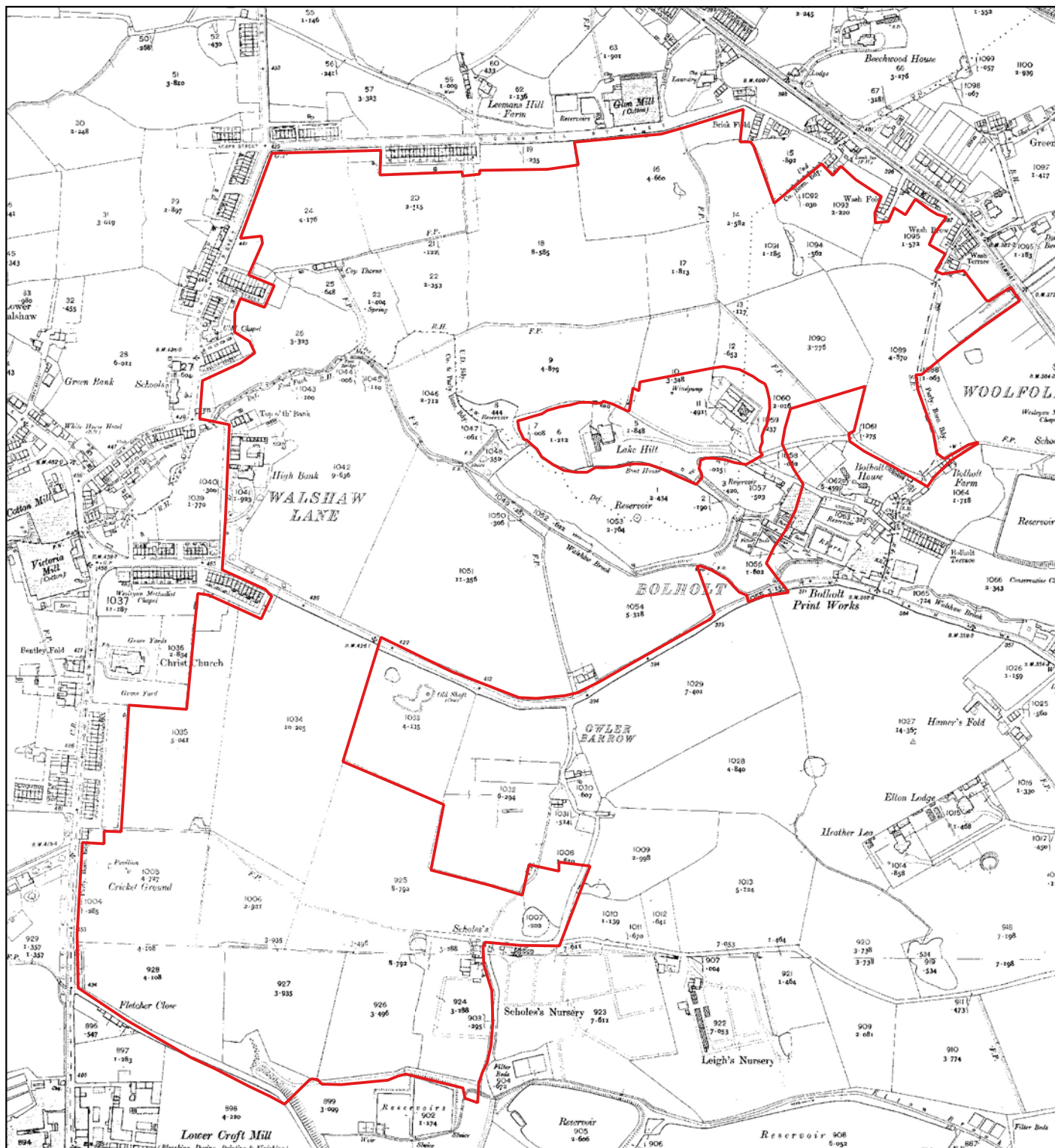


Figure 8. Extract from the Ordnance Survey 25 inch map of 1910



Study Site



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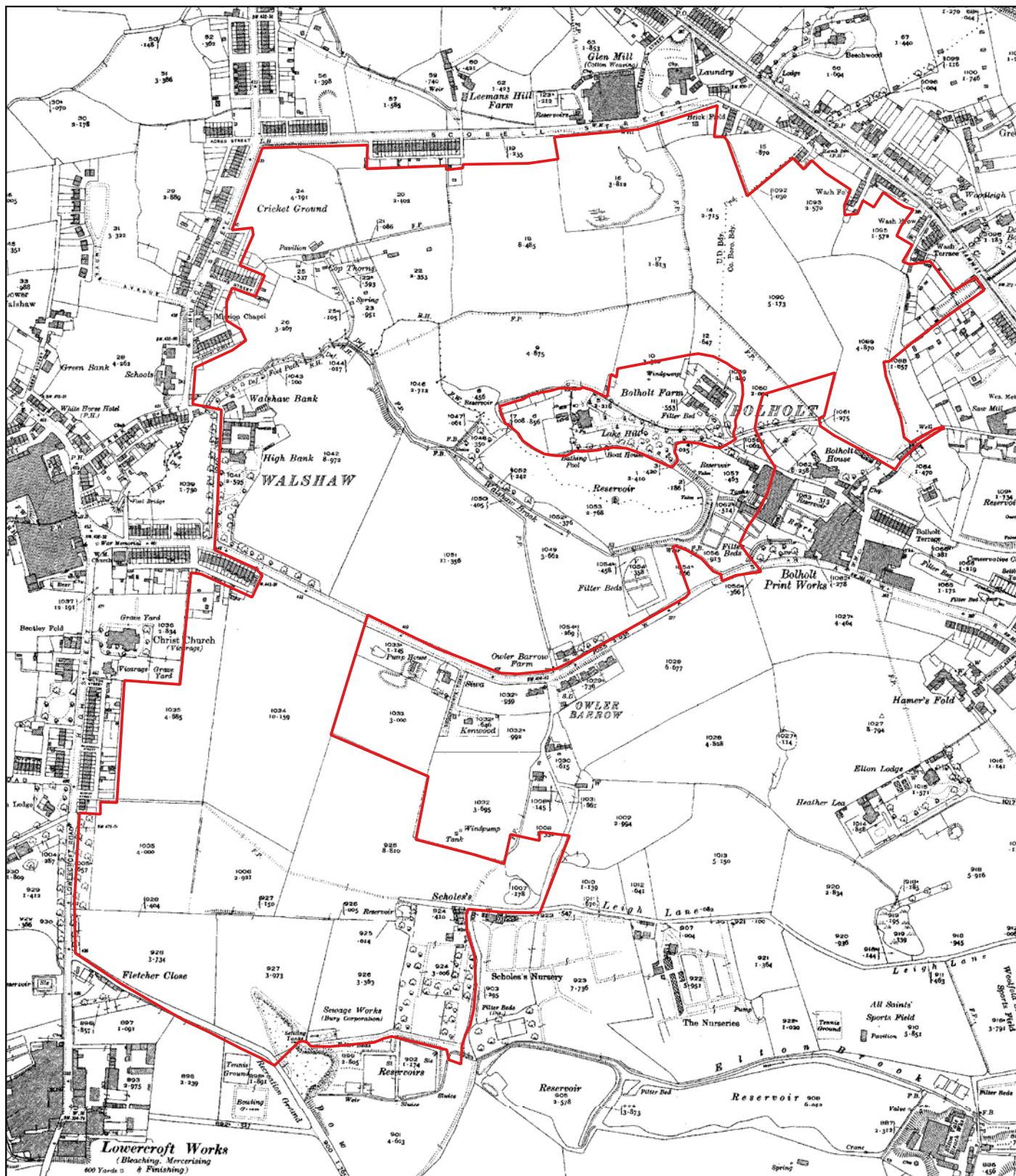


