

HeritageCollective

Heritage Assessment



Hurst Quarry, Biddulph, Staffordshire

On behalf of Renew Land DB Sites Ltd

February 2017

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1.0 INTRODUCTION

- 1.1 This heritage assessment has been written and prepared by Heritage Collective on behalf of Renew Land DB Sites Ltd. It relates to the proposed redevelopment of land for 28 houses (27 new build houses plus one refurbishment of an existing quarry building) on the site of a disused sand quarry located to the north of Biddulph Grange, Biddulph, Staffordshire, and to the potential for impacts on the setting of heritage assets in the vicinity.
- 1.2 This assessment considers the potential for the effects of the proposed development on the setting of Biddulph Grange, a grade I registered park and garden, and on other groups of heritage assets that lie near to the proposed development. Much of the significance of Biddulph Grange can be associated with the 19th century development of the house, gardens and leisure ground, and park, though the site's history dates back at least the 13th century - it was in use as a monastic grange until the dissolution of the monasteries and continued in use as a farm until the 1800s.
- 1.3 The registered park and garden has also been designated as a conservation area – Biddulph Grange Conservation Area, the boundaries of which follow that of the park itself. Also contained within the boundaries of Biddulph Grange Gardens is Biddulph Grange House and a number of smaller structures, many of which are listed.
- 1.4 A site visit was undertaken on 21 September 2015.

2.0 RELEVANT HERITAGE POLICY AND GUIDANCE

- 2.1 The decision maker is required by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.
- 2.2 The duty in section 66(1) of the Act does not apply to effects on the setting of registered parks and gardens, for which there is no equivalent statutory requirement, nor does it apply to the Biddulph Grange conservation area. Nor does section 72(1) of the Act strictly apply in this case because the development is not within a conservation area. However, the effect of the proposed development on the setting of the conservation area is an important material consideration by virtue of paragraphs 132 to 134 of the National Planning Policy Framework (NPPF), discussed further below.
- 2.3 Harm is defined by Historic England as change which erodes the significance of a heritage asset.¹
- 2.4 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

¹ Paragraph 84 of Conservation Principles 2008.

2.5 Historic England advocates that a stepped approach should be taken to the assessment of impacts on setting and significance, as follows:

- Step 1: Identifying the assets affected
- Step 2: Assessing the contribution setting makes to significance
- Step 3: Assessing the effect of the proposed development
- Step 4: Maximising enhancement and minimising harm
- Step 5: Making and documenting the decision and monitoring outcomes.

2.6 This guidance is contained in **Historic England's *The Setting of Heritage Assets – Historic Environment Good Practise Advice in Planning: 3***. It should be noted that it is not a prescriptive methodology and that it forms the basis of advice given by Historic England when responding to consultations.

2.7 The assessments of setting and significance (and the assessments of impact) must be made with primary reference to the four main elements of special significance identified in the NPPF, but there are other elements of setting which may be relevant to varying degrees. In this case it is appropriate to consider aspects such as:

- Landscape and topography: The landscape surrounding the heritage asset, including past changes.
- Routes: Important routes to and from the heritage asset, past and present.
- Character: The character of the heritage asset and its surroundings, including past changes.
- Views in/out/across the asset: An assessment of key views, which are a component of the setting of the heritage asset, including past changes.

- Context: This is described in Historic England's *Conservation Principles* 2008 as a concept which embraces any relationship between a place and other places. It is different from setting, which relates to the surroundings of the asset.²

2.8 When assessing the impact of the proposed development on the setting and significance of the heritage asset it is relevant to consider:

- Cumulative impacts: This may include the cumulative effect of the development in conjunction with other developments which are in the planning system, as well as additional effects to baseline conditions.
- Permanence: The degree to which the proposal will bring about permanent or temporary change.
- Diurnal and seasonal change: Whether the development will be more visible or in winter, or whether it would cause light spill.

2.9 In this case the impact on designated heritage assets is indirect in the sense that there will be no physical impact but instead a potential effect on their setting. However, for the purposes of paragraphs 132 to 134 of the NPPF it is necessary to undertake an assessment of the direct impact on significance, not on setting in isolation. Insofar as the Act requires that it is the setting of a listed building to which it is desirable that special consideration should be given, the assessment becomes one in which the focus is on those elements of significance which are appreciated and understood through the setting of the designated heritage asset.

