

Extra MSA Group

Warrington Motorway Service Area, J11 M62

Environmental Statement

Part 2 – Archaeology and Cultural Heritage

Technical Paper 9

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I. Introduction

- 1.1. Wardell Armstrong LLP has been instructed by the Extra MSA Group to undertake an archaeology and cultural heritage assessment in respect of a proposed Motorway Service Area, M62 Junction 11, Warrington.

- 1.2. This paper of the Environmental Statement (ES) sets out potential impacts through development to archaeological remains and designated heritage assets through potential changes to their settings. Appropriate mitigation measures for reducing these potential impacts are proposed where relevant. Cumulative interacting impacts are also discussed.

2. Documents Consulted

National Context

- 2.1. Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas; nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.2. Listed buildings and conservation areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (section 66).
- 2.3. Non-statutory designated heritage assets, comprising registered parks and gardens and registered battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 2.4. The National Planning Policy Framework (NPPF 2019) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (2014), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (NPPF 2019, paragraph: 8).
- 2.5. In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that '*substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional*' whilst '*substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks And Gardens, and World Heritage Sites, should be wholly exceptional*' (NPPF 2019, paragraph: 194).

- 2.6. Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF 2019, paragraph:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF 2019, paragraph:196).
- 2.7. Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF 2019, paragraph:197), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF 2019, page: 56). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF 2019, paragraph:189).

Local Context

- 2.8. The relevant policy within the Warrington Local Plan Core Strategy (adopted July 2014) relating to the Historic Environment comprises:

Policy QE 8 Historic Environment: The Council will ensure that the fabric and setting of heritage assets, as set out below, are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

- *Scheduled Monuments*
- *Listed Buildings*
- *Conservation Areas*
- *Areas of known or potential Archaeological Interest*
- *Locally Listed Heritage Assets*

The Council and its partners will aim to recognise the significance and value of historic assets by identifying their positive influence on the character of the environment and an area's sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration; and their ability to inspire the design of new development.

Heritage Assets such as buildings, structures and sites which are valued as good examples of local architectural styles or for their historic associations, are included on a local list produced by the Council. The buildings, structures and sites included on this list are detailed in Appendix 4.

To be included on the local list, an asset should be substantially unaltered and retain the majority of its original features and either:

- 1. be a good example of a particular local asset type, craftsmanship, architectural quality, style or detailing, or*
- 2. display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events*

Development proposals which affect the character and setting of all heritage assets will be required to provide supporting information proportionate to the designation of the asset which;

- adopts a strong vision of what could be achieved which is rooted in an understanding of the asset's significance and value, including its setting;*
- avoids the unnecessary loss of and any decay to the historic fabric which once lost cannot be restored;*
- recognises and enhances the asset's contribution to the special qualities, local distinctiveness and unique physical aspects of the area;*
- fully accords with the design principles outlined elsewhere within the Local Planning Framework;*
- includes suitable mitigation measures, including an appropriate desk-based assessment and where necessary field evaluation and publication, for areas with known or potential archaeological interest.*
- ensures the knowledge and understanding of the historic environment is available for this and future generations. The evidence arising from any investigations should be publicly accessible through the Historic Environment Record and the local museum.*

Applications for new development will also be required to take all reasonable steps to retain and incorporate non-statutorily protected heritage assets contributing to the quality of the borough's broader historic environment. (Warrington Borough Council 2014 page: 94).

Other Documents

- ClfA (2014) *Standards and Guidance for Historic Environment Desk-Based Assessment*, Reading: Chartered Institute for Archaeologists
- Department for Communities and Local Government (2019) *National Planning Policy Framework*
- Department for Communities and Local Government (2014) *Planning Practice Guidance*
- Highways Agency (2007) *Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2*
- Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*
- Historic England (2018) *National Heritage List for England downloadable GIS data*

3. Consultations

3.1. In order to inform this assessment, baseline data was obtained from the following:

- the Cheshire Historic Environment Record (HER) consulted November 2018 for information on all heritage assets within 1km of Site;
- Landmark for historic Ordnance Survey maps of the Site and area;
- In-house datasets of designations (downloaded from Historic England (2019)) for information on heritage designations; and
- the National Heritage List for England (Historic England website) for information on heritage designations.

3.2. In addition, Historic England provided a Scoping Response to the Scoping Report received 14th January 2019, and specific consultation was undertaken with the Development Management Archaeologist for Cheshire. The results of these are detailed below.

Theme / Issue	Date	Consultee	Method	Summary of Discussion	Outcome / Output
ES Scoping Request Report*	19/12/2018	Warrington Borough Council	Spawforths Submission	Report scope and methodology	Methodology* accepted. Further comments by Mark Leah Development Management Archaeologist, Cheshire Archaeology Planning Advisory Service, confirmed that any archaeological interest will focus on the eastern boundary of the medieval estate focussed on the moated site at Old Abbey Farm (fully excavated in the 1990s), the 19th-century farmstead that once occupied a plot within the Proposed Development area, and the potential for analysis of the surviving peat deposits (if they are of a depth to make such work worthwhile).

Theme / Issue	Date	Consultee	Method	Summary of Discussion	Outcome / Output
HER data	27/11/2018	Robert Edwards, HER Officer, Cheshire Archaeology Planning Advisory Service	Email	HER data request	HER data received
Archaeological remains	11/01/2019	Mark Leah, Development Management Archaeologist, Cheshire Archaeology Planning Advisory Service	Email	The necessity for, and scope and extent of, archaeological fieldwork	Mark Leah agreed that any necessary fieldwork could be undertaken as a condition to consent. The works may comprise a sectioning of the historic boundary between the Pestfurlong estate (centered on Old Abbey Farm) and Holcroft estate, recorded in the west of the Site; specialist assessment of the peat; and an archaeological watching brief or strip and record (whichever is appropriate) of Pestfurlong Moss farmstead.
Cultural Heritage	28/01/2019	Sarah Howard, Inspector of Ancient Monuments, Historic England	Letter	Initial comments on the Proposed Development sought from Historic England	Historic England requested consideration within the ES of grade II* Holcroft Hall. They welcomed the proposals to include appropriate screening to minimize any harm to the setting of the hall within the masterplan as well as restricting new building heights. They noted that the assessment should also take account of the potential impact of associated activities such as construction, servicing and maintenance, and associated traffic that could impact upon perceptions, understanding and appreciation of the heritage assets in the area.

Table 9.1: Summary of Consultations and Discussions

*ES Scoping Request Report and WBC ES Scoping Opinion can be found at Appendices 17 and 18 of the ES Part I Report.

4. Methodology and Approach

Receptors

- 4.1. Heritage assets comprise designated and non-designated elements of the historic environment and can be a building, monument, site, place, area or landscape 'positively identified as having a degree of significance' and are valued components of the historic environment. The value of a heritage asset is the level of archaeological interest it holds; the interest can be archaeological, architectural, artistic or historic. A heritage asset can hold one or more of these interests.
- 4.2. The designation of an asset as a World Heritage Site, Scheduled Monument, Listed Building, Registered Park or Garden, Historic Battlefield, Historic Wreck or Conservation Area indicates a level of heritage significance. However, within the NPPF, it is recognized that the absence of a designated status does not necessarily mean that a heritage asset is not of national importance. It is stated that should it be demonstrated that a non-designated asset is equivalent in significance to a scheduled monument it should be treated subject to the policies for a designated asset.
- 4.3. In ascribing levels of Heritage Significance to heritage assets, guidance presented in the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007) will be used. However, to accord with the methodology to be utilised for the environmental statement a slight variation will be utilised. On review of the significance of impact that is to be used for the assessment and the DMRB significance of effects matrixes for archaeological remains, historic buildings and historic landscapes (tables 5.4, 6.4 and 7.4 DMRB 2007) the terminology presented in the value column below accords to the DMRB terminology as follows:
- *International = very high (DMRB)*
 - *National = high (DMRB)*
 - *Regional = No according value (DMRB)*
 - *County = medium (DMRB)*
 - *Borough = No according value (DMRB)*

- Local = low (DMRB)

Designation	Development Receptors
International	<ul style="list-style-type: none"> • World Heritage Sites • Other sites of acknowledged international importance • Sites that can contribute significantly to acknowledged international research objectives • Other buildings of recognized international importance • World Heritage Sites • Historic landscapes of international value, whether designated or not • Extremely well-preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s)
National	<ul style="list-style-type: none"> • Scheduled Ancient Monuments • Undesignated sites of schedulable quality and importance • Sites that can contribute significantly to acknowledged national research objectives • Scheduled Ancient Monuments with standing remains • All Grade I and all Grade II* Listed Buildings • Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade • Conservation Areas containing numerous very important buildings • Undesignated structures of clear national importance • Designated historic landscapes of outstanding interest (Grade I and II*) • Undesignated landscapes of outstanding interest • Undesignated landscapes of high quality and importance, and of demonstrable national value • Well preserved historic landscapes, exhibiting considerable coherence, time depth or other critical factor(s)
Regional	<p>Current guidance (DMRB) does not identify a regional classification for heritage assets in accordance with the significance matrix in Section 6 of the Environmental Statement, Part I. Professional judgement throughout the assessment may allocate this value to a particular heritage asset</p>

Designation	Development Receptors
County	<ul style="list-style-type: none"> • Undesignated assets that contribute to regional research objectives at the county level • Some Grade II Listed Buildings • Conservation Areas containing buildings that contribute significantly to its historic character • Historic townscape or built up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures) • Designated special historic landscapes (grade II) • Undesignated historic landscapes that would justify special historic landscape designation, landscapes of county value • Averagely well-preserved historic landscapes with reasonable coherence, time depth or other critical factor(s)
Borough/District	<p>Current guidance does not identify a borough classification for heritage assets in accordance with the significance matrix in Section 6 of the Environmental Statement, Part I. Professional judgement throughout the assessment may allocate this value to a particular heritage asset.</p>
Local/Neighbourhood	<ul style="list-style-type: none"> • undesignated assets of local importance • Assets compromised by poor preservation and/or poor survival of contextual associations • Assets of limited value, but with potential to contribute to local research objectives • Locally listed buildings • Historic (unlisted) buildings of modest quality in their fabric or historical association • Historic townscape or built up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures) • Robust undesignated historic landscapes • Historic landscapes with importance to local interest groups • Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations

Table 9.2: Importance of receptors

Environmental Impacts

- 4.4. The magnitude of impact will be measured from the condition that would prevail in a ‘do nothing’ scenario and it is assessed without regard to the importance of the receptor (DMRB 2007).

- 4.5. The highest magnitude of impact would be complete physical removal of the heritage asset. In some instances, it is possible to discuss percentage loss when establishing the magnitude of impact. However complex receptors will require a much more sophisticated approach (DMRB 2007).
- 4.6. Heritage assets are susceptible to numerous forms of development and non-development impacts both during the construction process and as a consequence of the operational life of the Proposed Development. These can be either direct (physical) impacts or indirect (non-physical) impacts.
- 4.7. In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007) has been used and tailored in respect of setting impacts with regards to English Heritages publication The Setting of Heritage Assets (2011). However, to accord with the methodology to be utilised for the environmental statement a slight variation will be employed. On review of the significance of impact that is to be used for the assessment and the DMRB significance of effects matrixes for archaeological remains, historic buildings and historic landscapes (tables 5.4, 6.4 and 7.4 DMRB 2007) the terminology presented in the value column below accords to the DMRB terminology as follows:

- *Substantial*= No according value (DMRB)
- *High* = major (DMRB)
- *Moderate* = moderate (DMRB)
- *Minor* = minor (DMRB)
- *Negligible* = Negligible (DMRB)

Impact	Development Receptors
Substantial	Current guidance (DMRB) does not identify a substantial magnitude of impact in accordance with the significance matrix in Section 6 of the Environmental Statement, Part I. Professional judgement throughout the assessment may allocate this magnitude to a particular impact

Impact	Development Receptors
High	<ul style="list-style-type: none"> • Change to most or all key archaeological materials, such that the resource is totally altered • Change to key historic building elements, such that the resource is totally altered • Major change to historic landscape character resulting from: <ul style="list-style-type: none"> • Changes to most key historic landscape elements, parcels or components • Extreme visual effects • Major change to noise or change to sound quality • Major changes to use or access
Moderate	<ul style="list-style-type: none"> • Changes to many key archaeological materials, such that the resource is clearly modified • Changes to many key historic building elements, such that the resource is significantly modified • Changes to setting of an historic building such that it is significantly modified • Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> • Changes to many key historic landscape elements, parcels or components • Visual change to many key aspects of the historic landscape • Noticeable differences in noise or sound quality • Considerable changes to use or access
Minor	<ul style="list-style-type: none"> • Changes to key archaeological materials, such that the asset is slightly altered • Change to key historic building elements, such that the asset is slightly different • Changes to setting of an historic building such that it is noticeably changed • Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> • Changes to few key historic landscape elements, parcels or components • Slight visual changes to few key aspects of the historic landscape • Limited changes to noise levels or sound quality • Slight changes to use or access
Negligible	<ul style="list-style-type: none"> • Very minor changes to archaeological materials • Slight changes to historic buildings elements or setting that hardly affect it • Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> • Very minor changes to key historic landscape elements, parcels or components • Virtually unchanged visual effects • Very slight changes to noise levels or sound quality • Very slight changes to use or access
Neutral	<ul style="list-style-type: none"> • No change, either positive or negative, to baseline conditions.

Table 9.3: Environmental Impacts

Significance of Effects

- 4.8. The significance of effect is determined using the significance matrix in Section 6 of the Environmental Statement Part I Report. This identifies the receptor level across the top of the matrix and the magnitude of environmental impact down the side and where they meet within the matrix identifies the significance of the effect.
- 4.9. Effects that are deemed to be ‘significant’ (in EIA terms) are those that are described as being greater than moderate adverse/beneficial. Those effects that are described as being lower than moderate adverse/beneficial are not deemed to be ‘significant’ (in EIA terms).

Impact Prediction Confidence

- 4.10. It is also of value to attribute a level of confidence by which the predicted impact has been assessed. The criteria for these definitions are set out below:

Confidence Level	Description
High	The predicted impact is either certain i.e. a direct impact, or believed to be very likely to occur, based on reliable information or previous experience.
Low	The predicted impact and its levels are best estimates, generally derived from first principles of relevant theory and experience of the assessor. More information may be needed to improve confidence levels.