Figure 9. Extract from the Ordnance Survey 25 inch map of 1929-30



Study Site

0 50 100 150 200 m

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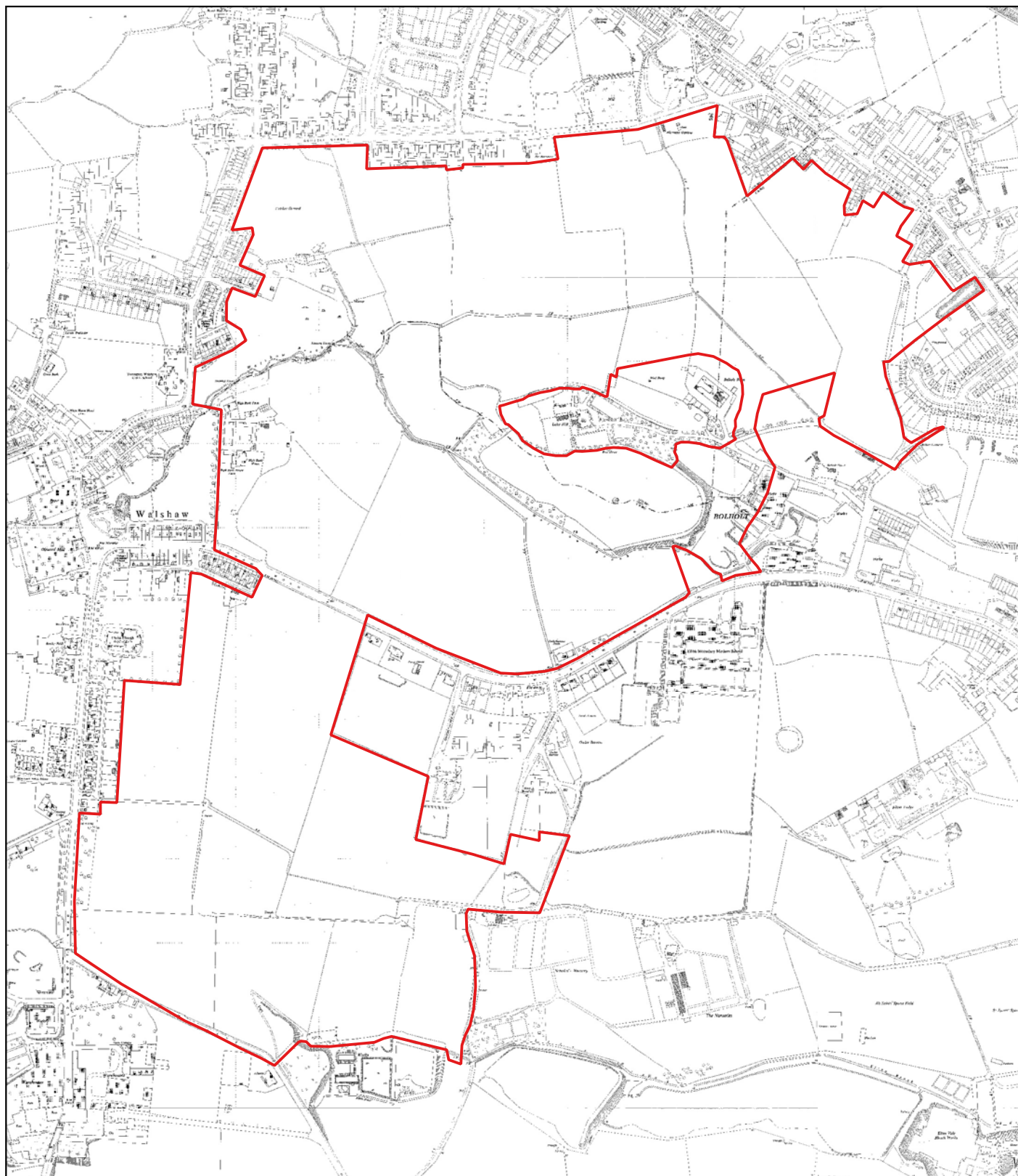



