

Updated Proposed Submission Version Local Plan: Heritage Impact Assessment for Thelwall Heys

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Introduction

1. Scope of the study
 - 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified Thelwall Heys (herein after referred to as 'the site') as one of the areas of growth within the Proposed Submission Version Local Plan. The Thelwall Heys allocation provides a significant residential development opportunity in a sustainable location on the edge of the existing urban area. The allocation would contain approximately new 310 homes.
 - 1.2 The Council has recognised that if the site is allocated for development it may have the potential to impact on the historic environment within and surrounding the site. As such, this report will provide an appraisal of the potential impacts of the proposed allocation of the site upon the significance of the historic environment and, where possible, advice on any mitigation which may be required.

Methodology

2. General Approach
 - 2.1 The methodology for assessment is based on Historic England's (2015) guidance contained in 'The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3'¹. The guidance recommends that impacts on heritage assets should be assessed by undertaking the five steps identified below:
 1. Identify which heritage assets are affected by the potential site allocation
 2. Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
 3. Identify what impact the allocation of the site might have on that significance
 4. Consider maximising enhancements and avoiding harm
 5. Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

Assessment of the five steps will be undertaken utilising the guidance contained within the following documents published by Historic England:

- 'Conservation Principles Policies and Guidance for the sustainable management for the historic environment'² (2008); and

¹ Available at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

² Available at <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

- 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3'³ Second Edition (2017).

2.2 *Step 1: Identifying the heritage asset(s)*

Identification of heritage assets within the site and those within the surrounding area that have the potential to be affected if the site is released from the Green Belt and allocated for development within the Council's emerging Local Plan.

2.3 *Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)*

Assessment of the nature and extent of the Thelwall Heys site's contribution to the significance of the heritage asset(s) and its setting. The level of contribution the site makes to the significance of the heritage asset and its setting will be graded and defined as follows:

Negligible	The site provides little or no contribution to the significance of the heritage asset and its setting.
Slight	The site provides limited contribution to the significance of the heritage asset and its setting.
Moderate	The site is important to the significance of the heritage asset and its setting.
Considerable	The site is essential to our understanding of the significance of the heritage asset and its setting.
High	The site is very important to the significance of the asset and its setting.

2.4 *Step 3: Identify what impact the allocation might have on that significance*

An assessment of the degree of harm to be had on the asset and its setting as a result of potential allocation of the site for development. The level of harm will be graded and defined as follows:

³ Available at <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

Negligible	The site allocation will result in insignificant or no harm to the significance of the heritage asset and its setting.
Slight	The site allocation will result low harm to the significance of the heritage asset and its setting.
Moderate	The site allocation will result in some harm to the significance of the heritage asset and its setting.
Considerable	The allocation will result less than substantial harm to the heritage asset and its setting.
High	The site allocation will result in substantial harm to the heritage asset and its setting.

2.5 *Step 4: Consider maximising enhancements and avoiding harm*

Consider enhancements that can be achieved to the historic environment through the potential site allocation and/or ways to mitigate any harm to the significance of the heritage asset through the potential site allocation.

2.6 *Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness*

Following on from the assessment based on the steps 1 to 4 noted above, a conclusion will then be reached on whether potential site allocation would reflect national policy along with any recommendations for enhancement and/mitigating harm to the heritage asset and its setting.

3. Glossary

3.1 *Conservation area:-*

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 *Designated Heritage Asset(s):-*

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

3.3 *Non-designated Heritage Asset(s):-*

A building, monument, site, place, area or landscape which is identified by the local planning authority as having a degree of significance meriting consideration in planning decisions due to its heritage interest. This can include a local listing.

3.4 *Setting of a heritage asset:-*

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.

4. **Site Area**

4.1 The site is situated to the south east of the main urban area of Warrington. It is to the east of the suburb of Grappenhall and south of the suburb of Thelwall and bounded by the A50, A56, the Bridgewater Canal and Cliff Lane. The Trans-Pennine Trail runs along the northern boundary of the site. There are a few properties along the southern and western boundaries of the site and a large detached Farm House, associated outbuildings and grounds in the centre of the site. The site is rural in nature and comprises a series of fields contained by a mixture of open and planted field boundaries that are in active agricultural use. The land is The Bridgewater Canal runs along its southern edge.

