

## *Heritage Impact Assessment for the Outlying Settlements - August 2021 edited Oct 2021*

*This Warrington Borough Council's reference document to the Proposed Local Plan October 2021 by Local People (NPPF paragraph 15). The Heritage Impact Assessment has flaws and consequentially incorrect as a reference document, meaning the proposed Local Plan is also flawed and incorrect.*

*Through this document it is shown where many incorrect wording or interpretation of the NPPF has been made by the council. It also suggest corrections of the wording where applicable.*

*These comments and corrections have been show next to the council's wording or placed near to the text where space allowed.*

*November 2021*

# Updated Proposed Submission Version Local Plan: Heritage Impact Assessment for the Outlying Settlements Allocations

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August 2021

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**I assume 334 is a typo and should read 34. As the Appendix 1 starts on page 34**

## Introduction

### 1. Scope of the study

- 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified the Borough's outlying settlements as appropriate for some 'incremental growth' to contribute to Warrington's development needs over the plan period. The settlements are capable of bringing significant potential benefits through the sustainable growth of each settlement at an appropriate scale having regard for existing services and infrastructure. Sites have been identified in each settlement and the distribution of dwellings is set out in Table 1 below.

**Table 1: Distribution of new dwellings in the settlements**

Settlement	Capacity of Homes
Croft	75
Culcheth	200
Hollins Green	90
Lymm	306
Winwick	130
<b>TOTAL</b>	<b>801</b>

- 1.2 The Council has recognised that if sites are allocated for development this could impact on the Historic Environment. As such, this report provides an appraisal of the potential impacts of development in each settlement upon the significance of the Historic Environment and where necessary, advice on any mitigation which may be required. The proposed site allocations are not located within or in close proximity to any conservation areas and there are no statutory or locally listed buildings located within any of the site boundaries.
- 1.3 In this report, the proposed site allocations in each of the settlements are considered in turn with a Heritage Impact Assessment carried out for each one in accordance with the methodology set out below.

## Methodology

### 2. General Approach

**This guidance is intended to be used for "Decision-taking" not "Plan-making"**

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)*<sup>1</sup>. 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'<sup>2</sup> (2008); and
- 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3'<sup>3</sup> 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 allocated for development within the Council's emerging Local Plan. **This is decision-taking step**

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

**See the judgments:**  
[Bedford] [2013] EWHC 2847 (Admin), paragraphs 12 to 25  
[Barnwell Manor][2014] EWCA Civ 137, paragraphs 27 to 29  
[James Hall] [2019] EWHC 2899 (Admin), paragraph 34

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.

<sup>1</sup> 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/>

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

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

**To use paragraphs 2.3 and 2.4 as written by the council means the rest of the Heritage Impact Assessment to the Outlying Settlements - August 2021 is based on an incorrect application of the NPPF with regards to Plan-making and as a consequence any subsequent decision-taking using this document as a guideline. The council's Heritage Impact Assessment needs to be totally re-written, the consequence of this means the respective Policies and consequential text in the proposed Local Plan also need to be totally re-written**

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.

**The NPPF does not use Negilable, Slight, Moderate, Considerable and High, see Table 1 Significance Classes and Table 2 Harm Grades, in the main response to show how to follow the NPPF.**

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.

**The NPPF does not use Negilable, Slight, Moderate, Considerable and High, see Table 1 Significance Classes and Table 2 Harm Grades, in the main response to show how to follow the NPPF.**

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 the potential site allocation would reflect national policy along with any recommendations for enhancement and/mitigating harm to the heritage asset and its setting.

**See the judgment [James Hall] [2019] EWHC 2899 (Admin) paragraph 34 and judgment [Barnwell Manor] [2014] EWCA Civ 137 paragraphs 27 to 29. [Bedford] [2013] EWHC 2847 (Admin), paragraphs 12 to 25. These make steps 1 to 4 irrelevant as it is the NPPF paragraph**

**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. *The NPPF paragraph 200a) and 200b) classifies several of these into two separate but equivalent important groups. World Heritage site and Conservation Area are under paragraphs 206, and 207*
- 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. *It is not just the Local Planning Authority in a Local Plan, it is under the NPPF paragraph 15 it is also the Local People who can shape their surroundings to identify non-designated heritage assets*
- 3.4 *Setting of a heritage asset:-*  
 The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

#### 4. Screening and Assessment

An initial screening of heritage assets likely to be affected by the potential allocation of the sites for development was undertaken in line with Step 1. There are no heritage assets within the site boundaries of the proposed allocations. **All heritage assets within 200m of the site have been considered and those likely to be affected are assessed within this report.** *It is the heritage asset setting that is tested not the site's setting*  
**Other assets which were beyond the 200m buffer zone but considered to have the potential to be affected by development given their significance** (Grade I/Grade II\*/Conservation Area) have also been assessed. **See the judgment [James Hall] [2019] EWHC 2899 (Admin) paragraph 34**

The sites proposed for allocation lie on the edge of existing settlements and are rural in nature predominantly comprising of agricultural fields, rough unmanaged pasture, field boundaries with some agricultural or livery uses. Each site is considered in more detail below. The location of the sites, in relation to Heritage Assets is shown in Appendix 1.

**Interesting as Grade 1/Grade II\* are stated as 'wholly exceptional' in NPPF paragraph 200b) are listed as identical to a 'Registered Battlefield' again stated as 'wholly exceptional' NPPF paragraph 200b). The NPPF paragraph 200b) does not distinguish between the stated designated heritage assets in paragraph 200b), so the assets can only be treated as identical regardless of the physical differences. So the NPPF paragraph 200b) list of assets, namely, scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites are Substantial harm to the asset and to the asset setting wise all 'wholly exceptional. see [Barnwell Manor] [2014] EWCA Civ 137 paragraph 28**

**Then you can not have**

## 5. Croft

The site is located north east of the inset settlement of Croft adjacent to Deacons Close and is proposed for allocation for 75 dwellings. The site comprises rough, unmanaged pasture with field boundaries that is used for livery purposes. The site is bounded by the urban area of Croft to the west. To the north, east and south, the boundary is formed by field boundaries with agricultural land beyond. The location of the site, in relation to Heritage Assets is shown in Appendix 1 - Map 1.

### Screening

In carrying out the screening process, it was identified that there are heritage assets within 200m of the site's buffer zone and have been assessed in the context of a potential site allocation at Croft and have been assessed below. **Other assets beyond the 200m buffer zone are not considered to have the potential to be affected by development as the site allocation will result no harm given its significance and setting. See the judgment [James Hall] [2019] EWHC 2899 (Admin) paragraph 34**

### Locally Listed Buildings

FORMER CROFT COUNTY PRIMARY SCHOOL, HEATH LANE, CROFT	
Heritage Asset	Detached single storey gable ended former primary school, with grey slate roof tiles, red brick, muntin windows with a clock and bell tower.
Contribution the site makes to the heritage asset	The site is situated approximately 96m to the asset and is located within built area of Croft village. There are no direct views from the site to the asset. Given these elements, the site makes negligible contribution to heritage asset.
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have negligible impact on the significance of the asset.
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.

18 LORD STREET, CROFT	
Heritage Asset	The two storey gable end building with two chimneys has changed significantly since the listing although some of the original features have been retained. Since these changes to the building the local listed buildings list has not been reviewed and therefore the building remains as a non-designated heritage asset.
Contribution the site makes to the heritage asset	The site is located approximately 200m away from the asset. No views of the building are afforded from the site and it does not form part of its setting. Given these elements, the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in 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.

## 6. Culcheth

The site is located east of the inset settlement of Culcheth bounded by Warrington Road (A574) and Holcroft Lane and will be allocated for residential development, providing around 200 new homes. The site is rural in nature comprises of an open field and field boundaries. The location of the site, in relation to Heritage Assets is shown in Appendix 1 – Map 2.

### Screening

In carrying out the screening process, it was identified that there are heritage assets within 200m of the site's buffer zone and have been assessed in the context of a potential site allocation at Culcheth. Other assets which are beyond the 200m buffer zone but considered to have the potential to be affected by development given their significance have been assessed below.

### Listed Buildings

MILESTONE, WARRINGTON ROAD (List Entry Number: 1392441)	
Heritage Asset	<p>SJ 66591 95659 MILESTONE, WARRINGTON ROAD (east side) Grade II Listed &amp; Locally Listed.</p> <p>II Milestone, probably end C19, stone, located on south eastern side of Warrington Road. Triangular, straight back, downward sloping top. Lettering reads 'NEWCHURCH TOWNSHIP OF CULCHETH' (top); 'TO WARRINGTON 7 MILES' (left); 'TO LEIGH 3 3/4 MILES' (right).</p> <p>Late C19/early C20 triangular stone milestone that represents significant historic interest as a reminder of the area's transport history.</p> <p>Milestone erected between 1894-1908/9.</p>
Contribution the site makes to the heritage asset	The site is located approximately 160m away from the milestone, open landscape separates the two. No views of the milestone are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the milestone and its setting.
Impact allocation may have on significance	Given the distance retained between the site and the asset and siting it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a 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.

### Locally Listed Buildings

MILESTONE, WARRINGTON ROAD	
Heritage Asset	<p>MILESTONE, WARRINGTON ROAD (East Side) Grade II Listed &amp; Locally Listed</p> <p>II Milestone, probably end C19, stone, located on south eastern side of Warrington Road. Triangular, straight back, downward sloping top. Lettering reads 'NEWCHURCH TOWNSHIP OF CULCHETH' (top); 'TO WARRINGTON 7 MILES' (left); 'TO LEIGH 3 3/4 MILES' (right).</p>



MILESTONE, WARRINGTON ROAD	
	<p>Late C19/early C20 triangular stone milestone that represents significant historic interest as a reminder of the area's transport history.</p> <p>Milestone erected between 1894-1908/9.</p>
Contribution the site makes to the heritage asset	The site is located approximately 160m away from the milestone, open landscape separates the two. No views of the milestone are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the milestone and its setting.
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.

After thorough examination of the heritage assets, an asset was discounted from the main assessment. This asset was discounted due to its distance. It was considered that due to this reason there is little relationship between the heritage asset and the proposed allocation site and hence, there would be no harm to their significance as a result of development in this location.