Table 9.4: Confidence Levels

5. Baseline Information

- 5.1. Both an Archaeological Desk-Based Assessment (DBA) and a Heritage Statement have been undertaken to assess the potential effect of the proposals on buried archaeological remains and the setting of designated heritage assets. The DBA and Heritage Statement present the archaeological and cultural heritage baseline in full for the Site. These documents are included within Appendices 9.1 and 9.2.
- 5.2. Figure 9.1 shows the location of non-designated heritage assets within the Site and designated heritage assets within the vicinity of the Site.
- 5.3. The DBA assesses the known archaeological baseline through a review of assets recorded on the Cheshire Historic Environment Record, Historic England datasets, archival research, the results of an archaeological watching brief and a Site walkover. In summary, whilst evidence for prehistoric activity in the search area is scarce, it cannot be ruled out entirely; it being possible that the peat present within the Site has the potential to hold remains of prehistoric date and sediments of palaeoenvironmental potential: the latter being potentially present within buried remains of historic field boundaries also. The HER record and cartographic material indicate a general paucity of evidence for activity during subsequent periods up to the post medieval period; whilst the HER records that a single Roman coin (HER Ref:14458) and post medieval finds (HER Ref:14457) were found in the Site, these likely represent casual loss. In addition, whilst the HER records the Royal Ordnance Factory at Risley Moss (HER Ref:4092/0/0) extending into the far south-western part of the Site, the construction of the M62 motorway and associated works including Junction 11 has highly likely removed and/ or heavily truncated any buried remains. From the mid-18th century onwards, the Site was subject to reclamation and a farm, known as Pestfurlong Moss Farm, was recorded on the 1894 OS map within the Site (WA REF:WA2). The DBA discusses the importance of the farmhouse which has since been demolished and the importance of other potential buried remains such as palaeoenvironmental deposits and the possible remains of a former estate boundary between the Pestfurlong and Holcroft estates which may have extended across the Site (WA Ref:WA1).
- 5.4. The Heritage Statement assesses the Grade II* Holcroft Hall, located 1.54km north-east of the Site (NHLE:1159651), included for assessment due to its Grade II* status. The Heritage Statement discusses in full the significance of the asset in terms of its archaeological, historic and architectural values in full accordance with the NPPF (2019). Its archaeological, historic

and architectural values derive principally from the late medieval to early post medieval fabric of the building; in particular, its internal features, for which as stated in the listing description, its status of Grade II* was given, as well as its association with the Holcroft family.

Likely Evolution of the Baseline

- 5.5. It is anticipated that without the Proposed Development, the Site would continue in arable or agricultural use. The impact of this on the setting of designated heritage assets would be neutral; it having been assessed that the Site does not currently contribute towards the significance of any designated heritage assets. The impact upon buried archaeological remains is unknown, although it is possible that changes in the water table as a result of drainage or lack of could affect the preservation of palaeoenvironmental/organic remains which may be present within the peat. This could be positive or negative or neutral, depending upon the current potential of the peat which is unknown. However, on balance, it is anticipated that the effect on potential buried archaeological remains would be neutral, any additional desiccation of peat being unlikely to exceed that which may have already occurred as a consequence of the reclamation and drainage of the moss.
- 5.6. In summary, as there is little potential for the baseline presented in this technical paper to change significantly, it is reasonable to adopt the current baseline for use in the assessment.

6. Alternatives Considered

- 6.1. The archaeological and heritage receptors discussed within the DBA and the Heritage Statement have not instigated any design changes; either receptors were not affected, or the potential significance of impact identified did not warrant a design change, with suitable mitigation being able to be put in place as discussed in Section 8: Proposed Mitigation.

7. Potential Environmental Effects

- 7.1. Proposed Development within the boundary of the Site has the potential to cause direct and in-direct impacts to heritage assets. Direct impacts would be caused by ground disturbance. In-direct impacts would be caused by changes in setting of a given heritage asset which may affect the overall importance of the given heritage asset. It should be noted that change within the setting of a heritage asset may not impact upon its overall significance.
- 7.2. Direct impacts are addressed below under ‘construction phase’. In-direct impacts are addressed below under ‘operational phase’.

Construction Phase

- 7.3. Ground disturbance through construction would have the potential to disturb buried archaeological remains. The significance of these impacts is presented below and based on worst-case scenario.

Nature of Impact	Receptor	Environmental Impact	Significance of Effect	Confidence Level
Construction impacts to Palaeoenvironmental deposits, if present	If present, local to county	If present, construction activity would impact upon Palaeoenvironmental deposits and/ or remains resulting in an environmental impact of high	Minor to Moderate Adverse	Low*
Construction impacts to stone revetted bank along Silver Lane Brook (potential historic boundary between Holcroft and Pestfurlong estates) (WA1)	Local	On the basis of total removal during construction activity, the environmental impact would be high	Minor Adverse	High
Construction impacts to buried remains of Pestfurlong Moss Farm (WA2)	Local	Construction activity would impact upon remains of the farm, if present, resulting in an environmental impact of high	Minor Adverse	High

Nature of Impact	Receptor	Environmental Impact	Significance of Effect	Confidence Level
Construction impacts to buried remains of field boundaries relating to the Tithe map of 1838	Local	Construction activity would impact upon remains of buried remains field boundaries, if present, resulting in an environmental impact of high	Minor Adverse	High
Construction impacts to enclosure (LiDAR)	Local	Construction activity would impact upon buried remains, if present, resulting in an environmental impact of high	Minor Adverse	High
Construction impacts to unknown buried remains	If present, local	If present, construction activity would impact upon unknown buried remains and/or deposits resulting in an environmental impact of high	Minor Adverse	Low*
Construction impacts to Historic Landscape (19th century fieldscapes)	Local	Construction activity would impact on the historic landscape resulting in loss. The environmental impact would be high	Minor Adverse	High

Table 9.5: Significance of Effect - Construction Phase

*No field work has yet been undertaken to determine the presence or absence of any remains and their significance.

- 7.4. The Proposed Development is likely to cause direct impacts to archaeological remains including potential impacts to buried Palaeoenvironmental deposits, remains of post medieval estate and field boundaries, buried remains of Pesfurlong Moss Farm (WA2) and Historic Landscape Character.
- 7.5. With regards to hitherto unknown remains, there is no evidence for remains of high (national) importance; remains if present, likely being of low significance only.
- 7.6. These impacts are not considered to be significant.

Operational Phase

- 7.7. It is considered that the Proposed Development would not result in change to the setting of Grade II* Holcroft Hall which would affect its heritage significance.

Nature of Impact	Receptor	Environmental Impact	Significance of Effect	Confidence Level
Effects to the setting of Holcroft Hall which would affect its heritage significance	National	<i>The contribution of the Site to the understanding and appreciation of the asset is considered to be nil. The particular significance of the asset appears to lie within its archaeological or evidential interests through its 15th/16th century origins and the survival of internal features specified within its listing description. The Proposed Development would have no impact upon the fabric of the building such that these interest would be wholly unaffected. The Proposed Development would have no effect on the Hall's heritage significance.</i>	Neutral	High

Table 9.6: Significance of Effect - Operation Phase

- 7.8. No harm has been identified to the significance of Holcroft Hall within the vicinity of the Site; the Proposed Development would not result in changes to elements of its setting which affect its archaeological, historic and architectural interests.

8. Proposed Mitigation

- 8.1. Mitigation in respect to the construction phase of a development would comprise archaeological evaluation. Evaluation methods such as trial trenching or geological boreholes/ test pits could be followed by full excavation of an area or an archaeological watching brief. This would preserve by record archaeological remains which would otherwise be removed and/or disturbed by ground disturbance associated with the construction phase. Mitigation in respect to the operational phase of a development could comprise landscape planting to provide screening in respect to heritage assets.

Construction Phase

- 8.2. In this instance the 'field evaluation' referred to within paragraph 189 of the NPPF (2019) is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation was a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on Site's where remains of potential high importance could be located which could preclude development. On the baseline presented here there is no evidence to indicate the presence of remains of national importance.
- 8.3. In accordance with this and on discussion with Mark Leah, Development Management Archaeologist for Cheshire, it has been highlighted that any necessary further fieldwork could be undertaken as a condition to consent. The further works may comprise a sectioning of the historic boundary between the Pestfurlong and Holcroft estates (WA1); specialist assessment of the peat; and an archaeological watching brief or strip and record (whichever is appropriate) of Pestfurlong Moss farmstead (WA2). The scope and extent of such fieldwork would need to be agreed with Mark Leah.

Operational Phase

- 8.4. Enhancement measures can be designed to better reveal the significance of an asset, such as through improved access or interpretation, the restoration of an historic feature or view, or the creation of a new view which better frames an asset.

- 8.5. Harm can be minimised through the creation of long-term visual/acoustic screening or through the recognition of sensitive receptors within sympathetically designed schemes such that built form is demonstrably positioned in order to reduce adverse impacts.
- 8.6. In accordance with the NPPF (2019) every effort to conserve the setting of designated heritage assets potentially affected by the Proposed Development of the Application Site should be undertaken. Sections 4 and 5 of this report have anticipated indirect effects would result in no change to the interests which contribute towards the significance of the Hall. However, the inclusion of the following within the Proposed Development, as identified in the Design and Access Statement and on the Combined Parameters Plan (Drawing RMS - 519 - ZZ - XX – DR - A – 0703) are considered to be of relevance.
- Landscape areas along the eastern boundary – the retention and supplementation of the existing tree and vegetation areas along this boundary will provide screening of the Application Site in any views from Holcroft Lane or the vicinity of the Hall.
 - Indicative design considerations of the Facilities Building should enhance the understanding of the local history and local building vernacular - the indicative Facilities Building design should reflect the local agricultural building typology with massing that features simple barn forms of distinctive design; and utilise materials that reference the local context, possibly including local vernacular materials, references to peat and metal cladding referencing a contemporary agricultural aesthetic.
 - The location of the facility building has been determined to minimise its visual impact from key vantage points – it should be kept close to the base of the restored landfill slope, and its mass broken up through refinement of its form and the disposition of materials.
 - The lighting within the MSA development will conform to best practice.

9. Potential Residual Effects

9.1. Residual effects are those that would remain after mitigation has been undertaken. In respect to construction impacts these would generally be regarded as being unaffected by the mitigation as the archaeological remains impacted upon would have been removed by ground disturbance. However, the provision of a record of the remains can be seen as a positive impact as it provides information on the archaeological evolution of an area which can provide an insight on the history of an area to a local community and professionals within the archaeological field.

Potential Residual Effects – Construction Phase

9.2. The overall impact of the proposal in terms of archaeological remains during the construction phase is highlighted in the table below:

Nature of Impact	Receptor	Environmental Impact	Significance of Effect	Confidence Level	Mitigation	Residual Significance of Effect
Construction impacts to Palaeoenvironmental deposits	<i>If present, local to county</i>	<i>If present, construction activity would impact upon Palaeoenvironmental deposits and/ or remains resulting in an environmental impact of high</i>	<i>Minor-Moderate Adverse</i>	<i>Low*</i>	<i>Palaeoenvironmental sampling to evaluate and characterise deposits, if present</i>	<i>Minor - Moderate Adverse</i>
Construction impacts to stone revetted bank along Silver Lane Brook (potential historic boundary between Holcroft and Pestfurlong estates) (WAI)	<i>Local</i>	<i>On the basis of total removal during construction activity, the environmental impact would be high</i>	<i>Minor Adverse</i>	<i>High</i>	<i>Sectioning to evaluate and record the feature</i>	<i>Minor Adverse</i>

Nature of Impact	Receptor	Environmental Impact	Significance of Effect	Confidence Level	Mitigation	Residual Significance of Effect
Construction impacts to buried remains of Pesfurlong Moss Farm (WA2)	Local	Construction activity would impact upon remains of the farm, if present, resulting in an environmental impact of high	Minor Adverse	High	Archaeological watching brief or strip and record (whichever is appropriate and agreed) potentially after a trial trench evaluation to evaluate the presence/ absence and condition	Minor Adverse
Construction impacts to buried remains of field boundaries relating to the Tithe map of 1838	Local	Construction activity would impact upon remains of buried remains field boundaries, if present, resulting in an environmental impact of high	Minor Adverse	High	None required**	Minor Adverse
Construction impacts to enclosure (LiDAR)	Local	Construction activity would impact upon buried remains, if present, resulting in an environmental impact of high	Minor Adverse	High	None required**	Minor Adverse
Construction impacts to unknown buried remains	If present, local	If present, construction activity would impact upon unknown buried remains and/or deposits resulting in an environmental impact of high	Minor Adverse	Low*	Palaeoenvironmental sampling to evaluate and characterise deposits, if present	Minor Adverse
Construction impacts to Historic Landscape (19th century fieldscapes)	Local	Construction activity would impact on the historic landscape resulting in loss. The environmental impact would be high	Minor Adverse	High	None required**	Minor Adverse

Table 9.7: Residual Significance of Effect - Construction Phase

*No field work has yet been undertaken to determine the presence or absence of any remains and their significance. **These impacts would not be mitigated. This is either due to the lack of importance of the receptor and/ or as a consequence of the targeting of archaeological mitigation on other assets as highlighted by discussions with Mark Leah, Development Management Archaeologist for Cheshire. ***Removal of a finite resource.

9.3. These residual impacts are not considered to be significant.

Potential Residual Effects – Operational Phase

- 9.4. No harm is anticipated to result on the significance of Holcroft Hall and therefore there are no residual effects to consider.
- 9.5. The overall impact of the proposal in terms of heritage issues during the operational phase is highlighted in the table below:

Nature of Impact	Receptor	Environmental Impact	Significance of Effect	Confidence Level	Mitigation	Residual Significance of Effect
<i>Effect to the setting of Holcroft Hall which would affect its heritage significance</i>	<i>National</i>	<i>No impact</i>	<i>Neutral</i>	<i>High</i>	<i>None required</i>	<i>Neutral</i>

Table 9.8: Residual Significance of Effect - Operation Phase

- 9.6. This residual impact is not considered to be significant.

10. Additive Impacts (Cumulative Impacts and their Effects)

10.1. For the purposes of this ES we define the additive cumulative effects as:

‘Those that result from additive impacts (cumulative) caused by other existing and/or approved projects together with the project itself

10.2. The developments that are likely to have a cumulative impact when considered with the Proposed Development which have been scoped with the Local Authority and Key Consultees during the preparation of this ES (a full list is included within Chapter 9 of the ES Part One Report). The following table includes the agreed list of cumulative developments that have been assessed in respect of Archaeology and Cultural Heritage. These are also shown geographically on the plan included at **Appendix I4** of the ES Part One Report.

No.	Cumulative Development	Details	Status	Justification for Inclusion in Cumulative Assessment
1	HS2 (adjacent to the Site)	Land safeguarded for the HS2 route Government consultation.	Current programme: Advanced works Q4 2022 Development Q4 2024 Commissioning Q4 2031 – Q3 2033	Included due to its national significance and the location of the potential future HS2 railway line proposed to the land immediately to the north of the Proposed Development, based on the information that is available to date.

Table 9.9: Cumulative Development

10.3. Both Construction and Operational phases will be considered and the short, medium and long term impacts assessed.

Construction Phase

Short, Medium and Long Term

- 10.4. In terms of archaeological sites, cumulative impacts will principally arise where each development removes individual areas of preserved archaeological remains (identified as construction impacts as part of this Technical Paper) resulting in a gradual erosion and fragmentation of the total archaeological resource of the region in the long term. Development would contribute to the cumulative physical loss of archaeological remains from development in general within the region. However, in all cases of development, including that at the Site, if necessary, this would be offset by the contribution made to archaeological understanding of the area through evaluation/excavation and recording. This does not constitute 'substantial harm' and on the scale of 'less than substantial harm' it is minimal.

Operational Phase

Short, Medium and Long Term

- 10.5. In terms of cultural heritage, this paper has assessed that the impact of the Proposed Development on the setting of designated heritage assets would be neutral; it having been assessed that the Site does not currently contribute towards the significance of any designated heritage assets.
- 10.6. As such, no cumulative operational impacts would arise from the implementation of the Proposed Development and HS2.

