



University of
Salford
MANCHESTER

Historic Environment Assessment

GMSF Land
Allocations,
Tameside

GMA42 Ashton
Moss West

Client:

Tameside Metropolitan
Borough Council

Technical Report:



Report No:

2020/69





Document Title: Greater Manchester Spatial Framework Land Allocations, Tameside:
GMA42 Ashton Moss West

Document Type: Historic Environment Assessment

Prepared for: Tameside Metropolitan Borough Council

Report No: SA/2020/69

Version: Version 3

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Date: September 2020

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Summary

In March 2020, the Centre for Applied Archaeology was commissioned by Tameside Metropolitan Borough Council to undertake a detailed historic environment assessment of the Ashton Moss West land allocation, which has been identified for development within the Greater Manchester Spatial Framework. This was determined following a screening exercise undertaken in 2019 and aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting, where appropriate. This assessment also highlights opportunities to enhance the historic environment and enshrine this within policy.

This report presents the detailed evidence base for the assessment of the archaeology (Section 3), the built heritage (Section 4) and the historic landscape (Section 5). The archaeological resource within the Site is fairly well known as it predominantly encompasses Ashton Moss, a former active ombrotrophic mire. The surviving peat sequence of this former wetland is believed to have begun forming around 5000 BC (Robinson and Shimwell 1996). The peat currently survives to around depths of 6m, however its depth gradually gets shallower towards the eastern side of the Site, where it has been severely truncated. The Site has been used for extensive spoil deposition, with the area just west of Moss Lane containing up to 15m of spoil. Despite this, more recent work has shown that the peat resource still survives however its potential for further detailed palaeoecological study is currently unknown.

Based on the analysis of the archaeological resource, the Site has been split into four broad areas and all areas (except east of Moss Lane) should be subject to a programme of archaeological field investigation pre-application, and ideally will be undertaken at an early enough stage that the results can feed into the emerging masterplan. The benefit of undertaking this work pre-planning is that the results of the field investigation will give a much clearer picture of the current extent, condition and potential of the peat resource. This information can then be considered and fed into the designs for the new development and allow for the appropriate treatment for any archaeological remains. This treatment could take the form of *in situ* preservation, where any highly significant buried archaeological remains are incorporated into the 'green infrastructure' of the new development, or, for remains of lesser importance, archaeological work in advance of development, where the buried remains are excavated and recorded prior to their ultimate loss.

Two designated built heritage assets at Buckley Hall Farm have been identified to the north of the site, however, their setting will not be affected by development within the land allocation.

The analysis of the historic landscape character has found that there are some surviving features which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the site's past.

1. Introduction

1.1 Introduction

In March 2020, the Centre for Applied Archaeology was commissioned by Tameside MBC to undertake a detailed historic environment assessment of the Ashton Moss West land allocation (GMA42, herein referred to as 'the Site'), which has been identified for development within the Greater Manchester Spatial Framework (GMSF). The Site development proposals are to include around 160,000m² of employment floorspace.

The assessment aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting, where appropriate. The assessment draws inspiration from the Characterisation approach to the historic environment, which has been championed by Historic England as a useful method for assessing large areas of land at a strategic level. This report presents a summary of the key issues related to the historic environment for the Site. The evidence provided in this assessment is intended to inform masterplanning work for the GMSF to guide decisions on allocating locations and approximate densities for the development over the next 17 years and to inform planning policy to ensure they can be delivered in a way that minimises the risk of harm to heritage assets and the historic environment and proposes the appropriate level of mitigation as well as highlighting opportunities to enhance the historic environment.

This assessment should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

1.2 Site Location and Description

The Site (centred at NGR 391972, 399022) lies at the eastern side of the Tameside Local Authority area, 1km west of Ashton-Under-Lyne town centre and measures at 58.23ha. It is bounded by the Manchester-Ashton tram line to the south, M60 to the east, Ashton Branch railway line to the north and Droylsden to the west (Plate 1).

The topography of the Ashton Moss West area is raised compared to the surrounding landscape. Ashton Moss has a peak of 102m aOD, from which the land gradually slopes away to 97m AOD on Manchester Outer Ring Road. The area north of the Site, known as Littlemoss, undulates around the 100m contour. Much of the land is scrub grassland although some south-western parts have been developed recently. Large parts of the Site have been used for extensive spoil deposition, resulting from a number of construction projects including the M60.

The geology consists of the Pennine Upper Coal Measures forming the bedrock of the Site, with peat forming the superficial geology of the area. The surrounding setting is composed of swamps, estuaries and deltas (British Geological Survey 2017). The peat at the Site survives to a depth of >6m (Hall *et al* 1995, 65; ARUP 2019).



Plate 1 Aerial View of the Site

1.3 *Planning Background*

1.3.1 *Government and Local Planning Policies*

There are a number of pieces of legislation, as well as National and Local planning policies on heritage within a wider framework. There are also a number of Guidance Notes published by Historic England on assessing heritage.

1.3.2 *National Legislation*

- 1979 Ancient Monuments and Archaeological Areas Act – legislates the protection of archaeological heritage of national importance (e.g. Scheduled Monuments);
- 1990 Planning (Listed Buildings and Conservation Areas) Act – legislates on planning permission where works affect listed buildings and conservation areas.

1.3.3 *National Planning Policy Framework (NPPF)*

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with the historic environment (paragraphs 184-202), and states that local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner proportionate to their importance and impact, and to make this evidence publicly accessible.

The historic environment is also dealt with briefly in other sections of the NPPF, including in Section 3: Plan Making and how strategic policies should make provision for the historic environment. Other relevant aspects dealt with in NPPF also include guidance on Ancient Woodland.

1.3.4 Planning Practice Guidance – Historic Environment

The Planning Practice Guidance outlines the main legislative framework for the historic environment, which includes:

- *The Planning (Listed Buildings and Conservation Areas) Act 1990* - provides specific protection for buildings and areas of special architectural or historic interest
- *Ancient Monuments and Archaeological Areas Act 1979* - provides specific protection for monuments of national interest
- *Protection of Wrecks 1973* - provides specific protection for wreck sites of archaeological, historic or artistic interest
- *Historic Buildings and Ancient Monuments Act 1953* - makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Furthermore, the UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1973, whilst not within the legislative frameworks, also makes provision for

or the World Heritage List, which is a list of cultural and/or natural heritage sites of outstanding universal value.

1.3.5 Guidance Notes

There are also Guidance Notes published by Historic England on assessing heritage, particularly in relation to designated assets and also the historic environment as part of the masterplanning process. The assessment also conforms to Chartered Institute for Archaeologists (CIfA) standards and guidance on undertaking archaeological desk-based assessments.

- HEAN 3 *The Historic Environment and Site Allocations in Local Plans* (published 2015) – to help identify a positive strategy for the historic environment with site allocation policies;
- *Conservation Principles, Policies and Guidance* (published 2008) – for assessing the significance of heritage assets;
- HEGPA 3 *The Setting of Heritage Assets* (published 2018, second edition) – to help define and assess setting of heritage assets;
- HEAN 10 *Listed Buildings and Curtilage* (published 2018) – to help assess whether other buildings associated with listed structures should also be considered as curtilage and therefore listed; and
- CIfA *Standards and Guidance for Historic Environment Desk-Based Assessment* (published 2014, updated Jan 2017).

In addition, a number of Introduction to Heritage Assets and Scheduling Selection Guides were also consulted and are referred to, where appropriate, within the document.

1.4 Methodology

The assessment adopts a characterisation approach to the historic environment and has been split into three sections: archaeology, built heritage and historic landscape. There is specific methodology employed for analysing these three elements of the historic environment different strands of characterisation and are outlined below. The production of the assessment conforms to the standards set by the Chartered Institute for Archaeologists (CIfA 2017) standards and guidance for historic environment desk-based assessments. The assessment has also been carried out in accordance with national planning policies on the conservation of the historic environment, which are set out in the *NPPF: 16 Conserving and enhancing the historic environment* and in *Planning Practice Guidance: Historic Environment*. Consideration has also been given to Historic England's Good Practice Advice Notes *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets*.

1.4.1 Methodology for Assessing the Archaeology

Defining the character and potential of the buried archaeological resource has taken into account a number of factors and sources including the extent of modern development, topography, geology, known archaeological sites including findspots, and the results of recent archaeological investigations. This has been combined with an assessment of secondary sources such as documentary and cartographic evidence. The Research Framework for the North West (published in 2007 and currently being updated) also outlines the current knowledge base across the area as well as targets and priorities for future research. The significance of any potential archaeological remains is also considered.

1.4.2 Methodology for Assessing the Built Heritage

Due to the early stage of the project, the intention of this built heritage assessment is to inform the emerging masterplan for the Site.

The assessment identified and characterised the built heritage across the Site, in order to allow for an assessment of significance. This involved examination of a number of sources including cartographic evidence, HER data, the National Heritage List for England, as well as site visits to undertake visual inspection. Significance is determined on the basis of statutory designation, research and professional judgement. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS '*Principles of Selection for Listed Buildings*' (revised 2018) and in the English Heritage (now Historic England) '*Conservation Principles Policies and Guidance*' (2008). The first document states that special interest of a building is determined based on its Architectural and Historic Interest, assessed through principles of *Age and Rarity*, *Aesthetic Merits*, *Selectivity*, and *National Interest*. Historic England suggests that the aspects that reflect worth are the following values that people associate with a place: *Aesthetic value*, *Communal value*, *Evidential value*, and *Historical value*. NPPF (Appendix 2: Glossary) defines heritage significance as being '*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*'.