### Listed Buildings

HOLCROFT HALL, HEY SHOOT LANE, CULCHETH (List Entry Number: 1159651)	
Heritage Asset	<p>SJ 69 NE, HOLCROFT HALL, HEY SHOOT LANE, CULCHETH, Grade II* Listed.</p> <p>Farmhouse late C15-early C16 altered and enlarged C18 with subsequent alterations. Rendered brick with slate roof, 2 storeys and attic, 4 bays including added wing. Small porch with stone coping and kneelers. Cross windows to main block twin mullion windows to wing. Some timber eaves gutters, massive chimney stack. Interior: Gothic stone mullioned window in wall which is now internal on staircase, two heavily moulded beams at first floor level and lesser moulded and bevelled beams elsewhere. Priest hole in chimney stack with access from attic. Massive braced collar trusses, purlins and wallplates, ceiling joists. Maud Holcroft said to have married Captain Blood from this house (Croston's History circa 1920). Star awarded for the historic interest of the interior.</p>
Contribution the site makes to the heritage asset	The site is located approximately 1,267m away from the heritage asset. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Given the distance between the site and the asset, it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and	The site makes little or no contribution to the heritage asset and its allocation for

HOLCROFT HALL, HEY SHOOT LANE, CULCHETH (List Entry Number: 1159651)	
recommendations	development is unlikely to result in harm to the significance of the asset.

## 7. Hollins Green

Land to the southwest of the inset settlement of Hollins Green bounded by Marsh Brook Close, Warburton View and Manchester Road (A57) will be allocated for residential development, to provide around 90 new homes. It is rural in nature, comprising of an agricultural field and field boundaries. The location of the site, in relation to Heritage Assets is shown in Appendix 1 - Map 3.

### Screening

In carrying out the screening process, it was identified that there are locally listed buildings within 200m of the site's buffer zone and have been assessed in the context of a potential site allocation at Hollins Green below. Other assets beyond the 200m buffer zone are not considered to have the potential to be affected by development as the site allocation will result no harm given its significance and setting.

### Locally Listed Buildings

BARN AT HOLLY BANK FARM, BRIDGE ROAD OFF MANCHESTER ROAD, RIXTON	
Heritage Asset	Two storey brick built building designed with a gable roof.
Contribution the site makes to the heritage asset	The site is situated approximately 200m away from the asset. Given the distance and siting of the asset, the site makes negligible to the heritage asset.
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have negligible impact on the significance of the asset.
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.

HOLLY BANK FARMHOUSE, BRIDGE ROAD OFF MANCHESTER ROAD, RIXTON	
Heritage Asset	Two storey brick built building designed with a gable roof and chimney stack.
Contribution the site makes to the heritage asset	The site is situated approximately 200m away from the asset. Given the distance and siting of the asset, the site makes negligible 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. The sites allocation will have a 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.

MOUNTING BLOCK O/S HOLLY BANK FARMHOUSE, MANCHESTER ROAD, RIXTON	
Heritage Asset	Stone mounting block.
Contribution the site makes to the heritage asset	The site is situated approximately 200m away from the asset. Given the distance and siting of the asset, the site makes negligible 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. The sites allocation will have a 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.

## 8. Lymm

Three sites have been selected in Lymm for allocation primarily for residential development. These are Pool Lane, Warrington Road and Rushgreen Road and each site is considered separately below.

### 8.1 Pool Lane, Lymm

Land to the west of the inset settlement of Lymm and Lymm Conservation Area bounded by Pool Lane, Oldfield Road and Warrington Road will be allocated for residential development, providing around 40 new homes. It is rural in nature, comprising of an agricultural field and field boundaries. The location of the site, in relation to heritage assets is shown in Appendix 1 – Map 4(a).

#### Screening

In carrying out the screening process detailed above, it was identified that there are heritage assets within 200m of the site's buffer zone which have been assessed in the context of a potential site allocation at Pool Lane. Other assets which were beyond the 200m buffer zone but considered to have the potential to be affected by development given their significance have been assessed below.

#### Listed Buildings

LYMM CROSS, THE CROSS, (List Entry Number: 1227014)	
Heritage Asset	SJ 68 NE LYMM C.P. THE CROSS, Grade I Listed.  Cross, largely early to mid C17, restored 1897. Sandstone on an artificially stepped natural outcrop of red sandstone. Buff masonry. The shaft of the Cross, on a square base of 5 steps with coved treads, stands in a pavilion of red sandstone with square corner pillars which have rudely moulded bases and bell capitals carrying a stone roof with a pedimented gable to each face, and ball finials. The ridge-crossing carries a tapered extension to the shaft of the cross (probably C17) on which is a stone ball and an ornate weathervane. On the east, south and west gables are bronze sundials of 1897 inscribed We are a Shadow; Save Time; Think of the Last.
Contribution the site makes to the heritage asset	The site is located approximately 1,378m away from the heritage asset and the built form of Lymm separates the two. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance between the site and the asset, it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a 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.

LYMM HALL, RECTORY LANE (List Entry Number: 1265849)	
Heritage Asset	SJ 68 NE LYMM C.P. LYMM HALL, RECTORY LANE, (east side) Grade II* Listed.  Hall, late C16, heavily restored, extended and the interior largely rebuilt mid and late C19. Buff coursed sandstone to front and right side, stone-dressed brick to rear. Graded slate roofs with stone chimneys. 2 storeys plus attics. North front: E-shaped; balustraded porch has segmental vault with nailed, boarded oak door at

LYMM HALL, RECTORY LANE (List Entry Number: 1265849)	
	rear; a 3-light mullioned and transomed window to each side; recessed sashes in 2-light mullioned openings to upper storey of central portion; plain parapet rises in 2 steps to projecting gabled wings which have 3-light mullioned windows with recessed sashes to lower storey, 3-light mullioned and transomed windows to upper storey and a single-light window to attic in each gable. West side has recessed sashes in 2-light mullioned openings to lower storey; projecting lateral chimney with corbel-table below parapet and 3 attached square flues; inserted or restored canted 4-light oriel behind chimney. The rear 2 metres of the west face project slightly. The (probably mid C17) south front of red-brown brick on 1 metre flush stone plinth, irregular in plan, has flush-mullioned window openings under labels, informally disposed; recessed gable of 1 window, left, central portion of 3 windows (including stair window); right gable has 2-storey canted bay window with sashes in 4-light mullioned openings. Victorian wing (Jacobean-classical) right of south front has mullioned bow containing French window with sidelights under a balustraded Doric cornice. A C19 service wing masks the east side of house. Interior: Apart from 3 ovolo oak beams in hall, and an early C19 stair with trellis balustrade, no visible pre-victorian features survive.
Contribution the site makes to the heritage asset	The site is located approximately 1,533m away from the heritage asset and the built form of Lymm separates the two. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance between the site and the asset, it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a 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.

STATHAM LODGE, WARRINGTON ROAD (List Entry Number: 1227390)	
Heritage Asset	SJ 68 NE STATHAM LODGE, WARRINGTON ROAD, Grade II Listed.  House, now hotel, circa 1800, altered. Pebbledash, probably on brick, with felt-covered graded grey slate roof. Of 2 storeys and 7 windows, with full-length wooden verandah (on gadrooned posts with arched braces) whose centrepiece forms a porch with swept-out roof in front of slightly projecting pedimented bay. Replaced part-glazed double doors. 12-pane recessed sashes. Small single-storey hip-roofed wing to right. Return front to left has a 2-storey canted bay window with 15-pane recessed sashes; in a full-height shallow round-arched recess to each side is a 15-pane recessed sash to lower storey and a 12-pane recessed sash to upper storey.
Contribution the site makes to the heritage asset	The site is located approximately 57m away from the asset and Pool Lane separates the two. The site and asset are predominantly enclosed by dense vegetation along both sides of Pool Lane. Partial views of the asset are afforded from the site, therefore the site makes a moderate contribution to the setting of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of rural setting of the asset. Its allocation for development may result in residential properties in close proximity to the asset adversely intruding within the setting of the asset via the gaps in screening, resulting in moderate harm to the significance of the asset.
Maximising enhancements and	The provision of additional screening/buffer in the form of soft landscaping along the western boundary to fill in the gaps which can ensure that heritage asset

STATHAM LODGE, WARINGTON ROAD (List Entry Number: 1227390)	
mitigating harm	within its curtilage is experienced in its own setting without visual intrusion from development/building adjacent to the asset. It is also recommended that buildings immediately adjacent to the asset and its curtilage are restricted in height so that they are subservient and to ensure that they would not adversely intrude within the asset's setting.
Conclusion and recommendations	Allocation of the site for development has potential to result in moderate harm to the setting of the heritage asset and buildings within its curtilage. However, the recommendations outlined above can mitigate the harm to the asset.

### Locally Listed Buildings

11/13 POOL LANE, LYMM	
Heritage Asset	Two storey brick built building designed with a gable roof.
Contribution the site makes to the heritage asset	The site is located approximately 120m from the asset. It is predominantly heavily screened by vegetation to the north east of the site, Oldfield Road (track) and open field separates the two. There is no relationship between the site and this asset and the views do not add value to the way the building is appreciated. As such the contribution the site makes to this asset is slight.
Impact allocation may have on significance	Given the distance between the site and the asset, separation by Oldfield Road (track) and dense vegetation, there is no connection between two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have slight impact on the significance of the asset.
Maximising enhancements and mitigating harm	The provision of additional screening/buffer in the form of soft landscaping along the site's north eastern boundary to fill in any gaps which can ensure that heritage asset within its curtilage is experienced in its own setting without visual intrusion from development/building to the asset. It is also recommended that buildings are restricted in height so that they are subservient and to ensure that they would not adversely intrude within the asset's setting.
Conclusion and recommendations	Allocation of the site for development has potential to result in slight harm to the setting of the heritage asset. However, the recommendations outlined above can mitigate the harm to the asset.

15/17 POOL LANE, LYMM	
Heritage Asset	Two storey brick built building designed with a gable roof.
Contribution the site makes to the heritage asset	The site is located approximately 130m from the asset. It is predominantly heavily screened by vegetation to the north east of the site, Oldfield Road (track) and open field which separates the two, there is no relationship between the site and this asset and the views do not add value to the way the building is appreciated. As such the contribution the site makes to this asset is slight.
Impact allocation may have on significance	Given the distance between the site and the asset, separation by Oldfield Road (track) and dense vegetation which separates the two, there is no connection between the two. It is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have slight impact on the significance of the asset.
Maximising enhancements and mitigating harm	The provision of additional screening/buffer in the form of soft landscaping along the site's north eastern boundary to fill in any gaps which can ensure that heritage asset within its curtilage is experienced in its own setting without visual intrusion from development/building to the asset. It is also recommended that buildings are restricted in height so that they are subservient and to ensure that they would not adversely intrude within the asset's setting.

15/17 POOL LANE, LYMM	
Conclusion and recommendations	Allocation of the site for development has potential to result in slight harm to the setting of the heritage asset. However, the recommendations outlined above can mitigate the harm to the asset.