Figure 10. Extract from the Ordnance Survey 1:1250 map of 1957-60



 Study Site



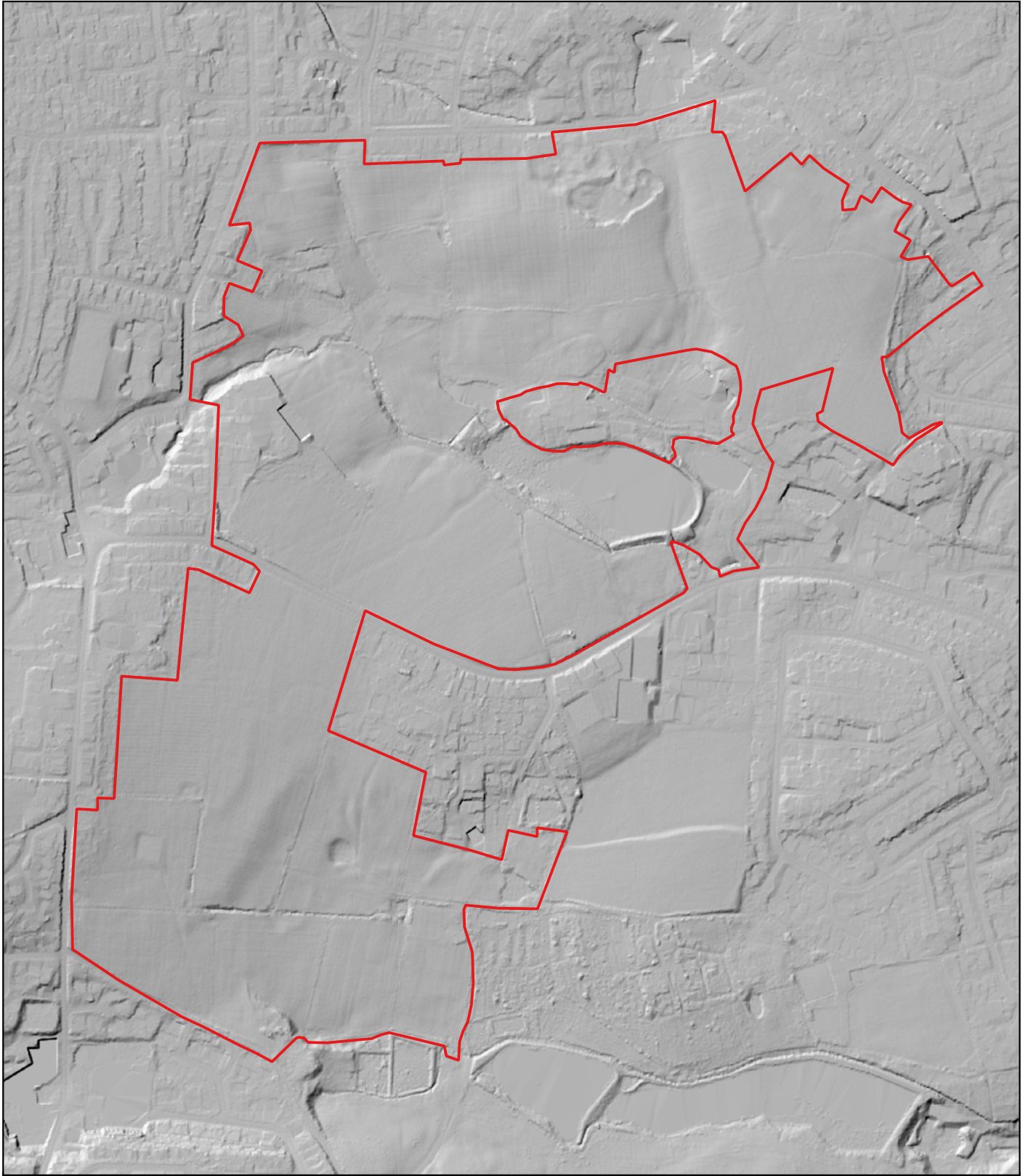




Figure 11. LiDAR data for the study site



 Study Site

0 50 100 150 200 m



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- Site
- Late 18th century
- Early 19th century
- Late 19th century
- Early 20th century
- Late 20th century
- Cultivation Marks
- Relic boundaries



0 100 200 300 m

Figure 13. Classification of field boundaries within the study site





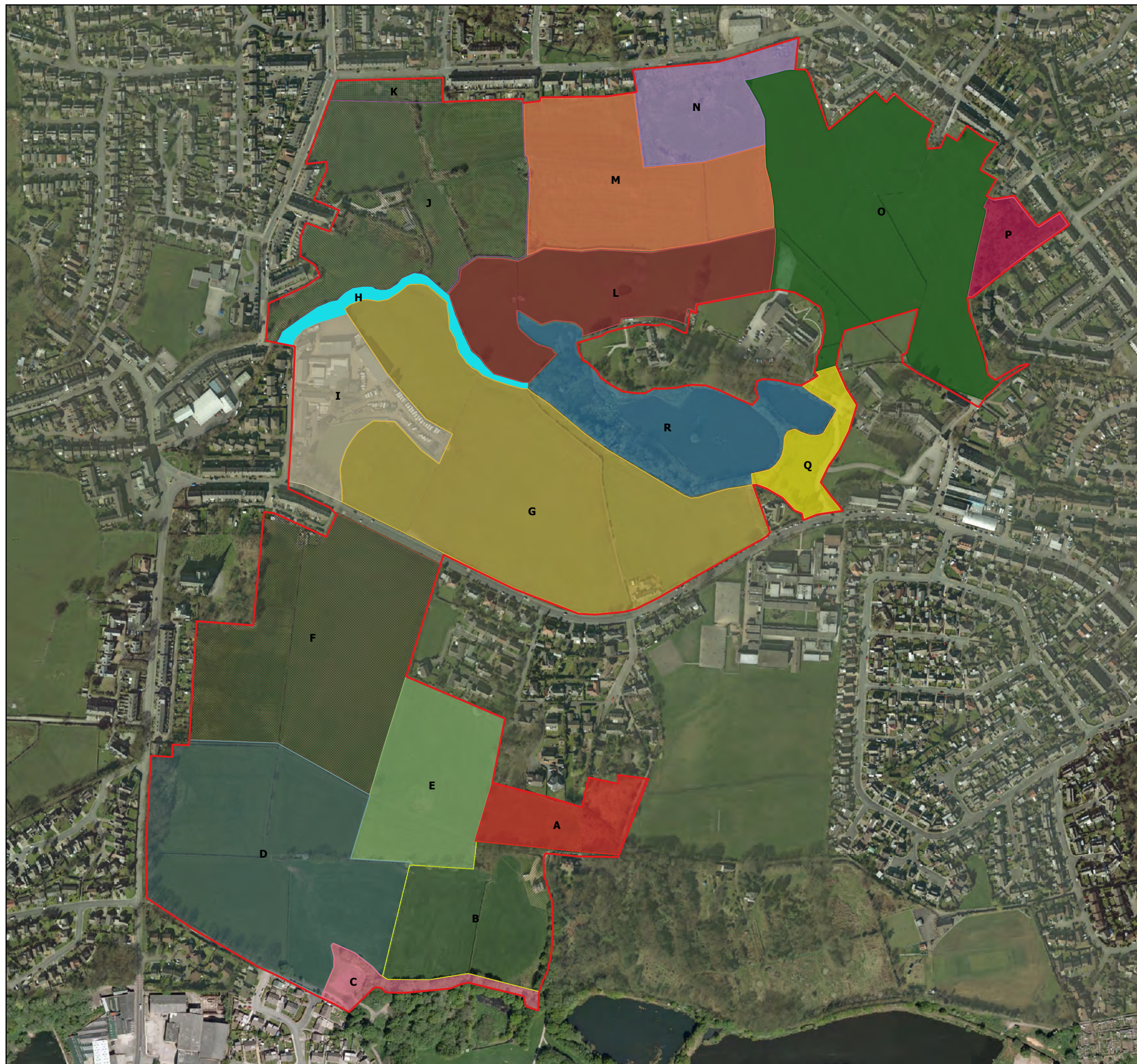
- Study Site
- Sands and gravels
- Higher topography
- Quarry/sand pit
- Brick field
- Reservoir
- Probable palaeochannel
- Yethards Field
- Owlerbarrow Farm
- Copthorne
- Bolholt remains
- Highbank Farmhouse
- Highbank Farm Barn
- Hollow way
- Historic footpath
- Surviving historic hedgerows
- Cricket pitch
- Cricket pavilion remains
- Former pond
- Bell pit
- Spoil from the sewage works
- Possible pipeline



0 100 200 300 m

Figure 14. Archaeological and Heritage Assets within the study site





- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R



0 100 200 300 m

Figure 15. Landscape parcels within the study site



## Plates



Plate 1. East facing view along the footpath noted on the Elton Tithe map of 1838



Plate 2. View north towards Christ Church from the south boundary of the study site





Plate 3. View facing north-east from the south boundary of the study site. The house on the right is on the site of the former Scholes's barn



Plate 4. View of Christ Church tower and spire from the south-east corner of the study site





Plate 5. View facing west towards Yethards Field (left) with Christ Church visible on the right. Former pond or small quarry pit visible in the foreground



Plate 6. East facing view across the centre of the study site north of Walshaw Road. Owlerbarrow farm is visible on the right