Where a building or area has been identified with built heritage interest, its evolution over time has been characterised through cartographic analysis. For buildings which pre-date the available cartographic sources, a brief analysis of its fabric has been undertaken for the purposes of

determining its likely date and phasing. The setting of the built heritage has also been assessed and these elements are taken together to determine overall significance.

The possible impact that development within the Site may have on the identified significance takes into account the potential location and siting of any new development, as well as its form and appearance, other effects and secondary effects. These other and secondary effects can include increased traffic, noise from the new development and lighting. Measures to avoid, minimise and mitigate any potential impact in a way that meets the objectives of the NPPF have been presented as well as opportunities to better reveal or enhance significance, such as increasing understanding of any heritage assets and/or public access and interpretation.

Where appropriate, measures are recommended within future development proposals to protect those structures of higher significance. Also, where appropriate, recommendations are made to reduce/remove the level of harm on the setting of the built heritage. In line with NPPF para 189, the level of detail that has been applied is proportionate to the asset's importance, therefore the listed buildings within and in the proximity to the Site have been subject to more detailed assessment than the undesignated heritage assets.

1.4.3 Methodology for Assessing the Historic Landscape

The main source of information is the Historic Landscape Characterisation project data, which was carried out for the Greater Manchester area between 2007 and 2012. This was part of a national characterisation project which was co-ordinated by English Heritage (now Historic England). Each local authority area has its own report, with Tameside's produced in 2011 and the results are available on an integrated GIS via the MappingGM website. The level of analysis undertaken for this project was too detailed for the purpose of this assessment, therefore the data was collated and simplified for this analysis. In addition, historic mapping and MAGIC mapping (as well as elements of MappingGM) were other key datasets used to identify other features of the historic landscape not necessarily identified in the other methods above. This included, but was not limited to, Ancient/Semi-Natural Woodlands, Orchards and other woodlands not defined as officially 'Ancient' but shown on early mapping. Map regression was also used to carry out a rapid assessment of surviving field boundaries, to map field systems and define the rural character of the areas further.

1.5 Research Sources

The assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record (HER);
- Tameside Archives, based at Tameside Local Studies and Archive Centre (online only);
- The National Heritage List for England;
- Historical borehole data held by the British Geological Survey;
- Other geotechnical information, such as investigations carried out in advance of development;
- Historic Landfills. The Environment Agency holds data on areas which have been subject to extensive tipping;
- Archaeological data; and
- Historic mapping. Field names from tithe maps may also indicate potential occupation and/or industrial uses within the wider area.

1.6 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to identify any evidence for surviving historic landscape features, to assess the setting of the identified built heritage, and to provide further details on the potential for below-ground remains. The site visit was undertaken in a single day in July 2020.

1.7 Report Structure

The following presents a summary of the Site's historical background (Section 2), summary of evidence for the archaeological resource (Section 3), built heritage (Section 4) and the historic landscape (Section 5), and includes recommendations, mitigation strategies and enhancement opportunities, where appropriate. These are summarised within Section 6.

2. Historical Background

2.1 Introduction

The historical background of the Site has been researched and summarised to provide a framework for the study, in order to better understand the nature of the surviving historic landscape, the character of the built heritage and the potential for buried archaeological remains to survive.

The whole site encompasses Ashton Moss, a former active ombrotrophic intermediate mire where the peat sequence is thought to have begun forming during the Mesolithic period. This peat sequence has preserved palaeoenvironmental evidence for the surrounding landscape and how it has changed over thousands of years. It has also provided evidence for how it was exploited by humans up to the present day and is well recorded in the documentary evidence from the Medieval period as well. However its continued reclamation and exploitation means that the peat resource is being truncated and diminished (Plate 2). Since extensive studies were carried out on the Moss during the early 1990s, the Site has been utilised for extensive spoil deposition and the peat resource has diminished further.

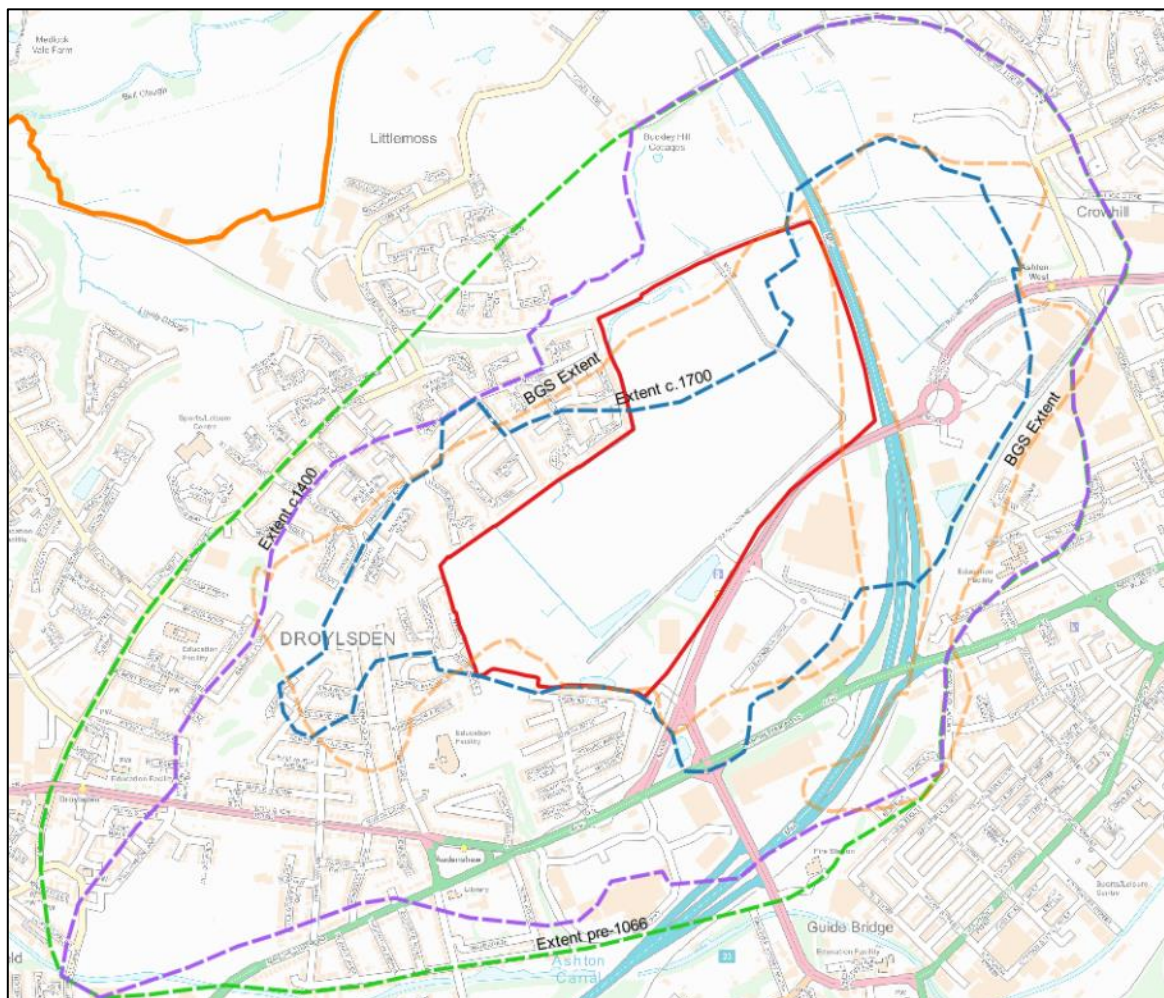


Plate 2 Estimated extent of the Mossland, from around 1066 to present day (based on British Geological Society data and Nevell 1992)

The section below details the known archaeological and historical background on the Moss; Section 3 focuses in more detail on the peat resource and summarises the results from past and more recent investigations.

2.2 Prehistoric

Ashton Moss is a former active ombrotrophic mire and the peat sequence is believed to have begun forming around 5000 BC (Robinson and Shimwell 1996). The moss would have been much larger in the prehistoric period but due to exploitation and later reclamation, the known extent of the peat has gradually reduced in size and its original extent is long lost. Its pre-1066 extent was estimated by Nevell to stretch as far as Droylsden and the Ashton Canal in the south (1992, 30) however 19th century writers observed peat cuttings from within the town centre measuring “three feet in thickness” (Butterworth 1842, 120). Recent geotechnical work from major developments within the town centre have shown that there is still peat surviving in places which could be remnants of the Moss, however evidence from the bus station for example only had peat surviving to 0.1m thickness (Mott MacDonald 2015). Evidence for the exploitation of the Moss has been found on the eastern fringes, now just east of the M60. A collection of early Neolithic flints were recovered from a fieldwalking exercise in the early 1990s, however it does not appear to be indicative of *in situ* processing activity. Only nine were recovered in total, although it still represents a large group within the Borough (Nevell 1992).

Evidence for later exploitation is even more sparse; a Middle to Late Bronze Age socketed axe was recovered from near Castle Farm in Droylsden and a human skull was also found nearby during the 19th century (Higson 1859, 29-30; Howard-Davis *et al* 1988, 43; Stead *et al* 1986, 184; GMAU 1991, 4; Nevell 1992, 71). The skull was dated to 1320-970 BC, but was originally believed to be Iron Age/Romano-British, based on the wider context of known human remains recovered from former wetlands. This includes the Lindow Man, from Lindow Moss near Wilmslow and the Worsley Man, recovered from Chat Moss. Two possible Bronze Age barrows identified during survey work in the 1990s were evaluated but no archaeological remains were found.

