

**Oldham**

**Local**

**Plan**

**Historic Environment  
Assessment for Greater  
Manchester Spatial Framework:  
Oldham Site Allocations**

**October 2020**



**Oldham**  
Council

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## 1 Introduction

- 1.1** Oldham Council has carried out a Historic Environment Assessment (referred to as the assessment from here on) on the strategic allocations proposed as part of Greater Manchester's Plan for Homes, Jobs and the Environment - the Greater Manchester Spatial Framework (GMSF).
- 1.2** In Oldham, this has included carrying out an assessment on the following strategic allocations:
- Land South of Coal Pit Lane (Ashton Road)
  - Beal Valley
  - Broadbent Moss
  - Cowlshaw
  - Hanging Chadder
  - Chew Brook Vale (was Robert Fletchers)
  - South of Rosary Road
  - Spinners Way / Alderney Farm
  - Thornham Old Road
  - Bottom Field Farm (Woodhouses)
- 1.3** Spinners Way / Alderney Farm and Thornham Old Road have been removed as strategic allocations in the GMSF. However for completeness the assessment on these allocations have been included as part of the evidence.
- 1.4** Kingsway South is also no longer proposed as a land use allocation in the GMSF. Therefore the assessment does not include this allocation. A broad location (High Crompton broad location) is now proposed. However this does not result in any Green Belt release or allocation within the GMSF.
- 1.5** The Centre for Applied Archaeology at the University of Salford was commissioned by Oldham Council and Rochdale Council to undertake an appraisal of the historic environment interest on Stakehill as this is a joint allocation. Therefore the assessment for this site will be covered in a separate report.
- 1.6** National Planning Policy Framework (NPPF 2019) states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 1.7** This assessment provides part of the evidence base for the GMSF to satisfy NPPF.

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## 2 Methodology

- 2.1** A Greater Manchester Spatial Framework: Historic Environment Assessment Screening Exercise was carried out in 2019 by Greater Manchester Archaeology Advisory Service and the the Centre for Applied Archaeology at the University of Salford.
- 2.2** This was to understand the nature of archaeology, built heritage, historic landscape, and setting for each land allocation in the GMSF. This assessment colour coded according to whether sites have been screened in. All of the allocations in Oldham were screened in.
- 2.3** Oldham Council used this screening exercise as the basis for carrying out a Historic Environment Assessment with advice from Historic England.
- 2.4** The designated assets that were identified for each allocation in the screening exercise were assessed in a Historic Environment Assessment for each site allocation proposed in the 2019 GMSF. Any revisions that were being considered to the GMSF site allocations following public consultation have also been considered.
- 2.5** Non designated assets have not been assessed at this time for the purpose of site allocation. A proportionate assessment has been undertaken which meets the requirements of NPPF and the Town and Country Planning Act 1990. This approach has been agreed with Historic England.
- 2.6** The designated heritage assets that have been considered for each allocation are:
- Listed buildings;
  - Conservation Areas;
  - Scheduled Ancient Monuments; and
  - Registered Parks and Gardens.
- 2.7** Requirements for further Historic Impact Assessment, including on non-designated assets and the possibility for archaeology will be required as part of the planning application process and set out in the GMSF site allocation policies, where appropriate.
- 2.8** The assessment has had regard to The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (Historic England, 2015). This sets out five steps for site selection:
1. Identify which heritage assets are affected by the proposed site allocation.
  2. Understand what contribution the site (in its current form) makes to the significance of the heritage asset.
  3. Identify what impact the allocation might have on that significance.
  4. Consider maximising enhancements and avoiding harm.
  5. Determine whether the proposed site allocation is appropriate in light of NPPFs tests of soundness.
- 2.9** Oldham Council undertook site visits of each site allocation between January and April 2020.

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- 2.10** Oldham council considered for each identified designated asset within or outside of the site boundary the contribution the site in its current form makes to the significance of the heritage asset and the impact on that significance.
  - 2.11** Through this approach it was possible for each site allocation to determine whether the site allocation would have harm on the designated asset, including its setting.
  - 2.12** For each allocation any enhancements or necessary mitigation measures were outlined. An overall conclusions for each allocation was then reached as to whether the site makes any contribution to the significance of the identified heritage assets and whether that harm can be mitigated to an acceptable manner.
  - 2.13** Mitigation and enhancements and the need for further Heritage Impact Assessment (HIA) has been fed into the site allocation policies for the GMSF publication plan (2020).

### 3 Land South of Coal Pit Lane (Ashton Road)

**3.1** A site visit was carried out on 5 February 2020.

Designated Heritage Asset	Name of Asset
Listed Building	Church of Holy Trinity (Grade II) HER number - 15464.1 NHLE number - 1201706
	Bardsley House (Grade II) HER number – 183.1 NHLE number - 1282525
	Bank Top Farmhouse (Grade II) HER number – 5730.1 NHLE number - 1218248
Conservation Area	Garden Suburbs Conservation Area
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

#### Site Contribution to the Significance of the Asset

- 3.2** The GMSF (January 2019) proposed two parcels of land as part of Ashton Road Corridor for 260 homes.
- 3.3** Since the 2019 GMSF consultation a larger parcel for 273 homes at Coal Pit Lane is being considered due to suggestions put forward during the consultation. The allocation proposes 255 homes but the parcel includes a saved housing allocation which is included in the baseline housing supply (18 homes). The assessment below has considered this larger parcel when assessing the impact on significance (it is not considered the conclusions would be different between the smaller parcel at south of Coal Pit Lane put forward as part of the 2019 GMSF and the revised parcel at Coal Pit Lane).
- 3.4** There is the option to remove the southern parcel (land south of Bardsley Vale) as part of the revised option, however the assessment has considered the southern parcel to inform the evidence base for its removal.