Plate 7. East facing view across the north of the study site



Plate 8. View south-eastwards towards The Stables from the north-west corner of the study site





Plate 9. West facing view across the study site towards Walshaw



Plate 10. Evidence of relict field boundary in the north-east corner of the study site





Plate 11. View of Christ Church from High Street



Plate 12. View facing east across the north side of the graveyard at Christ Church





Plate 13. North facing view of Christ Church within its graveyard and adjacent Vicarage



Plate 14. West facing view of Christ Church from Walshaw Road



Plate 15. View towards the north-east across the study site from the east wall of Christ Church graveyard



Plate 16. View towards the south-east across the study site from the east wall of Christ Church graveyard





Plate 17. West facing view of Cop Thorns



Plate 18. Evidence of the 'ruins' to the north of Cop Thorns





Plate 19. North facing view of Top o' th' Bank/High Bank farmhouse



Plate 20. South facing view of Top o' th' Bank/High Bank barn





Plate 21. View of the remains of the west boundary wall of High Bank along Walshaw Lane



Plate 22. Head race for the former Elton Vale Bleach Works entering a culvert within the study site





Plate 23. The remains of the head race within the study site heading towards Elton Vale Bleach Works



Plate 24. Principal south-east facing elevation of Owlerbarrow Farm





Plate 25. Early 19<sup>th</sup> century building to the north of the reservoirs at Bolholt



Plate 26. Original late 19<sup>th</sup> century cobbled access between the reservoirs and the Bolholt Mills buildings within the study site





Plate 27. West facing view across the site of part of the former Bolholt Print Works within the study site



Plate 28. South-west facing view into the quarry at Sand Hill



Plate 29. Approximate location of study site on Yates' 1786 map

## Appendix 1: Gazetteer of heritage assets

The following table provides details of heritage assets recorded on the Greater Manchester HER and on the Historic England National Heritage List for England within 1km radius of the site centred NGR. These have been listed to provide reference to assets located on Figure 1.

Reference	Name	Description	NGR	Designation	Period
<b>HER Monuments Records:</b>					
161.1.0	Booth Hall (site of)	16 <sup>th</sup> century hall initially of wood and plaster owned by the Booth family and subsequently the Nutall family from 1796. Demolished and built over during the 19 <sup>th</sup> century with Booth Hall Farm	SD 7779 1233		16 <sup>th</sup> century
344.1.0	Stone Head, Walshaw Road	Celtic stone head found in a garden. Potentially 19 <sup>th</sup> c	SD 7788 1159		Iron Age/19 <sup>th</sup> century
2141.1.0	Site of building or farmstead	Shown on Tottington tithe map 1838, now covered in debris	SD 7841 1240		19 <sup>th</sup> century
2143.1.0	Bury and Tottington District Railway	A single-track line, opened 1882 between Bury and Holcombe Brook, promoted by local factory owners and authorized by Act of Parliament in 1877. Taken over by the L & Y R, being indicated on the 1889–90 map as L & Y R Tottington Branch. Closed in 1963	SD 7828 1298		19 <sup>th</sup> – 20 <sup>th</sup> century
2147.2.1	Former reservoir at site of Woolfold Bleach Works	Shown on the c.1838 Tottington tithe map and later maps. Probably formed from part of leat (HER 2147.2.6). Still waterfilled, although silted up towards north end.	SD 7894 1195		19 <sup>th</sup> – 21 <sup>st</sup> century
2147.2.2	Former reservoir at site of Woolfold Bleach Works	Shown on the 1889–90 map and later maps. Still water-filled.	SD 7897 1195		19 <sup>th</sup> - 21 <sup>st</sup> century
2147.2.3	Site of reservoir at Woolfold Bleach Works	Shown on the c.1838 Tottington tithe map; this map and the 1844–47 map show two smaller reservoirs to the SW not shown on later maps. The 1889–90 map (4) shows a reservoir to the west, not shown on later maps. The 1928 map shows a sluice at the SE corner. Now drained and laid with concrete.	SD 7899 1187		19 <sup>th</sup> – 20 <sup>th</sup> century
3563.1.0	Walshaw settlement	Yates shows a scatter of settlement from Four Lane Ends to the north-west, along Bradshaw Road and Bank Street. The settlement's growth was possibly influenced	SD 7760 1180		Medieval – post-medieval

		by the Roman road to the west, with Walshaw Hall, also named on Yates, representing an early settlement area. By 1850 the main concentration of settlement is along High Street			
3808.1.0	Bolholt Print Works	Former bleach and print works, now partially used for commercial use and partially for dwellings. Printworks by 1825. Buildings recorded on the Tottington Lower End tithe (1838) as print and bleach works. Demolished parts of the site now landscaped	SD 7850 1166		19 <sup>th</sup> - 21 <sup>st</sup> century
3809.1.0	Victoria Mill	Remains of cotton mill complex first recorded on 1 <sup>st</sup> ed. OS map	SD 7760 1170		19 <sup>th</sup> – 20 <sup>th</sup> century
3810.1.0	Glen Mill	Cotton mill complex first recorded on 1 <sup>st</sup> ed. OS map	SD 7826 1222		19 <sup>th</sup> - 20 <sup>th</sup> century
3811.1.0	Site of Britannia Mill (later Olive Bank Mill)	Cotton mill complex first recorded on 1908 OS map	SD 7886 1199		19 <sup>th</sup> - 20 <sup>th</sup> century
3812.1.0	Woolfold Dye Works	Former dye works. Marked on the 1st edition OS map as a dye works, now part of the Woolfold Trading Estate and comprises several late C19 brick-built tall single-storey buildings	SD 7901 1159		19 <sup>th</sup> – 21 <sup>st</sup> century
3814.1.0	Site of Premier Mills	Remains of a woollen mill complex. First shown on the 1930 OS 25" map	SD 7891 1132		20 <sup>th</sup> – 21 <sup>st</sup> century
3825.1.0	Site of Elton Vale Bleaching Works	Site of bleach works. Marked on 1 <sup>st</sup> ed OS map as "Elton Bleach Works". Now none of the original buildings remain	SD 7865 1095		19 <sup>th</sup> – 21 <sup>st</sup> century
3826.1.0	Lower Croft Works (Lowecroft Mills)	Remains of textile mill complex. Marked on 1 <sup>st</sup> ed OS map as "Lower Croft Mill"	SD 7757 1103		19 <sup>th</sup> – 21 <sup>st</sup> century
3955.1.0	Site of Woolfold Mill/Textile Dyeing Works	Site of textile mill/works. First shown on the 1st edition 6" OS map and annotated 'Wool Fold Mill'.	SD 7884 1175		19 <sup>th</sup> - 20 <sup>th</sup> century
8713.1.0	Site of building at Booth Lane	Farmstead shown on map of 1797	SD 7781 1253		Post-medieval
8717.1.0	Possible site of Greenhurst Moss	Probable site of Greenhurst Moss, listed as one of the commons of Tottington in the notes of the 17 <sup>th</sup> century enclosure surveyor	SD 7857 1212		17 <sup>th</sup> century
8725.1.0	Site of Leemans Hill Mill	In 1794 a 'Bowkhouse' (a cloth bleaching house) is listed on the property of Leemans Hill, belonging to widow Baron and occupied by John Renshaw	SD 7833 1225		19 <sup>th</sup> century