4.2 The site is proposed to be allocated for residential development to deliver approximately 310 homes. The location of the site, in relation to Heritage Assets is shown in Appendix 1.

5. **Screening**

5.1 An initial screening of heritage assets likely to be affected by the potential allocation of the site for development in line with Step 1 was undertaken. All heritage assets within 200m of the site have been considered and are assessed in the context of a potential site allocation within this report. The 200m buffer and nearby historic assets are identified at Appendix 1. Other significant assets which are beyond the 200m buffer zone but considered to have the potential to be affected by development given their significance have also been assessed.

6. **Listed Buildings**

THELWALL HEYS HOUSE, CLIFFE LANE, THELWALL HEYS (List Entry Number: 1380268)	
Heritage Asset	<p>Name – THELWALL HEYS, CLIFF LANE ID – 19613 LBSUID – 480080 NGR: SJ6462886743 Grade II Listed</p> <p>Description House, formerly house and offices. Dated 1864, with C20 alterations. By Alfred Waterhouse, architect for W. Long. Gothic Revival style. Red-brown brick with yellow and blue brick banding and decoration, ashlar sandstone dressings, and steeply pitched slated roofs with truncated ridge and gable stacks. Diaper-work decoration between the bands at first floor level. Left-hand end with stacked paired single light windows. The majority of window frames are undivided or 2 pane sashes. The house is located at the centre of the site. There is a service courtyard with ancillary facilities to the north of and attached to the house. In addition there is a separate group of outbuildings to the northeast of</p>

THELWALL HEYS HOUSE, CLIFFE LANE, THELWALL HEYS (List Entry Number: 1380268)	
	<p>the house. The group of outbuildings comprises the Coach House and Stable block which have been converted to residential use.</p>
Contribution the site makes to the heritage asset	<p>The site is farm land borders the heritage asset. Hedges, trees and ditches characterise the boundary land between the house and farm complex and surrounding farm land. Views from the curtilage of the listed house particularly to the west and south west will be impacted by any surrounding development, though there are areas of vegetation including trees and hedges there are gaps where there is the potential for visual intrusion.</p>
Impact allocation may have on significance	<p>Allocation of the site for development will result in loss of the rural setting of the asset. Its allocation for development may result in residential properties in close proximity to the asset adversely intruding within the setting of the asset via the gaps in screening, resulting in moderate harm to the significance of the asset.</p>
Maximising enhancements and mitigating harm	<p>Retaining a significant buffer between the asset and any new development to preserve the open immediate setting of the Farmhouse would allow the sense of historic openness to be maintained.</p> <p>There should be no development between the brook that runs north to south through the site to the west of the asset and the asset itself, in order to maintain a significant open landscape to the south, west and north of the asset and provide a clear sense of its historic setting. The landscaping should loop around to the east side of the asset, albeit to a narrower extent.</p> <p>The proposed green buffer should maintain the landscaped setting to the west side of the asset whilst in the key outlook to the south west the extended setting should be maintained as far as the existing watercourse/band of trees and these trees should be incorporated into a green buffer with additional planting to screen the low density housing proposed beyond.</p> <p>The proposed entrance to the site should be orientated on the principal south west façade of the asset, giving an immediate focus on the listed building.</p> <p>The provision of additional screening will ensure that the heritage asset within its curtilage is experienced in its own setting without visual intrusion from development/building on the remainder of the site.</p> <p>It is also recommended that development immediately adjacent to the asset and its curtilage is low density and buildings are restricted to no more than two storey in height so that they are subservient and to ensure that they would not adversely intrude within the asset's setting.</p>
Conclusions and recommendations	<p>Allocation of the site for development has the potential to result in considerable harm to the significance of the heritage asset and its setting. However, the recommendations outlined above can mitigate the harm to the asset.</p>

