

**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**

**Built Heritage**

Land at Warburton Lane, Trafford

Appeal by Redrow Homes Limited

LPA Ref: 98031/OUT/19

August 2020

**Statement of Common Ground – Built Heritage**



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 built heritage. A separate SoCG has been prepared in relation to archaeological 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.
- 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: 3<sup>rd</sup> September 2020**

Helena Kelly, BSc, MCIfA

Heritage Archaeology Ltd (on behalf of Redrow Homes Limited)

**Signed:**



**Date: 3<sup>rd</sup> September 2020**

Elisabeth Lewis BA (Hons) DipTP (Conservation) MRTPI

Trafford Council

**Signed:**



**Date: 3<sup>rd</sup> September 2020**

Dr Michael Nevell, DPhil. MCIfA, FSA

Archaeology Consultant (on behalf of Warburton Parish Council)

## 2 Agreed Matters (Built Heritage)

- 2.1. The following matters are agreed between the Appellant, the Council and WPC:
- 2.2. The harm to built heritage assets (both designated and non-designated) is less than substantial.
- 2.3. It is agreed that there is no harm to any Grade I or II\* listed building, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.4. It is agreed that the Appeal proposal would result in less than substantial harm in relation to the following designated heritage assets, but it has not been agreed as to where on the spectrum that harm lies:
  - Grade II listed Barn to South East of Birch Farmhouse (Listed Building Reference 1101723) and curtilage listed farm buildings (and farmhouse)
  - Grade II listed Heathlands Farmhouse (Listed Building Reference 1346578)
  - Grade II listed Barn North East of Heathlands Farmhouse (Listed Building Reference 139265)
  - Grade II listed Timber Framed Farm Building, South Side of Warburton Park Farmyard (Listed Building Reference 1356532), and curtilage listed farmhouse and farm buildings
- 2.5. It is agreed that the Appeal Proposal would result in harm to the significance of the following non-designated built heritage assets, but it has not been agreed as to where on the spectrum that harm lies:
  - Non-designated Warburton Park (HER Number 383.2.0)
  - Non-designated Brook House (former cottage associated with the now demolished Brook Farm) (HER Number 7906.1.0)
  - Non-designated Birch Cottage (HER Number 7575.1.0)
  - Non-designated Pear Tree Cottage (HER Number 7573.1.0)
- 2.6. It is agreed that there is no harm to non-designated Lighthouse Poultry Farm (Lighthouse Farm), (HER Number 7572.1.0)

### 3 Matters in Dispute (Built Heritage)

3.1. It is agreed that the Appeal Proposal would result in less than substantial harm to the significance of the designated heritage assets, and harm to the non-designated built heritage assets, listed in 2.4 and 2.5 above, but it has not been agreed as to where on the spectrum that harm lies.

3.2. The parties dispute that there is no harm to the following non-designated heritage assets and WPC's view is that more detail is needed on the impact on these built heritage assets:

- Non-designated Moss Lane Farm, Moss Lane
- Non-designated Broad Oak Farm, Chapel Lane
- Non-designated Warburton Toll Bridge (1894)
- Non-designated Jack Hey Gate Farm, Warburton Lane
- Non-designated West Cottage, Park Road
- Non-designated Park Cottages, Park Road
- Non-designated Old Warburton Lane Bridge
- Non-designated Old Warburton Lane