FORMER SCHOOL NOW COMMUNITY CENTRE, WARRINGTON ROAD	
Heritage Asset	Two storey white rendered building designed with a gable red tiled roof and two chimney stacks.
Contribution the site makes to the heritage asset	The site is situated approximately 100m away from the asset. The asset is not visible from the site as a consequence of the confining and isolating nature of the immediate setting therefore the site makes negligible contribution to the setting of the asset.
Impact allocation may have on significance	Given the distance between the site and the asset as well as the confining and isolating nature of the immediate setting there is no connection between 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.

POOL FARM, POOL LANE	
Heritage Asset	Two storey brick built building finished in white render designed with a gable roof and 2 chimney stacks.
Contribution the site makes to the heritage asset	The site is situated approximately 65m away from the asset and Oldfield Road (track) separates the two. It is predominantly heavily screened by dense vegetation, to the north of the site. There is no relationship between the site and this asset and the views do not add value to the way the building is appreciated. As such the contribution the site makes to this asset is slight.
Impact allocation may have on significance	Given the distance between the site and the asset, Oldfield Road (track) separates the two, predominantly heavily screened by dense vegetation along the site's northern boundary, there is no connection between two. It is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have slight impact on the significance of the asset.
Maximising enhancements and mitigating harm	The provision of additional screening/buffer in the form of soft landscaping along the site's northern boundary to fill in any gaps which can ensure that heritage asset within its curtilage is experienced in its own setting without visual intrusion from development/building to the asset. It is also recommended that buildings are restricted in height so that they are subservient and to ensure that they would not adversely intrude within the asset's setting.
Conclusion and recommendations	Allocation of the site for development has potential to result in slight harm to the setting of the heritage asset. However, the recommendations outlined above can mitigate the harm to the asset.

## Conservation Areas

LYMM CONSERVATION AREA
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LYMM CONSERVATION AREA	
Heritage Asset	Lymm Village Conservation Area is centred round a medieval core of the village in the north of the area and extends to the south to include the Lymm Dam. Majority of development reflects post-medieval rebuilding in the village, and a large number of buildings are dated to the 18 <sup>th</sup> and 19 <sup>th</sup> centuries. A total of 23 listed buildings are located within the Conservation Area.
Contribution the site makes to the heritage asset	The allocation site is largely separated from the Lymm Conservation Area. It is situated approximately 800m at the nearest point, with the built form of Lymm separating the two. The site provides no key views to the conservation area or heritage assets within it. It also does not contribute to its setting. As such, the site is considered to make a negligible contribution to the Lymm Conservation Area.
Impact allocation may have on significance	Given the distance, siting and built form of Lymm, the development of the site is likely to result in negligible harm to significance of the conservation area.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to Lymm Conservation Area and its allocation for development is unlikely to result in harm to the significance of the assets.



## 8.2 Warrington Road, Lymm

Land to the west of the inset settlement of Lymm bounded by Warrington Road, the Trans-Pennine Trail and Statham Community Primary School will be allocated for residential development, providing around 130 new homes. It is rural in nature, comprised of agricultural fields and field boundaries. The location of the site, in relation to Heritage Assets is shown in Appendix 1 – Map 4(b).

### Screening

In carrying out the screening process detailed above, it was identified that there are heritage assets within 200m of the site's buffer zone and have been assessed in the context of a potential site allocation at Warrington Road. Other assets which were beyond the 200m buffer zone but considered to have the potential to be affected by development given their significance have been assessed below.

### Listed Buildings

LYMM CROSS, THE CROSS (List Entry Number: 1227014)	
Heritage Asset	SJ 68 NE LYMM C.P. THE CROSS, Grade I Listed.  Cross, largely early to mid C17, restored 1897. Sandstone on an artificially stepped natural outcrop of red sandstone. Buff masonry. The shaft of the Cross, on a square base of 5 steps with coved treads, stands in a pavilion of red sandstone with square corner pillars which have rudely moulded bases and bell capitals carrying a stone roof with a pedimented gable to each face, and ball finials. The ridge-crossing carries a tapered extension to the shaft of the cross (probably C17) on which is a stone ball and an ornate weathervane. On the east, south and west gables are bronze sundials of 1897 inscribed We are a Shadow; Save Time; Think of the Last.
Contribution the site makes to the heritage asset	The site is located approximately 1,216m away from the heritage asset and the built form of Lymm separates the two. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance 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 a 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.

LYMM HALL, RECTORY LANE (List Entry Number: 1265849)	
Heritage Asset	SJ 68 NE LYMM C.P. LYMM HALL, RECTORY LANE, (east side) Grade II* Listed.  Hall, late C16, heavily restored, extended and the interior largely rebuilt mid and late C19. Buff coursed sandstone to front and right side, stone-dressed brick to rear. Graded slate roofs with stone chimneys. 2 storeys plus attics. North front: E-shaped; balustraded porch has segmental vault with nailed, boarded oak door at rear; a 3-light mullioned and transomed window to each side; recessed sashes in 2-light mullioned openings to upper storey of central portion; plain parapet rises in 2 steps to projecting gabled wings which have 3-light mullioned windows with

LYMM HALL, RECTORY LANE (List Entry Number: 1265849)	
	recessed sashes to lower storey, 3-light mullioned and transomed windows to upper storey and a single-light window to attic in each gable. West side has recessed sashes in 2-light mullioned openings to lower storey; projecting lateral chimney with corbel-table below parapet and 3 attached square flues; inserted or restored canted 4-light oriel behind chimney. The rear 2 metres of the west face project slightly. The (probably mid C17) south front of red-brown brick on 1 metre flush stone plinth, irregular in plan, has flush-mullioned window openings under labels, informally disposed; recessed gable of 1 window, left, central portion of 3 windows (including stair window); right gable has 2-storey canted bay window with sashes in 4-light mullioned openings. Victorian wing (Jacobean-classical) right of south front has mullioned bow containing French window with sidelights under a balustraded Doric cornice. A C19 service wing masks the east side of house. Interior: Apart from 3 ovolo oak beams in hall, and an early C19 stair with trellis balustrade, no visible pre-victorian features survive.
Contribution the site makes to the heritage asset	The site is located approximately 1,347m away from the heritage asset and the built form of Lymm separates the two. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance and sitting retained between the site and the asset, it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a 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.

BARSBANK LANE AQUEDUCT (List Entry Number: 1139329)	
Heritage Asset	SJ 68 NE LYMM C.P. THE BRIDGEWATER CANAL, Grade II Listed.  Canal aqueduct over Barsbank Lane, circa 1770 by James Brindley. Sandstone and brick. Deep segmental arch of brick with stone springers and backed by stone band on each face. The archway curves downward towards centre under canal. The side-walls of brick and stone under archway have a curved batter. Curved and battered abutments of stone; battered retaining walls to cutting for the roadway about the south face; curved parapet of brick to towpath north of canal has plain flush coping and quoins. Raised paving (east side) under archway.
Contribution the site makes to the heritage asset	The site is located approximately 185m away from the aqueduct with some existing residential development between the asset and the site. No views of the aqueduct 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 between the site and the asset, it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes 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.

STATHAM LODGE, WARINGTON ROAD (List Entry Number: 1227390)
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STATHAM LODGE, WARRINGTON ROAD (List Entry Number: 1227390)	
Heritage Asset	<p>SJ 68 NE STATHAM LODGE, WARRINGTON ROAD, Grade II Listed.</p> <p>House, now hotel, circa 1800, altered. Pebbledash, probably on brick, with felt-covered graded grey slate roof. Of 2 storeys and 7 windows, with full-length wooden verandah (on gadrooned posts with arched braces) whose centrepiece forms a porch with swept-out roof in front of slightly projecting pedimented bay. Replaced part-glazed double doors. 12-pane recessed sashes. Small single-storey hip-roofed wing to right. Return front to left has a 2-storey canted bay window with 15-pane recessed sashes; in a full-height shallow round-arched recess to each side is a 15-pane recessed sash to lower storey and a 12-pane recessed sash to upper storey.</p>
Contribution the site makes to the heritage asset	<p>The site is located approximately 140m away from the asset and Warrington Road separates the two. The site and the heritage asset is predominantly enclosed by dense vegetation along both sides of Warrington Road. Partial views of the asset are afforded from the site and although the open nature of the site contributes to the rural setting of the asset, the views are limited. As a result, there is no relationship between the site and the asset and the views do not add value to the way the building is appreciated. Hence, the sites allocation will have slight impact on the significance of the asset.</p>
Impact allocation may have on significance	<p>In its current form, the site makes a negligible contribution to the significance of the asset and the associated building within its curtilage. However, its allocation for development may result in residential properties in close proximity to the asset adversely intruding within the setting of the asset via the gaps in screening, resulting in slight harm to the significance of the asset.</p>
Maximising enhancements and mitigating harm	<p>The provision of additional screening/buffer in the form of soft landscaping along the northern boundary to fill in the gaps can ensure that the heritage asset within its curtilage is experienced in its own setting without visual intrusion. It is also recommended that buildings immediately adjacent to the asset and its curtilage are restricted in height so that they are subservient and to ensure that they would not adversely intrude within the asset's setting.</p>
Conclusion and recommendations	<p>Allocation of the site for development has potential to result in slight harm to the setting of the heritage asset and buildings within its curtilage. However, the recommendations outlined above can mitigate the harm to the asset.</p>

### Locally Listed buildings

POOL FARM, POOL LANE	
Heritage Asset	<p>Two storey brick built building finished in white render designed with a gable roof and 2 chimney stacks.</p>
Contribution the site makes to the heritage asset	<p>The site is situated approximately 200m away from the asset and Warrington Road separates the two. As a consequence of the separation distance the site makes a negligible contribution to the heritage asset.</p>
Impact allocation may have on significance	<p>The site makes no contribution to the setting of the building and given the separation between the two, its allocation will have negligible impact on the asset.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>
Conclusion and recommendations	<p>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.</p>

FORMER SCHOOL NOW COMMUNITY CENTRE, WARRINGTON ROAD	
Heritage Asset	Single storey brick built building designed with a gable roof and chimney.
Contribution the site makes to the heritage asset	The site is situated approximately 134m away from the asset however as a consequence of the confining and isolating nature of the immediate setting, its allocation will have negligible impact on the asset.
Impact allocation may have on significance	The site makes no contribution to the setting of the building and given the separation between the two, its allocation will have negligible impact on 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.

