

Updated Proposed
Submission Version Local
Plan: Heritage Impact
Assessment for
Warrington Waterfront

August 2021



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Introduction

1. Scope of the study

- 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified Warrington Waterfront (herein after referred to as ‘the site’) as one of the areas of growth within the Proposed Submission Version Local Plan. The Waterfront provides a major development opportunity to connect the Town Centre to the River Mersey. The allocation would comprise of approximately 1,335 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
- ‘The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3’³ Second Edition (2017).

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/>

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 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 Waterfront 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:

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*

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

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.

Assessment

4. Site Area

- 4.1 The site is situated the south west of Warrington. To the north of the site is the Town Centre and the suburb of Sankey Bridges. The site takes the form of two irregularly shaped parcels of land separated by the River Mersey. The western parcel is enclosed in a meander of the River Mersey, whilst the eastern parcel is bounded by the river and the West Coast mainline. The proposed Western Link road will run to the south of the allocation site. The site is proposed to deliver approximately 1,335 homes, together with associated community infrastructure and open space.

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 would normally be considered, however in this instance this does not include any assets. The 200m buffer and nearby historic assets are identified at Appendix 1. Other significant assets which were beyond the 200m buffer but considered to have the potential to be affected by development of the site are also assessed.

6. Listed Buildings

MONKS SIDING SIGNAL BOX (List entry number 1412064)	
Heritage Asset	<p>Grade II</p> <p>Railway signal box, 1875, by and for the London and North Western Railway, Type 3 design of 1874.</p> <p>MATERIALS: brick base laid in English Bond, with timber upper floor with horizontal weatherboarding; UPVC windows; Welsh slate roof finished with grey hip and ridge tiles.</p> <p>EXTERIOR: the signal box is of two storeys and two bays with a hipped roof. The operating room is continuously glazed to the front (north-west) and sides, with a single window to the rear overlooking the approach to the adjacent level crossing. The replacement windows do not follow the same glazing pattern as the originals. The entrance to the operating floor is now in the south-western end accessed via an external flight of steel steps. The original position of the door in the north-eastern end is marked by a change in weatherboarding and a window with a raised sill. The door to the locking room is below, in its original position. This has a segmental arched head of brick headers. The two locking room windows overlooking the tracks have similar arched heads and also retain timber joinery with 4-pane fixed lights.</p> <p>INTERIOR: the signal box retains its original 20-lever London and North Western Railway Tumbler frame.</p>
Contribution the site makes to the heritage asset	The heritage asset is located approximately 350m from the proposed allocation site. There is a limited relationship between the heritage asset and the site because the Signal Box is screened by residential development and separated by the London North Western Railway line and the River Mersey. As a result of the distance and features in-between there are limited potential for shared views. It is therefore considered that the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	It is unlikely that allocation of the site will impact on the significance of the asset as there is a limited relationship both historically and visually. Therefore, it is considered that the allocation will have a negligible impact.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes no contribution to the heritage asset and it will not impact on its significance.

THE BLACK HORSE PUBLIC HOUSE (List entry Number 1139396)	
Heritage Asset	<p>Grade II</p> <p>272 OLD LIVERPOOL ROAD 1. 5150 The Black Horse Public House SJ 58 NW 5/89 II</p> <p>2. Dated RB1632. Restored and modernised, but retains some character. L plan. Timbered gable to wing, with low horizontal windows. Main block has 2 windows each floor (2 storeys). Slate roof. Roughcast walls.</p> <p>Listing NGR: SJ5869187567</p>
Contribution the site makes to the heritage asset	The Black Horse pub is located approximately 515 m away from the site. The heritage asset is screened by residential and industrial development towards the south east. Overall, as a result of the distance and features in-between the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Allocation of the site will have a negligible impact to the significance of the heritage asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset. Therefore its allocation for development is unlikely to result in harm to the significance of the asset.