PICKERING BRIDGE, THE BRIDGEWATER CANAL (List Entry Number: 1457565)	
Heritage Asset	<p>Pickering's Bridge, 1770 by James Brindley</p> <p>Grade: II Listed</p> <p>Description An integral part of the historically significant and innovative Bridgewater Canal, built and designed by James Brindley for Francis Egerton, the third Duke of Bridgewater; James Brindley is recognised as being the pre-eminent pioneering canal engineer of the C18. The bridge is an integral part of the canal's original design and construction; it shares spatial and historic group value with a number of Grade II-listed bridges and aqueducts along the length of the canal. Materials are: red brick in English Garden Wall bond, with ashlar sandstone dressings. This is in a rectangular-plan, single-span accommodation bridge with curved splayed abutments and wing walls.</p>
Contribution the site makes to the heritage asset	<p>The western part of the site sits next to the heritage asset. The Bridgewater canal forms the southern boundary of the site and it is at this south western point of the site that the heritage asset crosses the canal.</p> <p>The site forms part of the open land that surrounds the canal and heritage asset at this point, with views from the heritage asset to the north east over open farm land.</p>
Impact allocation may have on significance	<p>Allocation of the site for development will result in loss of part of the rural setting of the asset. Its allocation for development may result in residential properties in close proximity to the asset adversely intruding within the setting of the asset via the gaps in screening, resulting in moderate harm to the significance of the asset.</p>
Maximising enhancements and mitigating harm	<p>Any development should be off-set from the eastern boundary of the site and low in density. In addition, there should be additional screening/buffer in the form of soft landscaping along this eastern boundary of the site to fill in the gaps so as to ensure that heritage asset is experienced in its own setting without visual intrusion from development/building adjacent to the asset.</p>
Conclusions and recommendations	<p>Allocation of the site for development has the potential to result in moderate harm to the significance of the heritage asset and its setting. However, the recommendations outlined above can mitigate the harm to the asset.</p>

7. Locally Listed Buildings

MOUNTING BLOCK JUNCTION OF CHESTER ROAD AND KNUTSFORD ROAD, GAPPENHALL	
Heritage Asset	<p>Mounting Block</p> <p>Remains of monolithic mounting block in sandstone circa 1860</p>
Contribution the site makes to the heritage asset	<p>The site is situated approximately 58m from the asset and is located at the junction of Chester Road (A56) and Knutsford Road (A50). There are no direct views from the site to the asset. Given these elements, the site makes negligible contribution to heritage asset.</p>

MOUNTING BLOCK JUNCTION OF CHESTER ROAD AND KNUTSFORD ROAD, GAPPENHALL	
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have negligible impact on the significance of the asset
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes no contribution to the heritage asset and its allocation for development will cause negligible harm to the significance of the asset.

1 & 2 WOODSIDE COTTAGES (FORMERLY 'THATCHED COTTAGES'), KNUTSFORD ROAD, THELWALL HEYS	
Heritage Asset	Cottages that were formerly 2 buildings that were thatched. Now converted to 1 dwelling with a grey slate roof. No major heritage features retained to the property other than the shape of the cottages and chimney stacks.
Contribution the site makes to the heritage asset	The asset shares its rear boundary with the proposed allocation site. The site provides a rural and open setting for the heritage asset which contributes to the way the asset is experienced and therefore makes a moderate contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting of the site therefore it could result in an impact on the significance of the asset's setting.
Maximising enhancements and mitigating harm	The provision of additional screening/buffer in the form of soft landscaping along the shared boundary which can ensure that the heritage asset within its curtilage is experienced in its own setting without visual intrusion from development beyond the boundary of the asset.
Conclusion and recommendations	Allocation of the site for development has the potential to result in moderate harm to the significance of the heritage asset and its setting. However, the recommendations outlined above can mitigate the harm to the asset.

THE LODGE TO THELWALL HEYS, CLIFFE LANE, THELWALL HEYS	
Heritage Asset	A lodge building located at the entrance road into Thelwall Heys Farm. Built in the late 19 th Century with design contemporary to the Thelwall Heys buildings. The location, style and the setting of the Lodge makes a considerable contribution to the significance to the heritage of both the nationally listed asset of Thelwall Heys and the Lodge itself.
Contribution the site makes to the heritage asset	The heritage asset is located approximately 12m away from the proposed allocation site. The site provides a rural boundary with open views to the north west of the heritage asset which contributes the way the asset is experienced and therefore makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting and therefore it could result in an impact of significance of the asset's setting and cause considerable harm to the heritage asset and its setting.