THE STAR INN PUBLIC HOUSE, STAR LANE	
Heritage Asset	Three storey brick built building designed with a gable roof including two chimney stacks, front porch entrance, sash windows and sills.
Contribution the site makes to the heritage asset	The site is situated approximately 100m away from the asset which is separated by allotment gardens and a building. Given the open rural surroundings the site makes a moderate contribution to the significance of the heritage asset.
Impact allocation may have on significance	Given the distance between the site and the asset, allocation of the site for development may result in the loss of rural setting of the asset therefore its allocation will have moderate impact on the significance of the asset.
Maximising enhancements and mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by providing a landscape buffer along the site's eastern boundary and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	Allocation of the site for development has potential to result in moderate harm to the setting of the heritage asset and buildings within its curtilage. However, the recommendations outlined above can mitigate the harm to the asset.

## Conservation Areas

LYMM CONSERVATION AREA	
Heritage Asset	Lymm Village Conservation Area is centred around the medieval core of the village in the north of the area and extends to the south to include the Lymm Dam. Majority of development reflects post-medieval rebuilding in the village, and a large number of buildings are dated to the 18 <sup>th</sup> and 19 <sup>th</sup> centuries. A total of 23 listed buildings are located within Lymm Conservation Area.
Contribution the site makes to the heritage asset	The site is approximately 650m from Lymm Conservation Area at its nearest point, with the built form of Lymm separates the two. The site provides no key views to the conservation area or heritage assets within it. It also does not contribute to its setting. As such, the site is considered to have negligible contribution to the Lymm Conservation Area.
Impact allocation may have on significance	Given the distance, siting and built form of Lymm, the development of the site is likely to result in negligible harm to significance of the conservation area.
Maximising enhancements and mitigating harm	None
Conclusion and recommendations	The site makes little or no contribution to Lymm Conservation Area and its allocation for development is unlikely to result in harm to the significance of the

LYMM CONSERVATION AREA

assets.

### 8.3 Rushgreen Road, Lymm

Land to the east of the inset settlement of Lymm and Lymm Conservation Area bounded by Rushgreen Road, Tanyard Farm and the Bridgewater Canal will be allocated for a mixed use development, providing around 136 new homes. It is rural in nature, comprising of unused former agricultural fields and field boundaries. The location of the site, in relation to Heritage Assets is shown in Appendix 1 – Map 4(c).

#### Screening

In carrying out the screening process detailed above, it was identified that there are heritage assets within 200m of the site's buffer zone and have been assessed in the context of a potential site allocation at Rushgreen Road. Other assets which were beyond the 200m buffer zone but considered to have the potential to be affected by development given their significance have been assessed below.

#### Listed Buildings

LYMM CROSS, THE CROSS (List Entry Number: 1227014)	
Heritage Asset	SJ 68 NE LYMM C.P. THE CROSS, Grade I Listed.  Cross, largely early to mid C17, restored 1897. Sandstone on an artificially stepped natural outcrop of red sandstone. Buff masonry. The shaft of the Cross, on a square base of 5 steps with coved treads, stands in a pavilion of red sandstone with square corner pillars which have rudely moulded bases and bell capitals carrying a stone roof with a pedimented gable to each face, and ball finials. The ridge-crossing carries a tapered extension to the shaft of the cross (probably C17) on which is a stone ball and an ornate weathervane. On the east, south and west gables are bronze sundials of 1897 inscribed We are a Shadow; Save Time; Think of the Last.
Contribution the site makes to the heritage asset	The site is located approximately 436m away from the heritage asset and a largely residential area separates the two. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance between the site and the asset, it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes 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.

LYMM HALL, RECTORY LANE (List Entry Number: 1265849)	
Heritage Asset	SJ 68 NE LYMM C.P. LYMM HALL, RECTORY LANE, (east side) Grade II* Listed.  Hall, late C16, heavily restored, extended and the interior largely rebuilt mid and late C19. Buff coursed sandstone to front and right side, stone-dressed brick to rear. Graded slate roofs with stone chimneys. 2 storeys plus attics. North front: E-shaped; balustraded porch has segmental vault with nailed, boarded oak door at rear; a 3-light mullioned and transomed window to each side; recessed sashes in 2-light mullioned openings to upper storey of central portion; plain parapet rises in 2 steps to projecting gabled wings which have 3-light mullioned windows with

LYMM HALL, RECTORY LANE (List Entry Number: 1265849)	
	recessed sashes to lower storey, 3-light mullioned and transomed windows to upper storey and a single-light window to attic in each gable. West side has recessed sashes in 2-light mullioned openings to lower storey; projecting lateral chimney with corbel-table below parapet and 3 attached square flues; inserted or restored canted 4-light oriel behind chimney. The rear 2 metres of the west face project slightly. The (probably mid C17) south front of red-brown brick on 1 metre flush stone plinth, irregular in plan, has flush-mullioned window openings under labels, informally disposed; recessed gable of 1 window, left, central portion of 3 windows (including stair window); right gable has 2-storey canted bay window with sashes in 4-light mullioned openings. Victorian wing (Jacobean-classical) right of south front has mullioned bow containing French window with sidelights under a balustraded Doric cornice. A C19 service wing masks the east side of house. Interior: Apart from 3 ovolo oak beams in hall, and an early C19 stair with trellis balustrade, no visible pre-victorian features survive.
Contribution the site makes to the heritage asset	The site is located approximately 468m away from the heritage asset and the built form of Lymm separates the two. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance between the site and the asset, it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a 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.

TANYARD FARMHOUSE, RUSHGREEN ROAD (List Entry Number: 1227387)	
Heritage Asset	SJ 68 NE LYMM C.P. RUSHGREEN ROAD, No.88 (Tanyard Farmhouse, (south side), Grade II Listed.  Farmhouse, mid C17, with rear extension circa 1800. Squared, tooled, coursed sandstone in large blocks, with rear and right wings of brick; grey slate roofs. Of 2 storeys and 2 windows with 4-light recessed mullioned openings to lower storey; the slightly recessed upper storey (on weathered band) has 3-light windows, that to the right with recessed mullions, that to the left flush mullions. 3-light flush-mullioned window to upper storey in left end gable. Central chimney of brick, just behind ridge. Right wing, in English garden wall bond red-brown brickwork, projects slightly, with vernacular wood casements in end gable. Interior: Lobby entrance; stone inglenook with oak bressumer; 1 heavy chamfered oak beam; 1 oak broad-boarded door on old gudgeons.
Contribution the site makes to the heritage asset	The site is located approximately 100m away from the asset and a new retail unit and residential development separates the two. There now no views of the asset afforded from the proposed allocation site and it does not form part of its setting. As a result, there is no relationship between the site and the asset and the views do not add value to the way the building is appreciated. As such the site only makes a slight contribution to the asset and its setting.
Impact allocation may have on significance	In its revised form, the site makes no contribution to the significance of the asset and the associated building within its curtilage. No views of the heritage asset are afforded from the site and it does not form part of its setting. As a result, the site makes a negligible contribution to the asset and its setting.
Maximising enhancements and	None required.

TANYARD FARMHOUSE, RUSHGREEN ROAD (List Entry Number: 1227387)	
mitigating harm	
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.

### Locally Listed Buildings

68 RUSHGREEN ROAD, LYMM	
Heritage Asset	Two storey brick built building with a gable roof with chimney stacks and mullion windows including sills.
Contribution the site makes to the heritage asset	The site is situated approximately 66m away from the asset. However, as a consequence of the confining and isolating nature of the immediate setting of residential properties to the side and rear of the asset, there is no relationship between the site and the asset and the views do not add value to the way the building is appreciated. As such the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	The site makes no contribution to the setting of the building and given the confining and isolating nature of the immediate setting its allocation will have negligible impact on 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.

### Conservation Areas

LYMM CONSERVATION AREA	
Heritage Asset	Lymm Village Conservation Area is centred round a medieval core of the village in the north of the area and extends to the south to include the Lymm Dam. Majority of development reflects post-medieval rebuilding in the village, and a large number of buildings are dated to the 18 <sup>th</sup> and 19 <sup>th</sup> centuries. A total of 23 listed buildings are located within Lymm Conservation Area.
Contribution the site makes to the heritage asset	The site is largely separated from the Lymm Conservation Area. It is situated Approx. 250m at the nearest point, with the built form of Lymm separating the two. The site provides no key views to the conservation area or heritage assets within it. It also does not contribute to its setting. As such, the site is considered to have negligible contribution to the Lymm Conservation Area.
Impact allocation may have on significance	Given the distance, siting and built form of Lymm, the development of the site is likely to result in negligible harm to significance of the conservation area.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to Lymm Conservation Area and its allocation for development is unlikely to result in harm to the significance of the assets.





## 9. Winwick

Land to the north of Winwick between Golborne Road (A573) and Waterworks Lane will be allocated for residential development, providing a minimum of 130 new homes. It is rural in nature, comprising of an agricultural field and field boundaries. To the west of the site lies the Battle of Winwick Registered Battlefield. The location of the site, in relation to Heritage Assets is shown in Appendix 1 - Map 5.

**This map is flawed as it highlights the 'site setting' not the 'Heritage Assets setting in relation to the site'. The NPPF paragraph 200 states "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting)", This is clear DEVELOPMENT WITHIN ITS SETTING. See the judgments [James Hall] 34; [Barnwell Manor] 28 and 29; and [Bedford] 12 to 25.**

### Screening

In carrying out the screening process, it was identified that there are heritage assets within 200m of the site's buffer zone and the site lies west of Winwick Battlefield Ground. These assets have been assessed in the context of a potential site allocation at Winwick. Other assets which are beyond the 200m buffer zone but considered to have the potential to be affected by development given their significance have been assessed below.

### Listed Buildings

CHURCH OF ST OSWALD, GOLBORNE 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) in vestments 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 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</p>

CHURCH OF ST OSWALD, GOLBORNE ROAD, WINWICK (List Entry Number: 1278428)	
	to an existing church.
Contribution the site makes to the heritage asset	The site is located approximately 400m away from the church and the built up area of Winwick separates 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 a negligible contribution to the church and its setting.
Impact allocation may have on significance	Given the distance retained between the site and the asset and the built up area of Winwick it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required. <b>Unlikely is not 'No Harm' Judgement [James Hall] 34, so 'less than substantial'; judgment [Barnwell Manor] 27 to 29; and judgment [Bedford] 12 to 25</b>
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is <b>unlikely to result in harm to the significance of the asset.</b>

**Does not state all the designated heritage assets in Winwick eg. Travellers Rest Stone, Swan Green Milestone A573 opposite Hornby Lane**

### Locally Listed Buildings

FORMER METHODIST CHAPEL, GOLBORNE ROAD, WINWICK	
Heritage Asset	Brick built church with spire.
Contribution the site makes to the heritage asset	The site is located approximately 121m to the asset. No views of the church are afforded from the site and it does not form part of its setting. The site provides no contribution to the setting of the asset, as such the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required. <b>Unlikely is not 'No Harm' Judgement [James Hall] 34, so 'less than substantial', NPPF para 203</b>
Conclusion and recommendations	The site makes little or no contribution to the asset and its allocation for development is <b>unlikely to result in harm to the significance of the asset.</b>

NORTHERN WATERWORKS COTTAGE, WATERWORKS LANE, WINWICK	
Heritage Asset	Two storey brick building with chimney stack.
Contribution the site makes to the heritage asset	The site is located approximately 146m away from the asset. No views of the building are afforded from the site due to its separation by a covered reservoir and some buildings. Given these elements, the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required. <b>Unlikely is not 'No Harm' Judgement [James Hall] 34, so 'less than substantial', NPPF para 203</b>
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.