BANK QUAY TRANSPORTER BRIDGE (List Entry Number 1139433)	
Heritage Asset	<p>Grade II*</p> <p>SJ 58 NE 5/160</p> <p>BANK QUAY Transporter Bridge to part of Joseph Crosfield and Sons Ltd's Works</p> <p>II 1913-14. Engineers: Sir William Arrol and Coy constructed the bridge which spans the River Mersey to connect the two parts of the large chemical and soap works which were on the site at that time. It is constructed with Steel to form four brick plinths and two pairs of latticed piers at a 70 ft height, supporting a clear span of 200 ft, from which the transporter deck is suspended. It formerly conveyed motor vehicles and railway waggons (from a private branch leading off the former LNWR main line) to the part of Crosfield's works which is situated in a loop in the river Mersey. There are supposed to be only two other major transporter bridges in Britain. It has a functional character, the steel structure gives a striking appearance to the bridge.</p>
Contribution the site makes to the heritage asset	<p>The proposed allocation site is located approximately 350m from the heritage asset. The site forms part of the backdrop to the asset as brownfield/semi-rural land left from the historic use of the area, however there are no known historic or functional connections with one another.</p> <p>It is overall considered that the contribution of the site to the heritage asset is slight; this is due to the potential loss of the brownfield/semi-rural surroundings of the site which are important to its heritage.</p>
Impact allocation may have on significance	In terms of impact of the allocation of the site on the significance of the asset, it is considered that it would be slight due to the loss of brownfield/semi-rural surroundings and their significance in the use of the historic asset.
Maximising enhancements and mitigating harm	In order to ensure the allocation of the site is not detrimental to the setting of the bridge, it is recommended that screening and soft landscaping is retained and/or enhanced on the brownfield/semi-rural site.
Conclusion and	Allocation of the site for development may result a slight impact to the heritage

BANK QUAY TRANSPORTER BRIDGE (List Entry Number 1139433)	
recommendations	asset. However, mitigation measures detailed above are recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting.

CHURCH OF ST LUKE (List Entry Number : 1329757)	
Heritage Asset	<p>Grade II *</p> <p>704/5/90 LIVERPOOL ROAD 20-NOV-03 CHURCH OF ST LUKE</p> <p>II* Church, at present redundant and empty. 1892/3 by Bodley and Garner. Coursed squared sandstone with ashlar dressings and plain tile roof with coped gables. Low proportions, late Gothic style with 3-light windows to nave and 2-light to chancel. Nave, north aisle, chancel and south porch. Bell turret over chancel arch. Twin west windows and central buttress. 3-light chancel window. INTERIOR. Extremely unusual 5-bay central nave arcade of clustered piers carrying high arches which support the nave roof collars and apex. Western end of arcade supported by west wall and exterior buttress, east end by the chancel arch which has an elaborate carved angel keystone. 6-bay aisle arcade of squared piers with mouldings dying into them. Boarded, painted and decorated chancel roof. Fittings removed. The interior of this church is particularly impressive and imaginative. There are thought to be only three medieval examples of a central nave arcade of this type in England and this example by Bodley is the most impressive of his three versions of the type and also possibly the earliest of the very few produced in the C19/C20 Gothic revival.</p> <p>Listing NGR: SJ5918687795</p>
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 425m from the heritage asset. Between them there is residential development, the River Mersey and the London and North Western Railway line which shields any potential shared views. Therefore, the site makes a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site would have a negligible impact on the significance of the heritage asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The potential allocation of the site would have a negligible impact on the significance of the heritage asset.

BARONET FARMHOUSE (List Entry Number: 1329737)	
Heritage Asset	<p>Grade II Listed</p> <p>1. EASTFORD ROAD 5150 LOWER WALTON Baronet Farmhouse, with attached farm buildings and cobbled yard SJ 68 NW 4/71 SJ 68 NW 4/71A SJ 68 NW 4/71B II GV</p> <p>2. Gable end of barn dated 1872, the house probably earlier. Handmade brick, slate roof, 2 storeys, centre door and round-arched fanlight in round brick arch of 2 orders. 2 windows on ground floor and 3 above, with flat brick arched heads (3 sashes the others modern). Include farm buildings attached at rear in open courtyard plan, built of old brick, slate roof, round eyes; cobbled yard in middle.</p> <p>Ford House Farmhouse, Baronet Farmhouse with farm buildings and cobbled yard form a group with No 2 Westford Road.</p> <p>Listing NGR: SJ6011686340</p>
Contribution the site makes to the heritage asset	<p>Baronet Farmhouse is located approximately 500m from the proposed allocation site. The River Mersey and the viaduct carrying the Westcoast mainline lie between the heritage asset and both parcels on the proposed allocation site. Due to the distance and the railway infrastructure in-between the two sites there are no views afforded between them. As a result the site has a negligible impact to the heritage asset.</p>
Impact allocation may have on significance	<p>Allocation of the site will have a negligible impact on the significance of the heritage asset.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>
Conclusion and recommendations	<p>The potential allocation of the site would have a negligible impact on the significance of the heritage asset.</p>