Summary

- 10.7. The contribution made by the proposed MSA to the cumulative impact of consented HS2 and the Proposed Development to the loss to the archaeological resource is anticipated to be offset by the contribution made to archaeological understanding of the area through evaluation/excavation and recording. This does not constitute 'substantial harm' and on the scale of 'less than substantial harm' it is minimal.
- 10.8. There would be no cumulative impact on the setting of designated heritage assets.

11. Conclusion

- 11.1. The assessment of potential impacts to the Archaeological and Cultural Heritage resource has been undertaken in accordance with the requirements of the NPPF and guidelines prepared by the Chartered Institute for Archaeologists and Historic England.
- 11.2. No harm has been identified to the significance of Grade II* listed Holcroft Hall within the vicinity of the Site; the Proposed Development would not result in changes to elements of its setting which affect its archaeological, historic and architectural interests.
- 11.3. The NPPF (2019, paragraph 197) states that the “*effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application*”. The NPPF goes on, “*In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*”.
- 11.4. The potential impact to buried archaeological remains has been assessed to be of no higher than moderate adverse significance only. This has been informed by an Archaeological Desk Based Assessment which has established a potential impact to a number of archaeological receptors, most notably the potential remains of a boundary between the Pestfurlong and Holcroft estates, the potential remains of a post medieval farmstead and deposits of peat which have the potential to hold remains of palaeoenvironmental potential. If present, archaeological remains are likely to be of low (local) to medium (county) importance such that any intrusive archaeological fieldwork could be delayed to a condition of permission; there being no evidence to indicate the presence of remains of high (national) importance which would preclude development.
- 11.5. In reference to the NPPF (2019, Para 197) the identified harm to non-designated assets is less than substantial. There is no harm to designated heritage assets.

12. Reference List

CIfA (2014) Standards and Guidance for Historic Environment Desk-Based Assessment, Reading: Chartered Institute for Archaeologists

DCLG. (2014) Planning Practice Guidance

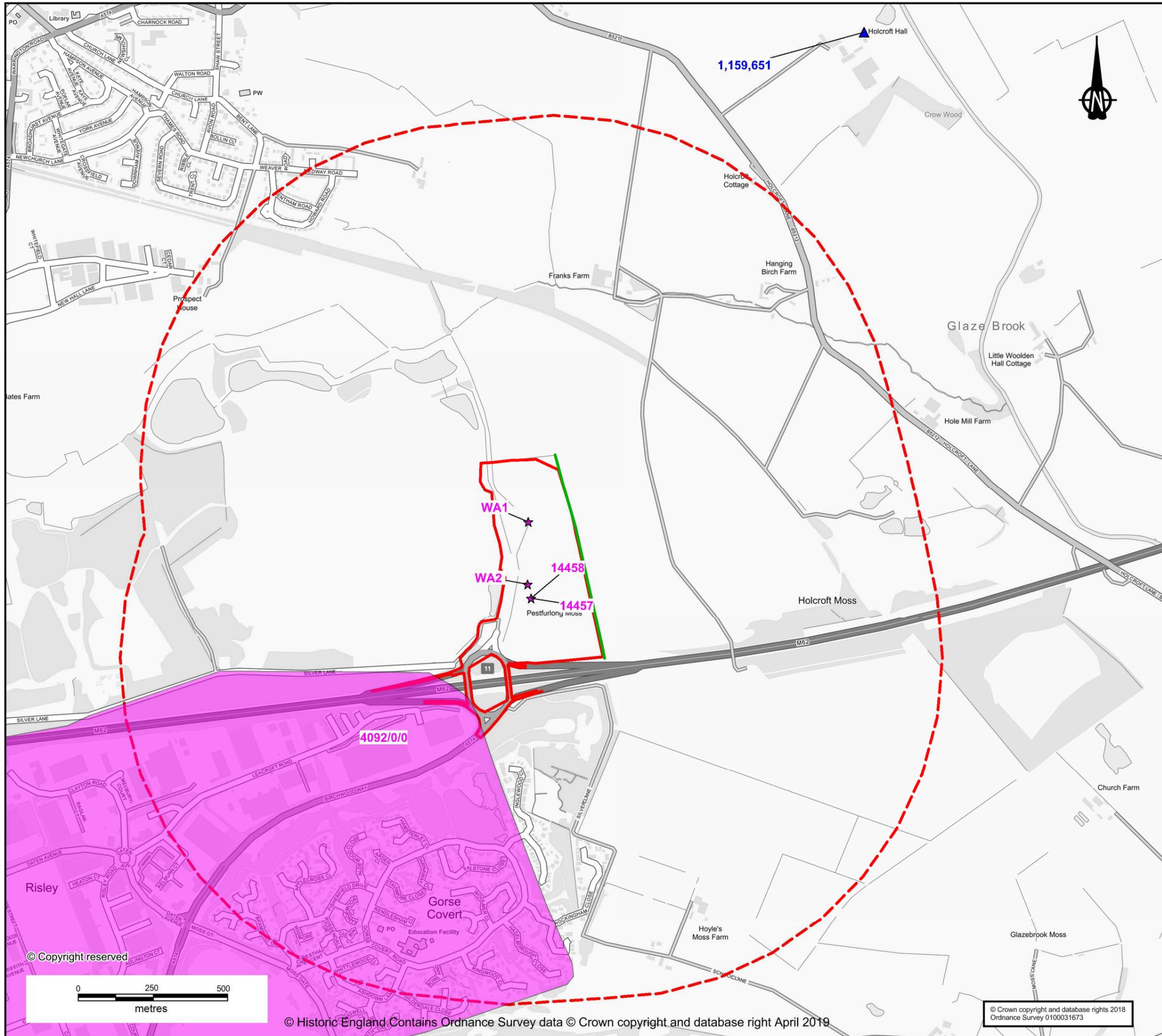
Highways Agency (2007) Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2

Historic England. (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3

Historic England. (2018) National Heritage List for England downloadable GIS data

Ministry of Housing, Communities and Local Government. (2019) National Planning Policy Framework

13. Figure 9.1 – Location of Heritage Assets



-  Redline Boundary
-  Search Area (1km)
-  Grade II* Listed Building
-  Non-Designated Heritage Asset
-  Historic Hedgerow

National Heritage List:
1159651 Holcroft Hall

Non-Designated HER:
14458 Roman coin from Pestfurlong Moss
14457 Finds from Pestfurlong Moss
4092/0/0 Royal Ordnance Factory at Risley Moss

Non-Designated Wardell Armstrong Reference:
WA1 Stone-faced bank
WA2 Pestfurlong Moss Farm

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
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CLIENT
Extra Motorway Service Area Group

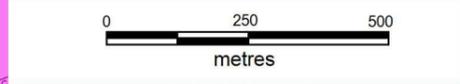
PROJECT
Warrington Motorway Service Area J11 M62

DRAWING TITLE
**Figure 9.1
Location of Heritage Assets**

DRG No	SH11739/029	REV	A
DRG SIZE	A3	SCALE	1:11,000 @ A3
DRAWN BY	ACH	DATE	July 2019
CHECKED BY	CLD	APPROVED BY	DFH

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<input type="checkbox"/> BIRMINGHAM	<input type="checkbox"/> GLASGOW
<input type="checkbox"/> BOLTON	<input type="checkbox"/> LONDON
<input type="checkbox"/> CARDIFF	<input type="checkbox"/> MANCHESTER
<input type="checkbox"/> CARLISLE	<input type="checkbox"/> NEWCASTLE UPON TYNE
<input type="checkbox"/> EDINBURGH	<input type="checkbox"/> SHEFFIELD



14. Appendices

Appendix 9.1 – Archaeological Desk Based Assessment

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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



EXTRA MOTORWAY SERVICE AREA GROUP

WARRINGTON MOTORWAY SERVICE AREA J11 M62

ARCHAEOLOGICAL DESK BASED ASSESSMENT

August 2019

DATE ISSUED: August 2019
JOB NUMBER: SH11739
REPORT NUMBER: Arch-001 FINAL

EXTRA MOTORWAY SERVICE AREA GROUP

WARRINGTON MOTORWAY SERVICE AREA J11 M62

ARCHAEOLOGICAL DESK BASED ASSESSMENT

PREPARED BY:

Alice Howell Heritage Consultant



CHECKED BY:

Charlotte Dawson Associate Director



APPROVED BY:

Caroline Mellor Technical Director



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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

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Appendix 2	Plates
Appendix 3	Historic Maps

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Figure 1	Non-Designated Heritage Assets
Figure 2	LiDAR

1 INTRODUCTION

- 1.1 This report sets out the archaeological and historical background of a site at Junction 11 of the M62 Motorway, Warrington (NGR SJ 67041 93601) (referred to as the 'Application Site'). Proposals entail the erection of a Motorway Service Area including Facilities Building, up to 100 bedroom Hotel, service yard, Fuel Filling Station, Electric Charging Station, parking facilities for each category of vehicle, access and internal circulation roads, structured and natural landscaping with outside amenity space/picnic space and dog walking zone, pedestrian and cycle links, boundary fencing, surface water drainage areas, ecological mitigation, pumping station(s), substation(s), retaining structures and associated infrastructure and earthworks. All matters, except for access to the Application Site will be reserved for consideration at a later date.
- 1.2 This report provides an assessment of the significance of any known or potential heritage assets within the boundary of the Application Site. Potential impacts through proposed development to identified and potential heritage assets of an archaeological nature are established and their significance assessed. Appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.
- 1.3 The assessment has been undertaken in respect to potential direct impacts to heritage assets of an archaeological nature within the boundary of the Application Site and was undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2014) and in accordance with terminology expressed within the National Planning Policy Framework. This assessment does not assess any potential indirect impacts to the setting of heritage assets, for which a separate Heritage Statement has been produced.
- 1.4 In order to inform this assessment baseline data was obtained from the following:
- Cheshire Historic Environment Record (HER) consulted November 2018;
 - Lancashire Archives;
 - Cheshire Archives;
 - GIS datasets (Historic England 2018):
 - Scheduled Monuments

- Listed Buildings
 - Registered Parks and Gardens
 - Registered Battlefields
 - The National Heritage List for England (Historic England website); and
 - A walkover survey of the Application Site was undertaken in January 2019.
- 1.5 In addition, an archaeological watching brief was undertaken during preconstruction test pits on the 21st and 22nd August 2018 (WA 2018).

Definitions of Terms

- 1.6 A heritage asset is defined in the National Planning Policy Framework (NPPF) as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest*' (Ministry of Housing, Communities and Local Government 2019, Annex 2 page:67).
- 1.7 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as '*the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic*' (MHCLG 2019, Annex 2 page:71).

National Heritage Legislation and Policy

- 1.8 In respect to archaeological remains, designated heritage assets protected by statutory legislation comprise Scheduled Monuments. These nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 1.9 The remainder of the archaeological resource, the non-designated resource, is protected under national and local planning policy only. This includes entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 1.10 Where heritage assets of an archaeological nature may be impacted upon by development '*local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*' (MHCLG 2019, para:189).

- 1.11 In determining applications, NPPF stipulates that *'great weight'* should be given to a designated heritage asset's conservation and that *'substantial harm to or loss of... assets of the highest significance, notably Scheduled Monuments ... should be wholly exceptional'* (MHCLG 2019, para:194).
- 1.12 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019, para:196). Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2019, para:197), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2019, page:56).

Local Policy

- 1.13 The relevant policy within the Warrington Local Plan Core Strategy (adopted July 2014) relating to the Historic Environment comprises Policy QE8 which is quoted in full below:

Policy QE 8 Historic Environment

The Council will ensure that the fabric and setting of heritage assets, as set out below, are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

- Scheduled Monuments
- Listed Buildings
- Conservation Areas
- **Areas of known or potential Archaeological Interest**
- Locally Listed Heritage Assets

The Council and its partners will aim to recognise the significance and value of historic assets by identifying their positive influence on the character of the environment and an area's sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration; and their ability to inspire the design of new development.

Heritage Assets such as buildings, structures and sites which are valued as good examples of local architectural styles or for their historic associations, are included on a local list produced by the Council. The buildings, structures and sites included on this list are detailed in Appendix 4.

To be included on the local list, an asset should be substantially unaltered and retain the majority of its original features and either:

1. be a good example of a particular local asset type, craftsmanship, architectural quality, style or detailing, or
2. display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events

Development proposals which affect the character and setting of all heritage assets will be required to provide supporting information proportionate to the designation of the asset which;

- adopts a strong vision of what could be achieved which is rooted in an understanding of the asset's significance and value, including its setting;
- avoids the unnecessary loss of and any decay to the historic fabric which once lost cannot be restored;
- recognises and enhances the asset's contribution to the special qualities, local distinctiveness and unique physical aspects of the area;
- fully accords with the design principles outlined elsewhere within the Local Planning Framework;
- **includes suitable mitigation measures, including an appropriate desk-based assessment and where necessary field evaluation and publication, for areas with known or potential archaeological interest.**
- **ensures the knowledge and understanding of the historic environment is available for this and future generations. The evidence arising from any investigations should be publicly accessible through the Historic Environment Record and the local museum.**

Applications for new development will also be required to take all reasonable steps to retain and incorporate non-statutorily protected heritage assets contributing to the quality of the borough's broader historic environment.

2 BASELINE INFORMATION

Geology and Topography of the Application Site

- 2.1 The topography of the majority of the Application Site is relatively flat at approximately 20m AOD. The western part of the Application Site comprises the M62 J11 and a raised access road to Risley Landfill Facility.
- 2.2 The Application Site is located on bedrock comprising sandstone of the Helsby Sandstone Formation, formed during the Triassic Period. The superficial in the far north of the Application Site comprises till with the remainder of the Application Site overlain by peat. Both deposits were formed during the Quaternary Period (BGS).

Archaeological Background

- 2.3 The Cheshire Historic Environment Record was consulted for entries within the search area (taken as an area of approximately 1km radius from the Application Site boundary). Besides identifying heritage assets that may be directly affected by the proposed development this search boundary was expected to provide sufficient data to represent the archaeological character of the area. Information on designated heritage assets was complimented by GIS information downloaded from Historic England (Historic England 2018).

Designated Heritage Assets

- 2.4 There are no designated heritage assets of an archaeological nature located within the search area.

Non-Designated Heritage Assets

- 2.5 All non-designated heritage assets within the 1km search area are shown on Figure 1 and specified where relevant within the following text.
- 2.6 The Cheshire HER records the following find spots within the boundary of the Application Site:
- Finds from Pestfurlong Moss comprising a copper alloy stud and lead gaming piece (HER Ref:14457);
 - Roman Coin (HER Ref:14458); and
 - Royal Ordnance Factory at Risley Moss (HER Ref: 4092/0/0).

- 2.7 The HER does not record any features of an archaeological nature which remain within the Application Site boundary; the finds referred to above having been removed.

Previous Archaeological Work

- 2.8 An archaeological evaluation followed by a watching brief was undertaken prior to the extension of the Risley Landfill Facility, located 255m north of the Application Site (Oxford Archaeology North 2004). Post medieval and modern land drains were revealed; no archaeology of significance was present.
- 2.9 An assessment of plant and invertebrate macrofossils collected from the fills of the moat at Old Abbey Farm (HER Ref: 604/1/3) located 670m west of the Application Site attested to past flora/ land management including evidence for well-developed hedgerow or scrub habitats, stands of tall and short herbs, disturbed ground and possibly meadow or grazing land of medieval and post medieval date (University of York 1998).