Name of Asset	Description of Asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Church of Holy Trinity (Grade II), Ashton Road	<p>Parish church built in 1844 by Starkey and Cuffley. Coursed and squared rusticated rubble with Welsh slate roofs. West tower, nave with 2 aisles and transepts, chancel with vestries each side. Heavy Romanesque style.</p> <p>3-stage west tower with round-arched doorway with triple stepped shafts and interlaced lancet tracery and windows above, then clock. 2-light round-arched roll-moulded bell-chamber lights. Heavy strap-work to parapet. Clasp buttresses form pinnacles. Round-arched western aisle windows, with chevron moulding following line of parapet above.</p> <p>Each aisle divided into 4 bays, each with a shallow segmental arch sprung between pilasters, containing a single round-arched windows with shafts and chevron moulding to continuous hood mould. Similar wider segmental arch housing west windows of transepts. Triple light north and south windows to transepts with plain roll-moulding, and rose-window in gable apexes. Gabled vestries each side of chancel, that to south possibly a later addition. Stepped round-arched east windows to chancel with plain moulding. Billet moulding following line of parapet over.</p>	<p>The asset is located outside the land allocation to the south east of the Coal Pit Lane parcel and to the north of the southern parcel.</p> <p>The church is within an urban context, surrounded by residential development to the north, east and south. The view from the rear of the church is screened by trees with limited views of the sports facility, outside of the northern parcel (Coal Pit Lane).</p> <p>Both parcels were not visible from the asset.</p> <p>The church spire could be seen in the distance when viewed from Coal Pit Lane and Ashton Road.</p> <p>It is considered that the two parcels do not make any contribution to the significance of the asset.</p>
Bardsley House (Grade II), Ashton Road	House dated 1713 on rainwater head, but extensively altered and extended in late 19 <sup>th</sup> century and 20 <sup>th</sup> century. Well coursed and squared rubble with Welsh slate roof. 2 storeys, 3-window range, with	Bardsley House is set back from Ashton Road accessed by a private driveway.

Name of Asses	Description of Asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	central entrance and double pile plan. Doorway in moulded architrave with segmental pediment flanked on each floor by 2-light windows with chamfered mullions in moulded architraves. Longer window over the door probably a 19 <sup>th</sup> century insertion, with margin lights and some stained glass. End wall stacks.	<p>Bardsley House was not visible from the northern parcel due to distance and other buildings limiting views.</p> <p>The house was not visible from the southern parcel as it is heavily screened by mature trees on either side of Ashton Road.</p> <p>It is considered that the two parcels forming the allocations considered do not make any contribution to the assets significance.</p>
Bank Top Farmhouse (Grade II), Selbourne Street	Early 18 <sup>th</sup> century Farmhouse. Roughly coursed and squared stone, with stone flagged roof. Low 2 storeys, 3-window range. 3-room baffle-entry plan with central entrance in gabled porch, with additional doorway to right. Windows all renewed, possibly in original openings. End wall stacks. Central room has fireplace with plain stone surround. Chamfered ceiling beams rest on bressumer, and to right hand, on re-used jewelled posts, cut down. Roof timbers mostly retained.	<p>The farmhouse is some distance away from the two parcels.</p> <p>The farmhouse is not visible from the two parcels and vice versa.</p> <p>It is considered that the two parcels do not make any contribution to the significance of the asset.</p>
Garden Suburbs Conservation Area	There is not an up to date appraisal of this conservation area. The conservation area was established in 1988.	The conservation area lies to the north of Coal Pit Lane. There is a retained Green Belt buffer between the two parcels and the conservation



Name of Asses	Description of Asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>It is understood that the conservation area is an example of suburbs, which grew out of the garden suburb movement of the south.</p> <p>The conservation area is made up of winding streets with a country lane feel, gardens, trees, and verges and was intended as an alternative to terrace houses.</p>	<p>area. There is also landscaping either side of Coal Pit Road which further screens the conservation area and the two parcels.</p> <p>Therefore there is little intervisibility between the two parcels and the conservation area.</p> <p>The conservation area is surrounded by development to the north, east and west and has a urban setting.</p> <p>It is considered that the two parcels do not make any contribution to the significance of the conservation area.</p>

**3.5** The following table sets out any mitigation and enhancement opportunities and the conclusion for the site allocation.

Enhancements and Mitigation harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Mitigating Harm</b>
<ul style="list-style-type: none"> <li>Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment.</li> <li>Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design.</li> </ul>
<b>Conclusion</b>
The two parcels do not make any contribution to the significance of the above assets.

## 4 Beal Valley

**4.1** A site visit was carried out on 29 January 2020.

**4.2** The 2019 GMSF proposes around 480 homes on land that is currently Green Belt and Other Protected Open Land. The 2020 GMSF proposes around 480 homes.