2.10 It is helpful to inform the assessment by reference to an established methodology, although it is important not to adopt a mechanical approach that might constrain professional judgment. In this case guidance has been sought from a tabular methodology set out in Appendix 1.

2.11 The NPPF requires the impact on the significance of the heritage asset to be **considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 132 to 134 of that document. National**

² Paragraphs 76 and 77 of *Conservation Principles* 2008.

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Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.

- 2.12 This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

3.0 SETTING AND SIGNIFICANCE OF HERITAGE ASSETS

Introduction

- 3.1 This section of the assessment follows Steps 1 and 2 of Historic England's *The Setting of Heritage Assets Historic Environment Good Practise Advice in Planning: 3* by identifying the heritage assets affected by the proposed development and then assessing the contribution the setting makes to significance.

Step 1: Identifying the assets affected

- 3.2 The registered park and garden Biddulph Grange has been identified as a designated heritage asset that might be affected by the proposed development. This is the main focus of the following assessment.
- 3.3 A number of designated assets are located within the boundaries of the registered park, which itself is split into different areas under different ownership. Clarifying which is which at this stage will help to better determine which assets will potentially be affected by the proposed development at Hurst Quarry.
- 3.4 Hurst Quarry lies directly to the north of Biddulph Grange and is separated by Hurst Road (see appendix 2.1). Hurst Quarry is no longer active though a large industrial workshop is still in use and is located next to the site entrance on the southern boundary of the site. The disused industrial buildings in the quarry are of little architectural merit.
- 3.5 On the National Heritage List the name 'Biddulph Grange' is used for both the registered park and garden, the extent and boundaries of which are shown in appendix 2.1, and the grade II* listed main house of the Biddulph Grange Estate. Gardens and pleasure grounds associated with the main house and a number of listed structures are located to the south of the house, all of which are located in the south-west of the registered park and garden. The gardens have been owned by the National Trust since 1988 though the house has been turned to apartments by a private developer.

- 3.6 The majority of the registered park and garden is occupied by the Biddulph Grange Country Park, a heavily wooded area that extends eastwards from the Biddulph Grange house and gardens and incorporates Spring Wood, a large fish pond and meadows. This is owned and operated by Staffordshire Moorlands District Council, who purchased it from the Health Authority in 1988 (see appendix 2.2).
- 3.7 Biddulph Grange House and Gardens is a complex of designated heritage assets dating from the 19th century and consists primarily of the country house (listed grade II*) and the garden which is arranged into different areas and themes. The garden contains a number of listed structures (all grade II listed apart from the Egyptian Portal and Two Pairs of Sphinxes, which is grade II* listed). These structures include smaller elements such formal steps and alcoves up to the Prospect Tower and a Tea House. With the exception of a grade II listed bridge all the listed buildings potentially affected by the development at Hurst Quarry are within the gardens and leisure grounds in the south-west of the registered park and garden.
- 3.8 Although the majority of designated structures are contained within the grounds of the house and gardens, the park contains a single designated structure, highlighted on the map in appendix 2.1. To the north of the park near the Hurst Quarry entrance is a grade II listed ornamental bridge, built as part of an extended walk through the estate.

Architectural Interest

- 3.9 An Italianate villa was constructed between 1848 and 1860 for James Bateman (1811 – 1897), the accomplished horticulturist and landowner and creator of the gardens and overlays either an earlier rectory or farmhouse. The **central section of Bateman's house was destroyed in a fire in 1895** and was rebuilt alongside considerable extensions two years later to designs by Thomas Bower (1838 – 1919), shown in appendix 3.1. Bower was an English architect and surveyor based in Nantwich, Cheshire who was of local renown - a number of his works in the north-west of England are now listed. The style employed is a revived English Baroque though **parts of Bateman's earlier** building, built in yellow brick and render with slate roofs, are present on the east and west sides.

