

Updated Proposed
Submission Version Local
Plan: Heritage Impact
Assessment for the South
East Warrington
Employment Area
Allocation.

August 2021

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Appendix 1 – Site Boundary and Heritage Assets

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Introduction

1. Scope of the study

- 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified the South East Warrington Employment Area (herein after referred to as 'the site') as one of the areas of growth within the Proposed Submission Version Local Plan. The site would comprise of Green Belt release to provide for a major new employment site at the junction of the M6 and M56.
- 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; and
 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 Garden Suburb 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.

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

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.

Assessment

4. Site Area

- 4.1 The site is situated to the south east of the built-up area of Warrington. To the west of the site are the existing trading estates of Appleton Thorn and Barleycastle, and the village of Appleton Thorn. The two trading estates define the western boundary of the proposed allocation site. The northern boundary is defined by Grappenhall Lane with open agricultural land beyond. To the south is the M56 motorway, which provides wider strategic

connections via junctions 9 and 10. The M6 motorway, defines the eastern boundary of the site, which provides a further strategic connection via junction 20.

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 those likely to be affected have been addressed within this report. The 200m buffer and 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. Some heritage assets were discounted from the assessment as detailed in Appendix 2.

6. Ancient Monuments

BRADLEY HALL MOATED SITE (List entry Number: 1011924)	
Heritage Asset	<p>Bradley Hall Moated Site Ancient Monument</p> <p>Moated sites are a significant class of medieval monuments and they are important for the understanding of the distribution of wealth and status in the countryside.</p> <p>Bradley Hall moated site survives well and is a good example of a moated medieval manor house. The moat itself survives in good condition and remains waterfilled, thus conditions suitable for the preservation of organic materials are considered to exist here. Remains of two earlier building phases of Bradley Hall will survive beneath the present house and gardens.</p> <p>The monument comprises a moated site, the island of which is partially occupied by a modernised farmhouse and garden but which was formerly occupied by the manor house of Bradley Hall. The island measures c.70m x 55m and is grass covered where not overlain by the house and garden. It is surrounded by a waterlogged moat c.10m wide x 2.5m deep that has been landscaped on the E side to form an ornamental pond. Access to the island is via a causeway on the E side close to the NE corner that replaced an earlier drawbridge. A secondary access point on the E side has been incorporated into the garden landscaping where the moat has been dammed to form the ornamental pond. Two sets of steps, one in the S arm and one in the W arm, lead down from the island into the moat. The original Bradley Hall occupied the site in the early 14th century. It was rebuilt in 1460 and again in the 17th century, and has been considerably altered since. Bradley Hall and its associated outbuildings, the access drive, all fences and hedged field boundaries and a telegraph pole are excluded from the scheduling. However, the ground beneath these features is included.</p>

Contribution the site makes to the heritage asset	<p>The significance of moated sites lies mainly in their archaeological and historic interest. Surrounding field patterns suggest that the land around the manor site was farmed during the medieval period. The monument currently sits within an agrarian landscape which reflects its historic agricultural and landscape setting.</p> <p>The site forms part of the historic agricultural and landscape setting of the moated site with the moat to some degree screened by mature trees which have been planted on its edges. As such, the site is considered to make considerable contribution to the understanding of the significance of the asset and its setting.</p>
Impact allocation may have on significance	<p>Allocation of the site for development may result in loss of the open rural landscape which contributes to the significance of the ancient monument. Therefore, allocation of the site may result in considerable harm to the significance of the ancient monument.</p>
Maximising enhancements and mitigating harm	<p>A thorough consideration will need to be given to the amount, scale, design, location and layout of development with a view to minimising any negative impact on the significance of those designated heritage assets affected.</p> <p>A view corridor to the south of the scheduled monument (running n/s) should be retained and not be developed, this would allow the retention of a rural setting for this asset and the Grade II* Tanyard Farm, Farm Building and would preserve long views as well as maintaining a visual link between the two assets. This should be included as a green corridor. In addition, a view corridor should be retained to the north east of the scheduled monument along the line of the access road to Cliff Lane, to ensure an additional visual link.</p> <p>Any development harm from the parcels that are immediately adjacent to the asset should be minimised. The existing landscaping on the boundaries of any parcels and the scheduled monument should be retained. Opportunities to strengthen this through additional planting should be part of any planning proposals.</p> <p>The wildlife area directly south of the site should be retained as it provides a buffer between the proposed development and the grade II* Barn.</p>
Conclusion and recommendations	<p>It is considered that allocation of the site may result in considerable harm to the significance of the ancient monument.</p> <p>Retaining a distance buffer between the asset and any new development as far as possible to preserve the open immediate setting of the moat would allow the sense of historic openness to the moat to remain discernible. Therefore, the mitigation measures detailed above are recommended in order to ensure that allocation of the site preserves the heritage asset and its setting and to ensure that any potential harm is mitigated.</p>