Designated Heritage Asset	Name of Asset
Listed Building	Birshaw House Grade II HER number – 184.1 NHLE number - 1356434
	New Bank Grade II HER number - 190.1 NHLE number -1162575
	Crompton War Memorial Grade II* HER number – 1149.1 NHLE number - 1068100
	Church of St Thomas HER number – 12194.1 NHLE number - 1201683
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

### Site Contribution to the Significance of the Asset

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Birshaw House (Grade II), Oldham Road	Early 19 <sup>th</sup> century House.	Birshaw House is located just outside the boundary of the site allocation and sits

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>Dressed stone with slate roof. Double-depth central-staircase plan with three bays and two storeys. Plinth, rusticated quoins and eaves cornice. Central door has ornate radial fanlight and flat hood on consoles. Two ground-floor and three first-floor windows with square-cut stone surrounds and sash windows (no glazing bars). One has been replaced by a C20 casement. Hipped roof. Four tall chimney stacks on the side walls. Similar windows to sides.</p>	<p>upon a hill. The house is partially screened by trees and farm buildings.</p> <p>The building is visible from the south / central part of the allocation site.</p> <p>The asset is surrounded by high density development to the west.</p> <p>To the north, south and east of the asset is open land, which makes a contribution to its rural setting. It does sit within a rural context when viewed from the south of the site.</p> <p>Indicative plans show a preference for residential plots to be focused to the north and south of the asset. This would harm the rural setting of the asset.</p>
New Bank (Grade II)	<p>Early 19<sup>th</sup> century House. Rendered brick with slate roof. Double- depth central-staircase plan with 5 bays and 2 storeys with later additions to rear. Panelled door with radial fanlight has an open pediment on 3/4 columns. 4 ground floor and 5 first floor windows with stone sills, 12-pane sashes and a keystone to the central</p>	<p>New Bank is located just outside the boundary to the west and sits adjacent to a road with a number of outbuildings and hardstandings. The house is partially screened by trees.</p> <p>The asset is surrounded by housing to the west. To the north, south and east of the</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	first floor one only. Eaves cornice and gable chimney stacks.	<p>asset is open land, which makes a contribution to its rural setting. It does sit within a rural context when viewed from the south of the site.</p> <p>The asset is visible from the south / central part of the allocation site.</p> <p>Indicative plans show a preference for residential plots to be focussed to the north and east of the asset. This would harm the rural setting of the asset.</p>
Crompton War Memorial Grade II*, High Street	<p>Crompton War Memorial is listed at Grade II* for the following principal reasons:</p> <p>Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifices it made in the conflicts of the C20;</p> <p>Sculptural interest: a powerful, dynamic and finely modelled composition of outstanding artistic merit by the distinguished sculptor Richard Goulden, which ranks among his most accomplished works;</p>	<p>The memorial stands in public gardens on the north side of Shaw and Crompton High Street.</p> <p>It is located within an urban setting, surrounded by community, health, retail and residential uses.</p> <p>The allocation site is not visible from the war memorial and vice versa.</p> <p>The site is not considered to have an impact on the significance of the asset.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>Design: as one of the most vigorous and developed examples of Goulden's recurring theme of 'manhood defending', in this case an extraordinary group consisting of a nude male defending young children from heavily muscular beasts; and as a relatively rare example of such strongly emotional allegorical sculpture in English war memorials.</p>	
<p>Church of St Thomas Grade II, Northgate Lane</p>	<p>Parish church built in 1872, western vestry added 1933. By H Cockburn. Coursed and squared rubble laid in small blocks. Welsh slate roof with scalloped bands. West tower, nave with clerestory, 2 lean-to aisles, chancel. West tower with angle buttresses, west door in double chamfered arch, 3-light Decorated window over, and foiled lancet above. Clock, then paired bell-chamber lights in recessed upper stage with octagonal pilasters terminating in traceried pinnacles to parapet above. Turret with spirelet to north east. 3-light windows with stilted arch in west of south aisle, canted vestry to north aisle, added 1933. Gabled south porch, with paired shafts to doorway. Paired plate traceried windows in stilted arches to aisles. Gabled chapel to east of</p>	<p>The church is located outside the boundary to the east and sits at a much higher topography.</p> <p>It is surrounded by residential properties, which sit tight against the curtilage of the asset.</p> <p>The site allocation could not be seen from the asset at the site visit.</p> <p>From the site views of the church spire to the east can be seen in the distance.</p> <p>It is considered that these views will be retained as development is not likely to be no more than three storeys.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	north aisle, vestry east of south aisle. 3-light plate traceried windows in stilted arches to clerestory. 2-tier 2-light chancel windows, eaves cornice with rosettes to chancel, and angle buttresses. 5-light Decorated East window, and cinquefoil lights in chancel clerestory to north. STAINED GLASS: north aisle with windows of 1902 and 1908 by Mayer and Co of Munich, and of 1928 by Jones and Willis. East window in medieval idiom, date unknown, but probably c1880. South aisle windows by Capronnier, dated between 1881 and 1891 and forming a series.	The site is not considered to have an impact on the significance of the asset.

**4.3** The following table sets out any mitigation and enhancement opportunities and the conclusions for the site.

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Mitigating Harm</b>
<p>It is considered that harm to the significance of Birshaw House needs to be mitigated as part of the development proposals. This should include measures such as:</p> <ul style="list-style-type: none"> <li>A landscape buffer between the asset and all the development plots.</li> <li>A landscape buffer between the asset and the access road should be applied to ensure that a green setting is maintained around the asset.</li> <li>An appropriate planting scheme should be implemented on the edge of the development plots.</li> <li>Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment.</li> <li>Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design.</li> </ul>

Enhancements and Mitigating Harm
<p>It is considered that harm to the significance of New Bank needs to be mitigated as part of the development proposals. This should include measures such as:</p> <ul style="list-style-type: none"> <li>• A landscape buffer between the asset and development plots.</li> </ul>
Conclusion
<p>With the proposed mitigation harm to the significance of Birshaw House / New Bank can be reduced to an acceptable manner.</p>

## 5 Broadbent Moss

- 5.1** A site visit was carried out on 29 January 2020.
- 5.2** The 2019 GMSF proposes around 1450 homes and 21, 720 square metres of employment floorspace on land that is currently Green Belt, Other Protected Open Land and Land Reserved for Future Development. This remains the same in the 2020 GMSF.