2 WESTFORD ROAD (List Entry Number: 1310060)	
Heritage Asset	<p>Grade II</p> <p>WESTFORD ROAD 1. 5150 LOWER WALTON No 2 SJ 68 NW 4/136 II GV</p> <p>Traditional late C18 farm cottage, brick, slate roof, end pilasters, 2 storeys. Flush-pannelled door in moulded doorcase, 2 segmental-arched 5-light casement windows on each floor. Set at angle, corner of Baronet Road.</p> <p>No 2 forms a group with Ford House Farmhouse, Baronet Farmhouse with farm buildings and cobbled yard, Eastford Road</p> <p>Listing NGR: SJ6025086218</p>
Contribution the site makes to the heritage asset	<p>The heritage asset is located approximately 280m away from the site. Between the heritage asset and site is residential development, soft landscaping and the River Mersey. With the distance and soft and hard landscaping in-between there are no views afforded between the two. As a result the site has a negligible impact to the heritage asset.</p>
Impact allocation may	<p>Allocation of the site will have a negligible impact on the significance of the</p>

2 WESTFORD ROAD (List Entry Number: 1310060)	
have on significance	heritage asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The potential allocation of the site would have a negligible impact on the significance of the heritage asset.

7. Locally Listed Buildings

SANKEY BRIDGE, OLD LIVERPOOL ROAD, GREAT SANKEY	
Heritage Asset	Sankey Bridge is a stone bridge from the 19 th century. The bridge crosses over the Sankey Brook. The Bridge is of simple stone brick form and carved into the stone is 'CC Sankey Great Bridge.
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 720-m from the heritage asset. In terms of the contribution the site makes to heritage asset it is considered to be negligible as it is screened by residential and industrial development towards the south east. Overall, as a result of the distance and features in-between the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Given the distance retained between the site and asset, it is unlikely that allocation of the site will impact on the significance of the asset. Therefore, the allocation will have a negligible impact on the significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The allocation of the site would cause a negligible impact to the heritage asset. Therefore its allocation for development is unlikely to result in harm to the significance of the asset.

THE SLOOP PUBLIC HOUSE, OLD LIVERPOOL ROAD, WARRINGTON	
Heritage Asset	The Sloop inn is a Public House, of current and historic use. It was built in the later end of the 19 th century. The front of the building is decorated using Mock Tudor panelling, the asset has a slate lerkinead style roof, and a red brick structure.
Contribution the site makes to the heritage asset	The site is located approximately 760m away from the heritage asset. In terms of contribution, the heritage asset is screened by residential and industrial development towards the south east and it is separated by the Mersey River. Overall, as a result of the distance and features in-between the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Given the distance retained between the site and asset, it is unlikely that allocation of the site will impact on the significance of the asset. Therefore, the allocation will be negligible.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The allocation of the site would cause a negligible impact to the heritage asset. Therefore its allocation for development is unlikely to result in harm to the

THE SLOOP PUBLIC HOUSE, OLD LIVERPOOL ROAD, WARRINGTON	
	significance of the asset.