7. Listed Buildings

TANYARD FARM FARMBUILDING (List entry Number: 1139363)	
Heritage Asset	<p>SJ 68 SE APPLETON C.P. BARLEYCASTLE LANE (North Side) 7/5 Tanyard Farm Farm-building.</p> <p>II*</p>

TANYARD FARM FARMBUILDING (List entry Number: 1139363)	
	<p>Threshing Barn late C16 (altered and partly converted to Shippon), cartshed and stable, late C18 or early C19, forming an L-shaped block with blue tile roofs. The barn at rear of yard is oak-framed on a 2ft. 6ins. sandstone plinth, with one intermediate rail, arch bracing and brick-nogged panels. The timbers are of large section. Shippon and hayloft doors and full-height double doors to threshing floor are boarded. A probably C19 brick lean-to covers rear opening to threshing floor. Inside are 4 fine pairs of large crucks. The 2 eastern pairs are complete, with collars near apex, the 2 western pairs sawn off near top and braced with sawn collars and kingposts. Large oak purlins. At left of yard 2 chamfered oak posts support roof of open cartshed. The stable of 3 stalls has hayloft over; boarded door and loading door. Ad hoc timber windows to shippon and stable, with hoppers, in keeping under camber-heads. Boarded door in plain projecting softwood case.</p> <p>The building was formerly an outbuilding associated with the farmhouse [Tan House Farm]. Tan House Barn forms one of 3 residential properties that were converted from a Threshing barn and Shippon to residential use in 1990.</p>
Contribution the site makes to the heritage asset	The asset sits within an agrarian and rural landscape which is linked to the historical use of the asset, there are immediate shared views between the heritage asset and site due to the close proximity between them. It is therefore considered that the proposed allocation site provides a considerable contribution to the understanding of the significance of the asset and its setting.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the historic rural setting to the site with loss of the agrarian and rural landscape. Therefore, development may result in a considerable level of harm to the heritage asset's significance.
Maximising enhancements and mitigating harm	<p>Consideration needs to be given to the overall development of the employment area to ensure that it can be designed in a way that is not imposing or harmful to the heritage asset. A landscape buffer should be retained between the heritage asset and any new development. Soft landscaping should also be included to screen the proposed development to retain the rural setting and soften the impact of any buildings.</p> <p>The parcel boundary(s) adjacent to the asset should be pulled away from the barn to maintain its rural setting. This includes the area to the north and to the south west. There is a need to specify the location and type of planting proposed that will contribute to maintain this setting. Any screening should be enhanced through a landscaping scheme.</p>
Conclusion and recommendations	<p>For the reasons stated above, allocation of the site may result in considerable harm to the significance of the heritage asset.</p> <p>Thorough consideration will need to be given to the scale, design and layout of development with a view to minimising any negative impact on the significance of the designated heritage asset affected. With the suggested mitigation measures in place impact on the heritage asset and its setting can be minimised.</p>

BARLEYCASTLE FARMHOUSE (List entry Number: 1329741)	
Heritage Asset	<p>SJ 68 SE APPLETON C.P. BARLEYCASTLE LANE (North Side) 7/4 Barleycastle Farmhouse.</p> <p>II</p>

