

Land at Warburton Lane, Trafford
Appeal by Redrow Homes Ltd

PINS reference APP/Q4245/W/19/3243720

LPA reference 98031/OUT/19

Statement of Common Ground

Archaeology



Land at Warburton Lane, Trafford

Appeal by Redrow Homes Limited

LPA Ref: 98031/OUT/19

September 2020

Statement of Common Ground - Archaeology



Heritage Archaeology Ltd
Harborough Innovation Centre
Airfield Business Park,
Leicester Rd,
Market Harborough, LE16 7WB

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1 Introduction

- 1.1. This is a Statement of Common Ground (SoCG) agreed between Redrow Homes Limited (herein referred to as 'the Appellant'), Trafford Borough Council (herein referred to as 'the Council' or 'TBC') and Warburton Parish Council (WPC).
- 1.2. This statement relates to archaeology. A separate SoCG has been prepared in relation to built heritage matters.
- 1.3. It has been prepared in respect of an appeal against the Council's non-determination of an application (Ref: 98031/OUT/19) for residential development of land at Warburton Lane, Trafford ('the Site').
- 1.4. It is a written statement containing factual information about the development proposed by the Appellant, which is not being disputed by the Council. Its purpose is to facilitate the narrowing of issues in dispute and the preparation of evidence.
- 1.5. Matters which are agreed are set out in Section 2 of this Statement. Matters which have not been agreed are outlined in Section 3. These matters will be considered further between the parties and if further areas of agreement can be reached, Addenda to this SoCG will be prepared.
- 1.6. A description of the Appeal Site and its surroundings, the relevant planning history, appeal proposal, and relevant planning policy is set out in the Planning SoCG and are not repeated here.
- 1.7. This SoCG has been prepared jointly and agreed by:

Signed:



Date: 14/09/2020

Helena Kelly, BSc, MCIfA

Heritage Archaeology Ltd (on behalf of Redrow Homes Limited)

Signed:



Date:

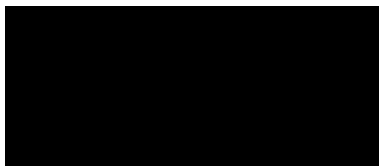
14th September 2020

Norman Redhead, BA, MCIfA, FSA

Greater Manchester Archaeological Advisory Service (on behalf of Trafford Council)

Signed:

Date:



14 September 2020

Dr Michael Nevell, DPhil, MCIfA, FSA
Archaeology Consultant (on behalf of Warburton Parish Council)

2 Agreed Matters (Archaeology)

- 2.1. An archaeological desk-based assessment of the appeal site has been prepared and submitted in support of the application (now appeal proposal).
- 2.2. A pre-determination geophysical survey of the appeal site has been completed and submitted in support of the application (now appeal proposal).

3 Matters in Dispute (Archaeology)

- 3.1. The Council considers that relevant non-digital resources held by the HER were not consulted for the desk-based assessment. WPC would add omission of the Local Studies Library in Trafford (housed at Sale library) also. As a result, TBC and WPC consider that the archaeological potential was underrepresented.
- 3.2. The Appellant considers that the archaeological desk-based assessment provided an adequate assessment of the appeal site.
- 3.3. The Council disputes some of the findings of the pre-determination geophysical survey undertaken in support of the application / appeal. WPC notes that whilst further geophysical survey was undertaken in March 2020, given what it considers to be the limitations of geophysical survey, it's view is that it remains possible that early features may be encountered within the development area and that pre-determination archaeological evaluation would quantify and reduce the risk to archaeological resource. WPC also considers that several potential archaeology features in Area 1 in Zone 2 of the geophysical survey area were not addressed in the desk-based assessment.
- 3.4. The Appellant considers the findings of the geophysical survey to be robust.
- 3.5. The Council considers that the potential for the presence of significant archaeological remains within the appeal site has not been adequately quantified and that pre-determination evaluation, including field walking of ploughed areas and trial trenching is required.
- 3.6. The Appellant considers that the archaeological potential of the site can be adequately addressed post-determination via a condition.
- 3.7. The Council considers that the appeal site contains potentially designatable heritage assets. WPC agrees and notes in the form of the late medieval Deer Park landscape. Both TBC and WPC claim that they are at risk of adverse impacts as a result of the appeal proposal.
- 3.8. The Appellant does not consider that the appeal site contains potentially designatable heritage assets.

4 Proposed Conditions (Archaeology)

- 4.1. Suitably worded conditions are currently being discussed between the Appellant and the Council.