8725.2.0	Road through Leemans Hill area	Mentioned in 1525 court rolls as "public road to Tottington at Lemonds Hill". Mapped on Greenwood's e. 19 <sup>th</sup> c map (incorrectly mapped on Yates 1786 map)	SD 7817 1218		16 <sup>th</sup> - 19 <sup>th</sup> century
8746.1.0	Line of Booth Lane	Maintenance mentioned in 1529–30 court rolls. Shown on Yates' map of 1786	Centred SD 7776 1230		Medieval to 19 <sup>th</sup> century
8747.1.0	Probable sunken lane near Walshaw Hall	Earthwork continuing the alignment of Bradshaw Road southwards. Probably course of road before early 17 <sup>th</sup> century enclosure of Affetside Common.	Centred SD 7740 1194		Medieval to 16 <sup>th</sup> century
8748.1.0	Access road to Cop Thorns	Shown on Yates' map, surveyed c.1775–80 but not Fletcher's of 1797 or later maps	SD 7794 1194		18 <sup>th</sup> century
8752.1.0	Pinfold Field (site of Pinfold)	Probably the site of the post-medieval and probably medieval pinfold for Affetside Common. Plot named 'Pinfold' in tithe apportionment of 1838	SD 7740 1197		Medieval – post-medieval
9049.1.0	Stone head, The Nurseries	Rough stone incorporating 3 crudely carved faces	SJ 6538 6622		Iron Age or 19 <sup>th</sup> century
9272.1.0	Top o' th' Bank (now High Bank Farm)	Farmstead, still in use. Shown as three buildings on the Earl of Derby's estate plan, named as Top o' th' Bank on OS map of 1851. Shown as a complex of about six buildings named as "High Bank" on OS map of 1894	SD 7782 1184		18 <sup>th</sup> – 21 <sup>st</sup> century
9275.1.0	Site of Bradocks	Appears as one rectangular building on Earl of Derby's estate plan of 1785 and tenanted by Grace Bradcdoek. Still rectangular in plan and marked as "Knapps" on OS 2 <sup>nd</sup> edition	SD 7744 1140		18 <sup>th</sup> - 19 <sup>th</sup> century
9276.1.0	Site of Yethard Fields	One rectangular building shown in strip field named as "Meadow" field on Earl of Derby's estate plan of 1785. Shown as Yethards Field on the 1 <sup>st</sup> edition OS map of 1851. Site of much smaller building on OS map of 1894. Replaced by a cricket ground and pavilion in early 20 <sup>th</sup> century.	SD 7763 1134		18 <sup>th</sup> - 19 <sup>th</sup> century
9277.1.0	Lower Croft Reservoir	Shown as one small reservoir on Earl of Derby's estate plan of 1785 as part of a bleaching works. Shown as two reservoirs, part of "Lower Croft Mill" complex on OS 1 <sup>st</sup> ed.	SD 7754 1106		18 <sup>th</sup> – 20 <sup>th</sup> century
9279.1.0	Site of four buildings on Walshaw Lane	The Tithe Award for Elton 1838 shows four main buildings near the road junction but later built over by mill and housing	SD 7760 1170		Post-medieval - 18 <sup>th</sup> century
9280.1.0	Site of Haslem Hey	Appears first on OS 1 <sup>st</sup> ed as three buildings	SD 7746 1125		19 <sup>th</sup> – 20 <sup>th</sup> century



9286.1.0	Site of Smith's Tenement	On Earl of Derby's estate plan of 1785. Site of rectangular building on aerial photos, possible rubble remains, field boundaries. Square cropmark of original building visible.	SD 7740 1132		18 <sup>th</sup> – 20 <sup>th</sup> century
9289.1.0	Owlerbarrow Farm (previously Alderbarrow)	Site of farmstead. Earl of Derby's estate plan of 1785 shows one building. Building on current mapping is modern/ 20 <sup>th</sup> century	SD 7818 1143		19 <sup>th</sup> – 20 <sup>th</sup> century
9291.1.0	Site of Bolholt	One large building with extension and two smaller outbuildings are shown on the Tithe Award for Elton 1838. Site occupied by "Bolholt Mills (Bleach and Print Works)" (see HER 3808.1.0) on OS 1 <sup>st</sup> ed. Now occupied by modern works	SD 7851 1168		14 <sup>th</sup> - 19 <sup>th</sup> century
9486.1.0	Lower Walshaw House	House dated to 1774	SD 7748 1196	Grade II (1163345)	18 <sup>th</sup> – 21 <sup>st</sup> century
9486.1.1	Former Coach House at Lower Walshaw House	Probably c.1774	SD 7747 1198	Grade II (1067286)	18 <sup>th</sup> – 21 <sup>st</sup> century
9499.1.0	High Crompton Farmhouse	Probably 17 <sup>th</sup> century	SD 7713 1150	Grade II (1162897)	17 <sup>th</sup> – 21 <sup>st</sup> century
9501.10	Christ Church	1888, by Lawrence Booth. At right-angles to road and sloping away from it. Gothic Revival. Paid for by Rev J G Haworth and Miss Nancy Haworth of cotton-spinning and fustian-making family: "Jesse Haworth Memorial Church" in prominent relief lettering on west front of landmark value	SD 77662 11565	Grade II* (1163417)	19 <sup>th</sup> – 21 <sup>st</sup> century
13745.1.0	War Memorial, Walshaw Village	Depicted on the 1930 OS map, labelled as 'War Memorial', located within the village centre	SD 77635 11679		20 <sup>th</sup> - 21 <sup>st</sup> century
13746.1.0	Green Bank	Area shown as blank on Earl of Derby's estate plan of 1785 but marked as part of the Royal Manor. OS 1 <sup>st</sup> ed shows buildings as 'Green Bank'	SD 77576 11891		18 <sup>th</sup> - 21 <sup>st</sup> century
13747.1.0	Former Walshaw Co-op	Commercial buildings, still in use	SD 77621 11770		19 <sup>th</sup> century
15629.1.0	St James' Church	Church and parish rooms, still in use. Built 1930–31 by R.Martin.	SD 78834 11523		20 <sup>th</sup> - 21 <sup>st</sup> century
15654.1.0	35-39 Church Street, Walshaw	Row of cottages, still in use. Buildings shown on location from Yates' map of 1786 onwards	SD 77744 12010		18 <sup>th</sup> - 21 <sup>st</sup> century

## Appendix 2: Tithe details

The following table provides details of the tithe plot descriptions, owner, tenant and use for the study site. The plots numbers and pertinent field names are provided in Figures 4 and 5.