- 3.10 Also of note with regard to architectural interest is the Geological Gallery, a narrow corridor attached to the west of the house that used to contain fossils and examples of rock formations, placed in order of what Bateman thought were the first to appear historically. Its arrangement is unique and is an example of Bateman, noted for his Millenarian beliefs³, attempting to better understand the connections between these beliefs and the design and purpose of his garden.
- 3.11 Further architectural interest is derived from the variety of styles employed by the 19th century structures in the garden, which range from Chinoiserie to Egyptian to Italianate. The gardens are an example of a style that existed between the more naturalistic landscaped gardens of the 18th century and the more formal arrangements that focused on plant collections seen in the later Victorian period.
- 3.12 The park, which extends east of Biddulph Grange and principally embraces Spring Wood, has been developed to a much smaller degree. There are very few structures contained within it, though two, a boat house and bridge, are of architectural interest and therefore a material consideration under part 135 of the NPPF. The boat house, built in a Tudor revivalist style and finished in cut stone, is unlisted and dates to 1903. In this instance it is considered a non-designated heritage asset. The ornamental bridge dates to the mid 19th century and is grade II listed. It was built by the Bateman family as part a Himalayan themed walk that extended through the park.

Historic Interest

- 3.13 In the early 13th century much of the land around Biddulph, including the land now occupied by Biddulph Grange, came under the control of Hulton Abbey, a former monastery located in what is now Abbey Hulton, a suburb of Stoke-on-Trent. It was a daughter house of the Cistercian Combermere Abbey and was founded by Henry de Audley in 1223. Sheep would have been grazed around Biddulph and many places, including Biddulph Grange, owe their names to that time – **sheep farms were called “granges”**.

³ Millenarianism is the belief by a religious, social, or political group or movement in a coming major transformation of society, after which all things will be changed. Millenarianism is a concept or theme that exists in many cultures and religions

- 3.14 Following the Dissolution of the Monasteries the abbey was eventually surrendered to Sir Edward Aston in 1543 and the buildings demolished. The grange at Biddulph continued in use as a farm and at some point a rectory was built on the land. James Bateman bought the land in 1840 and set about creating his gardens and wider estate.
- 3.15 Both James and his wife, Maria, had a passion for plants and the money to indulge their interests and as the house was redeveloped the gardens were also begun. In this they were helped by an artist friend, Edward William Cooke, who was not just a keen designer but whose father-in-law owned one of the biggest plant nurseries of the day, Loddiges of Hackney.
- 3.16 The area around the house was originally marshy and unsuitable for gardening so was drained. Lakes, pools and streams were created, trees planted and areas designed to grow rare and exotic plant specimens brought back by the great Victorian plant-hunters. To add further **to Bateman's** credentials as a horticultural expert, he was president of the North Staffordshire Field Society and served on the Royal Horticultural **Society's** Plant Exploration Committee.
- 3.17 Bateman and his family resided at Biddulph Grange for 30 years until the **condition of Maria Bateman's health forced the family to move south** to London. Biddulph Grange was purchased by Robert Heath, a mine owner. During the Heath family's **residency much of Bateman's house was destroyed** in a fire in 1895. This necessitated the creation of the boating lake in 1903 (now the fishing lake in the park) to provide water to potentially fight another fire and the creation of a hydro-electric power system that provided electricity for the estate.
- 3.18 The Heaths left in 1922 or 1923, selling the house to the North Staffordshire Cripples Aid Society to use as a hospital, who then quickly sold it to Lancashire County Council and it continued in use as a hospital. The County Council knocked down many of the garden structures in the 1930s in order to build a more modern hospital complex. Alongside its use as an orthopaedic hospital it was also used during the Second World War to treat officers injured during the D-Day landings. The house and gardens were occupied by the hospital until the late 20th century, by which time the garden had fallen into a

state of disrepair and a number garden features had been lost or covered over.

Archaeological Interest

- 3.19 Biddulph Grange house and gardens are of intrinsic archaeological interest in terms of its phasing, built fabric and potential for research. The grounds as a whole derive archaeological interest from its use as a 13th century monastic grange and have close ties with Hulton Abbey. Remains of the grange at Biddulph in the form of stonework from the farm buildings can still be seen in the walls of the audio and visual room in one of the smaller garden structures. Due to the past use of the land the site has the potential to hold further evidence of past human activity.

