

Proposed Submission
Version Local Plan:
Heritage Impact
Assessment for the Peel
Hall Allocation

2019

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Introduction

1. Scope of the study

- 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified Peel Hall (herein after referred to as 'the site') as one of the areas of growth within the confines of the built area boundary of Warrington. The site is capable of delivering around 1,200 homes and bringing significant potential benefits.
- 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. 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 necessary, advice on any mitigation which may be required. The site is not located within a conservation area nor in close proximity to a conservation area and there are no statutory or locally listed buildings located within the site boundary.

Methodology

2. General Approach

- 2.1 The methodology for assessment is based on Historic England's guidance contained in 'The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3' (2015)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 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 very important to the significance of the asset and its setting.
High	The site is essential to our understanding of the significance of the heritage 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 in 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 site allocation will result in considerable but 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 located between the M62 and Poplars Avenue to the north of the main built up area of Warrington. The site comprises rough, unmanaged pasture, field boundaries and some woodland. The northern boundary of the site is provided by the M62 motorway, to the south-west the boundary is formed by the suburb of Hulme, to the south the site is bounded

by woodland surrounding Woodland Farm and to the west the site is bounded by the built environment of Houghton Green. Peel Hall Farm and Peel Cottage are within the site boundary which is illustrated at Appendix 1. There are no heritage assets within the site boundary.

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 were considered and are assessed within this report. 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

6.1 In carrying out the screening process detailed above, it was identified that there are no statutory listed buildings within 200m of the site. The following listed buildings are situated beyond 200m from the site boundary but given their significance they have been assessed in the context of a potential site allocation at Peel Hall.

CHURCH OF ST OSWALD, GOLDBOURNE ROAD, WINWICK (List Entry Number: 1278428)	
Heritage Asset	<p>SJ 69 SW WINWICK C.P. GOLBORNE ROAD (West Side) Grade I Listed.</p> <p>Church. Bases of north arcade early C13; walls of Legh Chapel and Organ Chamber 1330; west tower 1358; walls and north arcade of nave (except Legh Chapel and Organ Chamber) 1580; South Porch 1720; south arcade of nave rebuilt in 1836 reusing the probably C14 stones; Chancel/Sanctuary and Vestry by Augustus Welby Northmore Pugin for 13th Earl of Derby 1847-9; external stonework, including tracery, restored C19 and C20. Of sandstone with roofs of lead or other metal.</p> <p>West tower with recessed spire; aisled nave of 6 bays; south porch; chapel in east bay of each nave aisle; chancel and sanctuary; north vestry.</p> <p>Tower of 3 stages with stone spire has diagonal buttresses; replaced double door of oak; 3-light reticulated west window with restored figures of Saints Anthony and Oswald in a niche to each side, and with St Anthony's pig carved to right; clock on west and east faces; 2-light bell-openings; crenellated parapet. Aisle and clerestorey windows of 4 lights have panel tracery; the clerestorey windows are above the crowns of alternate aisle arches; buttressed aisles have plain parapet north side, crenellated parapet south side. Steep-roofed chancel and sanctuary of 3-bays has sanctus bellcote on west gable and reticulated windows. The vestry is part of the same design. South porch has C20 replaced doors, square-set buttresses and crenellated parapet. Interior: South arcade on quatrefoil-section columns with bell caps; each north arcade pillar has 8 attached shafts and clumsily-carved caps. Camber-beam panelled oak roofs, of 1711 in their present form, to nave and aisles. Legh Chapel has a fine C16 panelled roof. Brass to Sir Peter Legh (dated 1527) investments and armour (ordained when widowed) and his wife. Monuments to Richard Legh (died 1687); Benet Legh (died 1755 aged 8), and relief (with angel, husband and baby); Mrs Ellen Legh (died 1831) by R J Wyatt, made in Rome. The Gerrard Chapel contains a damaged font circa 1400</p>

	<p>and a brass to Peter Gerard, died 1495. The chancel and sanctuary contain rearranged pews, furnishings and glass designed by Augustus Welby Northmore Pugin: an impressive ensemble.</p> <p>The church contains an interesting sequence of medieval work, the exceptionally fine Legh Chapel and monuments and a good, furnished example of Pugin addition to an existing church.</p>
Contribution the site makes to the heritage asset	The site is located approx. 970m away from the church and a combination of open landscape, residential development and the M62 Motorway separate the two. No views of the church are afforded from the site and it does not form part of its setting. As a result, the site makes negligible contribution to the church and its setting.
Impact allocation may have on significance	Given the distance retained between the site and the asset, as well as the M62, open landscape and residential development separating the two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have negligible 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.

