

# Proof of Evidence.

## Qualifications and Experience

1. My name is Dr Michael Nevell, Landscape Archaeologist. I am a member of the Chartered Institute for Archaeologists and a Fellow of the Society of Antiquaries. I have over thirty years' experience in all aspects of professional archaeology fieldwork, advice, and management. I have undertaken research and professional archaeological work within Warburton and am very familiar with the landscape and the proposed development site. I have worked for the University of Salford, University of Manchester and the Greater Manchester Archaeological Unit as a university lecturer and professional archaeologist since 1987. I currently run the Industrial Heritage Support project for England, which is based at the Ironbridge Gorge Museum Trust and by whom I am currently employed. I am very familiar with the historic landscapes and archaeology of the Warburton area.
2. In 2015 I wrote, together with five colleagues, 'Warburton - Glimpses of Rural: The Archaeology and History of a Cheshire Village', published by the University of Salford, which summarised 25 years of archaeological and historical research within the parish. In 2002 I wrote a new guidebook for the Churches Conservation Trust for the old timber-framed church in the village, entitled 'St Werburgh's Old Church, Warburton, Cheshire'. I have regularly undertaken professional and research excavation, landscape survey, and historic building survey work across the parish of Warburton since 1990. I regularly prepare heritage statements and historic building surveys for urban and rural locations across North West England and the north Midlands. I believe this work has given me a great deal of expertise on these issues and on the historic landscape of Warburton.
3. I am representing Warburton Parish Council. My evidence is concerned with the archaeology, the historic environment impact assessment and with heritage issues in general.

## Introduction

4. This Inquiry concerns an appeal made by Redrow Homes Ltd (Agent WSP Indigo) for non-determination of Planning Application 98031/OUT/19 in respect of '*Residential development of up to 400 dwellings, including the creation of new points of access, provision of formal and informal open space, ancillary landscaping, car parking and highway and drainage works*'.
5. The land comprises two sites, one to the east and one to the west of Warburton Lane, Warburton, WA13 9TT

## Appeal site and surroundings.

6. The sites are two parcels of land, one on each side of Warburton Lane. The land to the east of Warburton Lane (12.21 hectares) is referred to as 'Site 1' by Redrow Homes and Trafford Council, while 'Site 2' (12.49 hectares) lies to the west of Warburton Lane.

7. Site 1 has Red Brook as its northern boundary, Warburton Lane as its western boundary, Moss Lane as its southern boundary and its eastern boundary is open fields. It encompasses a shallow river valley with the land rising to the south and east and has a number of arable fields along its length. It is subdivided by hawthorn hedges and these also surround the site to the west, south and east. To the north, trees and scrub are located along the edge of the brook, as well as along much of the steeper opposite northern side of the river valley.
8. To the north of Site 1 is the village of Partington, the area immediately north of the site being mainly the playing fields of Broadoak School and the Partington Sports Village. To the east and south of Site 1 is a substantial area of mossland, Warburton Moss, which has been subject to agricultural reclamation since at least the late 16<sup>th</sup> century. To the south-west is a small area of recent housing, Top Park Close, at the junction of Warburton Lane and Moss, while to the west is the former Warburton deer Park.
9. Site 2 is bounded to the south and west by existing hawthorn hedges. To the east, the hawthorn hedge along Warburton Lane is the boundary. To the north, the site boundary is formed by the steep southern edge of the Red Brook valley and this is fairly well-wooded. The land is relatively high to the south and west and forms a conspicuous bluff when seen from Warburton Lane. It is used as both arable land and occasionally grazing.
10. To the south and west of Site 2 there is a large area of mixed farmland, studded with small copses usually surrounding small ponds. This area, and the whole of Site 2, includes the remains of the Warburton Deer Park, a late medieval designed landscape which was turned over to agriculture in the later 17<sup>th</sup> century.