BARLEYCASTLE FARMHOUSE (List entry Number: 1329741)	
	Farmhouse C17 or earlier, altered C19. Pebbledash over oak frame. Grey slate roof with 3 pebble dashed brick chimneys, one flush on each gable and one right of centre on ridge. 1½ storeys, 3 bays. Lobby entrance behind C20 boarded porch containing C19 boarded door on wrought iron long hinges. 3-light windows have chamfered mullions of wood (painted) and C19 2-pane iron casements. Two raking dormers to front, probably added. The main roof extends over a full-length lean-to brick extension at the back. Inglenook with oak hood-beam. External observation suggests an almost complete oak frame to the lower storey with large chamfered beams and some posts visible in rooms.
Contribution the site makes to the heritage asset	The asset is located within the site which is made up of agrarian and rural landscaping. This is visually and historically linked to the historical use of the asset as a farmhouse and is therefore considered to provide a moderate contribution to the significance of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the agrarian and rural setting to the site. Therefore it may result in moderate level of harm to its significance.
Maximising enhancements and mitigating harm	Consideration needs to be given to the overall development of the employment area to ensure that it can be designed in a way so it is not imposing or harmful to the heritage asset. A landscape buffer should be retained between the heritage asset and any new development. Soft landscaping should also be included to screen the proposed development to retain the rural setting and soften the impact of any buildings.
Conclusion and recommendations	For the reasons stated above, allocation of the site may result in moderate harm to the significance of the ancient monument. Thorough consideration will need to be given to the scale, design and layout of development with a view to minimising any negative impact on the significance of those designated heritage assets affected. With the suggested mitigation measures in place impact on the heritage asset can be minimised.

BOOTH'S FARM FARMHOUSE (List entry Number: 1329740)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. BARLEYCASTLE LANE (North Side) 6/2 Booth's Farm Farmhouse. GV II</p> <p>Farmhouse, late C17, altered. Brick rendered mid C20, with gable copings, cyma kneelers and some dressings of sandstone; graded grey slate roof. The symmetrical front of 2 storeys plus attics has hall behind gabled porch (with one room to each side) and 2 gabled dormers. Flush gable chimneys of brick; each has 2 separated square flues. Mid C20 casements to lower 2 storeys; small-pane C19 dormer windows; all in altered openings. The basket-arched porch contains a 6-panel door in a moulded timber architrave.</p> <p>The 2-storey rear wing is of similar materials.</p> <p>Interior C17 open-well newel stair with plain flat (replacement) balusters between ground and first floor and original splat balusters to upper flights and top landing. Several chamfered oak beams. Boarded doors to most rooms, some of oak on upper floors, on H hinges. There is a fixed cheese-press and bacon-curing slab.</p>
Contribution the site makes to the heritage asset	The asset is located within the site. It comprises a farmhouse which, including other farm buildings within the curtilage of the asset was previously set within an open agricultural and rural landscape, alluding to its use and thus its significance. However, over time industrial development has been introduced

BOOTH'S FARM FARMHOUSE (List entry Number: 1329740)	
	to the north and to the south of the asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now remains to the east of the asset and when considering this along with the soft landscaping screening the asset, it is considered that the proposed allocation site in its current form makes a <u>slight</u> contribution to the setting of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the remaining open rural setting to the site to the east. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east, may result in slight harm to the significance of the asset.
Maximising enhancements and mitigating harm	Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate any potential harm.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Farm. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and to ensure that any potential harm is mitigated.

BOOTH'S FARM, SHIPPON ON LEFT (NORTH WEST) SIDE OF FARMYARD (List entry Number: 1139362)	
Heritage Asset	SJ 68 SW APPLETON C.P. BARLEYCASTLE LANE (North Side) 6/3 Booth's Farm, Shippon on left (north west) side of farmyard. GV II Shippon (formerly barn and shippon) C17 much altered in C18. Brick with oak frame of rectangular brick-nogged panels with strutted queenpost roof truss in rear gable. Grey slate roof. Small mid C20 brick lean-to against right side. Blocked opening to former threshing-floor central in front with two blocked basket-arched openings to shippon, left. Wood casements. Oak queenpost trusses to hayloft roof.
Contribution the site makes to the heritage asset	The asset is located within the site. It comprises a farmhouse which, including other farm buildings within the curtilage of the asset, was previously set within an open agricultural and rural landscape alluding to its use and thus its significance. However, over time industrial development has been introduced to the north and to the south of the asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now remains to the east of the asset and when considering this along with the soft landscaping screening the asset, it is considered that the site in its current form makes a <u>slight</u> contribution to the setting of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the remaining open rural setting to the site to the east. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east, may result in slight harm to the significance of the asset.
Maximising enhancements and mitigating harm	Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate harm.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Farm. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and to ensure that any potential harm is mitigated.