Myddleton Hall (List entry Number: 1231049)	
Heritage Asset	<p>SJ 69 SW WINWICK C.P. DELPH LANE (North Side) Grade II* listed.</p> <p>Hall, 1658; altered internally early C19 and later. Small brown bricks with sandstone plinth and dressings. Of 2 storeys and 5 bays. Hall and 2 cross wings with slightly lower right wing. Roofs of artificial stone slates. In left gable an altered 3-light transomed window to lower storey and a 6-light mullioned window to bedroom, both under labels; the great hall portion has a central 5-light mullioned and transomed window under label to lower storey with a boarded door to right, a weathered stone band at first floor, datestone over door "1658 EH RAS", with 3 carved roses, a 2-light mullioned window over door, a 6-light mullioned window to left and a 1-light window to each storey in return of left gable; the right gable has a 7-light mullioned and transomed window to lower storey and a 7-light mullioned window to upper storey; in the right wing are a replaced boarded door to right, under a label, a 3-light mullioned and transomed window to lower storey, left, and two 4-light windows to upper storey under gable. All glazing is leaded with rectangular panes, some of old glass. Central ridge chimney of brick has 5 separated diagonal flues; chimney between the main and right wings has 3 separated diagonal flues. Ornate bargeboards to main wing C19. In left end some brickwork is renewed and 2 oak mullioned windows to lower storey and 1 to upper storey are inserted. There was a Victorian wing against this end, now demolished. The rear is altered in keeping. Interior. Much of the ground floor is of sandstone flags. 6-panel doors (with margin mouldings in drawing room, formerly the Hall, which has early C19 panelled plaster ceiling and cast iron grate in marble chimney piece). The study has moulded ceiling with 2 plastered beams; the housekeeper's room or snug has a Victorian cast-iron grate in Victorian Tudor chimney piece; the kitchen has cast iron grate probably early C19, with good patterned oven door, weight-turned spit and bread-oven; 2 plastered beams. The open string stair, probably substantially early C19, has straight flight of 10 steps leading to 5 winders. During the early C19 John Greenall (of Gilbert and John Greenall, distillers and brewers) lived at Myddleton Hall.</p>
Contribution the site makes to the heritage	The site is located approx. 960m away from the asset and a combination of open landscape, dense vegetation and the M62 Motorway separate the two. No views

asset	of the asset are afforded from the site and it does not form part of its setting. As a result, the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance retained between the site and the asset, as well as the M62, open landscape separating the two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have negligible 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.

7. Locally Listed Buildings

THE PLOUGH PH, MILL LANE, WINWICK	
Heritage Asset	Detached two storey Public House which is rendered in off white with two large and one small chimney stacks with window cill detailing.
Contribution the site makes to the heritage asset	The site provides a rural setting for the heritage asset and is located approx. 100m away from the PH located within a residential area, there are dwellings adjacent to the PH with open land to the rear of the PH and M62 beyond. Given these elements, the site makes a slight limited contribution to the significance of the setting of the PH.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting of the site however given the distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will result in slight harm to the significance of the heritage asset and its setting.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by ensuring surrounding development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation will result in slight harm to the significance of the PH and its setting. With the measures outlined above this harm can be fully mitigated.

14 RADLEY LANE, WINWICK	
Heritage Asset	Detached two storey residential dwelling which is rendered in white with a single chimney stack.
Contribution the site makes to the heritage asset	Part of the site lies immediately to the south of the asset, approx. 21m away at its nearest point. The majority of the site lies further to the west of the asset and it is separated from the asset by a further dwelling. The southern boundary of the asset benefits from dense vegetation. The site provides a rural and open setting for the heritage asset 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 of the site therefore it would result in a considerable impact on the significance of the asset and its setting.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by ensuring surrounding development is designed sympathetically to its rural setting, buffers and adequate separation distances are implemented and existing planting remains in situ/is enhanced where possible.
Conclusion and recommendations	The site allocation has the potential to have a considerable impact on the heritage asset. The measures identified above would mitigate this harm.

HOUGHTON MILL BRIDGE, CINNAMON LANE NORTH, POULTON WITH FEARNHEAD	
Heritage Asset	Road arch bridge over Black Brook, brown brick with stone walls, repairs have been made to the bridge.
Contribution the site makes to the heritage asset	The site is situated approx. 195m to Houghton Mill Bridge which is located within a residential area and generally framed by soft landscaping on either side which contributes to the way the asset is experienced. However given its distance and siting the site makes little to no contribution to the setting of the 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. Its allocation will have negligible 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.

Appendix 1

Peel Hall Site Boundary and Nearby Heritage Assets