General Historical Background

- 2.10 The previous fieldwork discussed above is presented below by period, in the context of other Historic Environment Records and documentary sources where relevant.

Prehistoric (up to 800BC)

- 2.11 The Application Site historically lies on the western edge of Holcroft Moss (HER Ref:7474), in an area which is also known as Pestfurlong Moss. These wetlands within the vicinity of the Mersey Valley (Rixton, Risley, Woolston and Holcroft Mosses) initially formed in hollows in the glacio-fluvial gravels which lie along the Mersey Valley High Terrace towards the end of the last glaciation (Leah *et al* 1997). From these hollows, peat then spread out onto the adjacent till. Holcroft Moss developed c.4,000 cal BC from a lacustrine system into an extensive reedswamp with abundant sedges; possibly fringed by fen car including alder and willow, and later, by birch. A change to ombrotrophic bog conditions followed (*ibid*).
- 2.12 It has been found that areas of peat and wetlands often contain evidence for human activity from the prehistoric onwards. They appear to have been the focus for the gathering of resources, and as locations for social activity such as settlement and ritual ceremony. This activity has been better recorded in the wetlands than in other drier areas such as the uplands due to the wet conditions, which allow for better

preservation of palaeoecological remains, as well as perishable material such as bone tools, and woven fabric which would not survive otherwise.

- 2.13 Evidence for continual human disturbance (i.e. woodland clearance) from the Neolithic period onwards within the search area has been shown through a pollen diagram taken from a 3.5m deep peat core located 685m south-east of the Application Site (NGR: SJ 679 933) (*ibid*). Cereal pollen was identified in the upper metre of the profile.
- 2.14 Whilst it is considered that there is a potential for palaeoenvironmental remains within the Application Site, this may have been affected by modern agricultural activity necessitating drainage which may have desiccated the peat and affected preservation conditions. The potential for prehistoric finds and features within the Application Site is considered to be negligible to low. The HER records a single unretouched flake located 390m west of the Application Site during the North West Wetlands Survey fieldwork in 1997 (HER Ref:2659). It may date to the prehistoric period and likely represents casual loss and not directly associated with settlement.

Iron Age and Romano-British (800BC to 410AD)

- 2.15 In general, archaeological evidence for activity during the Iron Age period is less-well established, with physical remains becoming more tangible in the Romano-British period, with more substantial structures, new and varied material culture, and the improvement and/or formalisation of road infrastructure.
- 2.16 Whilst there is no evidence for Iron Age activity in the search area, a number of hillforts are recorded on the Mid-Cheshire ridge, a range of low sandstone hills which stretch north to south through Cheshire, some 21km south-west of the Application Site. In addition, evidence for lowland Iron Age farmsteads within the Bollin Valley (5km south-east of the Application Site) have been also been recorded. To the west of Wilmslow, the well-preserved 'Lindow Man' was found during peat cutting at Lindow Moss in 1984, 20km south-east of the Application Site. The discovery of a preserved bog body remains one of the most significant archaeology finds this century, and indicates a strong survival of Celtic tradition during the Romano British period.
- 2.17 The military aspects of the Romans in Britain is well documented; especially in Chester (38km south-west of the Application Site), where the legionary fort of Deva was constructed in about AD75 (Phillips & Phillips 2002, 20). It was used to control the

people, resources and routes through north Wales and north-west England. The surrounding area was used for agriculture which supported the Roman troops stationed in the region (Philpott 2006, 69).

- 2.18 Evidence for Romano-British activity within the search area is limited to one Roman coin found within the boundary of the Application Site (HER Ref:14458). It dates between the first and third centuries and likely represents casual loss and not directly associated with settlement.
- 2.19 Whilst there is limited Iron Age and Romano-British activity within the search area, activity cannot be entirely ruled out due to a known presence within the wider vicinity. It is considered that there remains a negligible to low potential for Iron Age and Romano-British remains to be extant within the Application Site.

Early Medieval (c.410 to 1066AD)

- 2.20 Archaeological evidence for the early medieval period within Britain has historically been sparse, with more reliance on documentary sources and place name evidence.
- 2.21 There is no evidence for early medieval activity within the search area. It is considered that the potential for early medieval activity is negligible.

Medieval (c.1066 to 1540 AD)

- 2.22 Whilst the settlement of Culcheth (located 1.72 north-west of the Application Site) was not described in detail within the Domesday Book of 1086, it was referenced as an outlier to the manor of 'Walintune' (Warrington). Its place name is thought to be derived from the Celtic term for 'narrow wood' and is first mentioned as an estate in 13th century documents (Mills 2003).
- 2.23 In 1246, Culcheth estate was divided into four through marriage: Culcheth; Pestfurlong (HER Ref:604/1/0) which was centred on the former Abbey Farm located 660m west of the Application Site (HER Ref:604/1/3); Holcroft; and Risley, located 730m south-west of the Application Site (HER Ref:603/1).
- 2.24 Whilst it is known that the land within the Application Site was located between the estates of Pestfurlong and Holcroft, the boundary between the two appears to have been uncertain, being located as it was within moss land where boundaries were not readily perceptible.
- 2.25 There is no evidence to suggest that the moss land extending across the Application Site was enclosed during the medieval time; it would have likely been located beyond

the focus of the associated field systems surrounding the local settlements. The potential for medieval activity within the Application Site is considered to be negligible to low.

Post Medieval (c.1540AD to present)

- 2.26 With regards to the uncertainty over the Application Site's location in relation to the Pestfurlong and Holcroft estates, observation of a 1757 map of the Pestfurlong estate shows that although the majority of the Application Site was located beyond Pestfurlong's enclosed land, it was located within Pestfurlong moss, an area of moss land presumably associated with the estate through place name evidence (see Appendix 3). This part of the Application Site possibly remained as unenclosed raised bog/moss land on the edge of the occupied part of the estate in the mid-18th century. The south-western and north-western parts of the Application Site were located within Pestfurlong enclosed land. Only the far northern part of the Application Site appears to have been within the Holcroft estate, comprising enclosed fields.
- 2.27 The Culcheth Tithe map of 1838 showed the majority of the land within the Application Site within uncultivated moss land (see Appendix 3). It was recorded as 'moss', owned by Frank Hall Standish who also owned Old Abbey Farm (of the Pestfurlong estate), enforcing the assumption made from the 1757 map that the majority of the Application Site fell within the Pestfurlong estate. The far northern part of the Application Site which appeared to have been within the Holcroft estate in 1757, was also owned by Frank Hall Standish by the time of the Tithe map, indicating that it had changed hands. By this time, enclosures associated with Moss Side Farm, occupied by Ephraim Stringer, had encroached into the western part of the Application Site, indicating that some drainage/reclamation from the bog/moss land was taking place. This reclamation was reflected in the field names of some of the plots such as 'Moss Piece', 'Moss Field', and 'Following Moss'. One of the plots was named 'Brick Field' indicating that clay extraction may have been occurring in the vicinity.
- 2.28 The 1849 Ordnance Survey map appears to confirm the presence of an area marked as 'Pestfurlong Moss' across the majority of the Application Site (see Appendix 3).
- 2.29 By the end of the 19th century 'Pesfurlong Moss Farm' (WA2) was depicted on the 1894 Ordnance Survey within the boundary of the Application Site, indicating that agricultural reclamation from the bog/moss land was occurring such that agricultural

exploitation was extending eastwards from Moss Side Farm (see Appendix 3). The Application Site had presumably been reclaimed from the bog/moss land in its entirety at this point, albeit various editions of the Ordnance Survey appear to show that the 1893 enclosures reverted back to open areas in the 20th century. The 1894 OS map showed that the farm comprised two parallel buildings, the more southern of the two, located within an enclosure.

- 2.30 The 1908 OS map showed further enclosure of the land within the Application Site (see Appendix 3). Pesfurlong Moss Farm comprised three buildings, with a garden shown to the south of the more southern building.
- 2.31 The 1929 OS map showed only two buildings in the location of Pesfurlong Moss Farm and by the 1951 OS, it was no longer shown (see Appendix 3).
- 2.32 The 1966 OS map showed three structures within the Application Site boundary to the north of the former farm, situated to the west of the brook, known as Silver Lane Brook (not reproduced).
- 2.33 Within the Application Site, post medieval finds comprising a copper alloy stud and a lead gaming piece have been found by metal detector (HER Ref:14457). These likely represent causal loss.
- 2.34 The far south-western part of the Site lies within an area that was part of the Royal Ordnance Factory at Risley Moss (HER Ref: 4092/0/0).

Cartographic Analysis

Undated

- 2.35 Within the search area 650m north-west of the Application Site, an undated cropmark has been recorded, representing three sides of a possible angular enclosure and surrounding linear features (HER Ref:2764).

Historic Landscape Characterisation

- 2.36 The majority of the Application Site is located within 19th century fieldscapes, corresponding with the historic evidence for extensive agricultural reclamation from the moss land during the 19th century.
- 2.37 The far western part of the Application Site is located within 20th century industry; associated with the Risley landfill facility and Junction 11 of the M62.

Hedgerows

- 2.38 In assigning a hedgerow as historic, paragraph 5 (a) of the Hedgerow Regulations 1997 reads “The hedgerow is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts”. The ‘relevant date’ is 1997 (the date of the Regulations). The latest Inclosure Act mentioned in the Short Titles Act 1896 was made in 1845. Therefore the phrase ‘pre-dating the Inclosure Acts’ should be taken to mean before 1845 (Defra 2002). Furthermore, any hedgerow present along the historic line of a parish or township boundary predating 1850 is considered to be of historic importance as is any hedgerow associated with an archaeological feature recorded on the HER.
- 2.39 The maps assessed as part of this report date back to 1757 and therefore depict boundaries which, if extant today, would be classified as historic. A review of hedgerows known to be extant and the maps listed indicates the presence of historic hedgerows to the eastern boundary of the Application Site only.

LiDAR

- 2.40 LiDAR data of the Application Site was available via the Environmental Agency website and is shown on Figure 2.
- 2.41 A square feature, likely a former enclosure of post medieval date, was visible in the north of the Application Site, to the west of Silver Lane Brook.
- 2.42 No other features indicative of buried archaeological remains were visible apart from landscape features according with drainage channels which concur with the boundary between the enclosed land and moss land of the Pestfurlong estate as indicated by the 1838 Tithe. This includes a short section of boundary as shown on the 1757 map between the Pestfurlong and Holcroft estates (WA1).

Archaeological Watching Brief (WA 2018)

- 2.43 The Application Site has been subject to an archaeological watching brief, undertaken on the 21st and 22nd August 2018 as part of pre-construction trial pitting due to the likely presence of peat (WA 2018). A JCB with a toothed ditching bucket excavated sixteen trenches c.0.6m x 2m with depths between 2.7m and 3.7m positioned evenly across the Application Site.
- 2.44 A waterlogged deposit containing organic material was observed. The deposit was present in trial pits 102 – 108 and 110 – 112 which were all situated in the south-east

quadrant of the Application Site. Depths between 0.1m and 1.4m were recorded. The depths increased towards the south-east corner of the area. This is consistent with the area labelled as 'Pestfurlong Moss' on the current Ordnance Survey map. No anthropogenic material was noted within the deposit.

- 2.45 Artefacts recovered from the surface on the harvested area of the Application Site consisted mostly of 18th and 19th century pottery, including Buckley type coarse red earthenware, Victorian transfer print and some refined white earthenwares. Glass, slag and copper alloy were also recovered.
- 2.46 No archaeological features were encountered during the work.

Site Visit

- 2.47 A walkover survey of the Application Site was undertaken in January 2019. Plates can be viewed in Appendix 2.
- 2.48 The Application Site was inspected to:
- review the presence of historic hedgerows;
 - establish the presence of above ground archaeology, whether or not previously recorded;
 - assess and validate data collected as part of the desk-based assessment; and to
 - assess the topography of the Application Site.
- 2.49 The majority of the Application Site comprised a flat field of winter wheat, bordered by a mix of post and wire fence and trees/ shrubs to the west and south, and by a natural break in the field to the north, along which isolated trees were present (see plates 1-3).
- 2.50 The eastern boundary of the Application Site comprised a wide, tree-lined ditch and hedged bank; part of which was wet (see plates 4 & 5). This boundary was marked on the 1838 Tithe map, and as such, is considered to be a historic hedgerow.
- 2.51 To the west of the field, there was a watercourse known as Silver Lane Brook (see plates 6 & 7); the alignment of which concurred with a feature and field boundaries shown on the 1838 Tithe Map and, in part, an estate boundary shown on the 1757 map between the Pestfurlong and Holcroft estates (WA1).
- 2.52 This limited evidence of the former 1757 estate boundary was observed in the north-western corner of the Application Site comprising a partially stone revetted bank (see Plates 10 and 11). The footprint of the remaining 1757 boundaries (between the

estate's moss land and enclosed land) were observed to extend beneath made ground present along the western fringes of the Application Site which was associated with a raised access road to Risley Landfill Facility and a raised walkway occupied by a public right of way.

- 2.53 Within the field, a slight bank and ditch extended eastwards across the field, before turning south (see plate 8). The feature is likely of agricultural origin associated with the current land management of the field. It is unlikely to be of historic or archaeological interest.
- 2.54 No features or earthworks indicative of the remains of the former Pesfurlong Moss Farm (WA2) recorded on the historic maps, nor the earthwork enclosure visible via LiDAR, were observed within the Application Site (see plate 14).
- 2.55 No other features or earthworks indicative of unrecorded archaeological remains within the Application Site were noted.
- 2.56 In the west of the Application Site, there were two disused corrugated iron sheds, located within scrub (see plates 12 & 13) which were not considered to be of historic interest.
- 2.57 A high pressured gas main was noted orientated north to south through the centre of the Application Site. It is highly likely that ground works associated with its installation would have truncated and/or removed archaeological remains within a 20m easement on either side.

3 IDENTIFICATION AND ASSESSMENT OF IMPACTS

- 3.1 Proposed development within the boundary of the Application Site has the potential to cause direct impacts to heritage assets. Direct impacts would be caused by ground disturbance.
- 3.2 The heritage interests of potential receptors are described below. Interests are described in accordance with NPPF terminology; archaeological, architectural, historic or artistic. The importance of given interests will also be cited in accordance with the methodology presented in Appendix 1. Appendix 1 also describes the methodology for assessing the magnitude of impact and the overall significance of impact.

Construction Impacts

- 3.3 Ground disturbance would have the potential to disturb known and potential heritage assets within the boundary of the Application Site. The significance of this impact is presented below.