SOUTHERN WATERWORKS COTTAGE, WATERWORKS LANE, WINWICK	
Heritage Asset	Two storey brick building, rendered in white with chimney stack.
Contribution the site makes to the heritage asset	The site is located approximately 166m away from the asset. No views of the building are afforded from the site due to its separation by a covered reservoir and some buildings. Given these elements, the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the siting and distance retained between the site and the asset it is unlikely that allocation of the site will impact on the significance of the asset. The sites allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required. <i>Unlikely is not 'No Harm' Judgement [James Hall] 34, so 'less than substantial', NPPF para 203</i>
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.

### Historic Setting

BATTLE OF WINWICK (ALSO KNOWN AS BATTLE OF RED BANK) 1648 (List Entry Number: 1412878)	
Heritage Asset	<p>SJ5991193705, BATTLEFIELD, WINWICK, WARRINGTON</p> <p>The site of the Battle of Winwick on 19 August 1648, which ended the Second English Civil War as a military contest.</p> <p>The Battle of Winwick (also known as the Battle of Winwick Pass and the Battle of Red Bank), fought in 1648, is included on the Register of Historic Battlefields for the following principal reasons:</p> <ul style="list-style-type: none"> <li>* Historic importance: for its national historical significance as the last battle of the Second English Civil War, securing the advantages gained at Preston two days previously and resulting in the complete disbanding of the royalist infantry;</li> <li>* Topographical integrity: retaining substantial integrity despite some later development, with the defensive and attacking positions of the opposing armies and the majority of the topographical character pertinent to the course of the battle still clearly legible in the landscape; * Archaeological potential: possessing substantial overall archaeological potential as the only English battlefield of the Second Civil War which remains in a good state of preservation.</li> </ul> <p><b>History</b></p> <p>SOURCES Three accounts of the battle itself are known from men who were present. Two were written almost immediately; by Major John Sanderson (a parliamentary officer) and the parliamentary commander Oliver Cromwell, whose letters to Parliament just a few days later were published by George Ormerod in 1844. Captain John Hodgson was a parliamentarian soldier whose memoirs were written in 1683 and published in 1806 with the memoirs of Sir Henry Slingsby. Major Edward Robinson (a parliamentarian soldier) was not at Winwick but was ordered to stay at Preston after the battle there, and can be assumed to have had good accounts soon afterwards, although his account of the Civil Wars in Lancashire was probably transcribed after the Restoration, and published in 1864. James Heath (a royalist author whose account was first written in 1661), identified the 'place called Red-bank' between Wigan and Warrington (Heath, 1676). The Ordnance Survey has, since the 1849 1:10,560 map, named Red Bank and marked the battle in the fields to the south of Hermitage Green Lane and the east of the</p>

BATTLE OF WINWICK (ALSO KNOWN AS BATTLE OF RED BANK) 1648 (List Entry Number: 1412878)

A49. This corresponds with the field names in the Tithe survey for Winwick, which include several 'Scotch fields' and 'butch crow'.

**HISTORICAL CONTEXT** The Civil Wars of the mid-C17 were a reflection of profound political, constitutional, religious and social conflict that was expressed in a struggle for control between King and Parliament. During the Second Civil War, royalist forces had been recruited in the north of England and they, along with a substantial Scottish force commanded by the Duke of Hamilton, marched south with the ultimate aim of restoring Charles I to the throne.

Elements of these forces were defeated at Preston on 17 August 1648 but perhaps 7,000 infantry and 4,000 mounted troops marched southwards in retreat. They were pursued from Preston by elements of the parliamentary New Model Army, under the command of Oliver Cromwell, numbering around 6,000 infantry and 2,500 mounted troops. However, having marched far and fast to get to Preston, Cromwell did not begin the pursuit until the day after the battle. With ground made boggy and streams swollen by a miserably wet summer, his progress was slow, with only his advance guard able to harry the royalists. Just north of Wigan they made as if to stand and fight, before retiring to the town where they spent the night of 18 August and plundered the town despite its normally royalist sympathies. The march and skirmishing led to casualties, capture and desertion, and the royalist foot (mainly Scots under General Baillie) probably numbered between 4,000 and 6,000 when they retired from Wigan, and made a stand at Winwick on 19 August.

The royalist horse continued to Warrington, three miles to the south, which at the time was the only crossing of the Mersey for ten miles in either direction suitable for an army. It was intended for the foot to follow after a holding action, and then to cross the bridge with the protection of the horse and hold Cromwell's army at the bridge. This would allow the main force to continue south out of Cromwell's reach and unite with comrades raised in north Wales. However, the horse crossed the river on arrival. This splitting of the force left the fate of the whole invasion in the hands of the Scottish infantry at Winwick, for without them and with less recruiting success in Wales than envisaged, the royalists had no hope of further gains.

**DESCRIPTION OF THE MILITARY ACTION** The battle comprised an initial stand by several regiments of royalists followed by a fighting retreat/pursuit. The Scots chose for their stand a place called Red Bank, where the road from Wigan to Warrington crossed the marshy valley of a tributary of the Newton brook and passed through a high sandstone bank along part of the southern edge of the valley. The spot lies approximately half a mile to the north-west of the centre of Winwick. The denouement took place to the north of St Oswald's church, where the Scots, having retreated across the intervening ground, were surrounded.

Cannon balls now in Warrington museum are said to have come from the battlefield, and are probably from easily-transportable frame guns as Cromwell is not thought to have had any heavy artillery. No doubt musket shots were also exchanged across the valley, where each army spread out, probably mainly on the higher ground to the east of the road, while close-quarter fighting took place along the road itself, close to the narrow pass. Heath records that, 'in a narrow lane, they made a stand with a Body of Pikes and lined the hedges with muskets, who so rudely entertained the pursuing enemy, that they were compelled to stop (having lost abundance of men, and Col Thornhill himself) until the coming up of Col Pride's regiment of foot, who after a sharp dispute put those brave fellows to

BATTLE OF WINWICK (ALSO KNOWN AS BATTLE OF RED BANK) 1648 (List Entry Number: 1412878)

the run: they were commanded by a little spark in a blew bonnet, that performed the part of an excellent commander, and was killed on the place. After this, they never turned head, but ran, crying, mercy, mercy, (so that the noise thereof was heard at 5 miles distance) until they came to Warrington-Bridge, where Bailly made conditions for quarter, and rendered himself and 4,000 of them prisoners.' (Heath, 1676)

Hodgson records that as Cromwell's vanguard (forlorn hope) approached the pass, the Scots, 'snaffled our forlorn and put them to retreat' (Slingsby, 1806). Cromwell's own account reads, 'the enemy made a stand at a passe near Winwicke. We held them in some dispute till our army came up, they maintaining the passe with great resolution for many hours, ours and theirs coming to push of pike and very close charges, and forced us to give ground, but our men, by the blessing of God, quickly recovered it, and charging very home upon them, beat them from their standing, where we killed about a thousand of them, and tooke (as we believe) about two thousand prisoners, and prosecuted them home to Warrington town.....As soon as we came thither I received a message from Lieutenant-General Bailly, desiring some capitulation to which I yielded.....and the commissioners deputed by me have received, and are receiving...about foure thousand compleat Armes, and as many prisoners, and thus you have their infantry totally ruined.' (Ormerod, 1844). Hodgson claims that 4,000 to 5,000 prisoners were put under guard in Winwick church, although Sanderson estimates it as closer to 1,500.

The initial engagement (Cromwell's 'some dispute') lasted around three to four hours, while his main army caught up with the vanguard. Maj Robinson states that local information assisted Cromwell (probably headquartered at the Lodge where Newton Park farm now stands) in discovering a route around the right flank of the Scots. This would have bypassed the Coppice Wood brook which ran southwards from Newton Park and constrained Cromwell's eastern flank. When the main army arrived, Col Pride's regiment of foot was ordered forward, while Hodgson says that the parliamentarians were 'drawn up, horse and foot, to give them a charge', presumably a frontal assault. He also says that a body of royalist horse appeared, 'on the muir [moor], from Warrington bridge' (Slingsby, 1806), but that the Scots' retreat began before they became engaged. However, by this time all of the royalist horse is thought to have crossed the Mersey. It may be that he actually saw his own side's cavalry, who may have used the route mentioned by Robinson, and whose appearance would better explain the capitulation which ensued. Maj Sanderson says that the Scots ran and that four cavalry troops (approximately 320 horses) careered up to Winwick and got in front of the fleeing Scots, resulting in hundreds of deaths in the fields and town.

The Scots' flight south led to, 'that little Greene place of ground short of Winwick Church and there they [the New Model Army] made a great slaughter of them' (Robinson, 1864). Those who made it to Warrington found no reinforcements. The surrender of the entire infantry force later that day effectively ended the invasion and decided the military outcome of the Second Civil War by rendering impossible any relief of the besieged royalist strongholds. Sanderson records that all the highways, corn fields, meadows, woods and ditches were strewn with the dead all the way from Wigan to Warrington (as well as further north as a result of earlier battles). Those prisoners who had served voluntarily were transported as slaves to the New World, and when there was no more demand from there, to Venice, where they probably served in galleys.

The battle established the military supremacy of the parliamentary cause, but

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also increased the power of the army over Parliament itself, eventually leading to Pride's purge, which tipped the balance of power in favour of those who supported putting the King on trial. Effectively a defeat of Scotland by England, it also dispensed with the King's major objection to the terms presented to him by parliament in 1647; that he could not agree terms with one half of the union, to which the other half objected. Further objection appeared intransigent.