Detailed pollen analyses carried out in the 1990s found tentative evidence for Middle-Late Bronze Age (1500-900BC) vegetation clearance and it was suggested that this could indicate localised prehistoric settlement areas (Beenham *et al* 1996a; b). However targeted excavations have failed to reveal any positive evidence for settlement within marginal areas of the mossland.

2.3 Roman

Evidence for Roman activity is sparse and the Moss would have remained a wet landscape; evidence for exploitation around the fringes of the Moss is evidenced at Castle Farm in Droylsden, where Roman coins and pottery were found during the 19th century. Possible cropmark enclosures are located near Hope Fold farm on Littlemoss, though these have never been subject to any intrusive investigation to confirm this (Nevell 1992, 68).

2.4 Early Medieval

Early Medieval activity is scant, with a Byzantine coin dating the 6th-7th century AD from the predominantly late Roman period coin hoard from Denton (Nevell 1992, 76). The only other evidence for pre-Conquest activity, is Nico Ditch.

Nico Ditch

Nico Ditch is a linear earthwork, encircling Manchester to the south and south-east and is one of a series of linear earthworks across northern England. Its date and original function are not known, however based on previous research, an early medieval date is likely. It may have formed the boundary between the kingdoms of Mercia and Northumbria. Previous research has shown that it likely ran from Urmston in the west, to Ashton Moss in the east. It is referenced in charters dating to the late 12th/early 13th century and was defined by a single bank and ditch. Its survival physically is very fragmentary today; preserved sections can be found on Denton Golf Course and it may have formed the township boundary between Ashton under Lyne and Droylsden. (Nevell 1992, 78-82). However excavation along the putative line, which now forms part of the current Site boundary found no evidence to support this being part of the Nico Ditch (UMAU 1996). However it may be that the present drainage ditch has obliterated any traces of the earlier feature.

2.5 Medieval

During the Medieval period, the Site fell within the Ashton-Under-Lyne parish; the Church is mentioned in the Domesday Survey although the township is not mentioned until the 12th century, possibly because the former was only a partial survey. The population of the area was sufficient enough to warrant the town eventually being granted a market and two fairs by 1414 (Hall *et al* 1995,63; Morris 1983, 27), which gave the settlement some importance. The Moss appears to have been spread between three townships: Ashton Town, Audenshaw and Droylsden and from at least the 13th century, was split between the manors of Ashton (Assheton Family) and Clayton (Byron family).

There are a number of documentary sources which mention Ashton Moss during the Medieval period, however details are still scant as to how it was exploited and when/how it was reclaimed. The general picture that emerges is one of gradual reclamation and exploitation around the fringes throughout the Medieval and Post-Medieval periods, with exploitation of the moss for turbarry (the right to dig peat in order to use it for fuel) . Wasteland was cleared along the southern edges of the Moss in Audenshaw between 1190 and 1212 (Farrer 1902, 329; Nevell 1991, 11). Piecemeal enclosure around the fringes of the Moss is recorded from the start of the 15th century (Nevell 1991, 59). The Ashton custom roll and rental records of 1422 show that the manor leased the rights to turbarry for the sum of £5, around 1/7 of the estate's income at that time (Harland 1868, 102; Nevell 1991, 59). Evidence for removal of peat through turbarry has also been found within the detailed pollen analysis, with the activity concentrated in areas close to the settlements at Ashton and Droylsden (Beenham *et al* 1996a; b).

The Moss was also subject of a feud between the Assheton and Byron families; between 1400 and 1425, the two families quarrelled over the boundaries between their respective sectors. They met on the Moss in 1400 to decide on the boundaries but was unsuccessful in solving the dispute and the feud dragged on for 25 years. In order to settle the dispute, statements were taken from the inhabitants of the Ashton and Droylsden townships, some of which survive and form an insight into how the Moss was exploited. The use for fuel was noted, as well as it being valuable summer pasture land for livestock. One tenant was noted as having 15 cows on the Moss (Nevell 1991, 59) and shows that the Moss was dry enough during summer, though probably still inhospitable during the Winter.

Nevell's estimates for the extent of the Moss during this period shows that it changed relatively little from its pre-1066 extent (see Plate 2). A number of intakes are documented with the Ashton custom rolls and the mapping shows that the northern and southern fringes were reclaimed by 1400. However this appears to have been on a relatively small scale, and it was not until the Post-Medieval period that reclamation intensified.

2.6 Post-medieval

By the 17th century, the manors at Ashton and Clayton were now in the hands of the Booth and Chetham families respectively (Nevell 1991, 34). Reclamation of the Moss appears to have intensified during this period and a number of farmsteads were established on the now-reclaimed areas.

Between 1425 and 1617, the Moss was divided into rooms, or allotments, which were then rented by the tenants of the manor. There were still common rights however and tenants were allowed to let their livestock graze. This system was managed by a bailiff, with moss Reeves and moor lookers helping oversee the Moss. In the early 18th century, 'pinners' or 'pounders' were also responsible for any stray cattle on the Moss. Court leet records also show that parts of the Moss were given special names and there are references to Shadow Moss (1613) and Linden Moss (1622) (Nevell 1991, 88; Bowman 1960, 46-8).

Documentary evidence also shows that tenants were responsible for the maintenance of their allotments; in April 1722, 225 holders of moss rooms were presented at Ashton Court for neglecting to clean out their ditches (Bowman 1960, 47-48; Nevell 1991, 88). The first edition OS mapping (Plate 3) shows where some of these drainage ditches were located and their organisation contrasts with the more regimented layout on the Moss itself (reclaimed extensively during the early 19th century).

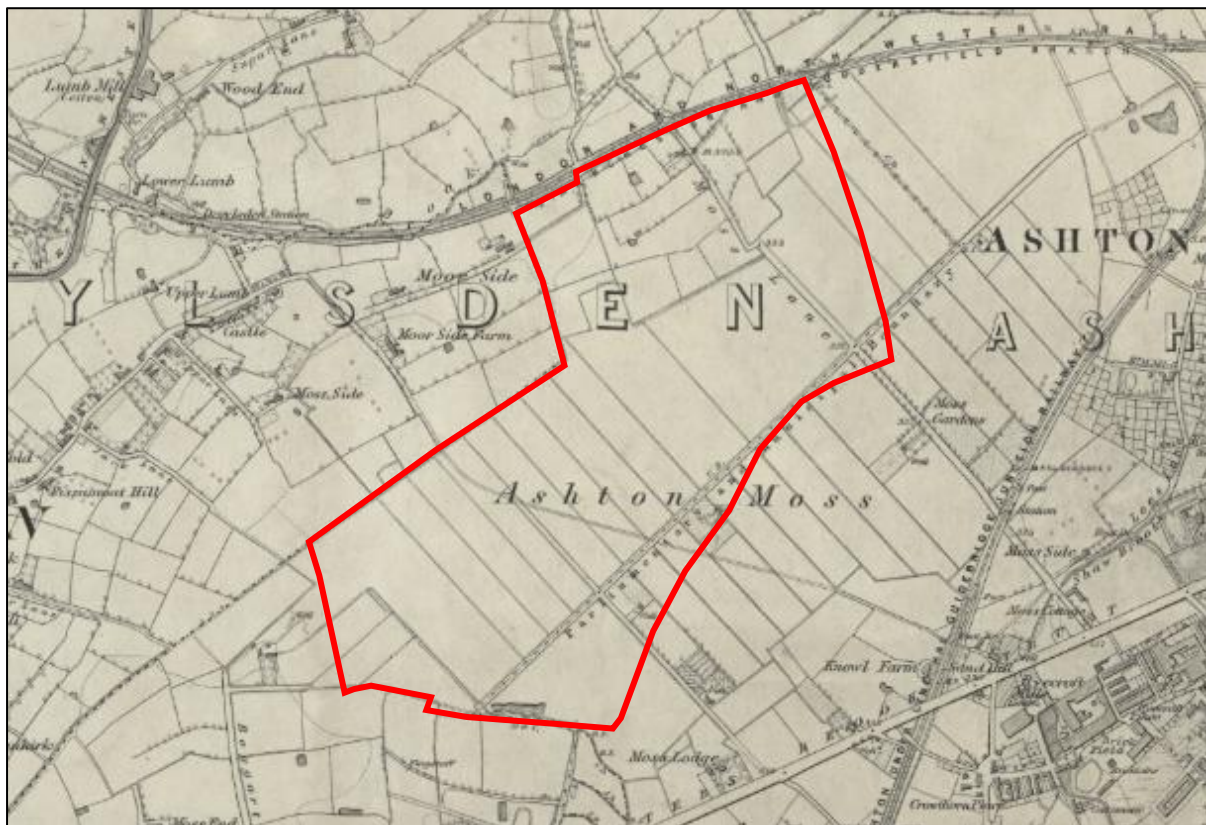


Plate 3 The Site boundary superimposed onto the 1848 first edition Ordnance Survey map

During the Post-Medieval period, the ditches were more scattered and they were not extensive probably as this early form of reclamation was for use as pasture. Reclamation intensified and by 1700, the moss boundaries had shrunk to under half its 1400 extent. Shallower deposits within the Droylsden township and most of Little Moss were reclaimed as pasture and a number of farmsteads were established by the mid-18th century. However the core of the Moss (which incorporates the current Site) was still common land and continued to be used for grazing and peat cutting throughout the 18th century (Nevell 1991, 88). Aikin noted its exploitation for fuel as late as 1795.

2.7 Industrial-Modern

During this period, the last remaining common areas of the Moss were reclaimed for arable farming and was done on large scale and within a short period of time. This contrasted with the previous piecemeal enclosure for pasture over hundreds of years.