Table 1: Potential Construction Impacts

Physical impact to heritage assets			
Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Impact
Palaeoenvironmental deposits	Whilst the presence of peat within the Application Site indicates a potential for hitherto unknown Palaeolithic and prehistoric deposits and palaeoenvironmental remains, the previous archaeological watching brief undertaken in 2018 did not record any archaeological remains. If present, remains could provide information on past environmental conditions. Any such remains, if present, are to be of low to medium significance.	Construction activity would impact on any remains, if present. Magnitude of impact: major	Moderate adverse
Roman Coin (HER Ref:14458)	The coin has limited historic interest as a single find spot that likely represents casual loss, rather than indicating occupation activity. It is of low significance.	As the coin has been removed from the Application Site, it would not be physically impacted upon by construction activity.	Neutral
Post medieval finds (HER Ref:14457)	The finds have limited historic interest and likely represent casual loss through the use of the land for	As the finds have been removed from the Application Site, they would	Neutral

Physical impact to heritage assets			
Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Impact
	<p>agricultural use.</p> <p>They are of low significance.</p>	<p>not be physically impacted upon by construction activity.</p>	
<p>Royal Ordnance Factory at Risley Moss (HER Ref:4092/0/0)</p>	<p>The site of the former factory has historic interest as it adds to our understanding of the development and utilisation of the landscape during World War II. Its north-eastern extent is located across M62 J11 and as such, any associated remains would have likely been removed and/ or heavily truncated with the construction of the motorway and associated works.</p> <p>It is of low significance.</p>	<p>Highly unlikely that the development would impact on any remains (if present).</p>	<p>Neutral</p>
<p>Stone revetted bank along Silver Lane Brook, recorded during walkover (potential historic boundary between Holcroft and Pestfurlong estates) (WA1)</p>	<p>The feature may relate to the estate boundary between the Pestfurlong and Holcroft estates and be of 18th century alignment.</p> <p>It may have historic interest as marking a former boundary.</p> <p>It is of low significance.</p>	<p>Potential for construction activity to impact on the feature.</p> <p>If impacted upon, magnitude of impact: major</p>	<p>Slight adverse</p>
<p>Buried remains of Pestfurlong Moss Farm (WA2)</p>	<p>The farm is first shown within the Application Site on the 1893 OS map until 1966. Buried remains may be extant below ground which could provide further information on the nature and construction of the farm. As such, it holds historic interest.</p> <p>Remains, if present, would have likely been truncated and/ removed by farming activities such as ploughing. As such, they would likely be no higher than low significance.</p>	<p>Construction activity would impact on any buried remains, if present.</p> <p>Magnitude of impact: major</p>	<p>Slight adverse</p>
<p>Buried remains of field boundaries relating to the Tithe map of 1838</p>	<p>The footprint of Silver Lane Brook in the west of the Application Site accords with a feature shown on the 1838 Tithe map. Buried remains of field boundaries may be present below</p>	<p>Construction activity would impact on any buried remains, if present.</p> <p>Magnitude of impact: major</p>	<p>Slight adverse</p>

Physical impact to heritage assets			
Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Impact
	ground in the northern extremity of the Application Site. They are of negligible significance.		
Enclosure (LiDAR)	The significance of the enclosure shown on the LiDAR plan is derived from its historic interest. It likely dates to the post medieval period and related to the use of the land for agrarian purposes. It is of negligible significance.	Construction activity would impact on any buried remains, if present. Magnitude of impact: major	Slight adverse
Unknown buried remains	Little evidence of hitherto unknown buried remains. If present, they would likely be of low significance.	Construction activity would impact on any buried remains, if present. Magnitude of impact: major	Slight adverse
Historic Landscape (19 th century fieldscapes)	The significance of the HLC type is derived from its historic interest. It was formed primarily through changes in agricultural practice which began during the late 19th century through the extensive reclamation of the moss land. The HLC is of low significance.	Construction activity would impact on the HLC. Magnitude of impact: major	Slight adverse
Historic Hedgerows	The hedgerow extant along the eastern boundary of the Application Site shown on the Tithe map are considered to be historic. It is of medium historic importance.	Construction activity is unlikely to impact on the hedgerow. Magnitude of impact: no change	Neutral

4 MITIGATION

- 4.1 In this instance the 'field evaluation' referred to within paragraph 189 of the NPPF is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation was a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on application sites where remains of potential high importance could be located which could preclude development. On the baseline presented here there is no evidence to indicate the presence of remains of national importance.
- 4.2 On discussion with Mark Leah, Development Management Archaeologist for Cheshire, it has been highlighted that any necessary further fieldwork could be undertaken as a condition to consent. The further works may comprise a sectioning of the historic boundary between the Pestfurlong and Holcroft estates (WA1); a programme of boreholes/sampling suitable to collect deposits of a palaeoenvironmental potential; and an archaeological watching brief or strip and record (whichever is appropriate) of Pestfurlong Moss farmstead (WA2). The scope and extent of such fieldwork would need to be agreed with Mark Leah.

5 CONCLUSIONS

- 5.1 Baseline information was gathered from the Cheshire Historic Environment Record, Historic England data sets, Lancashire Archives, Cheshire Archives and a Site walkover survey.
- 5.2 Historically, the Application Site was located within moss land, which was subject to draining/reclamation from the mid-18th century onwards. The HER record and cartographic material indicate a general paucity of evidence for activity within the vicinity of the Application Site, prior to the post medieval period when it was subject to drainage. However, it is possible that the peat present within the Application Site has the potential to hold remains of palaeoenvironmental potential as do any buried remains of historic boundaries, if present. If present, archaeological remains are likely to be of low to medium significance; there is no evidence for archaeological remains of high (national) significance within the Application Site.
- 5.3 As such there is no evidence to reasonably indicate the potential for the presence of archaeological remains which would preclude development. As discussed with the Development Management Archaeologist for Cheshire, it is anticipated that no further works are required at this stage; consent could be granted on this basis. This is in accordance with the NPPF.

6 BIBLIOGRAPHY

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Cartographic Sources

- Pestfurlong Estate map 1757
- Culcheth Tithe map 1838
- Ordnance Survey maps 1849- present

APPENDICES

APPENDIX 1
Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a ‘do nothing’ scenario and it is assessed without regard to the importance of the receptor (Highways Agency 2007).

Heritage assets are susceptible to numerous forms of development during the construction process and as a consequence of the operational life of the proposed development. These can be either direct (physical) impacts or indirect (non-physical) impacts.

The worst magnitude of impact would be complete physical removal of the heritage asset. In some instances it is possible to discuss percentage loss when establishing the magnitude of impact. However complex receptors will require a much more sophisticated approach (Highways Agency 2007).

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. The impacts which are in grey are considered significant impacts which would constitute substantial harm.

References

- Department for Communities and Local Government. (2014) *Planning Practice Guidance*
- English Heritage. (2012 revision) *PP55 Planning for the Historic Environment: historic environment practice guide*
- Highways Agency. (2007) *Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2*
- Ministry of Housing, Communities and Local Government. (2018) National planning policy framework

Table 1: Establishing the importance of a heritage asset

Importance	Heritage Asset
	Archaeological Remains (Archaeological Interest)
Very High	<ul style="list-style-type: none"> • WHS • Other Sites of acknowledged international importance • Sites that can contribute significantly to acknowledged international research objectives
High	<ul style="list-style-type: none"> • Scheduled Ancient Monuments • Undesignated Sites of schedulable quality and importance • Sites that can contribute significantly to acknowledged national research objectives
Medium	<ul style="list-style-type: none"> • Undesignated assets that contribute to regional research objectives
Low	<ul style="list-style-type: none"> • undesignated assets of local importance • Assets compromised by poor preservation and/or poor survival of contextual associations • Assets of limited value, but with potential to contribute to local research objectives
Negligible	<ul style="list-style-type: none"> • Assets with very little or no surviving archaeological interest

Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007)

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset
	Archaeological Remains (Archaeological Interest)
Major	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting OR* <ul style="list-style-type: none"> Loss of resource and/or quality and integrity of source; severe damage to key characteristics, features or elements (adverse) Large scale of major improvement of resource quality; extensive restoration or enhancement of attribute quality (beneficial)
Moderate	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset OR* <ul style="list-style-type: none"> Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements (adverse) Benefit to, or addition of, key characteristics, features or elements; improvement or attribute quality (beneficial)
Minor	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting OR* <ul style="list-style-type: none"> Some measurable change in attributes, qualities or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements (adverse) Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (beneficial)
Negligible	<ul style="list-style-type: none"> Very minor changes to archaeological materials OR* <ul style="list-style-type: none"> Very minor loss or detrimental alteration to one or more characteristics, features or elements (adverse) Very minor benefit or positive addition to one or more characteristics, features or elements (beneficial)
No change	No change

*Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) and * Volume II, Section 2, Part 5 (Highways England 2008)*

Table 3: Establishing the significance of impact

IMPORTANCE	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Slight/moderate
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
			No change	Negligible	Minor	Moderate
MAGNITUDE OF IMPACT						

Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007)

In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

APPENDIX 2
Plates



Plate 1: General view of field, from south-west corner, looking north.



Plate 2: General view of field, from north-east corner, looking south-west.



Plate 3: Northern field boundary marked by line of isolated trees.



Plate 4: Eastern field boundary marked by a wide tree-lined ditch.



Plate 5: The eastern field boundary was partially flooded.



Plate 6: Public footpath to west of field, looking south.



Plate 7: Brook and public footpath to west of field, looking north.



Plate 8: Slight bank and ditch through field, looking east.



Plate 9: Land rising up to access road. (Photo taken 21.01.19).



Plate 10: Stone-faced bank, possibly 19th century.



Plate 11: Brick-built culvert, possibly 20th century.



Plate 12: Disused corrugated iron sheds.



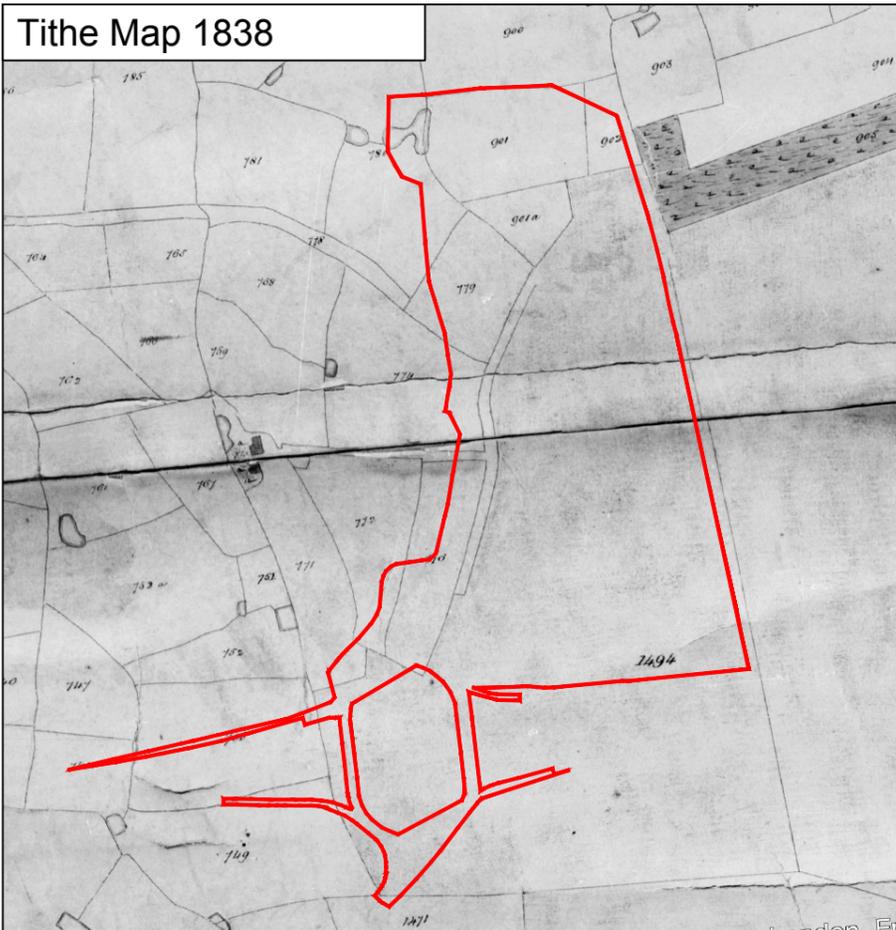
Plate 13: Disused corrugated iron sheds.



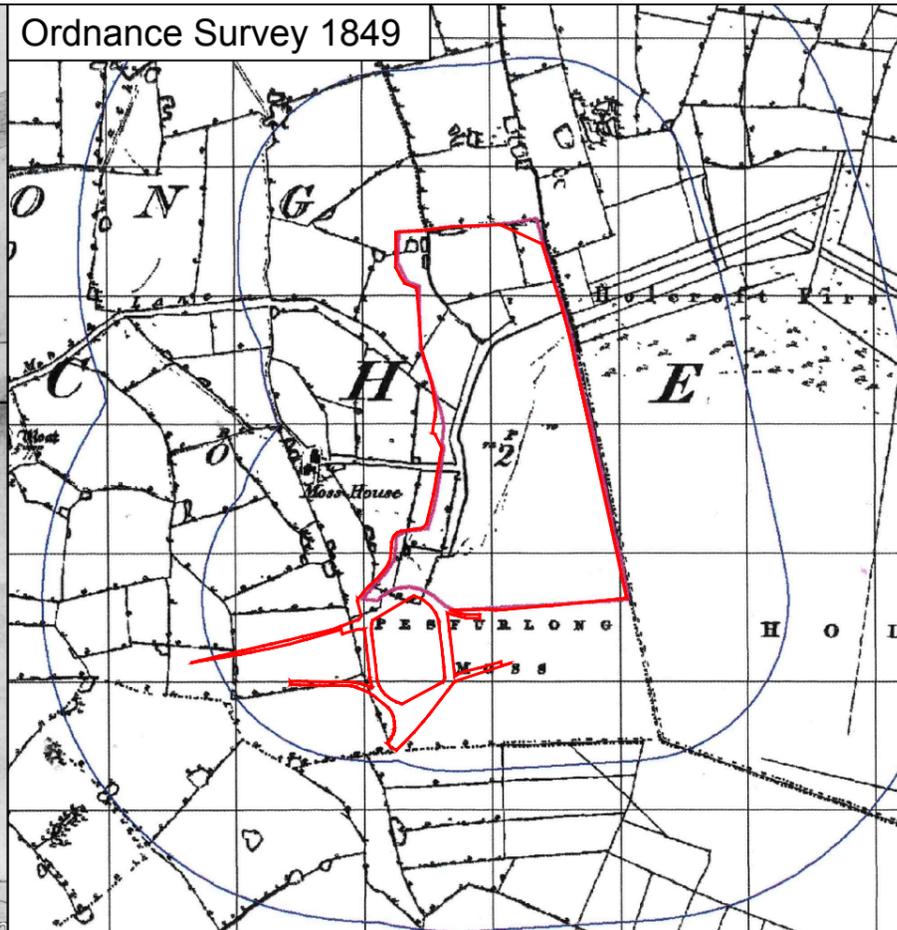
Plate 14: Location of the former Pesfurlong Moss Farm.