**SUBSEQUENT DEVELOPMENT** Although Hodgson calls the surroundings moorland, there was probably some rough grazing, and the land was enclosed with hedges at the roadside at least but it has been improved since the C17. Sanderson says that the battle took place at a wood, probably referring to the trees found in the brook valleys. New Hey farm is named on Yates's map of 1786 but probably post-dates the battle. C19 maps show a cotton mill and mill race to the west of the A49, north of the Newton brook, and this area was later developed for Red Bank farm. The railway has been built here and various modern housing built between it and the road. Ogilby's map of 1675 shows a more-or-less straight road from Winwick to Newton, and the modern A49 probably follows the same route as the road in 1648, although minor changes were made to the north of the site of the battle in the early C19. The road has also been raised on a bank through which St Oswald's (Hermitage) brook is now culverted. The ground to the north of the church, which in 1648 probably comprised small town fields, was occupied by 1847 by schools and a house called Winwick Cottage, and now hosts nearly 40 houses and a cemetery. The site of Winwick Hall has also been developed, initially for a county mental hospital, and more recently as a housing estate, and has been excluded from the registration.

In the late C18, the brook to the east of the A49 sprang from close to Newton Park farm (which probably served as Cromwell's headquarters, and where there is still a barn which may have been standing at the time), running southwards as Coppice Wood brook before turning west towards the road; this was probably its line at the time of the battle. By the late C19 however, probably as a result of drainage and land improvement, the northern stretch was visible on Ordnance Survey maps only as a line of trees, the east-west section now fed from further east near St Oswald's well. In the second half of the C20, colliery sidings were laid along the former line of the Coppice Wood brook, colliery buildings were erected between Newton Park farm and the battlefield, and tipping of coal waste raised the ground level to the east, steepening the northern bank of St Oswald's brook, which was widened. The fields nearer the A49 may have been scarped, with new soil later brought in to reinstate them.

**Details**

**TOPOGRAPHY** The battlefield is located three miles north of Warrington on the A49 between Winwick and Newton-le-Willows. The majority of the battlefield is still agricultural land with gently-sloping fields now under plough and pasture to either side of the A49.

To the north of the Newton brook and to the west of the A49 there remains some undeveloped land from which the fall towards the Newton brook, the promontory formed by the loop in the brook and the barrier posed by the Red Bank itself can be appreciated as the stone bank remains clearly visible on the south side of Hermitage Green Lane and of the track to New Hey farm. This would have presented a formidable obstacle to the attacking parliamentarians and partly suggests why this spot was chosen as the place for a holding fight, especially when combined with the marshy ground and full watercourses to the west and east of

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the road.

To the east, the probable parliamentary headquarters at Newton Park farm are now separated from the battlefield by former colliery development but the relatively flat, reinstated south-western parts of the former colliery offer views across the valley of St Oswald's brook to the rising southern slope of the valley, Hermitage Green Lane and the stone bank. This area would be the natural choice for mustering the parliamentary troops out of range of enemy fire and deploying firearms along the valley to engage with the royalists. Further east, the colliery tip overlies the C17 landscape but the flatter ground to the south of this may have been the route taken by cavalry to outflank the Scots and remains little-developed.

South of the line of the stone bank, the land rises slightly (to the west) from the A573, then falls gently before rising once more towards the A49 and onward towards Cop Holt farm. This would have screened any cavalry advance from the main royalist force deployed along the stone bank, and also funnelled the royalist retreat within a relatively narrow corridor to either side of the A49. The ground also rises slightly immediately behind the stone bank, giving the Scots an additional advantage at the time of initial engagement. From this slight ridge however, it falls gently towards Winwick, where the two roads meet just to the south of the church, making this the natural focus of the retreat.

To the west of the A49 here, the former park of Winwick Hall has been comprehensively redeveloped and is no longer legible but the rising ground further north, between the road and Cop Holt farm, remains largely open. The way in which the land falls away to the west of the farm might have encouraged dispersed retreat by those who made it past this ridge but the Newton brook would have formed a barrier to this, particularly in a notably wet summer. Areas of woodland and ponds, some of which can still be found here, would offer opportunities for concealment.

**FEATURES** The landscape in 2017 still holds some features of historical interest related to the battle. The Newton and St Oswald's brooks are the most obvious, particularly the wooded valley of the latter. Although slightly altered to run on a more substantial bank, the A49 is the main built feature of the battlefield, as this was the route of the Scots' retreat from Preston and the fighting was focussed around it. Then as now, it was lined with hedges. Similarly, the A573 to the east of the battlefield forms a natural eastern boundary and might even have been used by cavalry to outflank the Scots, particularly after the retreat had begun. The spire of St Oswald's church, where the denouement of the battle and subsequent quartering of prisoners took place, is visible from several locations on the battlefield. The northern face of the tower bears impact scars, probably from musket balls, although it is possible that these relate to a skirmish in 1643. The modern electricity pylons are an intrusion. Cop Holt farm might be marked on Yates's map of 1786 although it is not named on a map until Greenwood's of 1818, and it is thought that this was the royalist headquarters. The current farmhouse might be that shown on the 1849 1:10,560 Ordnance Survey map, and might retain older fabric, although if not replaced since the battle it has been substantially altered.

**ARCHAEOLOGICAL POTENTIAL** Enough of the battlefield survives undeveloped to suggest that there is potential for archaeological evidence to contribute further to an understanding of the events of 1648, if analysed in conjunction with documentary evidence. Like others of the period the battlefield will certainly have surviving artefacts, in particular shot from the various firearms used. Despite



BATTLE OF WINWICK (ALSO KNOWN AS BATTLE OF RED BANK) 1648 (List Entry Number: 1412878)	
<p><i>Add this sentence after the yellow highlighted text:</i></p> <p><i>A full archaeological survey under the supervision and guidelines of 'The Battlefields Trust' is a mandatory require. Due to the very historic nature of the Saxon Chieftom of Winwick dating back to at least 610AD. There could be other historcal artifacts in the development site other than the battle of Winwick</i></p>	<p>some reported widening the marshy valleys also offer good potential survival of organic material.</p> <p>Winwick is the only battlefield from the English Second Civil War which appears to survive in a good state of preservation. <b>Thus the site should be understandable and have a high research potential as the battle archaeology is likely to be reasonably intact.</b> Given the relatively straightforward nature of the action the battlefield might, for example, provide information about the character of the archaeological record created by the small arms and artillery then in use by the New Model Army, or the nature of any firefights and other tactical developments during the battle, such as the use of the streams and sandstone banks as defensive lines. There are reports of metal-detecting having taken place on the battlefield and it may be the case that local detectorists would be willing to offer the results of their surveys. The battlefield provides an exciting opportunity for research based on systematic metal-detecting surveys. In 2017 archaeological investigation of much of that part of the battlefield lying within the former colliery site found no battlefield archaeology, probably due to replacement of the soil.</p> <p>DEFINITION OF AREAS The registered area is set out on the attached plan. As is standard practice with the Battlefield Register, the area is drawn to follow modern boundaries wherever possible. The boundary has been drawn to exclude, as far as possible, areas of later development.</p> <p>The northern part of the battlefield includes the location of the engagement between the two forces, and their probable lines along the northern and southern edge of the valleys of the Newton and St Oswald's brooks. Here the boundary mainly follows modern property boundaries and the boundary between St Helen's and Warrington.</p> <p>The eastern boundary is formed by the western edge of the A573 (Golborne Road). This area includes the probable route of the parliamentary cavalry during its flanking manoeuvre.</p> <p>The southern end of the battlefield is largely defined by the churchyard, which is included. On the west side, north of the churchyard, the A49 is once again included, with the north side of Hollins Lane forming the southern boundary as far as the footpath called Ladies' Walk. From there it follows the field boundaries in a roughly northerly direction, including Asps wood, the track to Cop Holt farm and the farmstead. This area includes the reputed royalist headquarters and is where the flight of the royalist forces took place towards the church, and many of their casualties occurred.</p> <p>From Cop Holt farm it follows field boundaries to exclude New Hey farm, before crossing the track to the farm and the Newton brook, to include the promontory formed by the easternmost meander of the brook. This area includes the probable left flank of the royalist army.</p>
Contribution the site makes to the heritage asset	The Winwick battlefield is sited west directly opposite the site, <b>separated by the A573 Golborne Road.</b> The site is an agricultural field with field boundaries. The site provides a rural and open setting to the Battlefield <b>and therefore makes a moderate contribution to the heritage asset.</b>
Impact allocation may have on significance	Allocation of the site for development <b>may result in the loss of the historic rural setting of the site/asset and therefore would result in a moderate impact on the significance of the Battlefield and its rural setting.</b>
Maximising enhancements and	If the site is allocated for development, harm to the Battlefield <b>can be</b> mitigated by ensuring surrounding development is designed sympathetically to its rural

**The use of the phrase "can be" confirms this assessment is 'decision-taking'. To be 'plan-making'. "Can be", must be changed to: "measures must be taken to migrate the harm to the Battlefield". Where "can be" has been used in other parts must also be changed with the same text intent.**

BATTLE OF WINWICK (ALSO KNOWN AS BATTLE OF RED BANK) 1648 (List Entry Number: 1412878)	
mitigating harm	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 moderate impact on the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

Additional; wording to the Conclusions and recommendations:

*"A full archaeological survey under the supervision and guidelines of 'The Battlefields Trust' is a mandatory require.*