BEEHIVE FARMHOUSE (List entry Number: 1139361)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. BARLEYCASTLE LANE (North Side) 6/1 Beehive Farmhouse</p> <p>Grade II</p> <p>Farmhouse probably C17, altered. T-shaped; the front wing is oak framed in rectangular panels on a brick plinth and the rear wing (probably late C18) is of brick; red tile roofs, formerly thatched. The right gable probably incorporates the upper parts of a former pair of crucks. The left gable is rendered. Brick chimneys flush on left gable, left of centre on front ridge and central on rear wing. The front wing has 3 bays of one storey with attic bedrooms. Part of the 1½ storey rear wing was a shippon. Small timber casements, probably C19; one dormer gable to front.</p> <p>The interior (not fully inspected) has many oak beams and boarded doors on T hinges.</p> <p>Probably a lobby-entrance farmhouse, later modified.</p>
Contribution the site makes to the heritage asset	<p>The asset comprises a farmhouse which, including other farm buildings within the curtilage of the asset was previously set within an open agricultural and rural landscape alluding to its use and thus its significance. However, over time industrial development has been introduced to the north and to the south of the asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now partially remains to the west of the asset therefore, the site in its current form is considered to make a slight contribution to the setting of the asset.</p>
Impact allocation may have on significance	<p>Allocation of the site for development may result in loss of the remaining open rural setting of the site to the east. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east may result in slight harm to the significance of the asset.</p>
Maximising enhancements and mitigating harm	<p>Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate any potential harm to the heritage asset.</p>
Conclusion and recommendations	<p>Allocation of the site for development may result in some harm to the setting of the Farm House. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and to ensure that any potential harm is mitigated.</p>

YEW TREE FARMHOUSE (List entry Number: 1139340)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. YEW TREE LANE</p> <p>6/23 Yew Tree Farmhouse. II</p> <p>Farmhouse C17 or earlier, cased in brick probably circa 1800 and altered. Grey slate roof. A little oak framing with rectangular panels survives in left wall of rear wing. Of 2 storeys, L-shaped, with 4 windows to front and 2 to rear wing. C19 or early C20 timber casements in older openings under skewback arches. Boarded doors.</p>

YEW TREE FARMHOUSE (List entry Number: 1139340)	
	Interior: Two angle nooks, one in front and one in rear wing, each under a ridge chimney of brick, have oak hood-beams, that in front wing very massive. The rear wing has an arched oak beam at side of lobby entrance. Boarded internal doors; simple enclosed staircase.
	The asset comprises a farmhouse which, including other farm buildings within the curtilage of the asset, was previously set within an open agricultural and rural landscape alluding to its historic use and thus its significance. However, over time industrial development has been introduced to the north and to the south of the asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now partially remains to the west of the asset therefore the site in its current form is considered to make a slight contribution to the setting of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the remaining open rural setting to east of the site. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east, may result in slight harm to the significance of the asset.
Maximising enhancements and mitigating harm	Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate any harm to the heritage asset.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Farm. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting, resulting in minimal impact on the listed building and its setting.

CHURCH OF ST CROSS (List entry Number: 1139338)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side) at Appleton Thorn.</p> <p>6/19 Church of St Cross.</p> <p>II</p> <p>Church 1886 by Edmund Kirby at the expense of Piers Egerton Warburton (of Arley). Red sandstone; red tile roof; oak-framed north porch on sandstone plinth. Cruciform with 2-stage tower over crossing. Low hip-roofed transepts; 3-window aisleless nave; one-window chancel; baptistry as a canted bay window projecting from the west end. Rose window above baptistry; Geometrical east window; straight-headed reticulated north and south windows to nave and chancel.</p> <p>Interior: Cradle roof to nave and chancel; crossing arches have continuous mouldings with no capitals; organ in north transept; east window has glass of 1870; stone pulpit.</p>
Contribution the site makes to the heritage asset	The Church is a significant landmark in the area due to its height and size. The proposed allocation site lies approximately 950m to the east of the church. There is soft landscaping which is planted around the rear boundary of St Cross Church which provides screening of the asset. There is residential development within the village of Appleton Thorn; HM Young Offender Institute and the Barleycastle Trading Estate that lie between the asset and the proposed allocation site. However, the asset is located at a slightly higher elevation than the site and so may be visible from it. However, due to the distance and

CHURCH OF ST CROSS (List entry Number: 1139338)	
	intervening uses, it is considered that the site overall has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance, the site makes no connection between the heritage asset and its setting, therefore the 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 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.