8. Conservation Areas

PALMYRA SQUARE CONSERVATION AREA	
Heritage Asset	<p>The Palmyra Square Conservation Area was designated in 1974 and extended in 1985 & 1995.</p> <p>Queens Gardens lie at the centre of the Palmyra Square Conservation Area and the buildings surrounding it were laid out in two distinct stages, which are reflected in their character. The southern half of the square dates from the mid-19th century and comprises mainly two storey terraced houses, long since converted to office accommodation. It is dominated visually by the bulk of public buildings (the former Technical College, the Parr Hall and the former Head Post Office) and complimented in scale by the increase in height of the terraces here, which are three storeys high, in contrast to the more domestic two storeys to the north. The northern half was laid out at a later date of about 1890 and shows a radical change in scale of building.</p> <p>The extension made in 1985 forms a link between Palmyra Square and the Georgian group of properties at Stanley Street. The buildings comprise a mixture of former town dwellings now converted to offices, interspersed with individual buildings of more substantial character, notably the former School of Art, St Austins Chambers, Emanuel Church and the former British Legion Club. It is noteworthy for its brickwork detailing and pleasing scale, and trees that form an important feature along Bold Street and in the wooded forecourt to the cobbled approach road to the Georgian town houses in Stanley Street. The Museum and Library building, are an important feature on the crossroads junction of Bold Street, Museum Street and St Austins Lane. Its bulk being offset by the open former bowling green of the British Legion Club.</p> <p>The extensions made in 1995 encompass parts of Wilson Patten Street, Winmarleigh Street and an area on the corner of Cairo Street/St Austins Lane. This incorporates properties again largely dating from the latter half of the century and of a similar scale, and also built of brick with slate roofs and on a regular grid pattern.</p> <p>The conservation area contains numerous listed buildings and structures as well as several locally listed assets.</p>
Contribution the site makes to the heritage asset	<p>The conservation area is located approximately 625m to the northeast of the proposed allocation site. The PQ Silica, Crosfields Chemical works and other industrial units lie immediately to the north of the site and the Westcoast mainline railway line runs along its eastern boundary on a raised embankment. As does the new Centre Park Link Road (formerly Slutchers Lane) in order to enable it crossover the shunting lines serving the Arpley sidings at Arpley Junction. In addition, there is substantial pockets of trees/woods around the sidings. There are no buildings over five storeys in the conservation area.</p> <p>Consequently, given the distance and intervening development and transport infrastructure the conservation area and any buildings within it are unlikely to be visible from the proposed allocation site and vice versa. As such it is considered that the proposed allocation site contributes a negligible amount to the experience or appreciation of the conservation area.</p>
Impact allocation may have on significance	<p>Development of the site will have a negligible impact on the significance of the Conservation Area and the heritage assets contained within it as it is situated over 625m from the proposed allocation site.</p>

PALMYRA SQUARE CONSERVATION AREA	
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The impact of the site on the significance of the Conservation Area is negligible and it is unlikely to result in harm to the significance of the assets.

TOWN HALL CONSERVATION AREA	
Heritage Asset	<p>The Town Hall Conservation Area was designated in 1972.</p> <p>The central focus of the Town Hall Conservation Area is the Town Hall, a fine Grade I listed Georgian town house designed by Gibb in 1750 and set in parkland behind fine wrought iron gates.</p> <p>The conservation area encompasses the Gibb's building and its two annex buildings to the east and west; Bank Park itself; and a number of buildings adjacent to and in front of the hall along Sankey Street.</p> <p>The whole area has important townscape qualities and the park itself is an unusual feature for an industrial town providing a fine setting for the hall with mature elm and plane trees along its length. The area contains a number of Grade II listed 18th and 19th century buildings. When viewed from Winmarleigh Street and Springfield Street the hall in its parkland setting and Bank House in its small scale urban setting, act as terminal features to these street axis. The plan forms in both these cases are symmetrical.</p> <p>The plan form for Sankey Street is asymmetrical. The main elements are a gentle curve in the street which is pinched at Bank House, the building being forward of the general street line and being emphasised by the setting back of the adjacent Georgian building. The visual sequence moving east is the group of buildings and space which is asymmetrical in form, with Sankey Street and Bank House being important elements.</p> <p>The conservation area contains several listed buildings and structures as well as a locally listed asset.</p>
Contribution the site makes to the heritage asset	<p>The conservation area is located approximately 750m to the northeast of the proposed allocation site.</p> <p>The PQ Silaca, Crosfields Chemical works and other industrial units lie immediately to the north of the site and the Westcoast mainline railway line runs along its eastern boundary on a raised embankment to Bank Quay Station. As does the new Centre Park Link Road (formerly Slutchers Lane) in order to enable it crossover the shunting lines serving the Arpley sidings at Arpley Junction. In addition, there is substantial pockets of trees/woods around the sidings and residential development on the eastern side of Parker Street. The buildings on the south side of Sankey Street are, in the main, large modern office buildings of at least five storeys. These obscure any views to the south except from the southwest corner of Bank Park, where views to the south are arrested by the large industrial structure of the Crosfield's chemical works.</p> <p>Consequently, given the distance and intervening development and transport infrastructure the conservation area and any buildings within it are unlikely to be visible from the proposed allocation site and vice versa. As such it is considered that the proposed allocation site contributes a negligible amount to the experience or appreciation of the conservation area.</p>
Impact allocation may have on significance	Development of the site will have a negligible impact on the significance of the Conservation Area and the heritage assets contained within it as it is situated over 750m from the proposed allocation site.
Maximising enhancements and	None required.