### **Comments**

**The Local Plan Heritage impact Assessment concerns only the development site 'Policy OS6 Winwick'.**

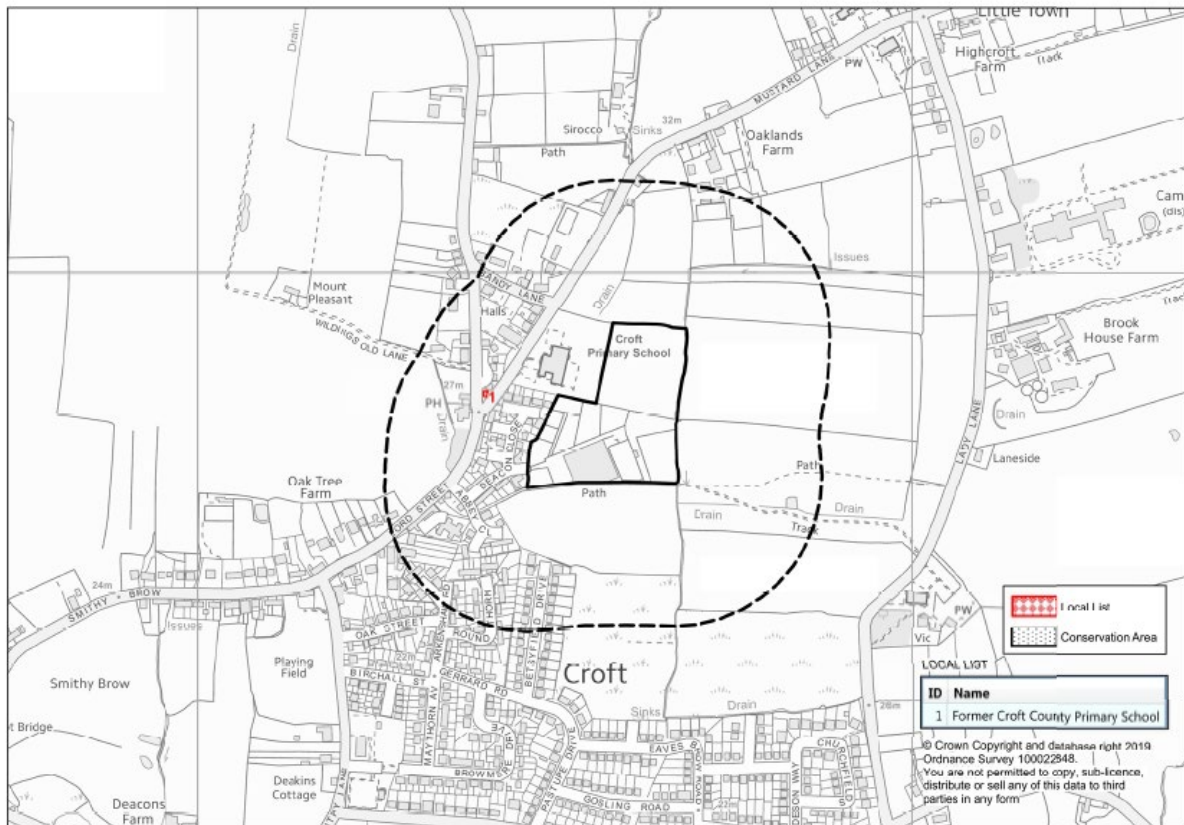
**Therefore this heritage impact assessment has assessed Policy OS6 as being in the setting of the Registered Battlefield can not be used as being in the Local Plan for any other future development but only for 'Policy OS6', as long as mitigation measures are followed as detailed as to be only a sustainable development failure to follow makes Policy OS6 site development not a sustainable development.**