APPENDIX 3
Historic Maps

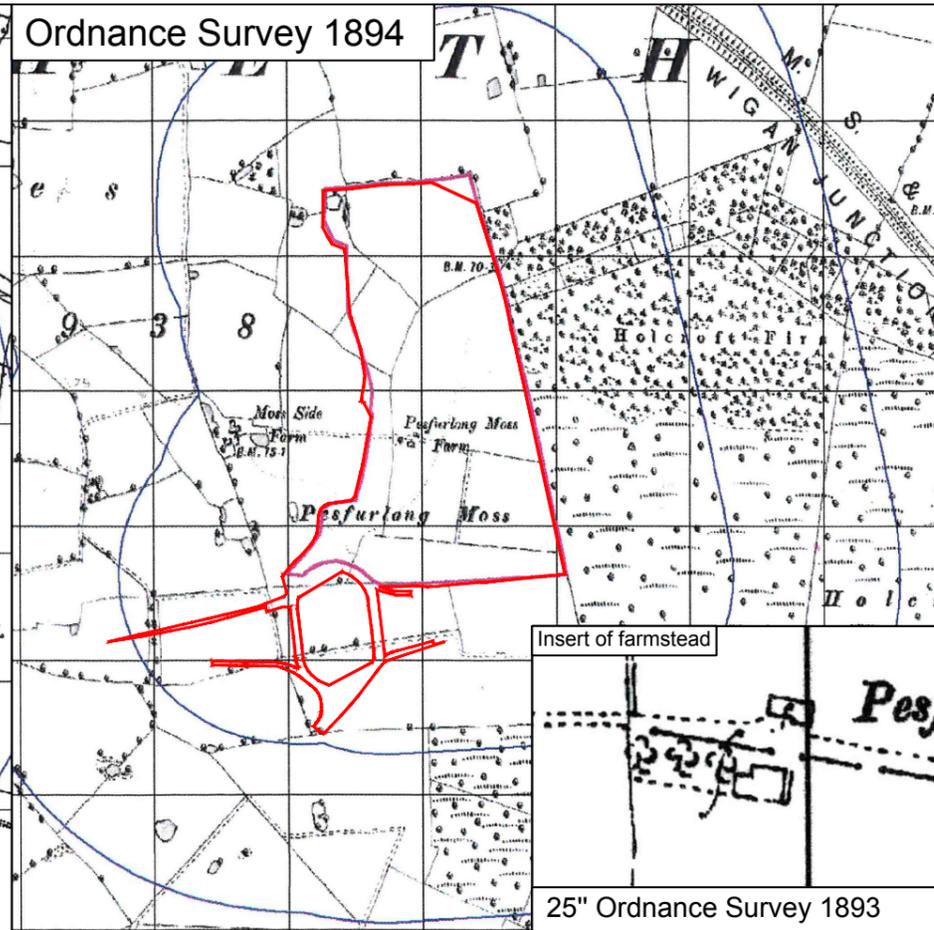
Tithe Map 1838



Ordnance Survey 1849

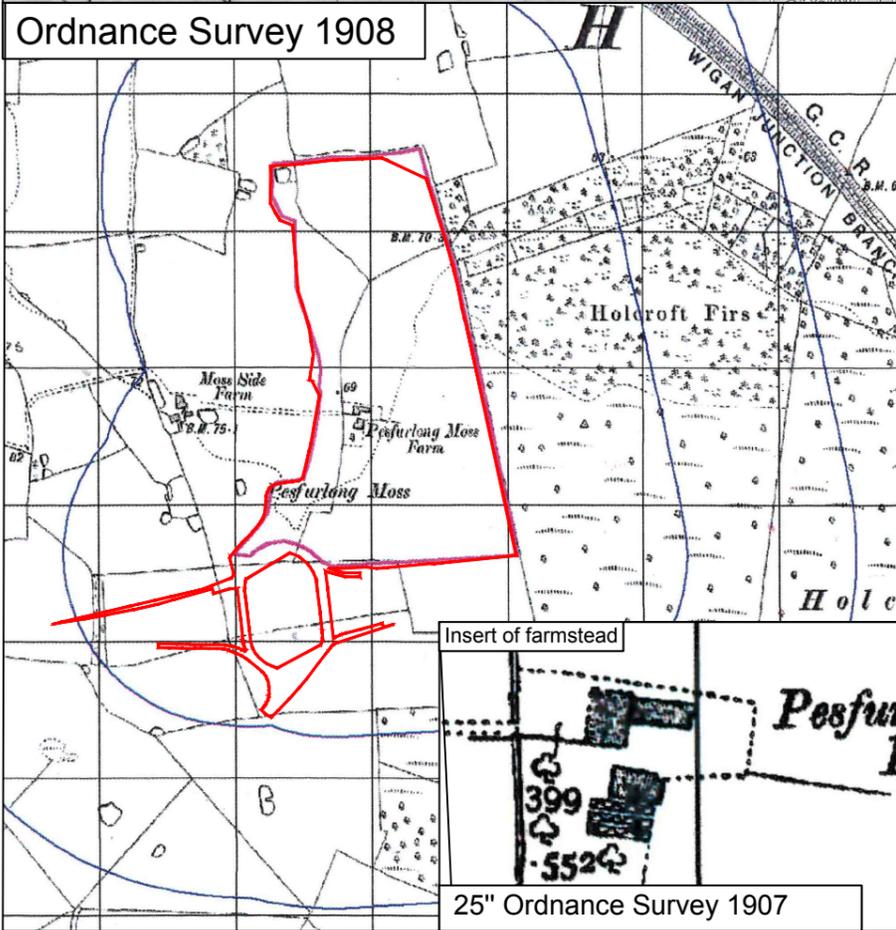


Ordnance Survey 1894



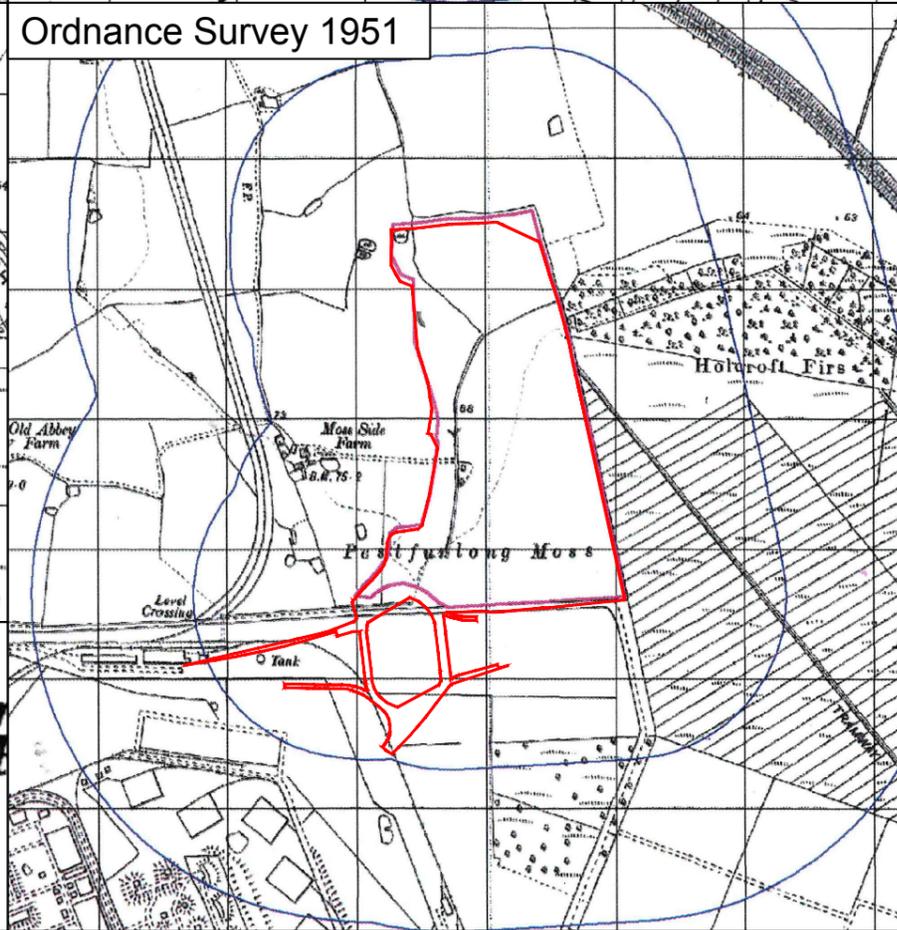
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Ordnance Survey 1908

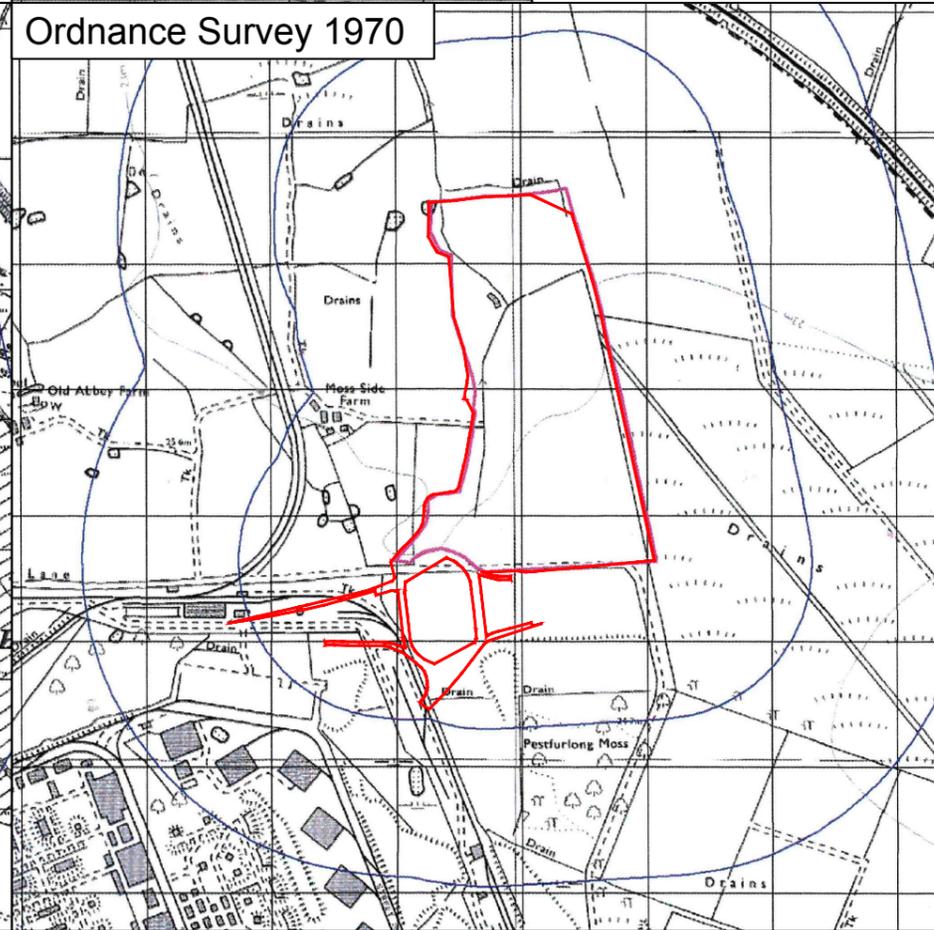


25" Ordnance Survey 1907

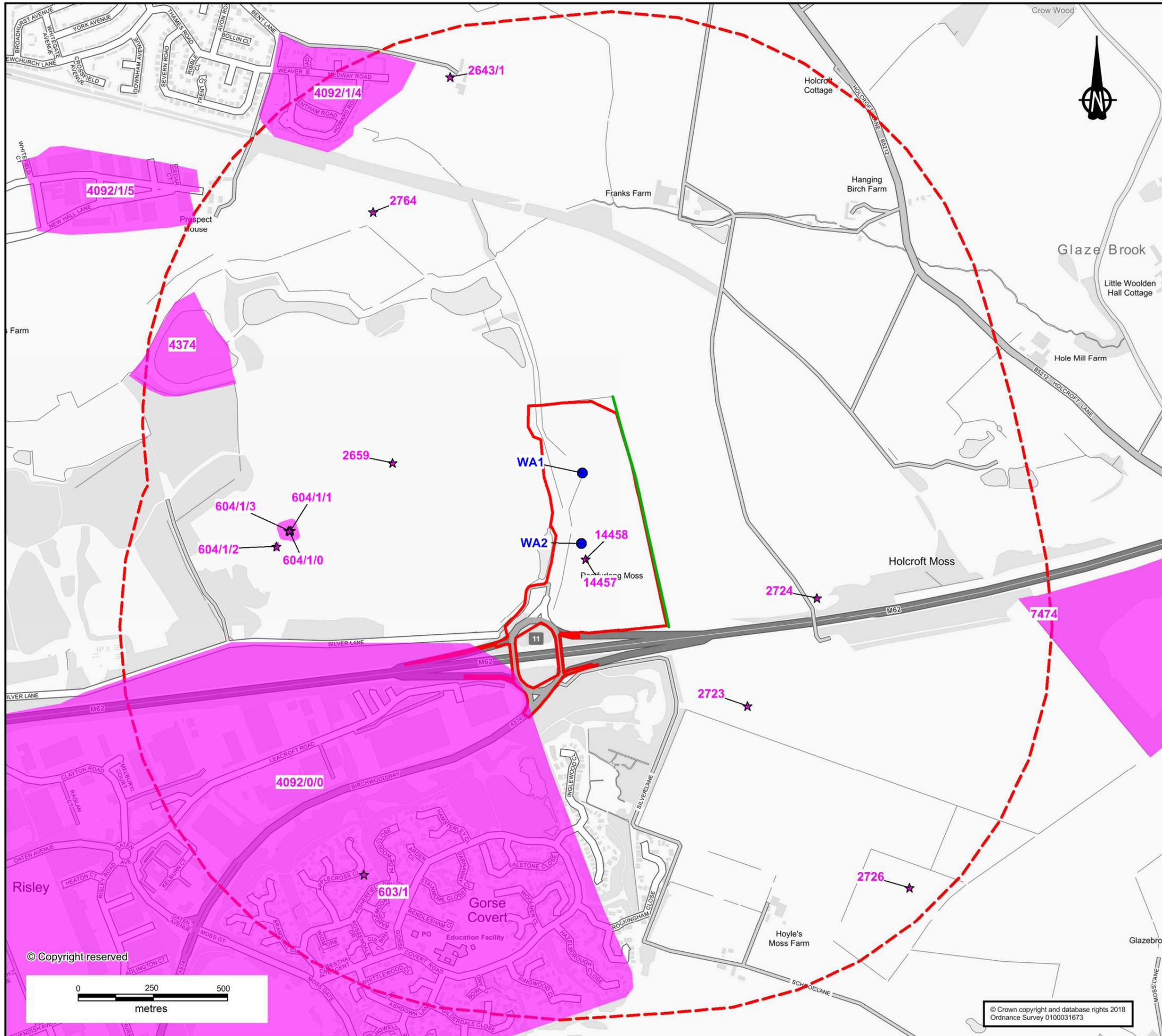
Ordnance Survey 1951



Ordnance Survey 1970



DRAWINGS



-  Redline Boundary
-  Search Area (1km)
-  Historic Environment Record Entry
-  WA references
-  Historic Hedgerow

- 14458 Roman coin from Pestfurlong Moss
- 14457 Finds from Pestfurlong Moss
- 2659 Prehistoric flint
- 2723 Possible geological features
- 2724 Circular cropmark undated
- 2726 Cropmark enclosure
- 2764 Cropmark enclosure
- 4374 HMS Aerial
- 7474 Holcroft Moss
- 4092/01/04 Accomodation for ROF Risley (East)
- 2643/1 Ratcliffe House Farmhouse
- 4092/0/0 Royal Ordnance Factory at Risley Moss
- 603/1 Risley Old Hall
- 604/1/0 Medieval Manor of the Pesfurlong Family
- 604/1/1 Site of seventeenth century marmhouse
- 604/1/2 Site of former seventeenth century barn
- 604/1/3 Site of Abbey Farm medieval Moat

