

Proposed Submission  
Version Local Plan:  
Heritage Impact  
Assessment for the  
Garden Suburb Allocation.

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2019

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### Appendix 1 – Site Boundary and Heritage Assets

### Appendix 2 – Assets Discounted from Main Assessment

## Introduction

### 1. Scope of the study

- 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified the Garden Suburb (herein after referred to as ‘the site’) as one of the areas of growth within the Preferred Development Option. The rear of the site would comprise of Green Belt release to provide for a new suburb of around 5,000 homes, a new district centre and a major employment site at the junction of the M6 and M56
- 1.2 The Council has recognised that if the site is allocated for development it may have the potential to impact on the historic environment within and surrounding the site. As such, this report will provide an appraisal of the potential impacts of the proposed allocation of the site upon the significance of the historic environment and, where possible, advice on any mitigation which may be required.

## Methodology

### 2. General Approach

- 2.1 The methodology for assessment is based on Historic England’s (2015) guidance contained in ‘The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3’<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).

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<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/>

## 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 released from the Green Belt and allocated for development within the Council's Emerging Local Plan.

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

Assessment of the nature and extent of the Garden Suburb 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.
Moderate	The site is important to the significance of the heritage asset and its setting.
Considerable	The site is essential to our understanding of the significance of the heritage asset and its setting.
High	The site is very important to the significance of the asset and its setting.

## 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 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 allocation will result 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.

## 2.5 Step 4: Consider maximising enhancements and avoiding harm

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

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

### **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.

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.

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.

## **Assessment**

### **4. Site Area**

4.1 The site is situated immediately to the south east of Warrington built-up area. To the north west of the site are existing communities, i.e. Appleton East and Dudlow's Green. Grappenhall lies to the north of the site, and it defines, together with A56 and the Bridgewater Canal, the northern boundary of the site. To the south is the M56 motorway,

which provides wider strategic connections via junctions 9 and 10. The M6 motorway, defines the eastern boundary of the site, which provides a further strategic connection via junction 20.

- 4.1 An initial screening of heritage assets likely to be affected by the potential allocation of the site for development in line with Step 1 was undertaken. All heritage assets within 200m of the site have been considered and those likely to be affected have been addressed within this report. The location of the site in relation to Heritage Assets, with the 200m buffer applied is show in Appendix 1. Some heritage assets were discounted from the assessment as detailed in Appendix 2.

## 5. Ancient Monuments

BRADLEY HALL MOATED SITE (List entry Number: 1011924)	
Heritage Asset	<p>Bradley Hall Moated Site Ancient Monument</p> <p>Moated sites are a significant class of medieval monuments and they are important for the understanding of the distribution of wealth and status in the countryside.</p> <p>Bradley Hall moated site survives well and is a good example of a moated medieval manor house. The moat itself survives in good condition and remains waterfilled, thus conditions suitable for the preservation of organic materials are considered to exist here. Remains of two earlier building phases of Bradley Hall will survive beneath the present house and gardens.</p> <p>The monument comprises a moated site, the island of which is partially occupied by a modernised farmhouse and garden but which was formerly occupied by the manor house of Bradley Hall. The island measures c.70m x 55m and is grass covered where not overlain by the house and garden. It is surrounded by a waterlogged moat c.10m wide x 2.5m deep that has been landscaped on the E side to form an ornamental pond. Access to the island is via a causeway on the E side close to the NE corner that replaced an earlier drawbridge. A secondary access point on the E side has been incorporated into the garden landscaping where the moat has been dammed to form the ornamental pond. Two sets of steps, one in the S arm and one in the W arm, lead down from the island into the moat. The original Bradley Hall occupied the site in the early 14th century. It was rebuilt in 1460 and again in the 17th century, and has been considerably altered since. Bradley Hall and its associated outbuildings, the access drive, all fences and hedged field boundaries, and a telegraph pole are excluded from the scheduling. The ground beneath these features, however, is included.</p>