By this period, the Earls of Stamford (descended from the Booth family) held Ashton Moss and commenced the extensive drainage and reclamation of it in 1831. This area became the chief market gardening area, but it took around 15 years to fully reclaim. Rayner Lane and Moss Lodge Lane were formally laid out in 1831 (Nevell 1993, 86) however Moss Lane appears to be older. It has been suggested that the reclamation of the Moss was intimately linked with the development and redesign of Ashton town centre from the late 18th century as well. The layout of Katharine Street in the 1820s was deliberately located to provide direct access from the Moss to the new Market Place which opened in the 1830s (Nevell 1993, 86).

The Moss was then tenanted out to a number of farmers, who grew a variety of crops and sold their produce at the Ashton and Manchester markets. In 1875, John Ross Coulthart, a local bank manager, proposed turning the Moss into a public recreation ground though it does not appear to have gotten much further (Armstrong 1876). The Moss continued to be used for market gardening up until the 1990s.

3. Archaeological Resource

3.1 Introduction

The aim of this analysis was to broadly identify areas where archaeological deposits have been subject to disturbance or where they survive relatively undisturbed, as well as the potential and significance of any remains. Several sources were analysed, including historic and modern maps, the HLC data (Section 5), the results of the built heritage analysis (Section 4) and secondary sources. Further geological data was analysed, including from historical boreholes as well as where more recent work has been undertaken in advance of development within the Site. Other sources were consulted, such as data on areas of historic landfill as well as previous palaeoenvironmental work in order to understand the past, and current extent and condition of the peat resource at Ashton Moss.

The evidence base consists of a combination of site-based specific archaeological investigations, such as individual building surveys, field evaluations and excavations, and overarching pieces of work across larger areas, such as archaeological desk-based assessments.

3.2 Summary of findings

The Site entirely encompasses Ashton Moss which has been subject to a number of investigations during the early 1990s when development was proposed for the area. Further investigations took place in advance of the construction of the M60 motorway. Subsequently large areas of the Site were utilised for extensive spoil deposition which reaches around 15m above the ground level close to Moss Lane. Comparison of investigations into the peat archive from the early 1990s and in 2019 by ARUP shows that although there has been degradation of the peat archive in places, it still survives to a substantial depth in places. However what is still not known is the archaeological potential of this archive; the 1990s peat survey did not analyse the resource in detail and there has only been small pieces of targeted, detailed work. This has the potential to reveal a detailed palaeoenvironmental sequence, which could be combined with scientific dating techniques to document the changes across the landscape over thousands of years.

3.3 Ashton Moss: Peat Resource

3.3.1 Introduction

The previous Section outlined the evidence for the exploitation of the Moss, from the prehistoric period through to the modern day. This section focuses on the work carried out both within, and close to, the Site on the peat resource in order to understand the extent and condition. The data comes from a number of pieces of work:

3.3.2 Data Analysis

It is thought that the peats at Ashton Moss began to form around 5000-4500 BC (Shimwell and Robinson 1993). There are data on peat thickness for the Site, and its immediate environs, dating back to the 1980s (Appendix 2: Figure 6) and derives from the following sources:

- Historic Borehole Data: there is very little accessible historic borehole data for the Site. However two have been identified from 1981, which were taken on the eastern side

and in advance of the proposed M60. A further six have been identified around the margins of the boundary, off Benny Lane. These contain very basic geological data and do not have any differentiation within the peat deposits;

- Greater Manchester Wetlands Survey: a programme of survey across known former wetlands across the area during the early 1990s. Ashton Moss fell under the larger moss category and was surveyed in 1990, with the results published in 1995 (Hall *et al* 1995). This comprised of a basic biostratigraphical survey, which differentiated between the different types of peat, however this was not subject to further detailed work;
- Proposed development of the Moss: a limited programme of palaeoenvironmental work was carried out in advance of proposed development of the Moss in the early 1990s. This involved a programme of coring across two transects within the south-western part of the Site (Appendix 2: Figure 5);
- M60 construction: a limited programme of palaeoenvironmental work was carried out during the construction of the easement of the M60. A 22m long section of peat deposit was exposed during the construction of Bridge 17a and a truncated profile was taken for more detailed analysis (Shimwell and Robinson 1993). Further work was carried out in response to the results of geotechnical work carried out by Mouchel and Partners in 1994, which involved a programme of coring across two shallower areas of peat (Beenham *et al* 1996a; b). A watching brief was also carried out during excavations for the M60 (UMAU 1997); and
- Recent Work: geotechnical investigations were carried out in 2018 in order to characterise the nature of deposits across the Site. This involved a number of cable percussive boreholes along a transect running SW to NE (ARUP 2019).

The data was mapped and analysed to gauge the estimated extent of peat deposits across the Site, thickness and condition (Appendix 2: Figure 7). Due to the different types of investigation that has taken place and the change in topography, only the peat thickness is recorded for this analysis as it is the only consistently recorded type of data.

3.3.3 Results and Discussion

The historical background has shown that the Moss has continued to shrink due to exploitation, reclamation and development. The current extent of the peat deposits is estimated by the British Geological Society, however it is unlikely that deep deposits extend into the built up areas. The current Site therefore contains the deepest and least disturbed peat deposits, with some survival also to the east of the M60, north of Rayner Lane.

The recent work by ARUP has shown that there are deep deposits of peat still surviving, at around 6m and concentrated in a relatively small area north-west of the Garden Centre. This may be where the central basin structure is (Beenham *et al* 1996; Hall *et al* 1995). The peat profile then gradually gets shallower over to the east, where there has been a significant loss of peat. Within the south-eastern part of the Site, the Wetlands Survey found peat reaching around 4m deep, however ARUP's estimated thickness suggests that it reaches no more than 2m thickness.

The archaeological potential of the peat resource was realised through more detailed, targeted work during the 1990s. A profile column was taken from the peat exposed during construction of Bridge 17A (just beyond NE corner of the Site). This column was subject to more detailed pollen analysis and observations included two significant horizons which provided information

on the environmental archaeology. The horizon between the underlying silty clays and the overlying peats was suggestive of local small scale clearance of a forest canopy. A second horizon identified consisted of a thin and variable layer of silt, which had not been noted during work for the Wetlands Survey. A number of interpretations have been put forward for this horizon, including it being composed of Tephra and indicative of the Icelandic Hekla 4 eruption around 2050BC. Another explanation is that it represents a phase of flooding due to local climactic or land use change, or it represents a major phase of agricultural reclamation. Dating was problematic however this horizon was tentatively dated to 1550BC (Shimwell and Robinson 1993)

Further targeted work took place to examine an area of shallower peat identified where the motorway crossed Rayner Lane; three cores were taken and a full pollen analysis of one of these cores was carried out. A depth transect, including macrofossil and charcoal analysis of six cores was undertaken in order to determine the presence of prehistoric occupation where the peats became rapidly shallower. These were located within the motorway easement to the south of Bridge 17A (railway bridge). The area of shallower peat was not revealed to have any significance, however it was noted that there was an absence of *Sphagnum imbricatum* (sphagnum moss) peats from the southern areas but not elsewhere. This may reflect a greater depth of turbary reclamation due to its proximity to Ashton town centre. Charcoal was recorded in lower layers which indicated the marginal clearance of vegetation and possible localised prehistoric settlement. This was tentatively dated to the Middle-Late Bronze Age (1500-900BC). Overall the pollen and charcoal analysis revealed minimal human influence on the vegetation and landscape of the central mossland. There was however a greater influence in the southern, marginal areas (Beenham *et al* 1996).

Further targeted work then took place in order to assess the marginal areas of the mossland which would have been attractive for prehistoric communities. Two coring transects within the Site, and a further two to the east of the M60 were undertaken which confirmed the general overall pattern described as part of the Wetlands Survey (Hall *et al* 1995). Towards the northern side, there was a general absence of the *Sphagnum imbricatum* peats which could reflect a greater depth of turbary reclamation closer to the Droylsden township. Charcoal was also recorded across the core profiles and similar to those observed during previous work, may indicate marginal clearance of vegetation and possible localised prehistoric settlement. These are tentatively dated to the Middle-Late Bronze Age (1500-900BC) (Beenham *et al* 1996).

There are areas which have not been subject to any type of recent survey work and there is still scope for more detailed analysis of the peats. The initial phase of peat formation is thought to date to around 5000-4500 BC and the basal peats were subject to scientific dating however the results of this are unknown. The charcoal layers identified have not been subject to a programme of scientific dating and the Bronze Age date remains tentative. The North-West Regional Research Framework (NWRRF) has identified that wetlands are a research priority, and has called for the targeted sampling and investigation. There is still a need to characterise the nature of practices carried out in these areas and whether their use/meaning changed over time (Hodgson and Brennand 2007, 33). The ongoing update to the framework has also identified the need to utilise modern techniques to analyse these datasets (Nevell and Redhead forthcoming). The last detailed work on the peat resource at Ashton Moss was carried out around 25 years ago and there is scope to carry out more work.

4. Built Heritage

4.1 Summary

There are no designated heritage assets identified within the Site boundary, however three have been identified outside the Site nearby (Appendix 2: Figure 1). A milestone (Grade II) is located around 240m to the south of the Site and Buckley Hill Farmhouse (Grade II*) and Barn (Grade II) lie to the north of the Site and have the potential to be impacted through setting. There is also one undesignated built heritage assets identified within the Site at Moss Side Farm.

The Site is not considered to contribute to the setting, and therefore significance of the identified designated heritage assets. However, a potential impact on views has been identified with regards to Buckley Hill Farm. A number of recommendations have been made in order to mitigate any potential impact on the views.