Designated Heritage Asset	Name of Asset
Listed Building	11 James Street (Grade II) HER number – 5743.1 NHLE number - 1217962
	Church of St Thomas (Grade II) HER number – 12194.1 NHLE number - 1201683
Conservation Area	Alexandra Terrace HER number – CA18
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

### Site Contribution to the Significance of the Asset

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
11 James Street (Grade II)	<p>Later 18<sup>th</sup> century house with later alterations. Roughly coursed and squared rubble walls, whitewashed, with stone flagged roof.</p> <p>Low two storeys, 2-window range with off-centre baffle entry in added C19 gabled</p>	<p>The house is outside of the allocation to the south east.</p> <p>The site is not visible from the asset and vice versa.</p>



Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>porch in which the doorway is flanked by triangular headed lights. Small 2-light mullioned window to right of doorway, longer window to left, renewed. Mullioned window above to left, and later casement window to right.</p> <p>Gable and axial stacks. Outshut to rear. The roof continues across what is now an open-fronted bay in use as garages to the left, in which a central gable contains a blocked stone mullioned window</p>	<p>It is considered that the proposed site does not make any contribution to the significance of the asset.</p>
Church of St Thomas (Grade II), Northgate Lane	<p>Parish church built in 1872, western vestry added 1933. By H Cockburn. Coursed and squared rubble laid in small blocks. Welsh slate roof with scalloped bands. West tower, nave with clerestory, 2 lean-to aisles, chancel. West tower with angle buttresses, west door in double chamfered arch, 3-light Decorated window over, and foiled lancet above. Clock, then paired bell-chamber lights in recessed upper stage with octagonal pilasters terminating in traceried pinnacles to parapet above. Turret with spirelet to north east. 3-light windows with stilted arch in west of south aisle, canted vestry to north aisle, added 1933.</p>	<p>The church is located outside the boundary to the east and sits at a much higher topography.</p> <p>It is surrounded by residential properties, which sit tight against the curtilage of the asset.</p> <p>The site allocation could not be seen from the asset at the site visit.</p> <p>From the site views of the church spire to the east can be seen in the distance.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>Gabled south porch, with paired shafts to doorway. Paired plate traceried windows in stilted arches to aisles. Gabled chapel to east of north aisle, vestry east of south aisle. 3-light plate traceried windows in stilted arches to clerestory. 2-tier 2-light chancel windows, eaves cornice with rosettes to chancel, and angle buttresses. 5-light Decorated East window, and cinquefoil lights in chancel clerestory to north. STAINED GLASS: north aisle with windows of 1902 and 1908 by Mayer and Co of Munich, and of 1928 by Jones and Willis. East window in medieval idiom, date unknown, but probably c1880. South aisle windows by Capronnier, dated between 1881 and 1891 and forming a series.</p>	<p>The site is not considered to have an impact on the significance of the asset.</p>
Alexandra Terrace	<p>Alexandra Terrace was designated a Conservation Area in 1988 and extends over an area of 0.54 Hectares.</p> <p>This area comprises of stone terraces of two storey properties within the Moorside area. Built in the mid 19th century by Thomas Mellodew a prosperous businessman. The area incorporates Alexandra Terrace, a particularly attractive row of houses each facing its own tiny garden across the narrow</p>	<p>The conservation area is outside of the allocation to the east.</p> <p>The site is not visible from the conservation area and vice versa.</p> <p>It is considered that the proposed site does not make any contribution to the significance of the conservation area.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>private road. A few stone steps lead up to each individual garden.</p> <p>The row is named after his daughter. There is also a stained glass window to commemorate Alexandra in the Church he built nearby.</p>	

**5.3 The following table sets out any mitigation and enhancement opportunities and the conclusions for the site.**

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Mitigating Harm</b>
<ul style="list-style-type: none"> <li>Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment.</li> <li>Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design</li> </ul>
<b>Conclusion</b>
It is considered that the proposed site does not make any contribution to the significance of the assets.

## 6 Cowlshaw

**6.1** The site visit was carried out on 16 January 2020.

**6.2** The 2019 GMSF proposes around 460 homes at Cowlshaw, which is currently designated Other Protected Open Land. This is the same in the 2020 GMSF.

Designated Heritage Asset	Name of asset
Listed Building	Holy Trinity Church Grade II HER number - 204.1.0 NHLE number - 1356432
	Lion Mill – Grade II NHLE number - 1376630
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

### Site Contribution to the Significance of the Asset

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Holy Trinity Church	Grade II Parish Church, built in 1870-71 (on the site of an earlier Chapel which is known to have been in existence since 1515) and designed by J Drew. Built of rock-face stone with a slate roof. Nave with clerestory and aisles, crossing tower and chancel with side chapels and vestry.  4-bay nave has projecting plinth and weathered buttresses. Each bay has a	The site is not visible from the asset and there are limited views of the top of the church from the southern part of the site due to the development that already exists.  The asset is in an urban area and separated from the site by existing residential properties, retail and community uses.