WA1 Stone revetted bank
 WA2 Pestfurlong Moss Farm

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT
Extra Motorway Service Area Group

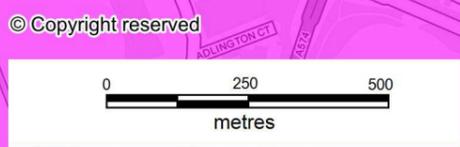
PROJECT
Warrington Motorway Service Area J11 M62

DRAWING TITLE
Figure 1 Heritage Assets

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DRG SIZE	A3	SCALE	1:12,500 @ A3
		DATE	July 2019
DRAWN BY	ACH	CHECKED BY	CLD
		APPROVED BY	DFH

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KEY

- Site Boundary
- Digital Surface Model (DSM)
- Value
- 255
- 1

Notes:
 Coordinates to British National Grid.
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REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
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CLIENT
 EXTRA MOTORWAY SERVICE AREA GROUP

PROJECT
 WARRINGTON MOTORWAY SERVICE AREA J.1 M62

DRAWING TITLE
 FIGURE 2
 1M DIGITAL SURFACE MODEL (DSM)

DRG No.	SH11739-029	REV	P0
DRG SIZE	A3	SCALE	1:3,000
DRAWN BY	JP	DATE	01/08/2019
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- EDINBURGH
- SHEFFIELD

STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON

41-50 Futura Park
Aspinal Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

2 West Regent Street
Glasgow
G2 1RW
Tel: +44 (0)141 433 7210

LEEDS

36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON

Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

MANCHESTER

76 King Street
Manchester
M2 4NH
Tel: +44 (0)161 817 5038

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International offices:

ALMATY

29/6 Satpaev Avenue
Regency Hotel
Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310

MOSCOW

21/5 Kuznetskiy Most St.
Moscow
Russia
Tel: +7(495) 626 07 67

Appendix 9.2 – Heritage Statement

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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



EXTRA MOTORWAY SERVICE AREA GROUP

WARRINGTON MOTORWAY SERVICE AREA J11 M62

HERITAGE STATEMENT: HOLCROFT HALL

AUGUST 2019

DATE ISSUED: August 2019
JOB NUMBER: SH11739
REPORT NUMBER: HA-001 FINAL

EXTRA MOTORWAY SERVICE AREA GROUP

WARRINGTON MOTORWAY SERVICE AREA J11 M62

HERITAGE STATEMENT: HOLCROFT HALL

PREPARED BY:

Alice Howell Heritage Consultant



CHECKED BY:

Charlotte Dawson Associate Director



APPROVED BY:

Caroline Mellor Technical Director



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ENERGY AND CLIMATE CHANGE
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LAND AND PROPERTY
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WASTE RESOURCE MANAGEMENT

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DRAWINGS

Figure 1 Location of Holdcroft Hall

1 INTRODUCTION

- 1.1 This report has been prepared in respect to development proposals on a site at Junction 11 of the M62 Motorway, Warrington (NGR: SJ 67041 93601) (referred to as the 'Application Site'). Proposals entail the erection of a Motorway Service Area (MSA) including Facilities Building, up to 100 bedroom Hotel, service yard, Fuel Filling Station, Electric Charging Station, parking facilities for each category of vehicle, access and internal circulation roads, structured and natural landscaping with outside amenity space/picnic space and dog walking zone, pedestrian and cycle links, boundary fencing, surface water drainage areas, ecological mitigation, pumping station(s), substation(s), retaining structures and associated infrastructure and earthworks. All matters, except for access to the Application Site will be reserved for consideration at a later date.
- 1.2 No designated heritage assets are recorded within a 1km radius of the Application Site. Grade II* listed Holcroft Hall (NHLE:1159651) is located 1.54km north-east of the Site and has been included for assessment due to its Grade II* status.
- 1.3 Due to the location and nature of the proposed development which as a MSA, is adjacent to junction 11 of the M62 Motorway and is designed to restrict vehicular movement within the MSA, it is not considered that activities associated with the construction and operation of the proposed development would result in direct impacts to the significance of Holcroft Hall.
- 1.4 However, it is considered that the proposed development has the potential to impact upon the setting of Holcroft Hall. This report provides a detailed assessment of the significance and setting of Holcroft Hall in order to determine the level of harm which may be experienced as a result of the proposed development, if any.
- 1.5 The assessment was undertaken in accordance with terminology expressed within the National Planning Policy Framework. Historic England guidance good practice guidance presented in the *Setting of Heritage Assets* (Historic England GPA 3 2017) has been adhered to as appropriate.

2 DEFINITIONS OF TERMS AND HERITAGE PLANNING POLICY CONTEXT

- 2.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as ‘*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest*’ (Ministry of Housing, Communities and Local Government 2019, Annex 2 page:67).
- 2.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as ‘*the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*’ (MHCLG 2019, Annex 2 page:71).
- 2.3 The setting of a heritage asset is defined as ‘*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*’ (MHCLG 2019, Annex 2 page:71).
- 2.4 Where heritage assets are to be affected by development, ‘*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*’ (MHCLG 2019, para:189).

National Heritage Legislation and Planning Policy

- 2.5 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas; nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.6 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that ‘*in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*’ (section 66).

- 2.7 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves *'protecting and enhancing our natural, built and historic environment'* (MHCLG 2019, para:8).
- 2.8 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications *'great weight'* should be given to the asset's conservation and that *'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional'* whilst *'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'* (MHCLG 2019, para:194).
- 2.9 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019, para:196). Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2019, para:197), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2019, page:56).

Local Policy

- 2.10 The relevant policy within the Warrington Local Plan Core Strategy (adopted July 2014) relating to the Historic Environment comprises Policy QE8. This is quoted in full below with relevant sections highlighted by bold text.

Policy QE 8 Historic Environment

The Council will ensure that the fabric and setting of heritage assets, as set out below, are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

- Scheduled Monuments
- **Listed Buildings**
- Conservation Areas
- Areas of known or potential Archaeological Interest
- Locally Listed Heritage Assets

The Council and its partners will aim to recognise the significance and value of historic assets by identifying their positive influence on the character of the environment and an area's sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration; and their ability to inspire the design of new development.

Heritage Assets such as buildings, structures and sites which are valued as good examples of local architectural styles or for their historic associations, are included on a local list produced by the Council. The buildings, structures and sites included on this list are detailed in Appendix 4.

To be included on the local list, an asset should be substantially unaltered and retain the majority of its original features and either:

1. be a good example of a particular local asset type, craftsmanship, architectural quality, style or detailing, or
2. display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events

Development proposals which affect the character and setting of all heritage assets will be required to provide supporting information proportionate to the designation of the asset which;

- **adopts a strong vision of what could be achieved which is rooted in an understanding of the asset's significance and value, including its setting;**
- avoids the unnecessary loss of and any decay to the historic fabric which once lost cannot be restored;
- **recognises and enhances the asset's contribution to the special qualities, local distinctiveness and unique physical aspects of the area;**
- fully accords with the design principles outlined elsewhere within the Local Planning Framework;

- includes suitable mitigation measures, including an appropriate desk-based assessment and where necessary field evaluation and publication, for areas with known or potential archaeological interest.
- ensures the knowledge and understanding of the historic environment is available for this and future generations. The evidence arising from any investigations should be publicly accessible through the Historic Environment Record and the local museum.

Applications for new development will also be required to take all reasonable steps to retain and incorporate non-statutorily protected heritage assets contributing to the quality of the borough's broader historic environment.

3 METHODOLOGY

- 3.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.2 The significance of a heritage asset is defined within the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting’* (MHCLG 2019, Annex 2 page:71).
- 3.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in the *Setting of Heritage Assets (2017)* will be utilised; specifically, the five-step approach to assessment:
- Step 1 – Identify which heritage assets and their settings may be affected;
 - Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset’s significance (there may be no change);
 - Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
 - Step 5 – Make and document the decision and monitor outcomes.
- 3.4 A non-exhaustive list provided within the document (2017:11) identifies themes such as:
- Physical Surroundings;
 - Topography;
 - aspect;
 - functional relationships and communications;
 - history and degree of change over time; and
 - sense of enclosure, seclusion, intimacy or privacy.
 - Experience

- views from, towards, through, across and including the asset;
- intentional inter-visibility with other historic assets and natural features; and
- sense of enclosure, seclusion, intimacy or privacy.

4 STATEMENT OF SIGNIFICANCE

4.1 For ease of reference this section of the report has been sub-characterised to follow the broad, 5 step-approach to assessment as detailed within Historic England's Good Practice Note 3: Setting (2017) with steps 1 to 3 discussed below and step 4 discussed within Section 6. It is anticipated that step 5 would form part of any subsequent post-determination monitoring should planning permission be granted.

Step 1 – Identification

4.2 It has been established that the proposals have the potential to cause change within the setting of Grade II* listed Holcroft Hall (NHLE:1159651). It has been included for assessment due to its Grade II* status. Its location is shown on Figure 1.

4.3 An assessment of this asset's values are presented below. These are discussed in proportion with the value of the asset and as far as is necessary in order to determine the importance of setting to the asset and the potential effect of the proposals on this. The statement of significance is not intended to be a detailed analysis of the asset, for which the reader should be referred to Historic England's listing description.

Steps 2&3 – Assessment

4.4 The significance of a heritage asset is defined within the NPPF as '*the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*' (MHCLG 2019, Annex 2 page:71).

Holcroft Hall (NHLE:1159651)

4.5 The value of Holcroft Hall is derived from its 'archaeological', 'historic' and 'architectural' interests.

Archaeological

4.6 The Hall was identified on the Culcheth Tithe map of 1838 of broadly linear form, with an adjoining, irregular shaped outbuilding to the south-east (see Plate 1).

4.7 The 1893 Ordnance Survey (OS) map shows the plan form of the Hall in greater detail (see Plate 3). It is shown on a broadly linear footprint orientated north-west to south-east with a centrally-placed shallow projection to the north-east elevation and another shallow projection to the southern half of the south-west facing elevation.

- 4.8 The Hall was subject to little change until the time of the 1960/68 OS map, when a square extension was added to the northern end of the north-east facing elevation.
- 4.9 Archaeological inspection of the fabric of Holcroft Hall could contain information which would inform on the origins, design and construction of the building, its adaption over time and the workmanship and technologies employed in its establishment.
- 4.10 The plan form of the building attests to a multi-phase building for which the listing description suggests a late 15th to early 16th century origin.

Historic

- 4.11 The Hall is of medieval date, originally constructed in the late 15th to early 16th centuries, although the exact date is unknown. Whilst it was part of a medieval estate owned by the Holcroft family, it was not the main residence for the family during the 16th century; that being Great Woollen Hall (located approximately 2.2km east of the Application Site) according to an unidentified 19th century historian (Keery 1993).
- 4.12 In 1605, the Holcroft estate was sold to Ralph Calveley. However by the time of the start of the Civil War in 1642, the estate appeared to belong to the Holcroft family once more, and Holcroft Hall became the residence of Colonel John Holcroft and his family. John Holcroft was made a Lieutenant Colonel in Cromwell's army, who assisted in raising a troop from this district. He later became the MP for Wigan (Winterburn 1974).
- 4.13 The listing description notes that during the 18th century, the Hall was enlarged, with subsequent alterations.
- 4.14 The Hall was identified on the Culcheth Tithe map of 1838 as a broadly linear shaped building, with an adjoining, irregular shaped outbuilding to the south-east (see Plate 1). It was recorded in the accompanying apportionment as a homestead, owned by (the late) Samuel Pole and occupied by Ann Blackburn. A small woodland was marked to the south-east of the building. Two smaller outbuildings were shown around a loose courtyard to the south-west of the Hall. The Hall appears to have gained access to Holcroft Lane via a dog-legged trackway off the south-west corner of the courtyard (see Plate 2).
- 4.15 The 1893 OS map showed alterations to the grounds of the Hall; the northern boundary of the courtyard being modified closer to the northern elevation of the

house, and a new access from Holcroft Lane to the Hall from the west; the original dog-legged access via Hey Shoot Lane possibly proving inadequate by this date (see Plate 4). Additional separate outbuildings were shown along the south-east boundary of the courtyard and the building shown abutting the Hall on the Tithe map is inferred from this map to comprise a complex of outbuildings. The plan form of the building itself is shown as a broadly linear arrangement orientated north-west to south-east with a centrally-placed shallow projection to the north-east facing elevation and a shallow projection to the southern half of the south-west facing elevation.

4.16 There was little change to the building until 1960/68 when a square extension was added to the northern end of the north-east facing elevation. The large outbuilding to the south-west of the Hall had been extended by this time and additional outbuildings had been constructed.