SCHOOL FARM FARMHOUSE (List entry Number: 1139339.)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side)</p> <p>6/21 School Farm Farmhouse.</p> <p>Grade II</p> <p>Farmhouse, early C17 or before, rewalled circa 1800. Brick with grey slate roof; oak wallplate survives (under front eaves) from former timber frame. L-shaped; 1½ storeys; door and 3 windows to front; 2 windows to left side; left gable chimney; chimney on front ridge and on ridge of left wing, all of brick. Small wood casement windows, under skewback arches in lower storey. C19 porch with tiled gabled roof on brackets.</p> <p>Interior: The ingle nook in parlour right of entrance has a hood-beam supported (right of nook) on a shaped stone pier with carved patterns. Many chamfered oak beams of large section. Jowls survive from the former oak frame at ground floor ceiling; oak purlins; doors of 3 wide boards; one C17 oak door of small panels upstairs.</p>
Contribution the site makes to the heritage asset	The proposed allocation site is separated approximately 1km from School Farm Farmhouse on the western edge of the village of Appleton Thorn. The open rural agrarian land to the west/north of the asset reflects the historic rural character and use of School Farm. However, there is residential development within the village of Appleton Thorn; HM Young Offender Institute and the Barleycastle Trading Estate that lie between the asset and the proposed allocation site. Therefore, due to the distance and intervening uses, it is considered that the site has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance, the site makes no connection between the heritage asset and its setting, therefore the 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 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.

8. Locally Listed Buildings

BARN AT BRADLEY HALL OFF CLIFF LANE	
Heritage Asset	Description not available.
Contribution the site makes to the heritage asset	The heritage asset is located approximately 80m away from the proposed site with shared views. Due to this location, the site contributes significantly to the character of the heritage asset as a rural backdrop which reflects the historic use of the Barn.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural setting, which could harm the historic use and appearance of the barn. This could result in moderate harm to the significance of the asset.
Maximising enhancements and mitigating harm	In order to mitigate harm to the asset and its setting, a landscaping buffer and soft landscaping should be introduced around the heritage asset which can help to retain its setting. Development can also be situated a distance away from the asset and designed to be sympathetic to its rural surroundings.
Conclusion and recommendations	It is likely that allocation of the site would result in moderate harm to the significance of the barn and its setting. The mitigation measures outlined would need to be considered in order to ensure that the site conserves and enhances the asset.

BRADLEY HALL OFF CLIFF LANE	
Heritage Asset	Detached farm house built within a moated garden. The original Bradley Hall occupied the site in the early 14th century. It was rebuilt in 1460 and again in the 17th century, and has been considerably altered since. The moat itself survives in good condition and remains water filled, thus conditions suitable for the preservation of organic materials are considered to exist here. Remains of two earlier building phases of Bradley Hall will survive beneath the present house and gardens.
Contribution the site makes to the heritage asset	The heritage asset is located in an inset area within the proposed allocation site. There is an approximate distance of 80m between the heritage asset and site. The heritage asset is currently surrounded by open countryside which contributes positively to the way the asset is experienced.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural setting, which could harm the historic use and appearance of the barn. This could result in moderate harm to the significance of the asset.
Maximising enhancements and mitigating harm	In order to mitigate harm to the asset and its setting, a landscaping buffer and soft landscaping should be introduced around the heritage asset to help retain its setting. Development should be situated a distance away from the asset and it should be designed to be sympathetic to its rural surroundings.
Conclusion and recommendations	It is likely that allocation of the site would result in moderate harm to the significance of the heritage asset and its setting. The mitigation measures outlined would need to be considered in order to ensure that any future development conserves and enhances the asset.