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>3-light window and the porch is incorporated into the west end of the aisle.</p> <p>Bold tower with octagonal corner stair turret, clock faces, two 2-light openings to each side of the belfry and a pyramidal roof (rather than the intended spire). Gabled south transept with rose window. 5-light east window with Decorated tracery.</p>	<p>It is considered that the proposed site does not make any contribution to the significance of the asset.</p>
Lion Mill	<p>Steam powered cotton spinning mill built 1890 by Wild, Collins and Wild, for King Spinning Company Ltd. Card shed extended 1891, and new warehouse added 1892. Cast-iron and steel-framed, brick-arched construction, brick cladding.</p> <p>EXTERIOR: 5 storeys, wide rectilinear planning of 23 x 10 bays between angles stressed by panelled pilasters each side of narrow stilted arched windows. Main sprinkler and stair tower projects from NE elevation, dividing it into 2 unequal parts, probably corresponding to major internal structural division. Tower projects by 2 storeys above the roof line, and has Italianate detailing, with paired round-arched windows on each floor, white brick lettering and balustrated parapet Further,</p>	<p>Lion Mill is visible in the distance from the site. The asset is in an urban area and separated by residential development.</p> <p>The site was not visible from the assets.</p> <p>It is considered that the proposed site does not make any contribution to the significance of the asset.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>blind tower projects from SW angle. Elevations otherwise undivided, each bay containing a tall, segmentally-arched window. Loading area in NW elevation with cast-iron reinforcements to taking in doors in bays 1 and 2. Power transmission to SW, with projecting engine house with 5 round-arched windows and a partial glazed lantern roof. Boiler house does not survive, but chimney alongside engine house. Detached office building adjacent to gate to SE, single-storeyed, 5 bays with central door and round-arched windows flanking it. Hipped Welsh slate roof behind parapet. , 2-storeyed warehouse of 10x2 bays faces the mill across a yard to the NW. Included as a good example of mill building for its date, surviving almost intact with its separate warehouse. (Gurr, Duncan and Hunt: The Cotton Mills of Oldham: Oldham: 1989-).</p>	

**6.3** The following table sets out mitigation and enhancement opportunities and the conclusions for the site.

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Mitigating Harm</b>

Enhancements and Mitigating Harm
<ul style="list-style-type: none"> <li>• Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment.</li> <li>• Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design.</li> </ul>
Conclusion
<p>It is considered that the proposed site does not make any contribution to the significance of the assets.</p>

## 7 Hanging Chadder

**7.1** The 2019 GMSF proposes around 260 homes at Hanging Chadder. The land is currently Green Belt. The table below sets out the conclusion for the site. This remains the same in the 2020 GMSF.

Designated Heritage Asset	Name of Asset
Listed Building	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"><li>N/A</li></ul>
<b>Mitigating Harm</b>
<ul style="list-style-type: none"><li>Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment.</li><li>Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design.</li></ul>
<b>Conclusion</b>
There are no designated assets within the allocation and none have been identified further afield that have concerns over their setting. Therefore the site has been screened out.



## 8 Chew Brook Vale (was Robert Fletchers)

- 8.1** A site visit was carried out on 21 January 2020.
- 8.2** The site is proposed in the 2019 GMSF for a mixed use area providing a range of commercial, leisure and retail facilities to support tourism and leisure connected to its gateway location to the Peak District National Park up to around 60000 sqm. Around 170 homes and 10-15 holiday lodges are proposed and 2,500 sqm of B1 employment floor space as an extension of Waterside Mill. The policy also makes provision for a visitor centre.
- 8.3** The 2020 GMSF has removed the proposal to provide 2,500 sqm of employment floor space. The revised policy has removed the holiday lodges, boutique hotel and visitor centre from the policy and has explained in the supporting justification that these will be judged in line with relevant national Green Belt planning policy.

Designated Heritage Asset	Name of Asset
Listed Building	Greenfield House at Greenfield Mill (within the allocation) Grade II  HER number – 5568.1.0  NHLE number - 1163032
	New Barn Grade II  HER number – 664.1.0  NHLE number - 1067497
	Church of St Mary Grade II  HER number – 5550.1.0  NHLE number - 1318043
	Hollins Cottage Grade II  HER number – 5555.1.0  NHLE number - 1309284
	Fern Lee Farmhouse and adjoining cottages Grade II  HER number – 5569.1.0  NHLE number - 1068173

Designated Heritage Asset	Name of Asset
Conservation Area	Boarshurst, Greenfield
	Hey Top
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