### Observations

- 11 Warburton has a rich landscape history with origins in the late prehistoric and Roman periods. It contains one of just 29 surviving late medieval timber-framed churches and chapels in England and Wales, has the largest grouping of known cruck-framed buildings within Greater Manchester (8 sites), 11 surviving box-framed vernacular buildings, a largely complete late medieval deer park, and includes a rare surviving regional example of a late medieval village with a post-medieval daughter hamlet. Owned by a single family from c. 1200 to 1918 when the estate was sold to the Co-operative Wholesale Society, a large number of 18<sup>th</sup> and 19<sup>th</sup> century estate buildings still stand in the parish, and original estate documents survive both in private hands at Arley Hall and at the John Rylands Library on Deansgate in Manchester. Since 1988, 35 historic buildings (from the village stocks to the watermill) have been surveyed, and since 1990 more than 30 archaeological trenches have been dug around the core of the village of Warburton and its daughter hamlet of Moss Brow, whilst five articles and two books have been published on a variety of aspects of the parish's archaeology and heritage. Warburton is thus one of the most studied late-medieval and post-medieval landscapes in Greater Manchester and is unusual as a surviving estate landscape within the county.

## Archaeology and Heritage Impact Assessment

### 12. National Planning Policy Framework

The significance of the heritage resource identified within this report has been assessed as recommended in the revised National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019). The NPPF sets out the Government’s planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social, and environmental. Of the core planning principles underpinning decision making, conserving heritage assets ‘in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ is one.

13. Section 16 specifically deals with this historic environment (paragraphs 184-202), and local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

14. Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. ‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

15. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

16. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.

17. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

### 18. Local Development Framework

NPPF outlines the need for local planning authorities to create local plans and frameworks to implement NPPF at a local level. Trafford Metropolitan Council adopted the Trafford Local Plan Core Strategy in 2012. Policy R1 (Historic Environment) describes the approach to the treatment of the historic environment within the planning system. The sections relevant to the historic assets at Warburton Lane are as follows:

*“R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.”*

*“R1.2 Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.”*

*“R1.5 In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford’s historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate.”*

*“R1.6 Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:*

- Listed buildings;*
- Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest;*
- Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk;*
- Sites included on the English Heritage Register of Parks and Gardens of Special Historic Interest;*
- Scheduled Monuments;*
- Sites of archaeological significance;*
- Other sites of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and*
- The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other important skylines, identified through the Conservation Appraisals.”*

*“R1.7 The Council will encourage development proposals that, where appropriate, seek to re-use or modify an identified heritage asset by improving its environmental performance to mitigate and adapt to the effects of climate change.”*

*“R1.8 In areas of archaeological importance developers will be required to:*

- Identify the presence or absence of remains of archaeological significance and take into account the potential for new finds; and*
- Set out a framework for dealing with investigation, recording and preservation of any remains.”*

*“R1.9 The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site by site basis but will need to be provided to the satisfaction of LPA.”*

19. In line with relevant planning policy and guidance, the heritage assessment below seeks to clarify the site’s historic and archaeological potential and the impact of the proposed development on the

significance of the archaeology at Warburton Lane based upon the existing documentation supplied by CGMS and the Greater Manchester Historic Environment Record.

### **Significance and Heritage**

20. Significance is described by Historic England as “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”. Significance is determined on the basis of statutory designation, research, and professional judgement. The following approach for determining significance builds upon professional experience and the guidelines contained in two key documents: ‘Principles of Selection for Listed Buildings’ (DCMS 2010; updated November 2018) and in Historic England’s ‘Conservation Principles, Policies and Guidance’ (2008).

21. ‘Principles of Selection for Listing Buildings’ states that the special interest of a building is determined based on its ‘Architectural and Historic Interest’, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest. ‘Conservation Principles’ suggests that the significance is determined by identifying the values that people ascribe to a place, which include: Aesthetic value, Communal value, Evidential value, and Historical Value. Similarly, the NPPF suggests that the significance of a place can be assessed by identifying its ‘Aesthetic, Evidential, Historic and Communal values’.

### **Assessment Methodology and Significance Criteria for the Land at Warburton Lane**

22. The most commonly accepted methodology for assessing archaeological significance is the Secretary of State’s criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

### **Baseline Significance Conditions for the Land at Warburton Lane**

#### *23. Period*

The study area at Warburton Lane contains known agricultural and landscape remains associated with the Warburton estate from the late medieval period to the 20<sup>th</sup> century.