Artistic Interest

- 3.20 The gardens and pleasure grounds are divided into a series of garden tableaux which together create what is known in the list description for Biddulph Grange registered park and garden as a 'world image garden'. This arrangement houses a collection of plants from around the world, which together with garden buildings that have been designed in a variety of styles and themes, evoke Victorian images of China, Egypt and Italy. Although the **architect of Bateman's earlier building at Biddulph Grange is unknown, much of Bateman's** miniature landscape garden was created with his friend, the painter Edward William Cooke.

Initial assessment of significance

- 3.21 The registered park and garden of Biddulph Grange is of exceptionally high significance in terms of all the main components of interest described in the NPPF – architectural, historic, archaeological and artistic. It contains a number of highly graded 19th century listed structures and is associated with the accomplished horticulturist James Bateman and painter Edward William Cooke. Associations with Hulton Abbey and the lands former use as a monastic grange further add to the historical significance of Biddulph Grange. Biddulph Grange is a combination of landscapes and buildings and structures of national importance that must be accorded a very high level of significance.

3.22 The level of this significance is however, not consistent throughout the registered park and garden, with the pleasure ground and gardens to south-west being the principal point of significance. The park formed part of **Bateman's** estate though is heavily wooded and relatively undeveloped but has been landscaped to some degree. The northern elements of the park are also the nearest part to Hurst Quarry and will have the greatest interaction with proposal site, with only Hurst Road separating the two.

Step 2: Assessing the contribution setting makes to significance

3.23 Landscape and topography: the town of Biddulph is in north Staffordshire and located 8.5 miles north of Stoke-on-Trent and 4.5 miles south east of Congleton, Cheshire. It consists mainly of settlement, with some areas of ornamental parkland and recreational land distributed throughout and woodland area mainly limited to the edges of the town.

3.24 Biddulph and to some degree Biddulph Grange, is set within a valley contained by Mow Cop ridge to the west and in the east by Lask Edge ridge. The parks and grounds of Biddulph Grange is located on land that rises gently from west to east and are partly defined to the west and north by roads (the A527 and Hurst Road), whilst to the east the park boundary follows that of Spring Wood. Here the ground rises onto Biddulph Moor, on the west side of what to the north becomes the High Peak.

3.25 The area of the park that interacts most with the proposed site, the northern boundary of the park that runs parallel with Hurst Road, rises north steeply and is heavily wooded, preventing almost all views from pathways. Clearer views of the site can only be made if made the edge of road looking northwards.

3.26 Character: The land around Biddulph Grange is varied in character with the south-east dominated by the town of Biddulph and is therefore more urban in character. The land to the immediate north and south is predominantly agricultural use, or at least in agricultural tenure. To east the character becomes semi-rural due to the presence of the large village of Biddulph Moor. Interspersed between these areas, usually on road, are farm houses that add to the rural character of the area. Hurst Quarry and the work shop at the

south of the site present a more industrial character to an otherwise semi-rural character.

- 3.27 Views in/out/across: The extent and maturity of vegetation inhibits many views in and around Biddulph Grange (see appendix 3.3). Key views are mostly made around the house and gardens. The house faces south, and its south front is best seen and appreciated when standing in within the ground looking north. Other key views include looking east up the avenue lined with Lime trees and looking west down the Dahlia Walk from the Shelter House. These views are contained within the grounds of the gardens.
- 3.28 There are no significant views outward to the north of Biddulph Grange. Almost all views made within the park and garden are terminated by rows and groups of mature trees that screen longer views to further parts of the park or garden, or out of the registered park and garden itself. Even from elevated parts of the open meadows, making clear views out of the park is difficult, especially towards Hurst Quarry, owing to the sloping topography (looking east, uphill) and density of mature trees. Looking west from certain parts of the park provides views towards the house and gardens and out towards the west side of Biddulph valley, though these are limited views usually glimpsed through gaps between mature trees.
- 3.29 There are no significant views made from the north looking south from Hurst Quarry. The excavations of the quarry have lowered the ground level, preventing views of the surroundings being made. When viewed from more elevated areas of the quarry and the downward sloping topography of the park and mature vegetation at the boundary prevents clear views of any heritage assets being made.
- 3.30 There are no significant views outwards to the north towards Hurst Quarry at Biddulph Grange. The main house is aligned east to west through the rising topography and vegetation to the north of the house means there are no particular aspects northward.