4.2 Built Heritage Context

Until the 19th century, the Site and the mossland was a fairly inhospitable landscape utilised during the summer months but impassable during Winter. Reclamation of the mossland led to farmsteads being established during the Post-Medieval period on its fringes, like Buckley Hill. Moss Side Farm lies near the heart of the mossland and is likely to reflect reclamation at a later date, although the date of this farmstead is unknown. When the Moss was reclaimed from 1831, a number of greenhouses, sheds and other temporary structures were constructed. None of these survive today.

4.3 Designated Built Heritage Assets

Three designated built heritage assets have been identified outside the Site boundary, which have been considered due to potential for effects on setting.

Asset Number	Asset Name	HER Number	Designation	NHLE Number
1	Buckley Hill Farmhouse	627.1.0	Grade II*	1163826
2	Barn to west of Buckley Hill Farmhouse	627.1.1	Grade II	1067945
3	Milestone, Manchester Road	7119.1.0	Grade II	1268427

Table 1 Designated Heritage Assets identified outside the Site boundary

4.4 Buckley Hill Farmhouse (Grade II*) and Barn (Grade II)

Description

Buckley Hill Farmhouse is named after the yeoman family who are thought to have built the farmhouse in the early 17th century. The construction is of handmade brick and consists of three bays, although the western bay was rebuilt in the late 19th century. There are a number of architectural embellishments, including raised lozenge and square panels in the brickwork and elliptical brick arches and hoodmolds for the windows.

The barn to the west is also of handmade brick and originally consisted of two outbuildings; the earliest part is to the west and dates to the 17th century and has typical features of barns including the decorative breathers. The opposing cart entrances are now blocked. The

eastern part is probably 18th century and also has opposing cart entrances, as well as a pitching hole and small vents.

Buckley Hill Farm sits within a relatively flat rural landscape, fringed by residential development to the west and the M60 to the east. Vegetation cover lining Back Lane and later agricultural buildings to the west and north of the designated buildings prevent wider views. The principal elevation for the farmhouse faces south. A number of mature trees punctuate the views towards the Site, however, there are some long-range views to the south and the Site can be glimpsed in the distance. The Site is not considered to be part of the farm's setting due to the distance (450m) between the Site and farm. The farm's setting comprises the surrounding rural landscape within its immediate vicinity, and will not be affected by development within the Site.

4.5 Milestone (Grade II)

The milestone is located on Manchester Road and is a rectangular sandstone pillar around 1.5m high. It was moved to its present location in 2000. Due to its relatively small size, it can only be appreciated close up and its setting does not make a positive contribution to its significance. There is no visual connection with the Site and it will not be affected by development within the Site.

4.7 Undesignated Built Heritage Assets

One undesignated built heritage asset has been identified within the Site as having a degree of heritage significance (see Table 2, below, and Appendix 2: Figure 1). This is classed as a 'non-designated heritage asset' and has been subject to considerations of significance and an assessment of the potential impact of any proposed development.

Name	HA Number	Date	Significance
Moss Side Farm	8	?Early 19 th Century	Local

Table 2 List of undesignated built heritage assets, including their significance

Moss Side Farm

Moss Side Farm appears to have existed since at least the mid-18th century, however may be earlier in date. There is one building of local significance, which is a substantially altered house and due to these later alterations and rendering, the building is difficult to date.

The farm sits within a private plot which consists of hardstanding areas for car storage and lawned areas. It is screened to an extent from the landscape to the south, which gradually rises up as a result of extensive spoil deposition. This is mostly grassland with small areas of scrub and it is divorced from the rural landscape to the north by the railway line although does still have inter-visibility with this area. The setting makes a minor positive contribution to the significance of the farm, however the Site is not considered to contribute to this setting. It is recommended that screening is enhanced to the west, south and east.

5. Historic Landscape

5.1 Introduction

The rural landscape reflects past human activity as well as topographical and geographical influences. The landscape of an area has many qualities and values including visual character, biodiversity, recreation and economic value. The Site has a varied historic landscape which reflect different influences and patterns of use.

The landscape across the Site is largely open, however there are small pockets of relatively undeveloped agricultural land and regenerated vegetation on the areas of spoil deposition. As part of the analysis of the historic landscape, a rapid assessment was carried out on the field boundaries, hedgerows and other visual remnants relating to the historic land use of the Site. This was to characterise the extent of surviving field systems and to analyse the preservation of historic character within the present landscape. Other features highlighted include longstanding public footpaths and tracks.

5.2 Approach to Assessment

The approach involved a rapid assessment to identify whether any historic field boundaries, tracks or roads depicted on historic mapping survive in the present-day landscape (see Appendix 2: Figure 2).

5.3 Broad Description of the Site Landscape

The western part of the Site is relatively flat and does not appear to have been used for spoil deposition. A series of transmitters are located at the extreme western end, along with a grazing area. To the east of the footpath between Sandy Lane and Rayner Lane is where the spoil heaps are located and gradually get higher towards the eastern side of the Site. The area cambers to the north and south, with a steeper drop towards the southern end. There is a drop again towards Rayner Lane and Moss Lane, before climbing again between Moss Lane and dropping down towards the M60.

There is very little evidence for surviving historic landscape character; the mossland within the Site was largely reclaimed in the 1830s and the topography has been dramatically altered when utilised for spoil deposition. The plot around Moss Side Farm and the area of transmitters appear to be the only areas not subject to spoil deposition

None of the field boundaries are believed to be 19th century or earlier in origins.

5.4 Historic Roads

The only surviving features relating to the historic landscape are a number of tracks and footpaths. Rayner Lane is believed to have been formally laid out in 1831 (Nevell 1993, 86) as part of the reclamation of the Moss. Moss Lane may have evolved into a formal routeway across the mossland and may be Medieval in date. The footpaths connecting Sandy Lane and Rayner Lane also appears to have been longstanding and were probably modified during reclamation of the landscape.

5.5 Moss Reclamation

Although there is very little physical evidence surviving of this historic landscape, there is an extensive photographic archive on the area when it was used for market gardening and allotments. These are predominantly later 20th century in date and were donated by the photographer, Brian Lomas to Tameside Archives. It includes close up shots of some of the temporary buildings (Plate 4) and greenhouses which were built across here as well as wider landscape shots (Plate 5).



Plate 4 View of a building within Ashton Moss © Tameside MBC



Plate 5 View of the wider landscape of Ashton Moss, looking towards Rayner Lane from the west end of the moss© Tameside MBC

6. Recommendations

6.1 Recommendations for the Archaeological Resource

Specific recommendations have been provided in Table 3 below, which provide a guide for the next stages of archaeological investigations in relation to taking the development forward.

This assessment has considered all the land within the red line boundary. However, it may be the case that not all of the land within the red line boundary will be proposed for development and therefore the recommendations are only relevant to those areas which are proposed for development.

The basis for defining the strategy for dealing with the archaeology for the Site is the archaeological sensitivity of different areas of the Site, which have been identified through this assessment.

The recommendations have been split into the following categories:

- Areas where the requirement for further work should be set out in the development brief and the work completed pre-application;
- Areas where a programme of archaeological works can be secured by planning condition and referenced in the development brief; and
- Areas where no further archaeological work is anticipated to be required.

The work has established that we have a relatively good knowledge of the peat resource within the Site and that a number of pieces of work have been carried out within the Site. However it has also identified a number of gaps in our knowledge and there are some areas that have not been subject to previous archaeological investigations. In addition, there is the potential to expand the work carried out previously and carry out more detailed investigations focusing on pollen analysis and dating of the peat profile. With this in mind, the Site has been split into different areas and the archaeological strategy defined for each area (see Table 3 and Appendix 2: Figure 3).

More specific objectives have been defined for the peat resource, based on the previous detailed analysis and recommendations which were not taken forward at the time:

- Further detailed stratigraphic research across the Moss. The Wetlands Survey only carried out a basic biostratigraphical survey and more detailed work was only carried out in small, select areas. This should include detailed pollen analysis, along with a programme of radiocarbon dating in order to produce a detailed, securely dated sequence for the peat formation across Ashton Moss;
- Targeted work on the horizons. The detailed analysis from the 1990s noted a possible tephra layer within the Moss which was tentatively ascribed to the fallout from a volcanic eruption. Further work should be carried out to elucidate whether this horizon is widespread across the peat archive. The charcoal horizons identified within previous work should also be subject to scientific dating;
- Any watching briefs proposed should record and sample any tree trunks and/or tree stumps encountered.

The benefit of undertaking the work pre-planning is that the results of the field investigation will give a much clearer picture of the archaeological resource within the Site, and this

information can then be considered and fed into the designs for the new development and allow for the appropriate treatment for any archaeological remains. This treatment could take the form of *in situ* preservation, where any highly significant buried archaeological remains are incorporated into the 'green infrastructure' of the new development, or, for remains of lesser importance, an archaeological excavation in advance of development, where the buried remains are excavated and recorded prior to their ultimate loss.