#### *24. Rarity*

None of the sites identified within the study area have statutory protection. Warburton Park is one of several late medieval deer parks known with Greater Manchester, three of which lie within the borough of Trafford (Dunham Massey, Old Trafford, and Warburton Park; GMAU 1994, *Greater Manchester Parks and Gardens Volume 9 Trafford*). Only Dunham Massey survives as a functioning deer park within Greater Manchester. However, Warburton Park is one of a group of former deer parks in the county which retain park features such as the park pale, contemporary woodland and

associated buildings. The rest of the known remains are agricultural and settlement features found within the surviving estate landscapes of Greater Manchester.

#### *25. Documentation*

The landscape history of the site has been recovered from the historic map base, the use of archival material such as the census returns and trade directories, from local historical sources and previous archaeological work. More detail could undoubtedly be learned about the development and use of the site through the examination of further documentary sources, but these are unlikely to alter significantly the archaeological and historical importance of the sites identified in CGMS report.

#### *26. Group Value*

The remains identified in the CGMS report within the study area represent late medieval to 20<sup>th</sup> century agricultural and settlement activity. They reflect the use and exploitation of the Warburton landscape as part of the Warburton estate and manor during this period.

#### *27. Survival / Condition*

Most of the historic field boundaries, smallholding boundaries, and routeways shown on the cartographic sources can be traced on the ground as surviving landscape features or located on a geophysical survey undertaken in late 2019 and early 2020. The extent and survival of any below ground archaeological remains contained within the study area are presently not fully known, although the undertaking of a geophysical survey over the study area has suggested the presence of earlier archaeological features not recorded on the cartographic database in the geophysical survey Areas 1 (Site 2) and Areas 2 to 4 (Site 1).

#### *28. Fragility/Vulnerability*

See below Tables 1 and 2.

#### *29. Diversity*

Archaeological, cartographic, and historical sources suggest that any archaeological remains contained within the study area will most likely relate to the late medieval, post-medieval, and 19<sup>th</sup> and 20<sup>th</sup> century landscape and settlement use. However, the possibility of earlier evidence surviving within the study area cannot be discounted.

#### *30. Potential*

The study area contains intact archaeological remains relating to the late medieval to 20<sup>th</sup> century. However, archaeological and historical research elsewhere in Warburton and surrounding parishes suggests that the site may also have the potential to yield further archaeological remains which predate the late medieval period. The Historic Environment Record for Greater Manchester records a concentration of prehistoric, Roman and medieval sites and find spots in the southern part of Warburton between the village and Moss Brow, including a saddle quern and a Roman coin hoard, c. 700m south of the study area. Excavation work in 2019 at a site 2km to north of the study area in central Carrington revealed the presence of a late prehistoric and Roman ditched field system. Furthermore, there are a series of late medieval farmsteads containing surviving timber-framing fabric on the southern boundary of the study area on (Heathlands GMHER 3775 LB nos. 1392565 & 1346578, Moss Lane Farm GMHER 7571, and Birch Farm GMHER 3771 LB no. 1101723). There are also several post-medieval farms: Brook Farm GMHER 7906, Pear Tree Cottage GMHER 7573, Lighthouse Farm GMHER 7572 and Birch Cottage GMHER 7575. Most of these sites are located on

Moss Lane and indicate dispersed settlement activity from the late medieval period along the southern boundary of the study area.

### **Significance**

31. On the available evidence there are no remains within the study area which are considered to be a heritage asset of national significance. However, the study area contains known remains of late medieval and post-medieval date which could be considered to be of regional (Deer Park) and high local significance (see Table 2).

### **The Identification and Evaluation of the Key Impacts on the Archaeology**

32. There are no nationally recognized standard criteria for assessing the significance of the impact of development on archaeological remains. However, the following criteria have been adopted from *the Highways Agency's Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2, Annex 5, August 2007*. Although designed for use in transport schemes, these criteria are appropriate for use in other environmental impact assessments. The value of known and potential archaeological remains that may be affected by the proposed development has been ranked using the following scale: Very High, High, Medium, Low, and Negligible:

- **Very High** includes World Heritage Sites and archaeological remains of international importance.
- **High** includes Scheduled Ancient Monuments and undesignated archaeological remains of national importance.
- **Medium** includes undesignated archaeological remains of regional importance.
- **Low** includes undesignated archaeological remains of local importance.
- **Negligible** includes archaeological remains of little or no significance.
- **Unknown** applies to archaeological remains whose importance has not been ascertained.