BARN AT MANOR HOUSE FARM CARTRIDGE LANE	
Heritage Asset	The barn closest to the road (Hunters Croft Barn) is two storey, constructed in red brick with a gable roof covered with slate. The adjacent barn (Hunters Lodge Barn) is single story, constructed using exposed timber framing with red brick infill with a gable roof covered in grey slate. Both barns have been converted into housing.

BARN AT MANOR HOUSE FARM CARTRIDGE LANE	
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 70m from the heritage asset; it makes a moderate contribution to the historic rural character of the heritage asset with open countryside noteworthy to the historic use of the Farm. Between the heritage asset and the site there is some soft landscaping which acts as a slight buffer to the immediate shared views between the site and the asset.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural setting, which could harm the historic character and appearance of the barn. Development could result in a moderate impact to the significance of the asset.
Maximising enhancements and Mitigating harm	In order to mitigate harm to the asset and its setting, a landscape buffer and soft landscaping should be introduced as a barrier to the heritage asset which can help to retain its setting. Development can be situated a distance away from the asset and designed to be sympathetic to its rural surroundings.
Conclusion and recommendations	It is likely that allocation of the site would result in moderate harm to the significance of the asset and its setting. The mitigation measures outlined would need to be considered in order to ensure that the site conserves and enhances the asset.

PATCH COTTAGE, LUMB BROOK ROAD	
Heritage Asset	Semi-detached two storey cottage in a semi-rural position. Designed with a gable roof in grey slate. The exterior brickwork has been rendered and painted and there is a gabled porch over the entrance to the front. Possibly dating from pre 1744.
Contribution the site makes to the heritage asset	Patch Cottage is located approximately 1.6km from the proposed allocation site at the eastern edge of a small strip of residential properties known as Wright's Green. There are open rural agrarian land all around the asset. However, there is an industrial area (Appleton Thorn Trading Estate) between the asset and the proposed allocation site. Therefore, due to the distance and intervening uses it is considered that the site has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance, the site makes no connection between the heritage asset and its setting, therefore the 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 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.

WRIGHT'S GREEN COTTAGE, LUMB BROOK ROAD	
Heritage Asset	SJ 68 SW APPLETON C.P. LUMB BROOK ROAD (South Side) at Wrights Green. 6/10 Wright's Green Cottage. 8.1.70 GV II Cottage C17, altered. Oak panel framing (brick-nogged C19) to side walls; a pair of ogee-shaped crucks in each gable; red tile roof; sandstone walling to east gable wall up to 1st floor. Brick chimney on east gable. Of 1½ storeys and 2 bays. Modern glazed porch; C19 brick lean-to at rear; small casements. Interior: chamfered oak beam over parlour; a pair of crucks in partition wall; 2 massive oak purlins. Listing NGR: SJ6324984513

WRIGHT'S GREEN COTTAGE, LUMB BROOK ROAD	
Contribution the site makes to the heritage asset	The asset is located approximately 1.65km from the proposed allocation site near the eastern edge of a small strip of residential properties known as Wright's Green. There is open rural agrarian land all around the asset. However, there is an industrial area (Appleton Thorn Trading Estate) between the asset and the proposed allocation site. Therefore, due to the distance and intervening uses it is considered that the site has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance, the site makes no connection between the heritage asset and its setting, therefore the 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 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.

PERSIAN COTTAGE & CHERITON COTTAGE LUMB BROOK ROAD	
Heritage Asset	Semi-detached two storey cottages in a semi-rural location, built in the mid C19 designed with a gable roof in grey slate and built in red brick.
Contribution the site makes to the heritage asset	Persian Cottage is located approximately 1.15km from the proposed allocation site in open countryside between the eastern edge of a small strip of residential properties known as Wright's Green and the eastern edge of the village of Appleton Thorn. There is open rural agrarian land all around the asset. However, there is an industrial area (Appleton Thorn Trading Estate) between the asset and the proposed allocation site. Therefore, due to the distance and intervening uses it is considered that the site has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance, the site makes no connection between the heritage asset and its setting, therefore the 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 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.