Plot No.	Landowner	Occupier	Name and Description	State of Cultivation
Lower Tottington Tithe Details				
2308	Robert Nuttall	Thomas Coop	Good Hill	Meadow
2371		James Hall	Garden	-
2372			Half Acre	Arable
2375			Higher Cop Thorn	Pasture
2376			Lower Cop Thorn	Arable
2377			Paddock	Meadow
2378			Hall Field	Meadow
2379			Slate Meadows	Pasture
			<i>Cop Thorn</i>	

2381	James Howarth as exec of the late William Gorrell	James Roscow	Cottage farm house barn cow house and lane	-
2382			Orchard	-
2383			Front Field	Pasture
2384			Cop Thorn	Meadow
2385			Little Long Field	Meadow
2386			Little Meadow	Meadow
2387			Part of Backside Field	-
2393	Robert Nuttall	Ellen Roscow	New Meadow	Meadow
2393a			New Field	Pasture
2394			Sand Hill	Part of Sand Hole
2395			Hinds Field	Arable
2396			Hinds Meadow	Meadow
2432		Charles Shaw	Brick Yard	Pasture
2447	William Smith	William Smith	Wash Meadow	Meadow



2448			Back Field	Pasture
2449			Middle Field	Pasture
2450			Little Field	Potatoes
2454	James Bentley as exec of Arthur Bentley	William Southern	Sough Reservoir and Bank	
2455			Filter Reservoir and Bank	
2457			Lowest Reservoir and Bank	
2458			Dungeon Reservoir and Bank	
2460			Great Marled Earth	Meadow
2461			Old Meadow	Meadow
2462			The Oak	Meadow
2463	John Fletcher and others the Heirs of Richard Holt	Andrew Holt	New Meadow	Meadow
2464			Leys	Pasture
2465			Bendlesome	Arable
2466			Black Earth	Meadow

2467			ditto	Pasture
2468			Croft	Pasture
2473		John Fletcher, John Booth, Robert Hall	Cottage	-
2477	William Holt	William Holt	Rough Meadow	Meadow
2517	Richard Kay	Richard Kay	Reuben Meadow	Meadow
Elton Tithe Details				
205	Earl of Derby	Thomas Walker	Cabber Meadow	Meadow
208	Thomas Rothwell Exec Leasehold under Earl of Derby and Earl of Alice Rothwell	Alice Rothwell	Pasture Hey	Pasture
209			Meadow	Meadow
236	Earl of Derby	James and Jess Haworth	Great Field	Pasture
237			Great Field	Pasture
238			Gorse Field	Arable
239			Cross Close	Pasture

240			Little House Field	Pasture
241			Moor Close	Pasture
245a			Occupation Road	-
246			Homestead Garden Plantation and Lane	-
247			Backside Meadow	Meadow
248			Flash Field	Pasture
249			Barn Field	Pasture
250			Lime Kiln Field	Pasture
251			Little Field	Meadow
252			Great Meadow	Meadow
253			Meadow	Pasture
254			Lower Field	Pasture
255	James Hutchinson Leasehold under the Earl of Derby	William Sudren	Flash Field	Meadow
256			Red Earth	Pasture



257			Hollow Hey	Pasture
258			Marled Earth	Pasture
259			Reservoir	-
260			Meadow	Meadow
260a			Occupation Road	-
261			Homestead and Garden	-
271	George Leigh Leasehold under the Earl of Derby	Himself	Croston Close	Pasture
272			Croston Close	Pasture
273			Pinfold	Pasture
274			Hind Close	Pasture
275			Hind Close	Pasture
276			Long Close	Pasture
279			Barn Field	Meadow
280			Barn and Road	-

281			Homestead	-
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### Appendix 3: Field boundary classification

The following table provides a summary of the field boundaries identified from mapping evidence, on site observations, aerial photographs and LiDAR, located on Figure 13. These have been categorised according to general date for both internal and the study site's perimeter (prefixed with P-) boundaries.

Field boundary no.	General date ascribed	Survival	Description
1	Early 20 <sup>th</sup> century	In use	Poorly preserved hedge with post and wire
2	Late 18 <sup>th</sup> century	In use	Remains of hedge with post and wire
3	Late 18 <sup>th</sup> century	In use	Preserved hedge with post and wire
4	Late 18 <sup>th</sup> century	In use	Preservation of hedge varies along its length, but the majority is well-preserved
5	Late 18 <sup>th</sup> century	Not in use	Well-preserved hedge
6	Late 18 <sup>th</sup> century	In use	Double-banked and hedged hollow way marking the footpath, possibly medieval. Post and wire
7	Late 19 <sup>th</sup> century	In use	Well-preserved hedge with post and wire
8	Late 18 <sup>th</sup> century	In use	Relatively well-preserved hedge with post and wire
9	Late 18 <sup>th</sup> century	Not in use	E/W section poorly preserved/overgrown hedge and bank, N/S section marked by only two trees
10	Late 19 <sup>th</sup> century	In use	Partially hedged, mainly post and wire
11	Late 18 <sup>th</sup> century	In use	Poorly preserved remains of a hedge and bank. Post and wire
12	Late 18 <sup>th</sup> century	In use	Poorly preserved remains of a hedge and bank. Post and wire



13	Late 18 <sup>th</sup> century	In use	Double banked footpath, post and wire lining the north side and ditch (Walshaw Brook) and overgrown (?possibly preserved in places) hedge along the south
14	Late 19 <sup>th</sup> century	In use	Incomplete hedge and post and wire
15	Early 19 <sup>th</sup> century	In use	Preserved section of hedge and post and wire. Former parliamentary boundary
16	Early 19 <sup>th</sup> century	Not in use	Poorly preserved remains of hedge
17	Early 19 <sup>th</sup> century	In use	Overgrown hedging and modern garden boundary treatments
18	Late 19 <sup>th</sup> century	In use	Modern hedging and garden boundary treatments
19	Early 19 <sup>th</sup> century	In use	Hedge, banked and post and wire. Relatively well-preserved. Former parliamentary boundary
20	Early 19 <sup>th</sup> century	In use	Mainly post and wire with some lengths of hedging surviving
21	Early 19 <sup>th</sup> century	Not in use	Dog-legged poorly preserved hedge
22	Early 19 <sup>th</sup> century	Not in use	Survives only as some mature hedgerow species along course of stream
23	Early 19 <sup>th</sup> century	Not in use	Short length of mature hedging and post and wire. Shows up in LiDAR as double bank marking the footpath
24	Early 19 <sup>th</sup> century	In use	Mainly post and wire. Hedge and bank along west portion
25	Early 19 <sup>th</sup> century	Not in use	Although not in use it is well-preserved, hedge and bank
26	Late 19 <sup>th</sup> century	Not in use	Incomplete hedge
27	Late 19 <sup>th</sup> century	In use	Hedged