#### Site Contribution to the Significance of the Asset

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Greenfield House (Grade II) at Greenfield Mill	Early 19 <sup>th</sup> century house built for the then owner of Greenfield Mill (James Buckley). It consists of an ashlar and hammer-dressed watershot stone with three bays and two storeys. Formed part of substantial estate along with the Mill, pleasure grounds and farm.	<p>Greenfield House is within the land allocation which is currently made up of a Major Developed Site in the Green Belt and Green Belt land. The asset is surrounded by trees on most sides. Access to the asset is restricted through private roads. Greenfield House has a strong relationship with Greenfield Mill.</p> <p>Dove Stone Holiday Park, is situated behind the house to the south, which is screened off with fencing.</p> <p>Residential properties and derelict buildings are also located adjacent to Greenfield House to the east.</p> <p>The site provides the wider setting to the house and its industrial past. It is thought that the house was built for the owner of Greenfield Mill and so there is a strong link between the site and the asset. The house has been</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
		<p>set back from the Mill and this green buffer is still present today. However the site has a feeling of dereliction in its present form, which has a negative impact on the significance of the asset.</p> <p>The indicative concept plans show that development is directed away from the asset between Fletchers Mill and Waterside Mill.</p> <p>There is the possibility that a boutique hotel could occupy Greenfield House, although this is not formally set out within the allocation policy. Such proposals would be subject to further HIA as part of a planning application. This may present opportunities to enhance the asset and its setting as it currently has a feel of neglect.</p>
New Barn, Bradbury's Lane	<p>Early 19<sup>th</sup> century farm complex, later clothier's housing and now remains as residential use.</p> <p>Surviving building dates to c.1800 and consists of hammer-dressed stone with graduated stone slate roof.</p>	<p>New Barn lies outside the allocation but has long reaching views across the valley in an open, rural setting.</p> <p>The site is not considered to contribute to the setting of the asset itself.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>2 x 2 bays with 3 storeys. Gabled north elevation has 3 semi- circular-headed doors (central one blocked) with fanlights and dressed surrounds with keystones. Quoins. 4 and 2-light flat-faced stone mullion windows on the upper floors and an owl hole in gable. Sides each have a total of 5 windows of 4, 6, 7 or 8 lights. Rear has a step approach to the second floor door which is flanked by 6-light windows (as above); windows on the first floor are blocked. Ridge and gable chimney stacks.</p>	
Church of St Mary, Park Lane	<p>Church designed by G. Shaw for the Buckley family in a Gothic revival style. Constructed of rock faced stone with a slate roof with nave and chancel with a tower at the north-west end.</p> <p>5-bay nave has projecting plinth. Each bay has a weathered buttress and a 2-light window. The eastern-most bay on the south side is gabled and has a rose window. Gabled vestry and organ chambers on either side of the chancel which has a 3-light east window. 4-light west window with geometrical tracery. Coped gables with cross finials. 3-stage tower has angled weathered buttresses, clock faces and paired windows in the belfry</p>	<p>The church lies outside the development area at the north-west edge of the site on an elevated position along the northern side of the valley. The spire is visible in the distance.</p> <p>There is very little inter-visibility with the site as it is screened by trees.</p> <p>It is considered that the site does not make any contribution the significance of this asset.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	stage and a broach spire above a dogtooth-enriched band.	
Hollins Cottage Garde II, Hollins Lane	<p>Late 17<sup>th</sup> / early 18<sup>th</sup> century house with 20<sup>th</sup> century additions.</p> <p>Roughly dressed in varying course thickness with graduated stone slate roof. Total of 4 bays and 2 storeys with 20<sup>th</sup> century additions to front left, rear and left gable.</p> <p>The earliest part - bays 3 and 4-has stone quoins; 2, 4 and 2-light ground floor windows, and 3 and 2-light first floor windows. All windows have double-chamfered cavetto-moulded mullions. Bays 1 and 2 were added slightly later and are partially obscured by a C20 porch. The first floor has 2 and 3-light windows as above and also has quoins. 2 ridge chimney stacks with oversailing courses and water-tabling. Rear left corner is canted.</p>	<p>The allocation site is not visible from Hollins Cottage.</p> <p>It is considered that the proposed site does not make any contribution to its significance.</p>
Fern Lee Farmhouse and adjoining cottages, Intake Lake	<p>Late 19<sup>th</sup> / early 19<sup>th</sup> century house and cottages.</p> <p>Watershot hammer-dressed stone with graduated stone slate roof. Double-depth 3-storey house with slightly later additions to both sides.</p>	Fern Lee lies outside the allocation to the south west but has long reaching views across the valley into the allocation site although these are limited due to natural topography and screening.

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>The house has a 6-light window to the ground and first floors and 4-light to the second, all with recessed flat- faced stone mullions and king mullions. Gable chimney stack. The entrance is in the later addition to left which is set back and has a C20 porch. The additional bays to the right are also set back: the first is 3-storey double-depth with C20 garage doors on ground floor and mullioned windows on the others (some blocked) and the second is a 2-storey cottage with square-cut door surround and 3 and 5-light mullion windows (as above).</p>	<p>The site is not considered to contribute to the setting of the asset itself.</p>
Hey Top Conservation Area	<p>Hey Top, consisted of cottages that were built in several extensions from 1820 to 1860 by the owners of Greenfield mill, likely for their employees.</p> <p>At one time they were 40 back to back properties. Now there are about 22 through cottages with allotments, street and bin store. The first meeting of the Greenfield Co-operative Society was held in one of the houses here, and at various times Sunday Schools and religious services were conducted here.</p>	<p>These cottages are in a remote location, a short distance from the Greenfield Mill, set on the hill side close to the Dove Stone reservoir and sailing club car park.</p> <p>The Hey Top conservation area occupies an elevated position within the valley and has long reaching views across and from within the allocation site although the view of Waterside is obscured by natural topography.</p> <p>The site is not considered to contribute to the setting of the conservation area as the</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
		allocation site is within an area that contains development and the landscape setting of the conservation area is still maintained.
Boarshurst Conservation Area	<p>Boarshurst is a small group of residential properties. The core of the area is a collection of old stone-built properties that create a focal point to the conservation area located on the junction of Boarshurst Lane and Park Lane. These buildings date from the mid 18th and early 19th Centuries and exhibit many of the traditional features of the Pennine domestic architecture, such as coursed grit stonewalls, deeply recessed mullioned windows and stone slate roofs. Around this group but still within the conservation area more recent housing development has taken place, particularly along Park Lane and Steadway. However, the use of traditional material's and solid robust designs, have ensured that the houses by and large are in keeping with the older core despite their relatively recent origins.</p> <p>Although individual buildings within this conservation area are undoubtedly attractive none can perhaps be considered as architecturally</p>	<p>The allocation site is not visible from Boarshurst Conservation Area.</p> <p>It is considered that the proposed site does not make any contribution to the significance of the conservation area.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	exceptional in terms of the Saddleworth area, their importance lying more in their uniformity of scale and style and in their adherence to the local tradition. It is only when the buildings are considered in their setting that the true environmental quality of Boarshurst becomes apparent. Mature trees in spacious, well landscaped, gardens, traditional dry stone walls and dense hedges bounding narrow lanes and the truly exceptional views out to the Pennine Moorlands are all major contributors to the prevailing quiet and peaceful rural atmosphere of Boarshurst and as such are felt to be every bit as worthy of preservation as are the buildings themselves.	