Area(s) (Figure 3)	Key Issues	Recommendations
South-Western Area (Transmitter Area)	This area was not targeted during the Wetlands Survey, nor has any subsequent work, including ARUP's recent geotechnical analysis, carried out any survey in this area. A small lake was also identified within this area which can also be seen on historic mapping. However, it appears that this area was not used for spoil deposition like most other areas of the Site (ARUP 2019).	An archaeological investigation to establish the depth and condition of the peat across this area, including the small lake, should be undertaken pre-application and set out in the development brief. Any further required archaeological works can be secured by planning conditions and referenced in the development brief. This could include further detailed work on the peat archive, including pollen analysis and radiocarbon dating as well as archaeological watching briefs on any peat removal.
Area west of public footpath (north-west of Garden Centre)	This area has been identified with the deepest surviving peats, between 4-6m and therefore has the greatest potential to reveal a long vegetation sequence.	An archaeological investigation to establish the depth and condition of the peat across this area should be undertaken pre-application and set out in the development brief. Any further required archaeological works can be secured by planning conditions and referenced in the development brief. This could include further detailed work on the peat archive, including pollen analysis and radiocarbon dating and archaeological watching briefs on any peat removal.
Area east of public footpath (west of Moss Lane)	The peat deposits in this area range from less than 1m to 3m in depth however it is also an area where spoil deposition reaches its deepest.	An archaeological investigation to establish the depth and condition of the peat across this area should be undertaken pre-application and set out in the development brief. Any further required archaeological works can be secured by planning conditions and referenced in the development brief. This could include further detailed work on the peat archive, including pollen analysis and radiocarbon dating and archaeological watching briefs on any peat removal.
Area east of Moss Lane	This area has been subject to truncation of the peat archive and is not considered suitable for further detailed analysis of the peat archive.	Any archaeological works can be secured by planning conditions and referenced in the development brief.

Table 3 Archaeological recommendations for each area (see Appendix 2: Figure 3 for area locations)

6.2 Recommendations for the Built Heritage

For the undesignated heritage assets at Moss Side Farm, measures have been proposed to reduce/remove harm as there is a potential effect on the setting (see Table 4, below).

Built Heritage Assets (Figure 1)	Designation	HA No.	Key Issues	Recommendations
Buckley Hill Farmhouse and Barn	Grade II*; Grade II	1; 2	None identified	None
Milestone	Grade II	3	None identified	None
Moss Side Farm	Undesignated	8	Sites does not contribute to setting/significance of the farm but there is a possible visual impact of development	It is recommended that screening is enhanced to the west, south and east of the farm (on the land parcel boundary), to mitigate the potential for visual intrusion of the development on the farm. .

Table 4 Recommendations for Built Heritage

6.3 Recommendations for the Historic Landscape

The analysis of the historic landscape character has found that there are a number of historic routeways which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the Site's past (see Table 5, below).

Historic Landscape Features (see Figure 2)	Recommendations and Opportunities
Historic Roads	It is recommended that the current network of roads and footpaths are maintained.
Other Recommendations	<p>The results of the archaeological mitigation can be incorporated into heritage trails across the Site as well as interpretation points. Subjects highlighted include the sequence of landscape change, prehistoric exploitation of the mossland, as well as the Medieval/Post-Medieval usage for turbarry and the 19th century reclamation and market gardening. Some of this work could also be published in a popular booklet within the Greater Manchester Past Revealed series.</p> <p>There is also an opportunity to showcase some of the photographs of the reclaimed mossland in a public exhibition, which captured the landscape prior to extensive spoil deposition.</p>

Table 5 Recommendations for Historic Landscape

Sources

6.1 Maps and Plans

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1894 Ordnance Survey County Series, Lancashire 1st Edition 1:2500

1909 Ordnance Survey County Series, Lancashire 1st Revision 1:2500

1922 Ordnance Survey County Series, Lancashire 2nd Revision 1:2500

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1991 National Grid, SJ99NW 1:10000

6.2 Archival Material

EGR1/5/1 Deeds relating to the manor of Ashton-under-Lyne, 1413/14-1709

t06440-06470 Ashton Moss photographs, taken by Brian Lomas
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6.4 Policy and Guidance

Historic England [as English Heritage] 2008 Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

Historic England 2015a The Historic Environment in Local Plans Historic Environment Good Practice Advice in Planning 1

Historic England 2015b The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3

Historic England 2017 The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

Historic England 2019 Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

Ministry of Housing, Communities and Local Government 2019 National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

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6.5 Websites

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Acknowledgements

The Centre for Applied Archaeology would like to thank [REDACTED] and [REDACTED] at Tameside Council for commissioning the project. Thanks also goes to [REDACTED] at GMAAS for his support and comments.

The desk-based research, reporting, mapping and illustrations were undertaken by [REDACTED]. The Site Visit was undertaken by [REDACTED].

Appendix 1: Gazetteer

HA Number	Site Name	Designation	HER Ref	Period	Location (E/N)	Description
1	Buckley Hill Farmhouse	Grade II*	627.1.0	Post-Medieval	391807, 399676	House, 17 th century in date. English garden wall bond brick with 20 th century tile roof. 3-unit plan with 2 storeys (plus attic storey). Bay 1 was rebuilt in the late 19 th century. Outside the land allocation.
2	Barn to west of Buckley Hill Farmhouse	Grade II	627.1.1	Post-Medieval	391781, 399659	Barn, 17 th and late 18 th /19 th century in date. English garden wall bond brick with graduated stone slate, corrugated asbestos and slate roofs. Originally 2 barns. Outside the land allocation.
3	Milestone	Grade II	7119.1.0	Early 19 th century	391870, 398078	Milestone, early 19 th century in date. Removed from its original site and placed on the A635 road nearby in 2000, which was turnpiked in 1824. The milestone is a rectangular sandstone pillar and stands at approximately 1.5m tall. There are two inscriptions on the milestone, the first reads "5 miles to Manchester" and the other "1 mile to Ashton". Outside the land allocation.
4	Nico Ditch	Undesignated	1404.1.1; 1404.1.4	Early Medieval	391470, 398710 & 391800, 398940	Nico Ditch is an earthwork encircling Manchester to the south and east. It has been suggested that the earthwork dates to the Anglo-Saxon period, however, little is known of its origin. The east terminus of the ditch is thought to be the end of Lumb Lane. A 250-300m stretch of the ditch at Moorside is still well preserved, measuring at 0.4m wide and 1.9m deep. However excavation in the 1990s could not find any trace of it, suggesting a modern drainage ditch had obliterated it
5	Ashton Moss	Undesignated	7472.1.1; 7472.1.0	Prehistoric	391951, 398920	Ashton Moss is a basin moss with a long history. In places the moss measures at 8m deep. The moss appears on all maps of the area from 1765 onwards and is referred to in documentary evidence as early as c. 1200. Some enclosures may have been arranged on the site during the 15 th century. The Asshetons and the Byrons has disputes over the land of the moss during the 15 th century (Bowman 1960: 43-46). The moss was drained in the 1830s, however, it is likely that parts of the moss were drained as early as the 15 th century. Finds recovered from the moss date from the Neolithic period onwards.
6	Ashton Moss – skull and birch wood dating	Undesignated	7472.2.1	Prehistoric	392000, 398500	A human skull of a male was recovered from Ashton Moss during the 19 th century (exact location unknown). Analysis revealed that the man was younger than 50 years old at the time of his death. Two maxillary molars were extracted from the skull for radio carbon dating. The teeth revealed that the skull dated to approximately

HA Number	Site Name	Designation	HER Ref	Period	Location (E/N)	Description
						1135 BC. A Betula (birch) sample was also taken from underlying basal peat deposits which dated to approximately 5215 BC.
7	Flints at Ashton Moss	Undesignated	8219.1.0	Prehistoric	392500, 399300	Nine flints were found whilst fieldwalking across Ashton Moss. These included 2 tools, a notched scraper and a borer, 3 cores and 4 waste flakes. All except one were of locally occurring glacial erratic chert, the exception being of dark grey Lincolnshire/Yorkshire Wolds flint.
8	Oak Fold/Moss Side Farm	Undesignated	-	?18 th century	391997, 399313	Oak Fold appears to be a farm located in the north east section of the Site. Shown on first edition OS mapping and by the 1900 OS map the farm had changed its name to Moss Side Farm.
9	Rayner Lane	Undesignated	7432.1.0	Industrial	392000, 398700	A causewayed trackway running roughly west to east across Ashton Moss. The trackway was probably laid out across the moss during the 1830s when the moss was drained. The track is first recorded on the 1848 OS map. The lane gets its name from Rayner Farm, located at the eastern end of road.
10	Moss Lane	Undesignated	7433.1.0	?Medieval	391930, 399400	A causewayed track running approximately north-south across Ashton Moss, from Buckley Hill Farm in Little Moss to Moss Side Farm, Ashton. The track is considered ancient and appears on all maps of the area. The track is now constructed of gravel and tarmac.
11	Market Gardens (site of)	Undesignated	-	Mid-19 th century	391862, 398802	By 1848, the whole moss had been drained and transformed into allotments that are later referred to on the 1920 OS map as Market Gardens. The OS maps show a series of greenhouses across the area of the Site, which are still present on the 1960 and 1970 OS maps. All now demolished
12	Unidentified Buildings	Undesignated	-	Late 19 th century	392020, 398924	A series of unidentified buildings appear on the 1900s OS map. They are not present on the 1890s or the 1920s OS maps and therefore were likely to be short-lived.
13	Circular cropmarks	Undesignated	7434.1.0	Modern	391820, 399010	The cropmark measures at 10-15m in diameter with a smaller circular cropmark inside. It lies at the edge of the surviving peat bog. It was considered to be a Bronze Age barrow and fieldwalking nearby revealed two unworked flints. In 1996, the site was investigated by UMAU, concluding that the cropmarks were likely to be the result of a tractor spinning around on the land.