28	Early 19 <sup>th</sup> century	In use	Post and wire at south end (S of 24). North and central marked by footpath to west, within an area of natural low topography due to stream. Mainly post and wire with occasional fragments of hedge
29	Late 19 <sup>th</sup> century	In use	Well-preserved hedge and bank, footpath to west side
30	Early 20 <sup>th</sup> century	In use	Post and wire only
31	Early 19 <sup>th</sup> century	In use	Incomplete hedge with post and wire
32	Late 19 <sup>th</sup> century	In use	Incomplete hedge with post and wire
33	Early 19 <sup>th</sup> century	Portion in use	West end partially survives as bank and hedge, post and wire. Central and east end survives only as earthwork
34	Early 19 <sup>th</sup> century	In use	Partially survives as bank and hedge, post and wire
35	Early 19 <sup>th</sup> century	In use	Modern post and wire fence
36	Early 19 <sup>th</sup> century	Not in use	Portion marked only by four mature trees
P1	Modern	In use	Post and wire
P2	Late 18 <sup>th</sup> century	In use	Incomplete stone wall, mature trees and post and wire
P3	Late 18 <sup>th</sup> century	In use	Incomplete stone wall, mature trees and post and wire, with return at north end marking the entrance to the Yethards Farmstead
P4	Early 20 <sup>th</sup> century	In use	Various garden boundary treatments
P5	Early 20 <sup>th</sup> century	In use	Churchyard boundary, stone wall and railings
P6	Early 20 <sup>th</sup> century	In use	Churchyard boundary, stone wall and railings

P7	Early 20 <sup>th</sup> century	In use	Churchyard boundary, stone wall and railings
P8	Late 18 <sup>th</sup> century	In use	Modern post and wire
P9	Late 18 <sup>th</sup> century	In use	Hedged garden boundary (continuation of field boundary 8)
P10	Late 18 <sup>th</sup> century	In use	Hedged garden boundary
P11	Late 18 <sup>th</sup> century	In use	Hedged garden boundary
P12	Late 18 <sup>th</sup> century	In use	Various garden boundary treatments
P13	Late 18 <sup>th</sup> century	In use	Overgrown hedged boundary
P14	Late 18 <sup>th</sup> century	In use	Modern anti-climb fence, partial remains of hedge
P15	Late 18 <sup>th</sup> century	In use	Modern post and wire
P16	Modern	In use	Modern post and wire
P17	Early 19 <sup>th</sup> century	In use	Modern post and wire
P18	Late 18 <sup>th</sup> century	In use	Modern tree and stone wall garden boundary
P19	Late 18 <sup>th</sup> century	In use	Embankment and hedge with mature trees. Field higher level than road so some drystone revetment walling. Well-preserved
P20	Late 18 <sup>th</sup> century	In use	Modern post and wire, banked near Owlerbarrow Farm
P21	Late 19 <sup>th</sup> century	In use	Drystone garden wall from High Bank residence



P22	Late 19 <sup>th</sup> century	In use	Footings of drystone garden wall from High Bank residence
P23	Late 19 <sup>th</sup> century	In use	Modern post and wire and brick wall
P24	Early 19 <sup>th</sup> century	In use	Roadside modern post and wire
P25	Early 19 <sup>th</sup> century	In use	Hedged
P26	Various 19 <sup>th</sup> and 20 <sup>th</sup> century	In use	Modern garden and property boundary treatment
P27	Late 19 <sup>th</sup> century	In use	Modern post and wire with footing remains of drystone wall
P28	Late 19 <sup>th</sup> century	In use	Modern post and wire
P29	Late 19 <sup>th</sup> century	In use	Modern garden and property boundary treatment
P30	Late 19 <sup>th</sup> century	In use	Mixed modern post and wire and post and wire
P31	Various 19 <sup>th</sup> and 20 <sup>th</sup> century	In use	Modern garden and property boundary treatment
P32	Early 19 <sup>th</sup> century	In use	Modern post and wire

## Appendix 4: Land parcel details

The following table provides details of the land parcels identified within the study site, allocated based on character, significance and potential for archaeological and heritage assets. These parcels are plotted on Figure 15.

Land Parcel	Character	Archaeology	Historic Landscape	Built Heritage	Significance/Sensitivity	Further Work
A	'Pinfold'. Former pond and area of scrubland	Identified as 'Pinfold' on the 1838 tithe map. No visible remains and it is likely that there are no associated below-ground remains. The undeveloped nature, however, may have preserved as yet other unknown archaeological remains	Possibly former pinfold. Field boundaries mainly late C18th. Former pond may preserve organic remains relating to land use	-	Low/local significance. Low sensitivity	Geophysical survey to investigate the potential for below ground remains associated with the pinfold. This could be undertaken post-determination, with targeted trenching of the former pond and any features in the survey data
B	Former 'Schole's Nursery'	'Barnfield' on 1838 tithe, probable barn and pond shown. Site of the barn and former pond redeveloped recently for modern residential property	L C18th farmstead, C19 <sup>th</sup> nursery, within L C18th field system (field boundaries 2, 4 and 9)	-	Low/nil significance for archaeological remains. Not considered archaeologically sensitive. Early field boundaries considered to be of local significance and part of a wider early field system across Parcels A, D and E also	No further work required due to disturbance/truncation from modern development and nursery. Consider retaining and enhancing the L C18th field boundaries nos 2, 4 and 9 as part of the ancient field system within the design of the proposed scheme
C	E C19th Elton Vale Bleach Works Water Management System and C20 <sup>th</sup> sewage farm	A portion of the water management system, including reservoir and culverts survives. Settling tanks and the spoil from C20th sewage farm are/were also located within the study site	Series of reservoirs and water management of Elton Brook, later used during the C20th for the sewage farm.	Remains of water management system observed within study site, with remains apparent bordering the south perimeter within woodland	Local significance. Low sensitivity	Community engagement to record, repair/restore/enhance heritage assets recommended, which can be undertaken post-determination, although an initial detailed walkover survey should be undertaken early on. Further site-specific research also required.

						Provision of interpretation signs on adjacent PROW
D	'Yethards Field' and late C18th field system	Remains of C19th extension within the study site to the C18th farmstead located outside of the study site along the west side of the land parcel. Potential for prehistoric activity on higher topography within the NW corner of the land parcel, overlooking Elton Brook to the south-east	C18th field system still identifiable in well-preserved field boundaries (some relic boundaries identifiable from LiDAR). Historic hollow way along north side of Parcel D. Higher topography within NW area of Parcel D	Entrance to C19th farmstead visible on roadside of Lowercroft Road	Field system and associated historic landscape features of local significance. Some potential for archaeologically sensitivity prehistoric remains of possible regional significance	Proposed developable area (i.e. if the woodland is retained) requires further evaluation for prehistoric potential. If feasible field system and hollow way should be retained in the design and enhanced, i.e. field boundaries 2, 3, 4, 5, 7, 8 and hollow way at field boundary 6. Detailed walkover required of the historic landscape features
E	Mining remains	Probable bell pit and possible spoil in the SW corner observed in LiDAR and on-site observations - no mapping evidence.	Situated within probable former medieval field system. C18th field system still identifiable in well-preserved field boundaries.	-	Local significance and archaeological remains considered to be of low sensitivity	Post-determination geophysical survey and detailed walkover survey to investigate potential for below ground remains associated with the mining activity and record visible above-ground remains. If feasible field system should be retained in the design of the scheme and enhanced, i.e. field boundaries 4, 8, 9
F	Late 19 <sup>th</sup> century field system	The west field is of higher topography overlooking the general landscape eastwards and may have possible prehistoric potential	Located within 'open fields' classification of the HLC, with some relic earlier boundaries observed in the LiDAR, but is of L C19th origin. Narrow L C19th ridge and furrow obvious in LiDAR	-	Local significance. Some potential for archaeologically sensitive remains within the west side	Further evaluation (geophysical survey and trenching) for prehistoric potential.
G	Remains of late 18 <sup>th</sup> century field system and Owlerbarrow Farm	Higher topography/river terrace adjacent to and overlooking Walshaw	HLC is Surveyed Enclosure. Some reorganisation internally in L C19th -	Owlerbarrow Farm. Datestone of 1726 on the	Local/regional significance (prehistoric evidence). The evidence of strip fields is	Further evaluation for prehistoric potential.