4.17 Today, the Hall operates as a farmhouse.



Plate 1: Holcroft Hall (circled) shown on the Culcheth Tithe map of 1838



Plate 2: Access to Holcroft Hall from Holcroft Lane, Culcheth Tithe map of 1838

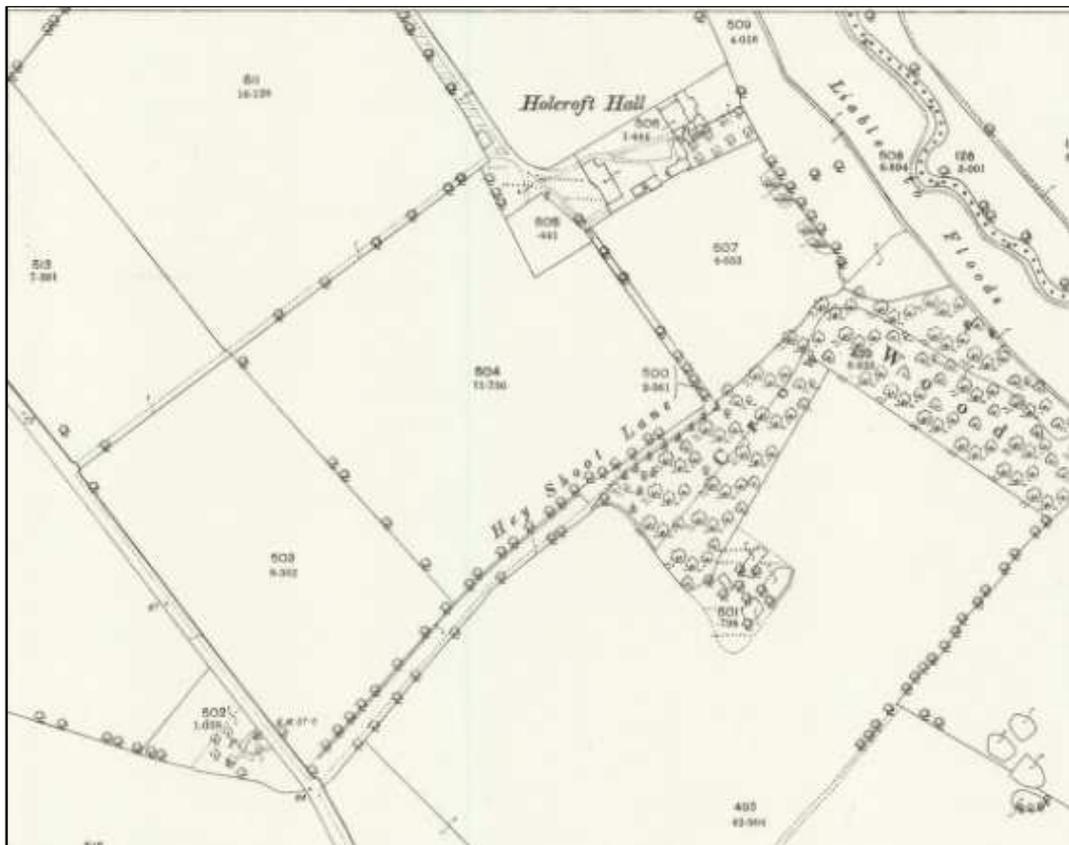


Plate 4: Access to Holcroft Hall from Holcroft Lane, 1893 Ordnance Survey



Plate 3: Holcroft Hall shown on the 1893 Ordnance Survey

Architectural

- 4.18 The listing description should be referred to for a full account of the architectural features of note. Elements of particular interest comprise its interior features, for which as stated in the listing description, its status of Grade II* was given. This includes a Gothic stone mullioned window which originally would have been on an exterior wall, but is now located internally on the staircase; a priest hole in the chimney stack with access from the attic; and large braced collar trusses, purlins and wall plates of the timber frame which whilst covered to the external façade, is likely to be exposed, at least partially, to the interior.
- 4.19 A description of the house presented in Keery (1993), states that it was sturdily built, with thick walls and gun-loops below its eaves.
- 4.20 The building was not accessed internally. Externally, the two storey Hall with an attic comprised rendered brick with a slate roof. Its principal elevation, facing south-west, comprised three bays and a projected wing to the south-east, in accordance with the Hall's depiction on the 1893 OS map (see Plate 5). The main entrance was central to the original three bays, and comprised a small porch projection. Whilst further views of the porch were obstructed, as were views of the windows either side, the listing description describes the porch as comprising stone coping and kneelers. The first storey contained three windows of sliding sashes in an eight-over-eight arrangement, which were in line with the ground floor windows and doorway. There was no evidence externally, of the gun-loops described by Keery (*ibid*).
- 4.21 To the rear, the building has been extended with two lean-tos; one single storey and the other two storey (see Plate 6). These do not add to the architectural significance of the asset.
- 4.22 The architectural interest of Holcroft Hall derives principally from its internal features as described in the listing description, although its south-west elevation shows interest in the original symmetrical arrangement and style of fenestration.
- 4.23 The building has been subject to a number of planning applications from 2003 to 2015 and one building control application in 2004. Planning Application reference 2006/07648 showed that the building contained a small basement beneath the south-east part of the Hall.

Setting

- 4.24 The Hall is immediately situated within a small garden defined by a hedge to the west of the house (which the principal elevation overlooks) and a patio to the rear. To the south, there is an adjoined garage. These are situated adjacent to a pasture field, which extends to the west, north and east of the house. The field contains woodland in the western corner.
- 4.25 The Hall is situated at the north-east corner of the farm's courtyard, which includes a complex of outbuildings of various periods and size; the earlier and smaller buildings being located off the footprint of the courtyard as it was depicted in 1893 (see Plate 7). To the south-east of the earlier courtyard is another rectangular yard, with two large modern sheds on its south-eastern edge which dominate views on approach to and in views from the asset west and south-west, effectively restricting the importance of views in those directions.
- 4.26 The farmstead is accessed from the north-western corner of the courtyard via a long, private driveway orientated south-west to north-east, accessed from the eastern side of B5212 Holcroft Lane; the entrance was established between 1838 and 1893 (see Plate 8). Within this view, the Hall is partially visible, screened by the modern barns to the south and by vegetation to the west. No views of the Hall are possible from along Holcroft Lane due to established vegetation adjacent to the roadside.
- 4.27 The wider landscape of the Hall comprises a rural landscape of agricultural fields and isolated farms and cottages, although modern elements include a sewage works to the north; the M62 motorway to the south and Risley Landfill Facility to the west.
- 4.28 It was noted that along the public footpath to the south-east of the farmstead's buildings, the original entrance to the Hall as depicted in 1838, and along Holcroft Lane, leylandii had been planted (see Plate 9). These may have been planted which prevent views south towards Risley Landfill Facility (located approximately 1.55km south-west of the asset) which opened in 1979 but has now been closed, restored and replanted.



Plate 5: Principal elevation of Holcroft Hall



Plate 6: Rear elevation of Holcroft Hall



Plate 7: Large agricultural outbuildings to the south-east of Holcroft Hall



Plate 8: View towards the Hall from the junction of the driveway with Holcroft Lane (Credit: Spawforths)



Plate 9: Leylandii along the public footpath to the south-east of the farmstead's buildings

Impact of the Proposed Development

- 4.29 The earliest map of the Application Site observed was a 1757 estate map of Pestfurlong estate, historically located to the west of Holcroft estate. The map showed that the majority of the Application Site was located within Pestfurlong moss, an area of moss land presumably associated with the estate through place name evidence (see Plate 10). Only the far northern part of the Application Site appears to have been within the Holcroft estate, comprising enclosed fields.
- 4.30 The Tithe map showed the majority of the land within the Application Site within uncultivated moss land, recorded as 'moss', owned by Frank Hall Standish who also owned Old Abbey Farm (of the Pestfurlong estate) (see Plate 10). The accompanying apportionment recorded that the far northern part of the Application Site, which appeared to have been within the Holcroft estate in 1757, was also owned by Frank Hall Standish by the time of the Tithe, indicating that it had changed hands; the entirety of the Application Site by this time being outside of the Holcroft estate.
- 4.31 No views are possible between the field within the eastern part of the Application Site and the asset due to the low-lying topography and intervening vegetation and buildings (see Plate 11). Whilst the western part of the Application Site is raised higher as part of the existing access road into the adjacent Risley landfill facility, views

towards the Hall were extremely restricted due to the distance and intervening vegetation and buildings (see Plate 12).

- 4.32 Due to its distance from the Hall, the Application Site does not expressively reveal the agricultural function of the farmstead; there being no direct views of the building from the Application Site that allow an appreciation of this function. Elements of setting which could contribute to an understanding of its architectural and historic interests are limited to within the immediate vicinity of Holcroft Hall where direct views of the principal frontage and the built relationship with the outbuildings (some of which are modern) are possible, where the buildings can be understood as a coherent group within an immediate agricultural setting, which would remain entirely unaffected by the proposed development (see Plates 5 - 7).



Plate 10: Pestfurlong Estate, 1757 (left) and Culcheth Tithe map of 1838 (right)



Plate 11: View from north-east corner of the Application Site towards Holcroft Hall, which is not visible



Plate 12: View from western part of the Application Site towards Holcroft Hall, which is not clearly perceptible

5 HERITAGE IMPACT ASSESSMENT

Step 3 - Assessment of Impact

5.1 The potential indirect impact of changes within the setting of Holcroft Hall as a consequence of changes within its setting is discussed below.

Holcroft Hall (NHLE Ref: 1159651)

5.1 **Importance** - in accordance with Table 1 of the DMRB methodology presented in Annex 1, and as recognised by its Grade II* status, Holcroft Hall is of high importance. As stated in the listing description, its status of Grade II* was given for the historic interest of its interior.

5.2 **Magnitude of impact** – Historically, the majority of the Application Site was within the Pestfurlong estate with the far northern part within the Holcroft estate although by 1838, the whole of the Application Site was owned by Frank Hall Standish of the Pestfurlong estate, indicating that any historical association had been severed in the first half of the 19th century.

5.3 View analysis during field observations indicate that no important views from the asset would be affected by the proposals; important views to and from the asset contributing towards an understanding of the asset's archaeological, historic or architectural interests would be unaffected.

5.4 The function of the Hall, now operating as a farmhouse, is best experienced through its visual relationship with its earlier outbuildings to the immediate south-east of the building and its immediate surrounding agricultural land, which is of particular relevance in understanding and appreciating its function and aesthetic value which externally is best appreciated from the immediate frontage. The Application Site would not affect these views.

5.5 As such, it is considered that the contribution of the Application Site to the understanding and appreciation of the building as a former Hall, now operating as a farmhouse, is considered to be nil. The particular significance of the asset appears to lie within its archaeological or evidential interests through its 15th/16th century origins and the survival of internal features specified within its listing description. The proposals would have no impact upon the fabric of the building such that these interest would be wholly unaffected.

5.6 The proposed development would have no effect on the Hall's heritage significance.

- 5.7 **Significance of effect** – The magnitude of effect would be no change resulting in a neutral significance of effect.

6 MINIMISING HARM

Step 4 – Maximising Enhancement and Minimising Harm

- 6.1 Enhancement measures can be designed to better reveal the significance of an asset, such as through improved access or interpretation, the restoration of an historic feature or view, or the creation of a new view which better frames an asset.
- 6.2 Harm can be minimised through the creation of long-term visual/acoustic screening or through the recognition of sensitive receptors within sympathetically designed schemes such that built form is demonstrably positioned in order to reduce adverse impacts.
- 6.3 In accordance with the NPPF (2019) every effort to conserve the setting of designated heritage assets potentially affected by the proposed development of the Application Site should be undertaken. Sections 4 and 5 of this report have anticipated indirect effects would result in no change to the interests which contribute towards the significance of the Hall. However, the inclusion of the following within the proposed development, as identified in the Design and Access Statement and on the Combined Parameters Plan (Drawing RMS - 519 - ZZ - XX – DR - A – 0703) are considered to be of relevance.
- Landscape areas along the eastern boundary – the retention and supplementation of the existing tree and vegetation areas along this boundary will provide screening of the Application Site in any views from Holcroft Lane or the vicinity of the Hall.
 - Indicative design considerations of the facilities building should enhance the understanding of the local history and local building vernacular - the indicative facilities building design should reflect the local agricultural building typology with massing that features simple barn forms of distinctive design; and utilise materials that reference the local context, possibly including local vernacular materials, references to peat and metal cladding referencing a contemporary agricultural aesthetic.
 - The location of the facility building has been determined to minimise its visual impact from key vantage points – it should be kept close to the base of the restored landfill slope, and its mass broken up through refinement of its form and the disposition of materials.

- The lighting within the MSA development will conform to best practice.

7 CONCLUSION

- 7.1 This assessment, undertaken with due respect to guidance published by Historic England and with the utilisation of terminology in full accordance with the National Planning Policy Framework, has assessed the potential impact of the proposed development on designated heritage assets as a consequence of potential changes within their setting.
- 7.2 No harm has been identified to the significance of Holcroft Hall within the vicinity of the Application Site; the proposed development would not result in changes to elements of its setting which affect its archaeological, historic and architectural interests which it has been established are best appreciated from the interior of the asset and its immediate vicinity.

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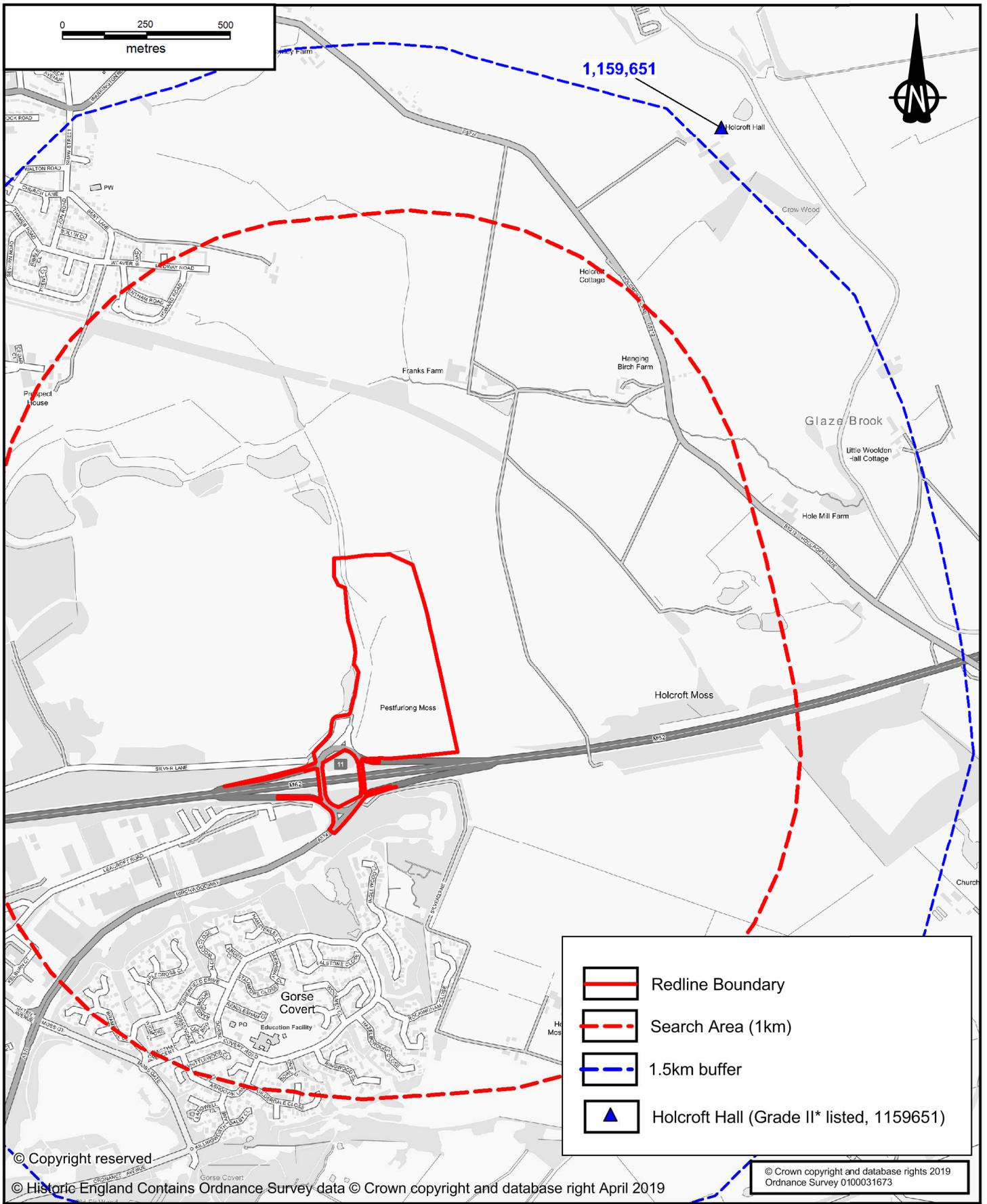
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- Pestfurlong Estate map 1757
- Culcheth Tithe map 1838
- Ordnance Survey maps 1849- present

DRAWINGS



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CLIENT	Extra Motorway Service Area Group	DRG No	SH11379/030	SCALE	1:15,000@A4	DATE	July 2019
PROJECT	Warrington Motorway Service Area J11 M62	DRAWN BY	ACH	CHECKED BY	CLD	APPROVED BY	DFH
DRAWING TITLE	Figure 1 Location of Holcroft Hall						

STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

2 West Regent Street
Glasgow
G2 1RW
Tel: +44 (0)141 433 7210

LEEDS

36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON

Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

MANCHESTER

76 King Street
Manchester
M2 4NH
Tel: +44 (0)161 817 5038

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International offices:

ALMATY

29/6 Satpaev Avenue
Regency Hotel
Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310

MOSCOW

21/5 Kuznetskiy Most St.
Moscow
Russia
Tel: +7(495) 626 07 67