Table 6: Gazetteer of heritage assets within the Site, with their locations shown on Figure 4

Appendix 2: Figures

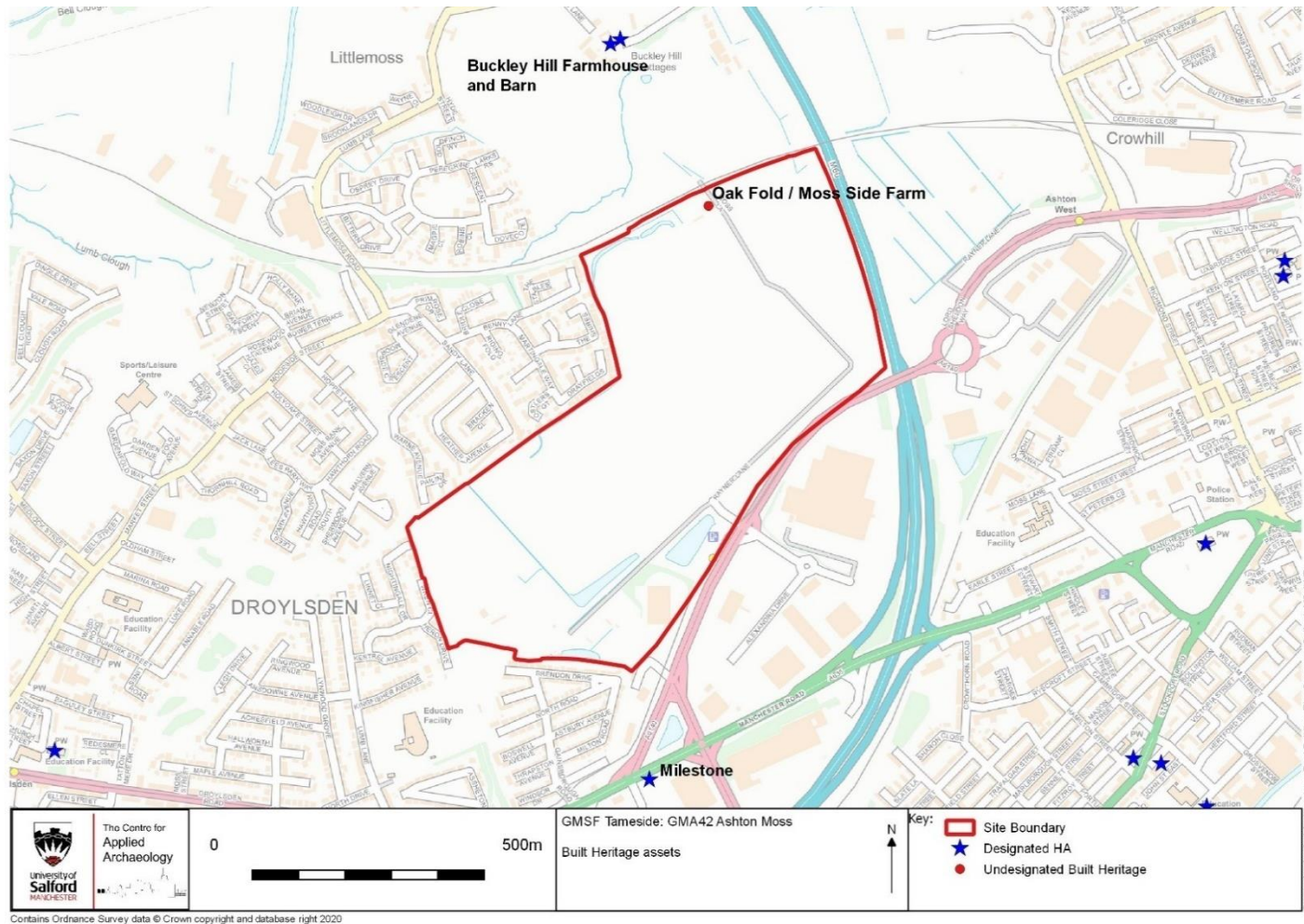
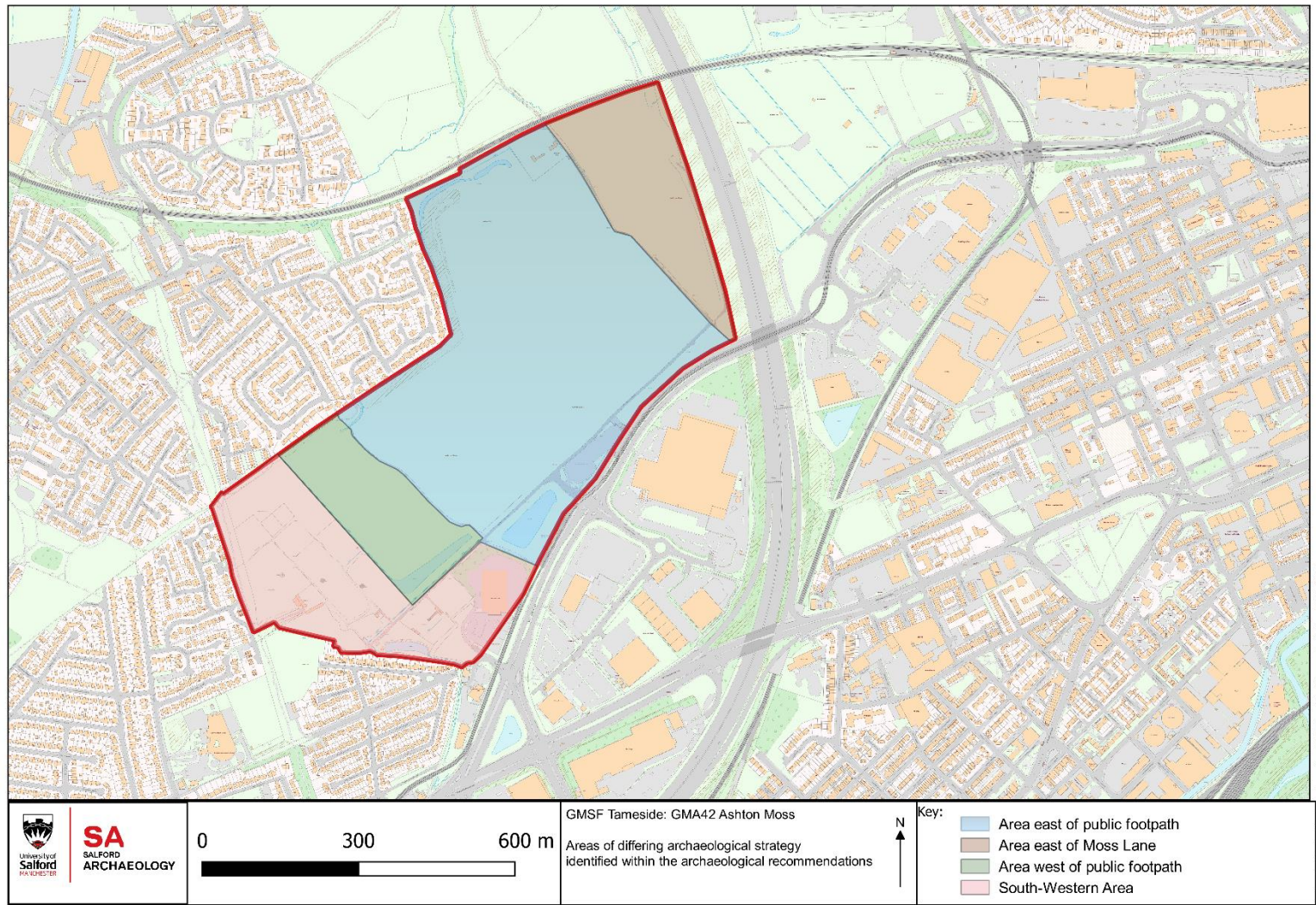


Figure 1 Built Heritage Assets within and in the vicinity of the Site



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Figure 3 Areas of differing archaeological strategy identified within the archaeological recommendation