33. The land within the Warburton Lane study area contains archaeological remains of potentially medium (regional importance) significance but also unknown significance. Impacts on archaeological remains can be adverse or beneficial, direct or indirect, temporary or permanent. The magnitude of sensitivity for the study area has been assessed using the following scale:

- **Major** involves change to archaeological remains or their setting such that the resource is totally altered.
- **Moderate** involves change to archaeological remains or their setting such that the resource is significantly modified.
- **Minor** involves change to archaeological remains or their setting such that the resource is slightly altered.
- **Negligible** involves very minor change to archaeological remains or their setting such that the resource is hardly affected.
- **No Change** involves no change to archaeological remains or their setting. Assessment of the magnitude of the impacts has been ranked using the following scale:

34. The assessment of the magnitude of the impacts has been ranked using the following scale:

- **Very Large**
- **Large**

- **Moderate**
- **Slight and**
- **Neutral**

35. This assessment combines the value of the archaeological resource and the magnitude of impact, as shown in Table 1 below:

**Table 1: Significance of Impact Matrix**

| Value of Remains | Magnitude of Change |                    |                     |                      |                      |
|------------------|---------------------|--------------------|---------------------|----------------------|----------------------|
|                  | No Change           | Negligible         | Minor               | Moderate             | Major                |
| Very High        | Neutral             | Slight             | Moderate/<br>Large  | Large/<br>Very Large | Very Large           |
| High             | Neutral             | Slight             | Moderate/<br>Slight | Moderate/<br>Large   | Large/<br>Very Large |
| Medium           | Neutral             | Neutral/<br>Slight | Slight              | Moderate             | Moderate/<br>Slight  |
| Low              | Neutral             | Neutral/<br>Slight | Neutral/<br>Slight  | Slight               | Moderate/<br>Slight  |
| Negligible       | Neutral             | Neutral            | Neutral/<br>Slight  | Neutral/<br>Slight   | Slight               |

36. The proposed redevelopment of the study area would see the alteration of the agricultural landscape through house building which, along with associated service works and landscaping, could result in the removal and destruction of some standing and potential below ground archaeological remains. The magnitude of impact to these sites is from minor to major, the latter affecting the below ground archaeological remains directly either through damage or removal – the development fundamentally altering their present character. The significance of the impact is shown in Table 2 below. On the available evidence there are no remains within the study area which are considered to be a heritage asset of national significance, however there are known and potential heritage assets of lesser archaeological significance which merit preservation by record, should they be directly affected by development.



Table 2: Impact Matrix for the Archaeological Remains at Land at Warburton Lane

| Archaeological Remains  | Value      | Magnitude of Sensitivity | Magnitude of Change |
|---|------------|--------------------------|---------------------|
| Area 2, Zone 1: Site GMHER 383: Deer Park, standing remains.  | High       | Major                    | Moderate / Large    |
| Area 2, Zone 1: Site 1a: field boundaries/trackway  | Low        | Major                    | Moderate / Low      |
| Area 1, Zone 3 & 4: Sites 3a, 3b, 3c, 4a, 4b – Geophysical anomalies recorded in the CGMS report – possible route ways and earlier features.  | Low-medium | Major                    | Moderate / Low      |
| Area 1, Zones 2 & 3: Sites, 2b, 3d, 3e: Geophysical anomalies recorded in the CGMS report - historic field boundaries   | Low        | Major                    | Moderate / Slight   |
| Area 1, Zones 2 & 3: Geophysical anomalies not separately listed in the CGMS report: potential ridge and Furrow.  | Low        | Major                    | Moderate / Slight   |
| Area 1, Zone 4: Geophysical anomalies not separately listed in the CGMS report: potential brick kiln site.  |            |                          |                     |
| Area 2, Zone 1: Geophysical anomalies not separately listed in the CGMS report: potential ditched routeway running parallel and to the west of Warburton Lane. This is also visible as a shallow earthwork on LIDAR data. | Low        | Major                    | Moderate / Slight   |
| Area 2, Zone 1: Geophysical anomalies not separately listed in the CGMS report: potential ditched routeway running east to west of Warburton Lane in the south-eastern corner of the area.                                | Low        | Major                    | Moderate / Slight   |