**8.4** The table below sets out mitigation and enhancement opportunities and the conclusions for the site.

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b> <ul style="list-style-type: none"> <li>Greenfield House is proposed to be retained and possibly redeveloped into a sustainable use, which offers the opportunity to enhance the views of this asset from Hey Top.</li> <li>Ensure new development is informed by assessments such as landscape character and further HIAs and is in keeping with the character of the area.</li> <li>Encourage the redevelopment and enhancement of Greenfield House, including its setting.</li> <li>The use of local materials will be required.</li> <li>High levels of landscaping will be required and the findings of the Landscape Character Assessment should be considered.</li> </ul>



Enhancements and Mitigating Harm	
<b>Mitigating Harm</b>	
<ul style="list-style-type: none"> <li>• A visitor centre is also outlined in the supporting text to the 2020 GMSF revised policy, however, the location is not specified. Development of a visitor centre should ensure that it does not harm the significance of the heritage assets and their settings and should be assessed by a further HIA.</li> </ul>	
<b>Conclusion</b>	
The site does not make any contribution to the significance of the above assets. There is the opportunity to enhance Greenfield House and its setting.	

## 9 South of Rosary Road

**9.1** A site visit was carried out on 5 April 2020.

**9.2** The 2019 GMSF proposes around 60 homes. The land is currently Green Belt.

Designated Heritage Asset	Name of asset
Listed Building	Bank Top Farmhouse (Grade II)  HER number – 5730.1  NHLE number - 1218248
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

### Site Contribution to the Significance of the Asset

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Bank Top Farmhouse (Grade II), Selbourne Street	Early 18 <sup>th</sup> century Farmhouse. Roughly coursed and squared stone, with stone flagged roof. Low 2 storeys, 3-window range. 3-room baffle-entry plan with central entrance in gabled porch, with additional doorway to right. Windows all renewed, possibly in original openings. End wall stacks. Central room has fireplace with plain stone surround. Chamfered ceiling beams rest on bressumer, and to right hand, on re-used jewelled posts, cut down. Roof timbers mostly retained.	<p>The site was not publicly accessible at the site visit, however the farmhouse could be seen in the distance from the site boundary at Mills Farm Close.</p> <p>The allocation site is currently open fields but would be an infill between already developed land to the north, east and west.</p> <p>The allocation site and the asset is separated by Green Belt land thus retaining the setting of the farmhouse.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
		Therefore the allocation site will not harm the significance of the asset and its setting.

**9.3** The table below sets out mitigation and enhancement opportunities and the conclusions for the site.

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"> <li>Additional tree planting and native hedgerows could help enhance the interface between the existing farmhouse, the Green Belt and any new development.</li> </ul>
<b>Mitigating Harm</b>
<ul style="list-style-type: none"> <li>Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment.</li> <li>Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design.</li> </ul>
<b>Conclusion</b>
It is considered that the site if allocated will not harm the significance of the asset and its setting.

## 10 Spinners Way / Alderney Farm

Designated Heritage Asset	Name of asset
Listed Building	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

**10.1** The 2019 GMSF proposed around 50 homes. The site is currently Green Belt.

**10.2** The conclusions for the site are set out below.

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Mitigating Harm</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Conclusion</b>
There are no designated assets within the allocation and none have been identified further afield that have concerns over their setting. Therefore the site has been screened out.

## 11 Thornham Old Road

Table 1

Designated Heritage Asset	Name of Asset
Listed Building	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

**11.1** The 2019 GMSF proposed around 600 homes. The land is currently Green Belt. The conclusion for the site is set out below.

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"><li>N/A</li></ul>
<b>Mitigating Harm</b>
<ul style="list-style-type: none"><li>N/A</li></ul>
<b>Conclusion</b>
There are no designated assets within the allocation and none have been identified further afield that have concerns over their setting. Therefore the site has been screened out.

## 12 Bottom Field Farm (Woodhouses)

**12.1** A site visit was carried out on 5 February 2020.

**12.2** Since the 2019 public consultation further work has taken place and a revised parcel was assessed to the south of Woodhouses conservation area. The below text either applies to both options where it is not considered that the assessment varies or the assessment has considered the options separately where it is considered that the different options would result in a different conclusion.

**12.3 Option A** - under this option there is one parcel of land proposed for residential development at Bottom Field Farm for around 30 homes. This is the south of Woodhouses conservation area.

**12.4 Option B** is the parcels as shown in the 2019 GMSF. This consisted of there parcels equating to around 260 homes.

Designated Heritage Asset	Name of asset
Listed Building	Diamond Hall Farmhouse (Grade II)  HER number – 5604.1  NHLE number - 1309515
	Woodhouse Green Farmhouse and adjoining Stables Grade II  HER number – 1142.1  NHLE number - 1162661
Conservation Area	Woodhouses
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

### Site Contribution to the Significance of the Asset

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Diamond Hall Farmhouse (Grade II), 170 Medlock Road	Late 17 <sup>th</sup> century farmhouse. English garden wall bond brick with slate roof. 2-unit baffle-entry plan with small later additions to rear and	The farmhouse is outside the land allocation to the west.