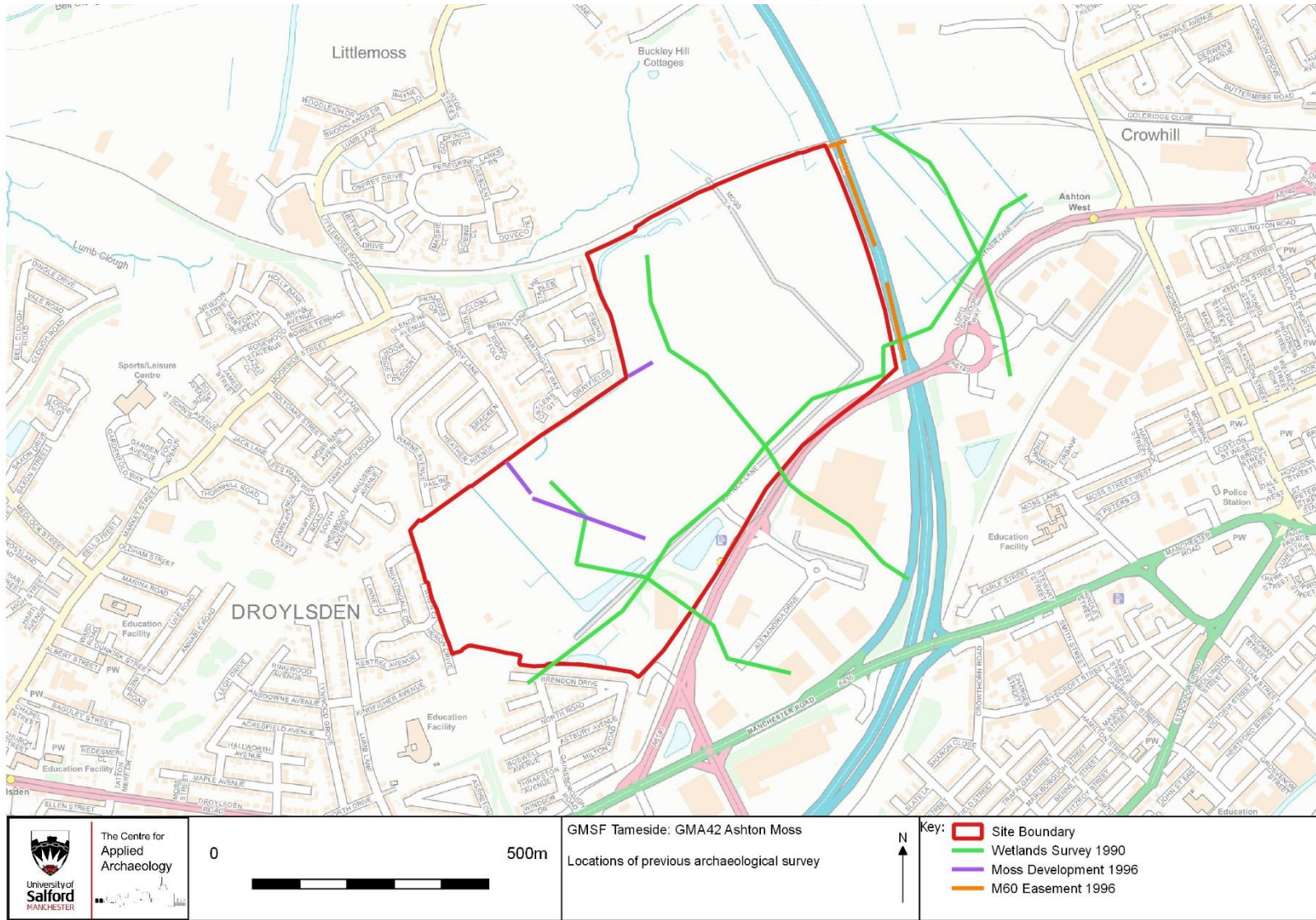


Figure 5 Previous transects taken across Ashton Moss during the 1990s

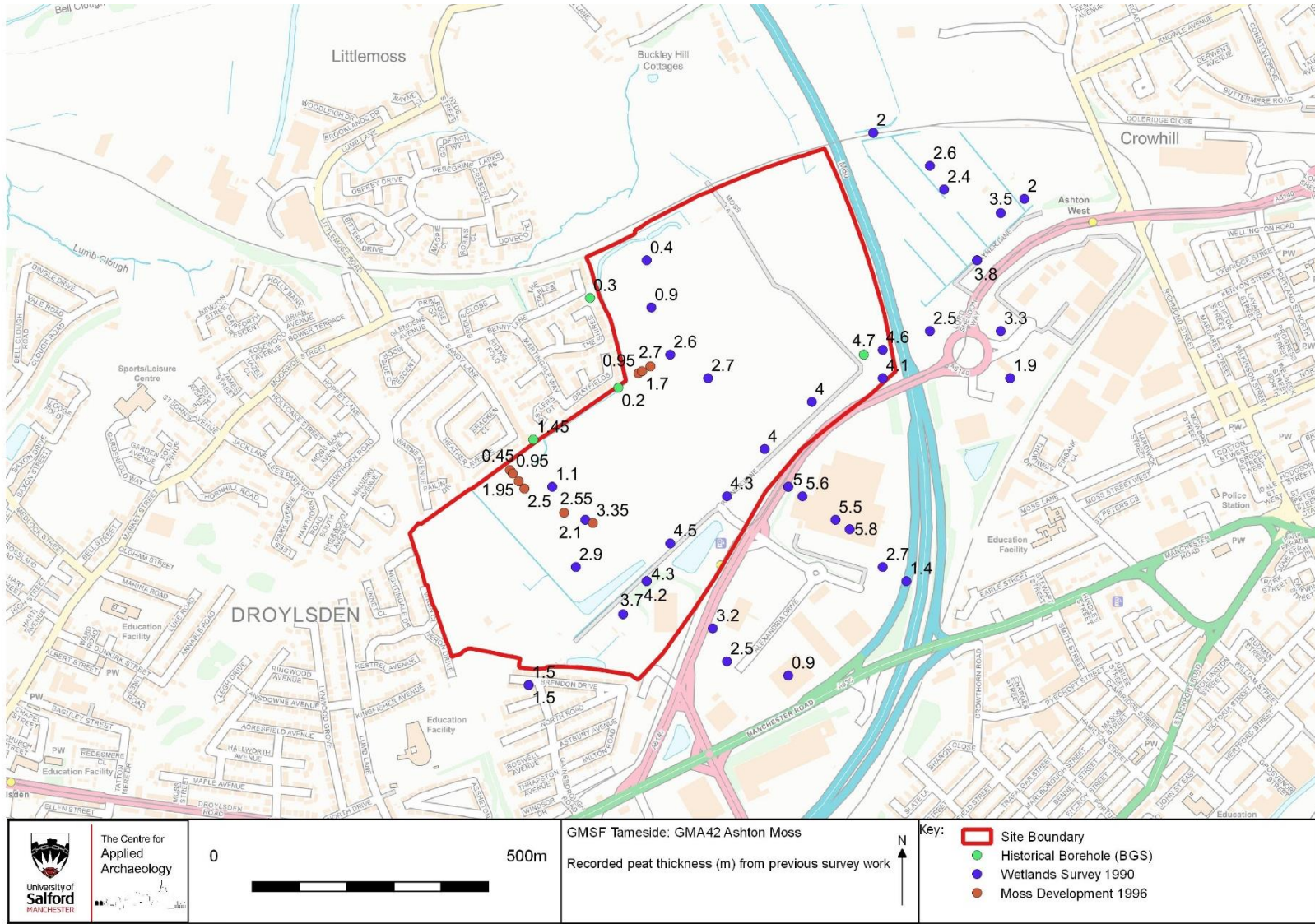


Figure 6 Recorded peat thicknesses from various survey projects during the 1990s as well as historical borehole data

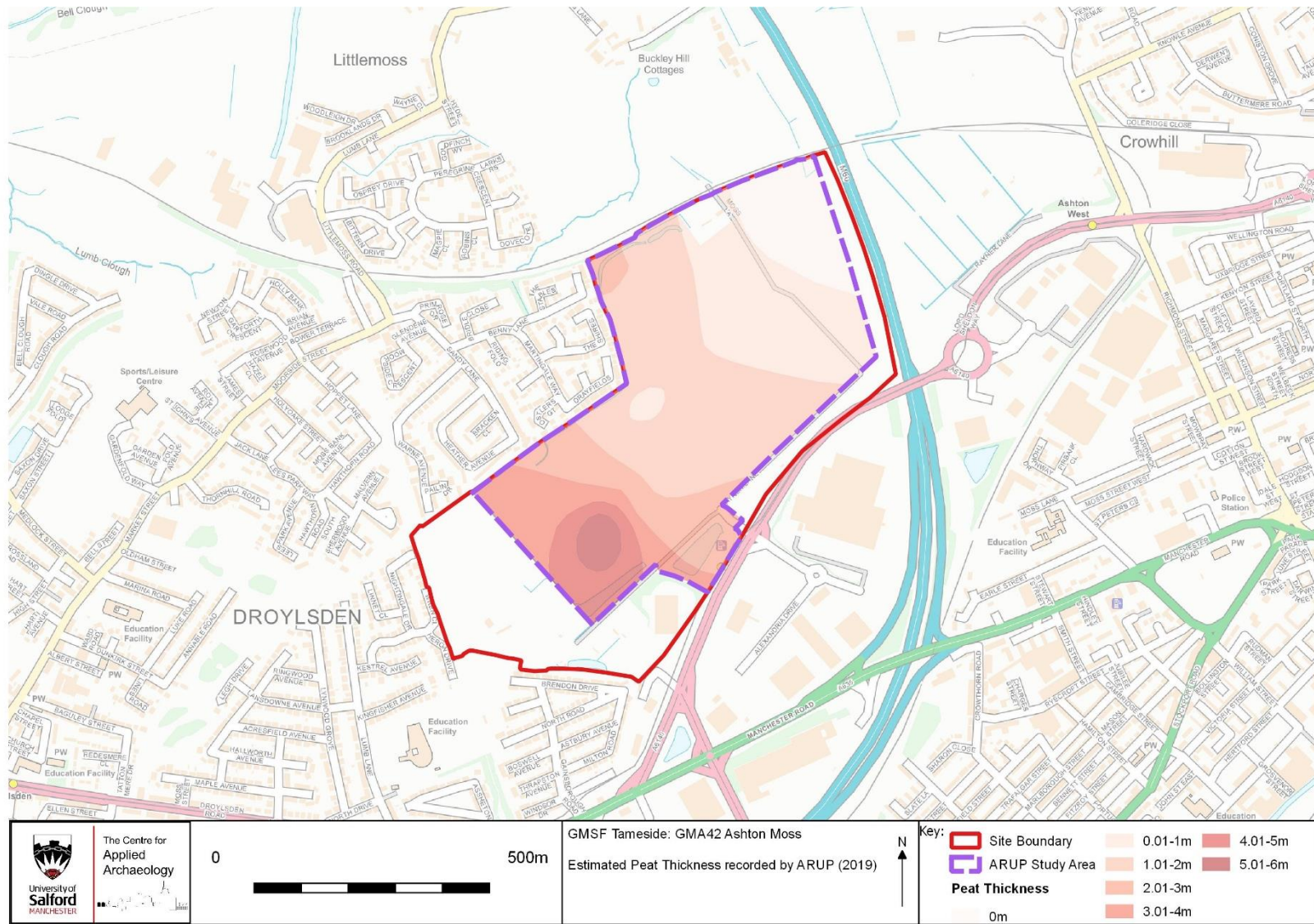


Figure 7 Estimated Peat Thickness (taken from ARUP 2019, Fig. 7)