Baseline summary of setting and statement of significance

- 3.31 Setting: Biddulph Grange is set on the east side of Biddulph valley and as such the ground rises gently from west to east before reaching a sharper

gradient at the east end. It is effectively bounded by the town of Biddulph to the south-west, and the A527 to the west. To the north of Biddulph Grange, which is the direction most relevant to the present assessment, the landscape is heavily wooded alongside the Hurst Grange before opening up into sloping fields as it continues northwards. All views, whether they are from within the boundaries of Biddulph Grange or looking towards Biddulph Grange from the North is heavily obscured by dense, mature vegetation and the sloping, rolling topography of the landscape. Biddulph Grange is not associated with designed views or vistas inward or outward over the surrounding countryside, and there are no significant views in or out to the north.

- 3.32 Statement of significance: Biddulph Grange is made up of buildings, structures and landscapes of a very high architectural and historic significance, and of outstanding archaeological and artistic importance. It has associations with Hulton Abbey, founded in the early 13th century, and its later history is associated with noted botanist, James Bateman. Biddulph Grange is certainly of national significance.

4.0 POTENTIAL IMPACTS ON HERITAGE SIGNIFICANCE

Introduction

- 4.1 This chapter of the assessment follows Steps 3 and 4 of Good Practice Advice in Planning: 3 by examining potential impacts on heritage significance. It addresses the nature of the development, the effects on the elements that make up setting, and the effects on the core constituents of significance.

The nature of the development

- 4.2 Description of the proposed development: The proposals involve the residential development at Hurst Quarry, on the north side of Hurst Road. The development area is shown in appendix 2.1 and broadly details the layout of 28 detached dwellings that will be located at various parts of the quarry that have previously undergone extensive excavations.
- 4.3 Permanence: The development will bring about a permanent change within the setting of Biddulph Grange registered park and gardens.
- 4.4 Cumulative impacts: There are no cumulative impacts to be considered in the sense of other nearby proposals already in the planning system, but the proposal is additional to the existing Hurst Quarry site (though it will replace the existing structures and will not alter the existing boundaries).
- 4.5 Diurnal and seasonal change: Biddulph Grange registered park and garden contains numerous mature trees and is densely vegetated in many areas. The site visit was undertaken in September when the trees were in leaf, and consideration must be given to the greater visual permeability of the vegetation in the winter months after deciduous leaves have fallen.

Effects on the elements that make up setting

- 4.6 Effects on landscape and topography: The proposed development will not affect the topography itself, and will have a very small effect on the landscape which is discussed under character below.
- 4.7 Effects on character: There will be an effect on character within the proposal site itself, in that the industrial character of the quarry will be turned to

residential, but this change will have an almost imperceptible effect on the setting and significance of Biddulph Grange.

- 4.8 Effects on views in/out/across the asset: There are no significant views of Biddulph Grange from Hurst Quarry that would be affected by the proposed development. Therefore, there will be no effect on views towards or over the designated heritage assets arising from the proposed development.
- 4.9 Very limited views of Biddulph Grange can be made from Hurst Quarry. What views can be made are of the mature trees at the north boundary of the registered park (when viewed from the entrance to Hurst Quarry) and of the tops of trees within the registered park and garden when viewed from elevated position within the quarry. Views of the house and gardens to the south-west are almost impossible to obtain views due to the density of trees and hedges and topography. The obscuring effects will however be less evident in winter than in summer though the topography should assist with continuing to block views.
- 4.10 Views of the development of Hurst Quarry will only be obtained from certain points, almost none of which will be from key areas or main public pathways through the park and gardens (demonstrated in appendix 2.1). As such the wider historic landscape character will be retained.
- 4.11 There will be a degree of interaction between the development and the northern boundary along Hurst Road (see appendix 3.4). The north boundary of the park currently interacts with the entrance of the quarry and the large industrial workshop. Given the state and current use of this part of the site, the new development presents a scheme that better reflects the semi-rural character of the area. A number of houses are present along the north and south sides of Hurst Road and interact with boundary, demonstrating the heritage asset is able to absorb this level of change without detriment to its significance.

