



**TOWN AND COUNTRY PLANNING ACTS
APPEAL BY Redrow Homes Ltd :-**

PLANNING PERMISSION FOR 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

**ADDRESS: Land to east and west of Warburton Lane, Warburton
Trafford, Greater Manchester WA13 9TT**

PLANNING INSPECTORATE APPEAL REFERENCE

APP/Q4245/W/19/3243720

LOCAL PLANNING AUTHORITY REFERENCE: 98031/OUT/19

SUMMARY OF PROOF OF EVIDENCE OF ELISABETH LEWIS

BA (HONS) DIP TP (CONSERVATION) MRTPI

ON BEHALF OF TRAFFORD COUNCIL

September 2020

SUMMARY

A number of designated and non-designated heritage assets have been identified within the setting of the application site. Two non-designated heritage assets have been identified within the site boundary. Sixteen of these heritage assets are considered to be affected by the proposed development; four listed buildings and twelve non-designated heritage assets.

The character of the Site and the surrounding area is one of dispersed farmsteads, cottages and barns sited within a large area of arable and pasture land. The rural nature of the Site contributes strongly to our understanding of the agricultural past in this area. The level topography of the two sites enables panoramic and long distance views of the heritage assets from Warburton Lane and Moss Lane interspersed with hedgerows, trees, grass verges & Cheshire railings. Kinetic views are possible when travelling along these historic routes and along rights of way. There is inter-visibility between some of the heritage assets, resulting in a visual connection which amplifies their significance. The landscape character of the application sites positively contributes in varying degrees to the fortuitous aesthetic and historical illustrative significance of the heritage assets identified.

In my evidence I put forward the case that;

- i) The proposed development will cause harm to designated & non-designated heritage assets.
- ii) The impact of the development on the affected heritage assets has not been accurately or adequately assessed in the submitted documentation.

All harm identified to heritage assets ranges from negligible to major. With regard to the designated heritages assets affected, this is considered to be 'less than substantial harm' [para 196 NPPF]. As demonstrated in my evidence above, this harm is higher than identified by the appellant and affects a greater number of heritage assets. In the case of some heritage assets identified, the Appellant has not fully assessed the contribution views can make to the appreciation and experience of an asset's heritage significance.

It is considered insufficient information regarding the development has been provided and as such it is not possible to adequately assess the impact of the proposal on the significance of the affected heritage assets.

In the absence of full design details, the impact has been assessed with reference to the amended parameters plan and illustrative layout. This limited information demonstrates that the development proposed would fundamentally change the landscape character of the site and the contribution that it presently makes to the significance of the affected designated assets and their interrelationship. It is contended therefore that the Appellant cannot accurately assess the magnitude of effect and subsequently the impact on significance based on the limited information provided or adequately explore ways to maximise enhancement and avoid or minimise harm in order to address the requirements of 190 NPPF and Policy R1 [R1.2 & R1.6].

It is the Council's firmly held view that the appeal should be dismissed on built heritage grounds