**Any other development within the Registered Battlefield or within the setting of the Registered battlefield**

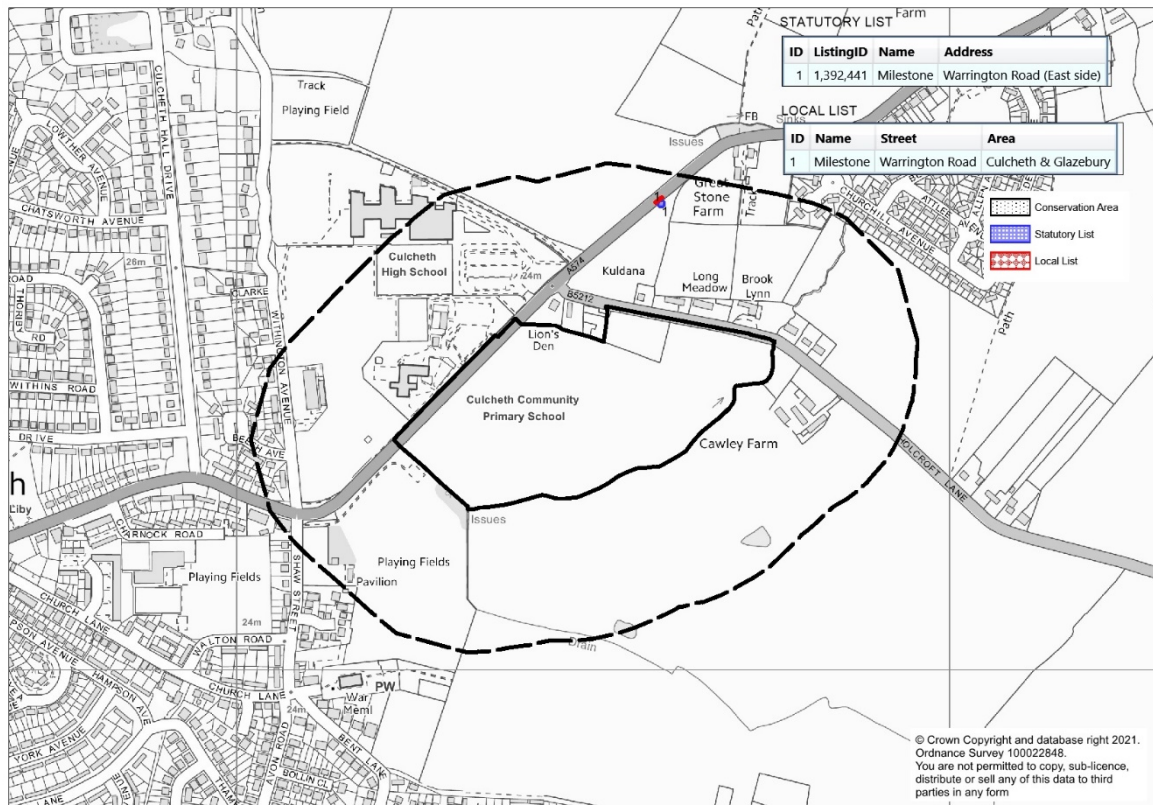
## Appendix 1

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

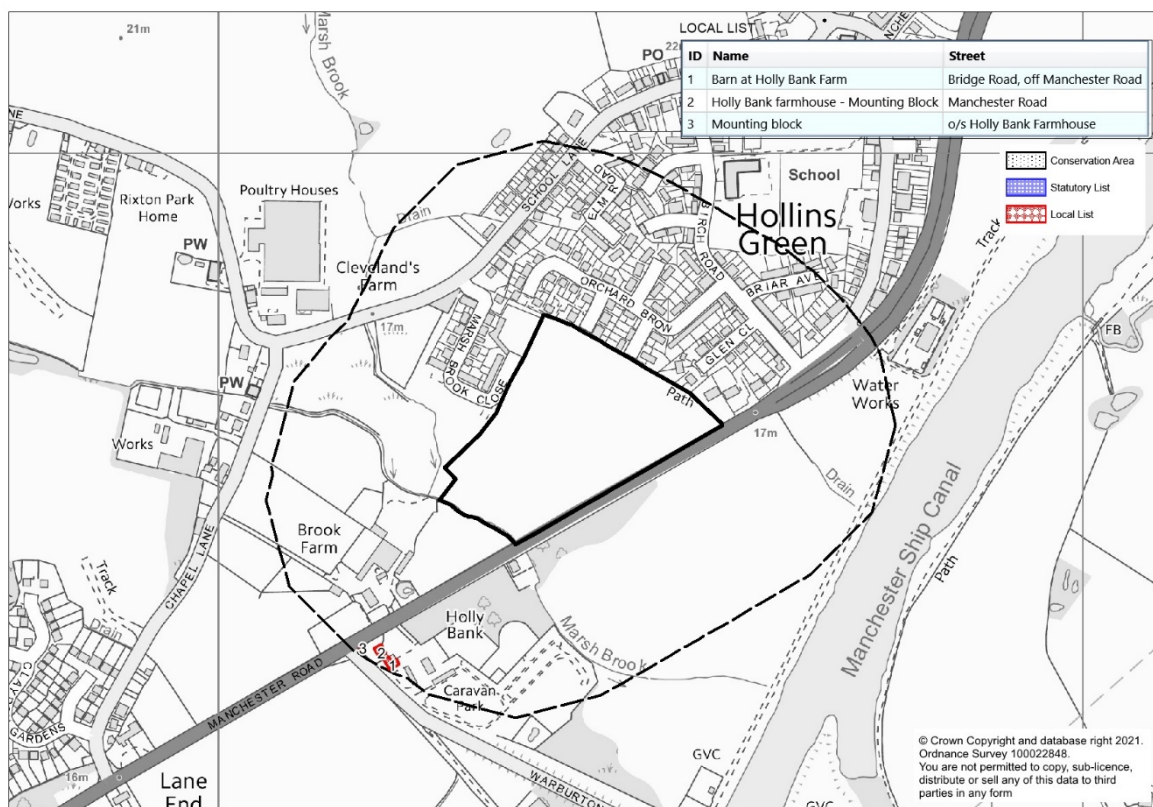
### Map 1 – Croft



## Map 2 – Culcheth

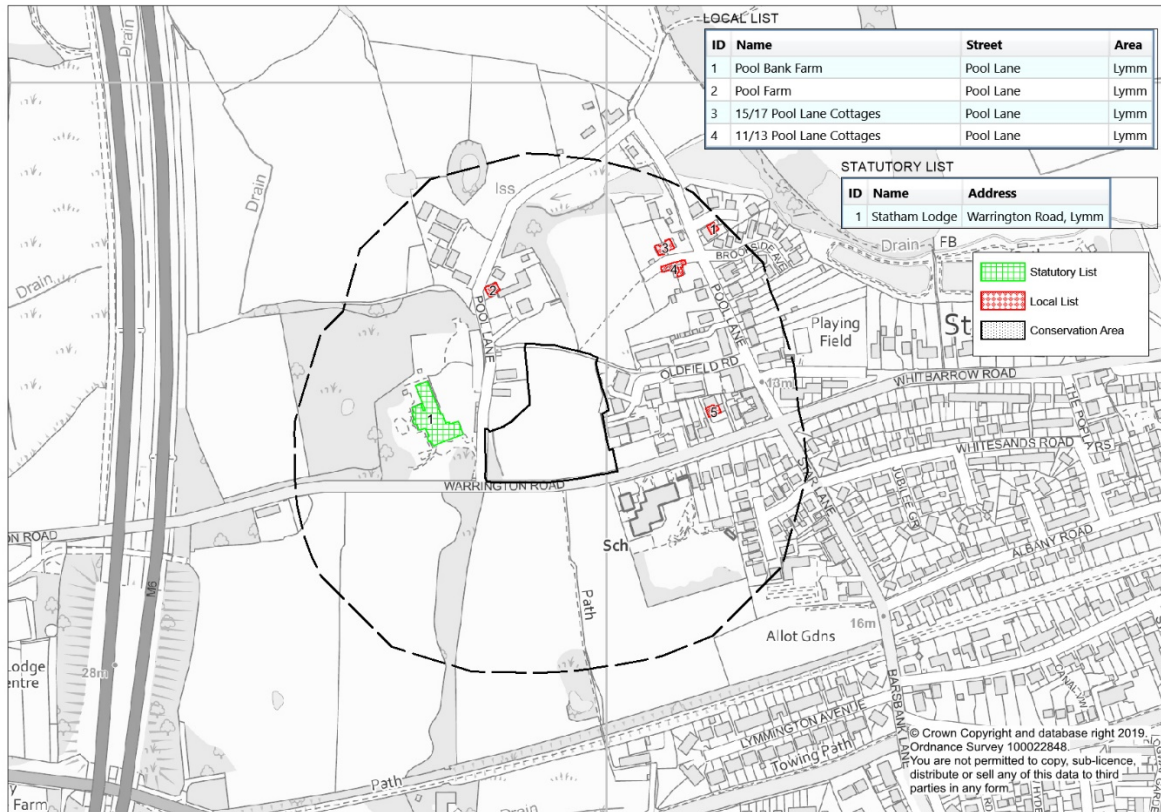


## Map 3 – Hollins Green

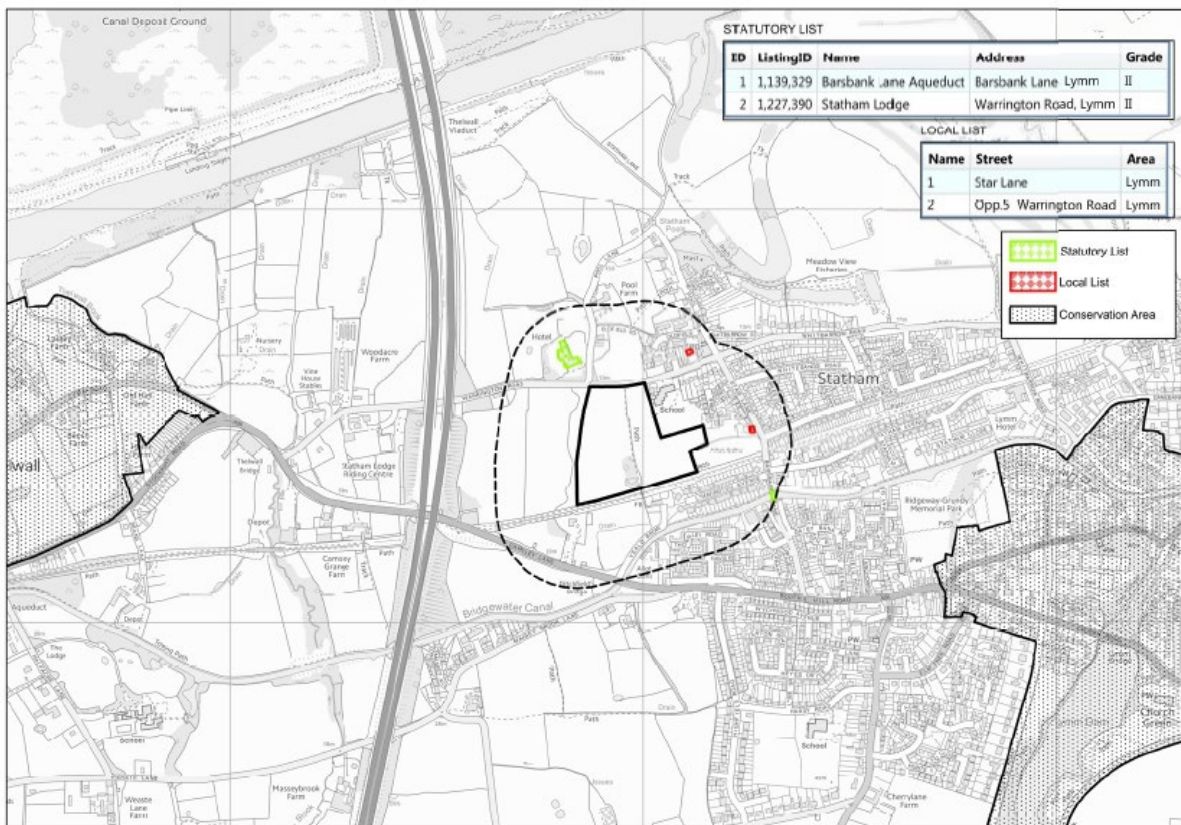




**Map 4 (a): Pool Lane, Lymm**

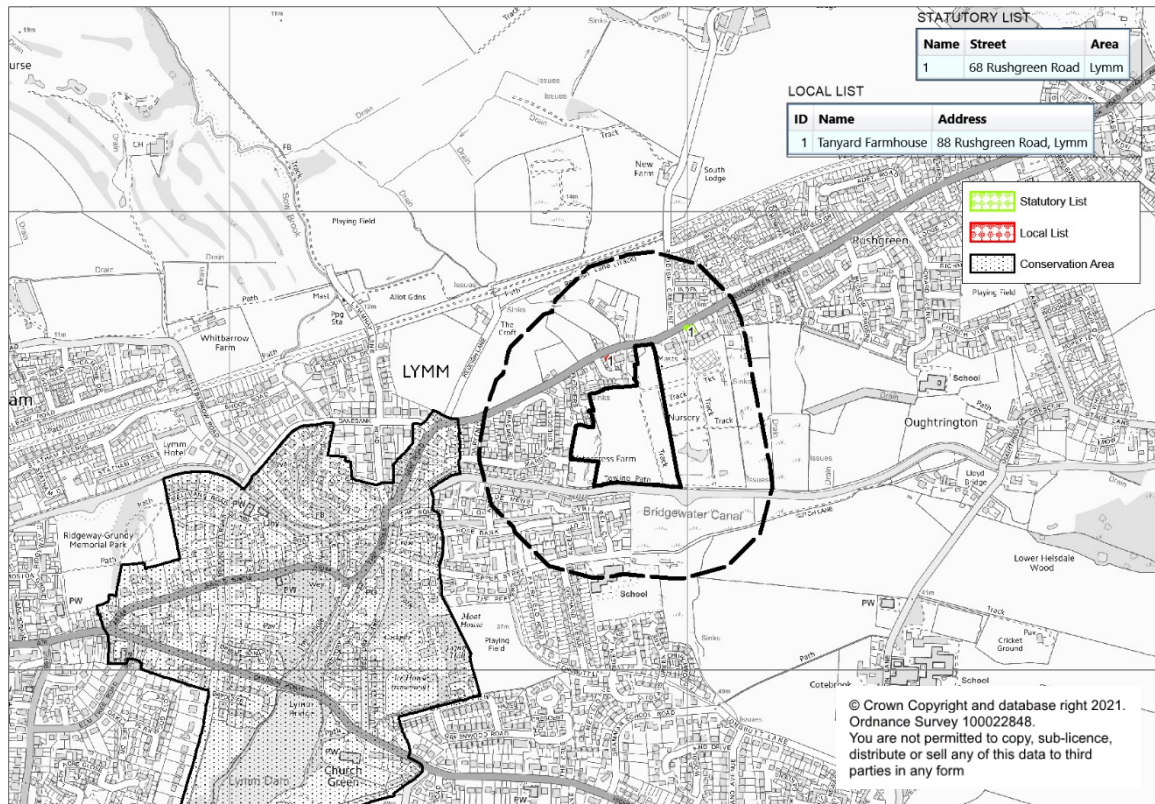


**Map 4 (b): Warrington Road, Lymm**

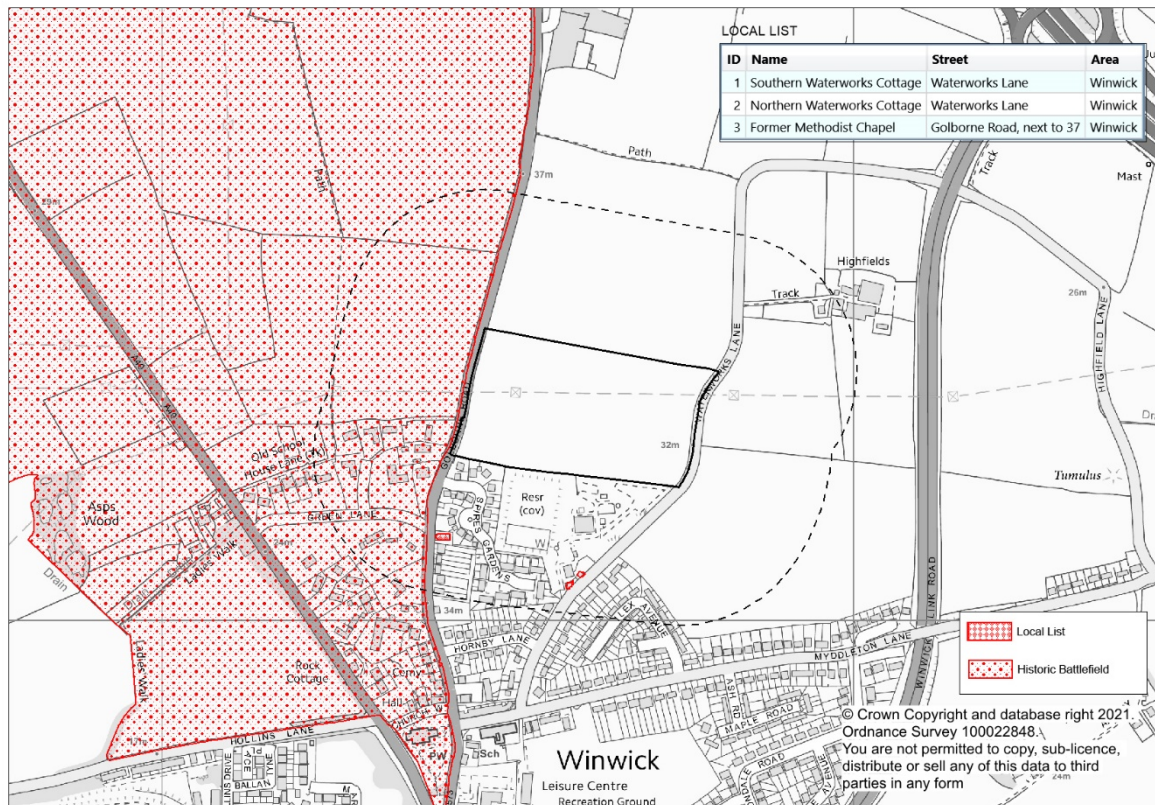




**Map 4 (c): Rushgreen Road, Lymm**



**Map 5: Winwick** **Where are the designated heritage assets listed buildings on this map?? All Grade I and Grade II Listed buildings must have a balancing exercise under the Listed buildings Act and the NPPF**



This map shows the 200m setting of the development which is wrong. On considering the heritage asset it is the setting of the heritage asset which in the case of a battlefield is on a very conservative distance a minimum of 500m up to 1000m, due to the very nature of a battle. The historic battlefield registration area is an arbitrary decision made by Historic England in 2018 (who by the way were not there at the battle in 1648), who gave the registration boundary only using key land marks ie the A573 for one. The battle did not stop at Historic England's self imposed boundaries the battle took place where the battle took place under an undefined area larger than Historic England's designation. This map does not show the setting of the historic battlefield. This map is flawed as it stands should show the heritage assets settings not the development setting. Read the NPPF.