Effects on the core constituents of significance

- 4.12 Architectural interest: The proposed development will have no effect on the architectural interest of any building or structure at Biddulph Grange.

- 4.13 Historic interest: The proposed development will have no effect on the historical interest of Biddulph Grange.
- 4.14 Archaeological interest: The proposed development will have no effect on the archaeological interest of Biddulph Grange.
- 4.15 Artistic interest: The proposed development will have no effect on the artistic interest of Biddulph Grange.

Summary of impacts

- 4.16 Consideration of change and harm: The proposed development at Hurst Quarry will bring an almost imperceptible change within the wider setting of Biddulph Grange. It will not erode the significance of the heritage asset and it will not cause harm. Paragraphs 132 to 134 of the NPPF are not engaged and no harm should be considered in the planning balance.
- 4.17 Consideration of the methodology: The methodology in appendix 1 acts as a control mechanism by which to check and calibrate the above assessment. It is applied as follows:
- Assessment of significance: Biddulph Grange is a designated heritage asset of **High** significance, containing a well preserved historic landscape with a number of very important buildings and spaces, and structures of clear national importance. It also has associations with people and events of at least national historical importance.
 - Magnitude of change: There will be **No Change** to the significance of Biddulph Grange arising from the proposed development.
 - Assessment of impact: **No Change** to an asset of **High** significance brings about a **Neutral Impact**.
- 4.18 Proportionality and professional judgement: Using professional judgement and taking into account the absence of any effects on the keys components of significance in relation to Biddulph Grange (architectural, historical, archaeological and artistic) the overall assessment is one of **Neutral Impact**.

- 4.19 Minimising harm: Potential sources of harm at this stage could arise from the houses altering the form of the existing landscape to the north of Biddulph Grange and from the southern edge of the development interacting with the northern border of the registered park and garden. There is also potential for the development to be visible in the wider landscape setting of the heritage assets, diminishing its rural context. In order to lessen the potential impact of the residential development the proposed houses will be located within the deep excavations of the quarry, essentially hidden within the existing landscape. The use of suitable ecological features, such as native trees and shrubs within the site, and utilising the existing landscape to ensure the development remains a subservient in the landscape, will assist in minimising potential harm.
- 4.20 There is no reason to suppose that the houses will alter the landscape enough to cause harm in the circumstances of the assessment set out above, but in the event of a specific design coming forward it would still be necessary to have regard of section 66(1) of the Act. Any unacceptable harm could be prevented altogether or minimised and managed by conditions applied to a planning permission.
- 4.21 Overall conclusion: The proposed housing will not have a significant impact on the immediate or wider setting of the registered park and garden and conservation area. The proposed residential development of Hurst Quarry will not harm the significance of Biddulph Grange registered park and garden, Biddulph Grange house or the gardens and leisure grounds. The effect on the significance of Biddulph Grange will be neutral.

5.0 CONCLUSIONS

- 5.1 Biddulph Grange is a grade I registered park and garden which contains a number of structures of and landscapes of outstanding architectural, historic, archaeological and artistic importance. Its origins extend back to the early 13th century when nearby Hulton Abbey took ownership of the land around Biddulph and turned it to use as a monastic grange. Biddulph Grange was then redeveloped in the mid 19th century by celebrated botanist, James Bateman, who alongside friend and painter of seascape, Edward William Cooke, created Biddulph Grange Gardens. Biddulph Grange, particularly **Bateman's compartmentalised and themed gardens**, is of national significance.
- 5.2 Biddulph Grange is set on the east slope of the Biddulph valley and the ground rises gently onto Biddulph Moor, on the west side of what to the north becomes the High Peak. It is bounded by Biddulph itself to the south-west, the A527 and Grange Road to the west and by farmland to the north and south. The topography of the surrounding landscape and dense vegetation prevent clear views of many of the heritage assets within Biddulph Grange.
- 5.3 The proposed residential development at Hurst Quarry will not affect the architectural, historical, archaeological or artistic significance of Biddulph Grange. No views of, out of or across Biddulph Grange will be affected due to the size, maturity and density of the trees and vegetation which are present on the boundaries of the park and which are present throughout much of the surrounding landscape. The mature trees around the border of the park help to evoke a self-contained character that allows Biddulph Grange, particularly the park, to feel very much distinct from its wider surroundings.
- 5.4 The proposals will not cover the entirety of Hurst Quarry. Instead residential development will take place in at parts of the site that have been subject to previous quarrying activity and as such will sit lower than the surrounding landscape, thus lessening their impact on the setting of nearby heritage assets and the wider historic landscape character.
- 5.5 There will be no harm for the purpose of the planning balance in the NPPF and the duty of preservation under section 66(1) of the Act can be achieved.