THORN HOUSE (APPLETON THORN VICARAGE) GREEN LANE	
Heritage Asset	Large detached property, built late C19 in red brick with matching red brick heads, mullions & cills and a red tile multi gable roof.
Contribution the site makes to the heritage asset	The asset is located on the western edge of the village of Appleton Thorn, too the rear of St Cross Church. It is approximately 1km from the proposed allocation site. The asset is within the village boundary and its curtilage is surrounded by soft landscaping which provides moderate screening. Therefore, due to the distance and intervening uses it is considered that the site has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance and intervening development, the site makes no connection between the heritage asset and its setting, therefore the allocation of the site will have a negligible impact to the significance of the heritage asset.

THORN HOUSE (APPLETON THORN VICARAGE) GREEN LANE	
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.

APPLETON THORN VILLAGE HALL, STRETTON ROAD	
Heritage Asset	Formerly the village school. Built circa 1852 from sandstone block with sandstone heads, mullions & cills with a slate covered multi gabled roof and brick built chimney with sandstone quoins and two diamond flues. The original building was owned by the Arley Estate.
Contribution the site makes to the heritage asset	The asset is located near the western edge of the village of Appleton Thorn, approximately 1km from the proposed allocation site. The rear boundary of the asset is surrounded by soft landscaping which provides moderate screening. The asset is within the village boundary and has development on both sides. Therefore, due to the distance and intervening uses it is considered that the site has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance and intervening development, the site makes no connection between the heritage asset and its setting, therefore the 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 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.

THORN BROW FARMHOUSE, GREEN LANE	
Heritage Asset	Large detached former farmhouse. Built in brick with gable roofs covered in slate.
Contribution the site makes to the heritage asset	The farmhouse is located on the western edge of the village of Appleton Thorn, approximately 1km from the proposed allocation site. The curtilage of the asset is surrounded by soft landscaping which provides moderate screening. The asset is within the village boundary and surrounded by residential development on all sides. Therefore, due to the distance and intervening uses it is considered that the site has a negligible contribution to the significance of the heritage asset.
Impact allocation may have on significance	Due to the distance and intervening development, the site makes no connection between the heritage asset and its setting, therefore the 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 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.

SPRINGSIDE, ARLEY ROAD	
Heritage Asset	Built circa 1870. The property is a detached cottage, formerly the local post office, which is set back from the main road, accessed by a private driveway.

SPRINGSIDE, ARLEY ROAD	
	The front elevation provides the formal entrance to the property. The building stands in its own grounds of approximately 0.25 of an acre. There is hard standing parking to the front and side of the house. To the rear of the property there is a large sized garden with mature planting to the boundaries.
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 800m away from the asset and is visually separated from it by the grounds of HM Young Offenders Institution and the Barleycastle Trading Estate. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on 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 is unlikely to result in harm to the significance of the asset.

CABBAGE COTTAGE, 40 CHAPEL LANE	
Heritage Asset	Detached cottage built with red brick with a thatched roof with a small porch over the entrance. Possibly dating from pre 1744.
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 900m away from the asset and is visually separated from it by the grounds of HM Young Offenders Institution, the local primary school and the Barleycastle Trading Estate. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on 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 is unlikely to result in harm to the significance of the asset.

NOOK FARMHOUSE & BARNS ARLEY ROAD	
Heritage Asset	Large detached two storey farmhouse in a semi-rural position. The exterior brickwork has been rendered and painted, it has gable roofs covered in slate and there is a gabled porch over the entrance to the front. The property has been extended to the southeast side and to the rear in recent years.
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 780m away from the asset and is visually separated from it by the grounds of HM Young Offenders Institution and the Barleycastle Trading Estate. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on the asset.

NOOK FARMHOUSE & BARNES ARLEY ROAD	
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

HAWTHORNE COTTAGE, PEPPER STREET	
Heritage Asset	Large detached cottage constructed in brick, partially rendered with a gable roof covered with slate.
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 1.2km away from the asset and is visually separated from it by residential development; the grounds of HM Young Offenders Institution and the Barleycastle Trading Estate. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on 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 is unlikely to result in harm to the significance of the asset.

MOSS VIEW COTTAGE, PEPPER STREET	
Heritage Asset	Detached cottage built in red brick with gable roof covered in red tile.
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 1.2km away from the asset and is visually separated from it by residential development; the grounds of HM Young Offenders Institution and the Barleycastle Trading Estate. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on 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 is unlikely to result in harm to the significance of the asset.