THE LODGE TO THELWALL HEYS, CLIFFE LANE, THELWALL HEYS	
Maximising enhancements and mitigating harm	Retaining a modest buffer between the asset and any new development to preserve the open immediate setting of the Lodge would allow the sense of historic openness to be maintained. The provision of additional screening/buffer in the form of soft landscaping along the shared boundary which can ensure that heritage asset is experienced in its own setting without visual intrusion from development/buildings to the asset.
Conclusion and recommendations	Allocation of the site for development has the potential to result in considerable harm to the significance of the heritage asset and its setting. However, the recommendations outlined above can mitigate the harm to the asset.

REDBARN FARMHOUSE, OFF CLIFFE LANE, THELWAY HEYS	
Heritage Asset	Farmhouse original build circa 1840(?) in Cheshire red brick with 24 pain casement windows though these have been changed to modern equivalents. The property has been extended a number of times. The building is earlier than the Thelwall Heys house site which it adjoins and at one time may have been the site of the an original farm building for the surrounding land.
Contribution the site makes to the heritage asset	The asset shares with its adjoining buildings a western boundary to the site. The asset's north eastern boundary is approximately 95m from the site. There are existing views from east, west and north over the surrounding countryside. The site provides an open countryside setting for the heritage asset which contributes to the way the asset is experienced and therefore makes a moderate contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting of the site and therefore it would result in a considerable impact on the significance of the asset and its setting.
Maximising enhancements and mitigating harm	The provision of additional screening/buffer in the form of soft landscaping along the shared boundary in order to ensure that heritage asset within its curtilage is experienced in its own setting without visual intrusion from development.
Conclusion and recommendations	Allocation of the site for development has the potential to result in moderate harm to the significance of the heritage asset and its setting. However, the recommendations outlined above can mitigate the harm to the asset.

224A KNUTSFORD ROAD, GRAPPENHALL	
Heritage Asset	Former cottage buildings now extended to form one house, with modern alterations to windows and door. Original chimney stacks.
Contribution the site makes to the heritage asset	The proposed allocation site is situated approximately 105m from the asset and is located at the junction of Chester Road (A56) and Knutsford Road (A50). There are no direct views from the site to the asset. Given these elements, the site makes negligible contribution to heritage asset.
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have negligible impact on the significance of the asset

224A KNUTSFORD ROAD, GRAPPENHALL	
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

THE WILLOWS, KNUTSFORD ROAD, GRAPPENHALL	
Heritage Asset	Detached villa with stable block. The original building was circa mid-19 th century, however the property has been altered in the Edwardian era with extensions and additions such as a portico entrance and bay windows. Further changes have occurred in the 20 th century, windows are now modern equivalent styles and the stable block is a garage with accommodation above and modern dormer windows.
Contribution the site makes to the heritage asset	The proposed allocation site is approximately 34m from the heritage site and separated from it by Knutsford Road. There are open views across from the heritage asset to the site.
Impact allocation may have on significance	Given the siting of asset it is unlikely that allocation of the site will impact on the significance of the asset and therefore the sites allocation will have negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

CUERDON LODGE, 44 WEASTE LANE, WEASTE VILLAGE	
Heritage Asset	Single storey lodge early 20 th century in design in red Cheshire brick, timber cladding at roof eaves level and a stone portico to the original entrance.
Contribution the site makes to the heritage asset	The site is approximately 100 metres from the heritage asset, there are no views to the site from the heritage asset which is surrounded by mid to late 20 th century housing development.
Impact allocation may have on significance	Given the siting of the asset the allocation of the site will not impact on the significance of the asset. The sites allocation will have no impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

MILLINGTON HOUSE, 1 WEASTE LANE, WEASTE VILLAGE	
Heritage Asset	Detached Edwardian villa with a white render, bay windows, window sashes and a large porch entrance.