APPENDIX 1

The following tabular methodology is a guide adapted from ICOMOS guidance on impacts on World Heritage Properties 2010 with reference to comparable approaches in the Design Manual for Roads and Bridges and guidance issued by English Heritage and the GLA in relation to impacts on setting and significance. It intended to be a guide, not a mechanical process, and it is not a substitute for professional judgment.

Assessment of Significance

Very High	World Heritage Sites including buildings, urban landscapes or historic landscapes of international value whether designated or not. Extremely well preserved historic landscapes with exceptional coherence and time depth, and areas associated with cultural heritage innovations of global importance.
High	Nationally designated archaeological areas including buildings that have exceptional qualities (typically listed grade I or II*), conservation areas containing very important buildings and spaces, and structures of clear national importance. Nationally designated historic landscapes and designated areas associated with globally important activities, innovations or people.
Medium	Designated or undesignated heritage assets and buildings (typically listed grade II) that have exceptional qualities or associations. Conservation areas that contain buildings that contribute significantly to historic character. Historic townscapes with important historic integrity. Designated special historic landscapes and areas on local registers for their regional or local significance.
Low	Designated or undesignated assets of local importance, poorly preserved with limited value. Unlisted buildings of modest quality in their fabric, townscape of limited historic integrity, and robust undesignated historic landscapes that have intangible cultural heritage associations of local significance.
Negligible	Assets with little or no surviving archaeological interest, buildings or urban landscapes of no architectural interest, intrusive buildings, and landscapes with little or no significance or historic interest.