HATTON FARM COTTAGE/THE COTTAGE, PEPPER STREET	
Heritage Asset	Semi-detached cottages set back from the road with staggered build lines. The front of Hatton Farm seems to be exposed wood frame with infill rendered panels, it has a stone built porch with a hip roof covered with tile, and the main roof is covered with slate. The cottage is constructed in red brick, the windows have stone heads and cills and the doorway has a brick arch.
Contribution the site makes to the heritage asset	The proposed allocation site is located approximately 1.5km away from the asset and is visually separated from it by residential development; the grounds of HM Young Offenders Institution and the Barleycastle Trading Estate. There

HATTON FARM COTTAGE/THE COTTAGE, PEPPER STREET	
	are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on 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 is unlikely to result in harm to the significance of the asset.

WALNUT TREE FARMHOUSE, STRETTON ROAD	
Heritage Asset	Detached 2 storey farm house formerly part of a traditional farmstead, the exterior has been rendered with an uneven, painted, sand/cement over what is assumed to be Cheshire brickwork as seen on the barn building to the west. It has a cross gable roof design covered in grey slate.
Contribution the site makes to the heritage asset	The asset is located to the west of the village of Appleton Thorn. The proposed allocation site is located approximately 1.6km away from the asset and is visually separated from it by open fields; residential development; the grounds of HM Young Offenders Institution and the Barleycastle Trading Estate. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on 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 is unlikely to result in harm to the significance of the asset.

BARN AT WALNUT TREE FARM STRETTON ROAD	
Heritage Asset	Formerly part of a traditional farmstead, Circa 1850, constructed in red brick with a gable roof covered in slate, the east end of the roof is of saltbox design.
Contribution the site makes to the heritage asset	The asset is located to the west of the village of Appleton Thorn. The proposed allocation site is located approximately 1.6km away from the asset and is visually separated from it by open fields; residential development; the grounds of HM Young Offenders Institution and the Barleycastle Trading Estate. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The proposed allocation site makes no contribution to the setting of the asset given the separation distance and intervening land uses. Thus, its allocation will have negligible impact on 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 is unlikely to result in harm to the significance of the asset.

9. Conservation Areas

GRAPPENHALL VILLAGE CONSERVATION AREA	
Heritage Asset	<p>Designated in 1974 and extended in 1980 to the West and East. Grappenhall Village is designated to the south-east of Warrington, and to the south of both the River Mersey and the Manchester Ship and Bridgewater Canals.</p> <p>Most of the buildings are late 17th century or 18th century, constructed mainly from rendered brick with slate roofing, and the cobbled streets add a picturesque quality to the scene.</p> <p>On the whole the form of the village is compact and an intimate atmosphere is created by the tight knit building groups and the density of surrounding trees. Yet the central area is far more open as the tree line retreats and a wider space is created between the Ram's Head PH and the playing fields of the FORMER Grappenhall residential school.</p> <p>The western and eastern edges of the Conservation Areas are defined by physical barriers. To the east, the Grappenhall Bridge encloses the village and leads to the new development on the opposite bank of the canal. While to the west the road sweeps round to the north and the buildings and trees on this road enclose the village on this side.</p>
Contribution the site makes to the heritage asset	<p>Grappenhall Conservation Area is situated approximately 1.7km away from the proposed allocation site. The conservation area is separated from the proposed allocation site by a wide tract of agricultural land that contains Grappenhall Wood and other smaller pockets of woodland, which limits any potential views.</p> <p>Whilst, it is considered that the rural area to the south attributes a positive appearance to the landscape around the Grappenhall Conservation Area, there are no shared views with the proposed allocation site. It is therefore concluded that the proposed allocation site makes a negligible contribution to the Grappenhall Village Conservation Area.</p>
Impact allocation may have on significance	<p>Given the established screening to the south of the conservation area provided by Grappenhall Wood and the distance between the conservation area and the proposed allocation site, its development is likely to result in negligible harm to significance of the conservation area.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>
Conclusion and recommendations	<p>The site makes no contribution to Grappenhall Village Conservation Area and its allocation for development is unlikely to result in harm to the significance of the asset.</p>

Appendix 1 – Site Boundary and Heritage Assets