MILLINGTON HOUSE, 1 WEASTE LANE, WEASTE VILLAGE	
Contribution the site makes to the heritage asset	The proposed allocation site lies to the north western of the heritage asset and is separated from it by the Bridgewater Canal. The boundary of the site is approximately 22 metres from the heritage asset.
Impact allocation may have on significance	The site allocation will have a moderate impact on the significance of the asset and its setting in relation to the canal with development of the allocation site to the north west obstructing views of the open land across the canal.
Maximising enhancements and Mitigating harm	The provision of additional screening/buffer in the form of soft landscaping along the Bridgewater Canal/southern boundary of the allocation site which can ensure that heritage asset is experienced in its own setting without visual intrusion from development/buildings on the allocation site.
Conclusion and recommendations	Allocation of the site for development has the potential to result in moderate harm to the significance of the heritage asset and its setting. However, the recommendations outlined above can mitigate the harm to the asset.

THE WHITE HOUSE, STOCKPORT ROAD, THELWALL	
Heritage Asset	Late Georgian vicarage circa 1820/30? with outbuilding possibly modern replacement door, coach house at the rear of the main building, porch entrance, sashes that have been replaced with modern material equivalents, grey roof tiles and white render to the property. Property has had an extension in the 20 th century and new garage in the 1980s to the side of the main building.
Contribution the site makes to the heritage asset	The proposed allocation site is approximately 20m to the south of the heritage asset. The sites are separated by a former railway line which now forms part of the Trans-Pennine Trail. The trail is lined on both sides by mature trees that create a substantial buffer between the heritage asset and the site.
Impact allocation may have on significance	Given the existing screening provided by the mature landscaping on both sides of the former rail line the proposed allocation site will have negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

8. Conservation Areas

GRAPPENHALL VILLAGE CONSERVATION AREA	
Heritage Asset	Grappenhall Village Conservation Area is located just outside of the south eastern edge of the main urban area of Warrington in the Green Belt. It is centred round Church Lane which is a cobbled street. The Bridgewater Canal defines the northern and eastern boundaries of the conservation area. It extends south from Church lane to include the grounds of the former Grappenhall Hall Residential School and the school building itself. A large number of buildings in the conservation area date from the 17 th and 18 th centuries. There are a total of 7 listed buildings located within Grappenhall Village Conservation Area.

GRAPPENHALL VILLAGE CONSERVATION AREA	
Contribution the site makes to the heritage asset	The proposed allocation site is separated from the Grappenhall Village Conservation Area by a main road (A50) and a modern housing estate. It is situated approximately 400m from the conservation area at the nearest point and in terms of its elevation is at a slightly lower level. The site provides no key views to the conservation area or heritage assets within it. It also does not contribute to its setting. As such, the site is considered to make a negligible contribution to the Grappenhall Village Conservation Area.
Impact allocation may have on significance	Given the distance, siting and built form of Grappenhall, the development of the site is likely to result in negligible harm to significance of the conservation area.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to Grappenhall Village Conservation Area and its allocation for development is unlikely to result in harm to the significance of the asset.

THELWALL VILLAGE CONSERVATION AREA	
Heritage Asset	Thelwall Village Conservation Area is located on the eastern edge of the main urban area of Warrington, sandwiched between the Manchester Ship Canal (MSC) and Stockport Road (A56). The western portion of the conservation area lies within the urban area, whilst the majority of the conservation area lies within the Green Belt. It was the historic village centre which was first designated as a conservation area in 1977. Then in 1991 and 1996 it was extended to the east, to safeguard the hamlet and encompass an important approach to the village, and to the north, to include an area which probably defined the old river course in the days before the MSC was constructed. There are a total of 10 listed buildings located within the Conservation Area.
Contribution the site makes to the heritage asset	The proposed allocation site is situated approximately 170m from the Thelwall Village Conservation Area at the nearest point. It is separated from it by a mature belt of trees that boarder the Trans-Pennine Trail, a main road (A56) and a modern housing estate. The site provides no key views to the conservation area or heritage assets within it. It also does not contribute to its setting. As such, the site is considered to have negligible contribution to the Thelwall Village Conservation Area.
Impact allocation may have on significance	Given the established screening along the full extent of the northern boundary of the proposed allocation site, the distance and built form of Thelwall, the development of the site is likely to result in negligible harm to significance of the conservation area.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to Thelwall Village Conservation Area and its allocation for development is unlikely to result in harm to the significance of the asset.

Appendix 1

The map below shows the location of the site showing the site(s) (with definitive final boundary) in relation to listed and locally listed buildings) and showing the site(s) (with definitive final boundary) in relation to Conservation Areas.