		Brook – potential for surviving below-ground remains relating to prehistoric activity	removed above ground evidence of strip fields seen on mid-C19th mapping. Strip fields also recorded on aerial photos and LiDAR, together with evidence of ridge and furrow. Field boundaries 11 and 12 mark historic footpath and provides a setting to C18th Owlerbarrow Farm	farmhouse with attached barn to the east	considered local significance. Some potential for archaeologically sensitive remains	Where feasible enhancement and retention of the field boundaries within Owlerbarrow Farm's setting, i.e.P19, 11 and 12. Detailed walkover survey required to assess/record river terrace and areas of higher topography
H	Original course of Walshaw Brook	Provides a focus for prehistoric activity on adjacent higher ground	Provides the boundary between Surveyed Enclosure and Piecemeal Enclosure (HLC), and formerly the Parliamentary Boundary	-	Course of brook provides no potential for archaeological evidence, only adjacent areas. The former Parliamentary Boundary along the brook is of some local significance	No further work but the course of the brook and field boundaries respecting it should be considered for enhancement and retention in design of the scheme
I	Top o' th' Bank (High Bank Farm) and High Bank House	C18 <sup>th</sup> farmstead and C19 <sup>th</sup> residence	Farmstead and Victorian residence, now mostly redeveloped with a care home and modern farm buildings. Shown on HLC as farm complex and medical complex.	Farmhouse and barn extant. Farmhouse extensively modified, barn appears to be relatively original	Local significance. Barn has evidential value	No further work as this parcel is not being re-developed
J	Cop Thorns and adjacent early 19 <sup>th</sup> century field system	Higher topography surrounding Cop Thorns, close to spring and brook (field boundary 22). Mapped sands and gravels also through this land parcel, but do not correlate with high topography – prehistoric potential on numerous levels within Parcel J	Early C19th field system evident (setting of Cop Thorns), although field boundaries poorly preserved and almost non-existent in areas. Network of historic footpaths evident in LiDAR	C18 <sup>th</sup> farmstead at Cop Thorns, now modified for two dwellings	Local/regional significance (prehistoric evidence). Archaeologically sensitive due to potential for prehistoric remains	Further evaluation for prehistoric potential. Cop Thorns being retained so no further work required here. Opportunity for enhancement of the all but disappeared field system and historic footpath network. Detailed walkover to record former field boundaries and extent of

						areas of higher topography
K	Possible quarry	No mapping evidence but site observations identified potential quarry in area of sands and gravels	Area adjacent to later C19 <sup>th</sup> construction of Scobell Street and terraced housing	-	Local/low significance	No further work
L	Early 19 <sup>th</sup> century field system, south of historic footpath	Former parliamentary boundary along field boundaries 19 and 20. Area of sands and gravels close to Walshaw Brook – possible prehistoric potential. Area of higher topography seen on LiDAR but appearing to overlie relic field boundaries – possible redeposited more modern material	Parcel relatively flat topography. Mapped sands and gravels through the west side. Palaeochannel on east side (still wet area). Within HLC area of Piecemeal Enclosure and historic footpath runs along field boundary 24	-	Local/regional significance (prehistoric evidence). Archaeologically sensitive	Further evaluation for prehistoric potential on sands and gravels, small area of higher topography and palaeochannel. Field boundaries 9 and 24 should be considered for enhancement and retention in scheme if feasible.
M	Early 19 <sup>th</sup> century field system, north of historic footpath	Field boundaries poorly preserved with exception of field boundaries 19 and 24. Prehistoric potential – higher topography/area of sands and gravels	Within HLC area of Piecemeal Enclosure. Undulating topography – higher levels along the south side. North side mapped sands and gravels. Topography drops off on the east side into a palaeochannel. Historic footpath runs along field boundary 24	-	Local/regional significance (prehistoric evidence). Archaeologically sensitive	Further evaluation for prehistoric potential on sands and gravels, and area of higher topography and palaeochannel. Field boundaries 24 and 25, including the historic footpath, should be considered for enhancement and retention in scheme design if feasible
N	Sand Pit and Brick Field	Observed as area of quarrying on site, correlates with mapping evidence and mapped sands and gravels. Possible brick yard activities	Within HLC area of piecemeal enclosure but quarried during C19 <sup>th</sup> and field boundaries realigned around it	-	Local/low significance. Low sensitivity	No further work within the area of the quarry but there is some potential for brick making activities within 'Brick Field'
O	Late 19 <sup>th</sup> and early 20 <sup>th</sup> century field system	No obvious archaeological potential identified. The	Within HLC area of Piecemeal Enclosure –	-	Low/local significance. Low sensitivity	Post-determination evaluation to investigate

		undeveloped nature, however, may have preserved as yet other unknown archaeological remains	evidence of earlier field boundaries in LiDAR and earthworks (field boundary 33)			potential for below ground remains – no obvious potential but no evidence of truncation/disturbance. Detailed walkover survey to record former field boundaries
P	Area of woodland	No obvious archaeological potential. Partly quarried late C 19 <sup>th</sup> , some allotments during C20 <sup>th</sup> . Now overgrown	HLC classification as allotments/housing development	-	Local/low significance	No further work
Q	Late 19 <sup>th</sup> century extension of Bolholt Print Works	East part formerly reservoir (2457) infilled and built over late C19 <sup>th</sup> with works building, later filter beds and small reservoirs. Mid-late C20 <sup>th</sup> buildings demolished in the land parcel and the filter beds and reservoirs infilled.	Described as Industrial Works on HLC. Currently lawned/landscaped drive and car park for hotel and leisure complex	Late C18 <sup>th</sup> agricultural building, much modified. Evidence of former industrial structures, such as footings, surfaces, indicative of surviving below-ground remains	Low/local significance. Low sensitivity	Detailed walkover initially to record the above ground surviving features. Post-determination programme of trial trenching targeting the features seen in mapping evidence and those observed above ground, with subsequent appropriate mitigation excavation anticipated – this may provide an opportunity for community engagement. Low-level recording of the remains of the agricultural building. Potential for community engagement during investigations and research. Interpretation boards
R	Early 19 <sup>th</sup> century reservoirs for Bolholt Mills	Some potential for evidence of water management system of Walshaw Brook	Parliamentary Boundary shown following original course of Walshaw Brook through the reservoirs during C19 <sup>th</sup> and C20 <sup>th</sup> . Woodland environs	-	Low/local significance. Low sensitivity	Investigate and record former water management system - potential for community engagement