TOWN HALL CONSERVATION AREA	
mitigating harm	
Conclusion and recommendations	The impact of the site on the significance of the Conservation Area is negligible and it is unlikely to result in harm to the significance of the assets.

BRIDGE STREET CONSERVATION AREA	
Heritage Asset	<p>The Bridge Street Conservation Area was designated in 1980 and extended in 1995 & 1996.</p> <p>The conservation area as originally designated encompasses the whole of Bridge Street with its fine examples of 18th, 19th and 20th century commercial and ecclesiastical buildings with outstanding wide-spread use of terra-cotta ornamentation.</p> <p>Bridge Street was widened in the late 19th century and many of the buildings on the west side date from the subsequent period of reconstruction and thus form a unified group. The east side shows more variation in architectural style but also contains many buildings dating from the late Victorian and Edwardian era. On both sides of the street the conservation area extends beyond the Bridge Street properties to include their original building plots, which extend backwards to Barbould Street to the west and close to the Market frontage to the east. At its northern boundary the conservation area includes all of Market Gate with the exception of the Golden Square entrance block. To the west and east properties along both Sankey Street & Buttermarket Street mark the origins of the present cruciform street pattern of these original 18th and 19th century commercial streets. The section of Sankey Street included within the conservation area contains fine groups of buildings dating from the mid-19th century and Holy Trinity Church dating from the 18th century with its fine sandstone front and clock tower of 1862, which is a major landmark in the town. Beyond here at the junction with Cairo Street the boundary turns south to include the east side of Cairo Street with its attractive brick and stone built chapel, graveyard with trees and adjacent former school. At its southern boundary at Bridge Foot the conservation area extends over the River Mersey to include Warrington Bridge.</p> <p>In 1995 the conservation area was extended to include the former vaulted warehouse buildings at the rear of the Woolworth's store in Sankey Street and to the east of the Cairo Street group.</p> <p>Then in 1996 it was extended again to include a group of properties facing the chapel on Cairo Street in recognition of the fact that this would provide for completeness of the character of the conservation area.</p> <p>The conservation area contains numerous listed buildings and structures as well as numerous locally listed assets.</p>
Contribution the site makes to the heritage asset	<p>The conservation area is located approximately 900m to the northeast of the proposed allocation site. The PQ Silaca, Crosfields Chemical works and other industrial units lie immediately to the north of the site and the Westcoast mainline railway line runs along its eastern boundary on a raised embankment. As does the new Centre Park Link Road (formerly Slutchers Lane) in order to enable it crossover the shunting lines serving the Arpley sidings at Arpley Junction. In addition, there is substantial pockets of trees/woods around the sidings. The Bridge Street Conservation Area is slightly further east of the proposed allocation site the other two conservation areas (Town Hall and Palmyra Square) and hence the Centre Park employment area lies between the eastern side of the proposed allocation site and the conservation area. The large 7/8 storey Telephone Exchange building lies between the Palmyra Square and Bridge Street</p>

BRIDGE STREET CONSERVATION AREA	
	<p>Conservation Areas. There are no buildings over five storeys in the conservation area.</p> <p>Consequently, given the distance and intervening development and transport infrastructure the conservation area and any buildings within it are unlikely to be visible from the proposed allocation site and vice versa. As such it is considered that the proposed allocation site contributes a negligible amount to the experience or appreciation of the conservation area.</p>
Impact allocation may have on significance	Development of the site will have a negligible impact on the significance of the Conservation Area and the heritage assets contained within it as it is situated over 900m from the proposed allocation site.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The impact of the site on the significance of the Conservation Area is negligible and it is unlikely to result in harm to the significance of the assets.

Appendix 1 – Site Boundary and Heritage Assets with 200m Buffer