Magnitude of Change

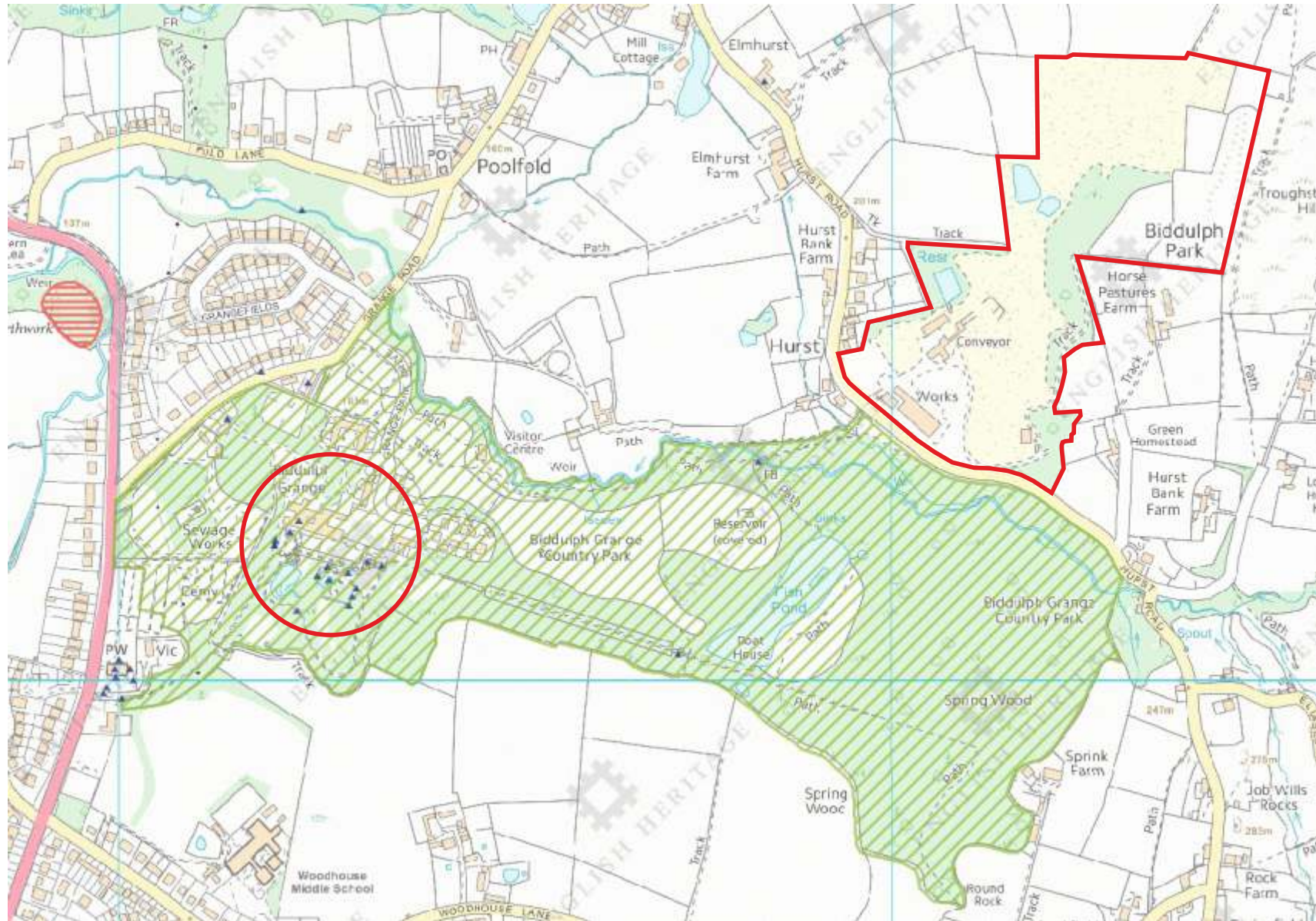
Major	Total alteration or comprehensive change to setting. Change to most or all key elements or attributes, or major changes that affect associations, visual links and cultural appreciation.
Moderate	Change to many key elements or considerable change to setting that affects the character of the asset or which causes significant change to the setting. Considerable change to cultural appreciation.
Minor	Slight alteration to fabric or slight change to setting, including change to key elements leading to noticeable change. Limited change to noise levels, sound quality and access. Change that affects cultural appreciation.
Negligible	Very minor change to key physical components or to setting that hardly affect the asset. Very slight change to noise levels, sound quality and access.
No change	No change to the heritage asset or its setting.

Assessment of Impact

Significance	Scale of change				
	No change	Negligible	Minor	Moderate	Major
Very High	Neutral	Small	Medium/Large	Large/Very Large	Very Large
High	Neutral	Small	Medium/Small	Medium/Large	Large/Very Large
Medium	Neutral	Neutral/Small	Small	Medium	Medium/Large
Low	Neutral	Neutral/Small	Neutral/Small	Small	Medium/Small
Negligible	Neutral	Neutral	Neutral/Small	Neutral/Small	Small

APPENDIX 2: Site & Heritage Asset Location

HeritageCollective



Appendix 2.1: Biddulph Grange is hatched in green. The house and gardens are circled in red to the south-west. Hurst Quarry is highlighted by a red outline to the north-east. Listed buildings are represented by blue triangles.



Appendix 2.2: Biddulph Grange Country Park is highlighted in blue. The National Trust Gardens are highlighted in orange. Biddulph Grange House in highlighted in red.

APPENDIX 3: Photographs



Appendix 3.1: Looking north towards the south front of the house, from the gardens of Biddulph Grange.



Appendix 3.2: Example of one of the few clear views out of Biddulph Grange into the surrounding landscape. Looking west from the meadow in the country park.



APPENDIX 4: Views



Appendix 4.1: The aerial image above shows Biddulph Grange, with the house and gardens to the bottom left an Hurst Quarry to the top right. The numbered arrows represent views that can be made from both sites and have corresponding images on the following page.



Appendix 4.2: **View 1** - looking south-west towards Biddulph Grange from midway up the quarry*.



Appendix 4.3: **View 2** - looking south-west towards Biddulph Grange from the highest point in the quarry*.



Appendix 4.4: **View 3** - looking north-east towards Hurst Quarry from the meadow in Biddulph Grange Country Park*.

* The red arrows indicate the rough location of either Biddulph Grange House and Gardens or Hurst Quarry.