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>left. Central gabled porch. Original boarded door with strap hinges. Oak-mullioned casement window to left beneath diagonally set brick head and elliptical brick arch and hoodmould. Two later windows to right. Small arched light with hoodmould (now blocked) above porch. Cross and diamond patterns in raised brick at first floor level and two windows: one a horizontally sliding sash, the other a later alteration. Central chimney stack. More decorative brick to left gable. Right gable-end rebuilt in C20. 2 elliptical headed windows to rear on either side of a small wing. Interior retains chamfered floor beams with ogee stops and an inglenook fireplace in which the ovolo-moulded bressumer beam rests on carved corbels; an unusual feature.</p>	<p>The parcels under option A and B that make up the site are not visible from the farmhouse.</p> <p>The farmhouse was not visible from the parcels under options A and B.</p> <p>It is considered that the parcels under options A and B do not make any contribution to the significance of the asset.</p>
Woodhouse Green Farmhouse and adjoining Stables (Grade II), Cutler Hill Road	<p>17<sup>th</sup> century farmhouse with later alterations. Box- framed structure with brick infill panels and rebuilding and graduated stone slate roof. The main range is a 3-unit baffle-entry plan with 2 storeys and was added to by way of a wing at front left. Square-panel timber frame on stone plinth. Much of the frame is replaced by C18 and C19 brickwork. Door with multi-pane horizontally</p>	<p>The farmhouse is outside the land allocation of options A and B to east / north east and is separated by the M60.</p> <p>From the entrance to the farm the plots are not visible due to the bank surrounding the motorway and landscaping / screening and vice versa.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>sliding sash window to left and two 3-light windows to right with central sashes. Ridge and gable chimney stack. The framing of the left wing is more complete and includes diagonal bracing. A brick lean-to was added within the angle in C18. Two 3-light windows as above to rear as well as 3 tripartite sash windows. Beams with stepped and ogee stops remain internally. Original floor and roof structures.</p>	<p>It is considered that the proposed plots under options A and B do not make any contribution to its significance.</p>
Woodhouses Conservation Area	<p>The conservation area covers 20.32 hectares, includes most of the village and was first designated in 1975.</p> <p>The name Woodhouses is probably derived from 'woodheys', meaning 'an enclosure surrounded by woods'. The original settlement had developed by the late Middle Ages as a hamlet surrounded by scattered farms which were connected by a complex pattern of lanes. Woodhouses grew significantly during the early 19th century as the construction of the canal network and the growth of nearby towns provided alternative sources of work in and near the village, and by the late 19th Century the local economy was based around both agricultural and industrial employment. The</p>	<p>The conservation area wraps around the majority of Woodhouses as described.</p> <p>The parcel to the south of the conservation area under options A and B has limited views of the conservation area due to the presence of housing and other developments not within the conservation area facing onto the farm.</p> <p>Development of the site would be previously developed land therefore it is not considered that this affects the setting of the conservation area.</p> <p><b>Option B: GMSF 2019 plots</b></p>



Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>growth in population prompted the establishment of basic village facilities, including the church, two schools, public houses and a cricket ground.</p> <p>Woodhouses grew much more slowly from the late nineteenth century due to the lack of major roads or a railway through the village.</p> <p>The relative inaccessibility of the village limited growth until car ownership levels began to rise rapidly in the 1960's, when Woodhouses became increasingly seen as a suitable location for workers commuting to the surrounding towns. This phase of village expansion has continued to the present day.</p> <p>Woodhouses has developed on a shallow east-west ridge between the river Medlock and Lord's Brook, which is a small tributary of the Medlock. There are extensive views from the village across the surrounding fields, north to Failsworth and Hollinwood, and south towards Ashton-under-Lyne and the hills beyond, although these can only be glimpsed in a few places between breaks in the Medlock/Ashton Road frontages. The M60 Manchester Outer Ring</p>	<p>The January 2019 GMSF proposed plots north of Medlock Road. These two plots would adjoin the conservation area. They would enlarge the settlement of Woodhouses, although as with previous extensions the linear character would still be retained to a degree.</p> <p>Therefore the proposed development would harm the setting of the conservation area and would need to be mitigated.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>Road is in a cutting immediately east of the village. Despite the proximity of Oldham and Ashton, the setting of Woodhouses is still semi-rural.</p> <p>The most important feature of Woodhouses is its predominantly linear form, which it has retained despite the residential extensions of the 1960s and 1990's.</p> <p>Medlock Road and Ashton Road form the spine of the conservation area, virtually all the pre-C20 properties front onto this route. The conservation area includes fields and new housing around Ashton Road and Failsworth Road, but the only other exceptions to the linear form are the outbuildings of Within Hall Farm, and the bowling green and playground to the rear of the Dog and Partridge public house.</p>	

**12.5** The table below sets out mitigation and enhancement opportunities and the conclusions for the site.

Enhancements and Mitigating Harm
<b>Maximising Enhancements</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Mitigating Harm</b>

Enhancements and Mitigating Harm
<ul style="list-style-type: none"> <li>• Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment.</li> <li>• Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design.</li> <li>• If the 2019 proposed plots north of Medlock Road were taken forward they would also need to focus developments towards the conservation area boundary.</li> </ul>
Conclusion
<p>The proposed plots under options A and B do not make any contribution to the listed buildings and their setting. Provided the above mitigation measures are carried out the proposed plots under option B should not harm the significance of Woodhouses conservation area.</p>