Contribution the site makes to the heritage asset	<p>The significance of moated sites lies mainly in their archaeological and historic interest. Surrounding field patterns suggest that the land around the manor site was farmed during the medieval period. The monument currently sits within an agrarian landscape which reflects its historic agricultural and landscape setting.</p> <p>The site forms part of the historic agricultural and landscape setting of the moated site with the moat to some degree screened by mature trees which have been planted on its edges. As such, the site is considered to make moderate contribution to the significance of the asset.</p>
Impact allocation may have on significance	Allocation of the site for development may result in loss of the open rural landscape which contributes to the significance of the ancient monument. Therefore, allocation of the site may result in moderate harm to the significance of the ancient monument.
Maximising enhancements and Mitigating harm	<p>Retaining a distance buffer between the asset and any new development as far as possible to preserve the open immediate setting of the moat would allow the sense of historic openness to the moat to remain discernible.</p> <p>Development should also be designed to be sympathetic to its rural context.</p>
Conclusion and recommendations	<p>For the reasons stated above, it is considered that allocation of the site may result in moderate harm to the significance of the ancient monument.</p> <p>Thorough consideration will need to be given to the amount, scale, design, location and layout of development with a view to minimising any negative impact on the significance of those designated heritage assets affected.</p>

Two sections of Roman road between Appleton and Stretton (List entry Number: 1006770)	
Heritage Asset	No details, old listing – add description (two sections of the road)
Contribution the site makes to the heritage asset	<p>The significance of the two sections of Roman road between Appleton and Stretton lies mainly in their archaeological and historic interest.</p> <p>The first section (the piece of road at the most westerly point out of the two) lies within an inset area at the boundary of the proposed site, and the second section lies within a more developed light industrial area with 122 m in-between.</p> <p>The majority of the surrounding area is open rural land which contributes to the heritage of the asset. Although there is some small scale development in the way of houses next to the west section, and industrial development near to the east section. The majority of the area of the site stands as unchanged open rural land since its use during the Roman times, so the sites contribution is moderate in this respect.</p>
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the open rural landscape which has contributed to the historic asset since the Roman times. Therefore, allocation of the site may result in a moderate impact to the significance of the ancient monument.
Maximising enhancements and Mitigating harm	Retaining a distance buffer between the asset and any new development to preserve the open immediate setting of the road would allow the sense of historic openness of the road to remain. Any development should also be designed sensitively to be sympathetic to its rural context.
Conclusion and recommendations	<p>For the reasons stated above, it is considered that allocation of the site may result in moderate harm to the significance of the ancient monument.</p> <p>If the site is allocated, there is a need for a thorough consideration of the amount, scale, design, location and layout of development with a view to minimise any negative impact on the significance of the designated heritage assets affected.</p>

## 6. Listed Buildings

TANYARD FARM FARMBUILDING (List entry Number: 1139363)	
Heritage Asset	<p>SJ 68 SE APPLETON C.P. BARLEYCASTLE LANE (North Side) 7/5 Tanyard Farm Farmbuilding.</p> <p>II*</p> <p>Threshing Barn late C16 (altered and partly converted to Shippon), cartshed and stable, late C18 or early C19, forming an L-shaped block with blue tile roofs. The barn at rear of yard is oak-framed on a 2ft. 6ins. sandstone plinth, with one intermediate rail, arch bracing and brick-nogged panels. The timbers are of large section. Shippon and hayloft doors and full-height double doors to threshing floor are boarded. A probably C19 brick leanto covers rear opening to threshing floor. Inside are 4 fine pairs of large crucks. The 2 eastern pairs are complete, with collars near apex, the 2 western pairs sawn off near top and braced with sawn collars and kingposts. Large oak purlins. At left of yard 2 chamfered oak posts support roof of open cartshed. The stable of 3 stalls has hayloft over; boarded door and loading door. Ad hoc timber windows to shippon and stable, with hoppers, in keeping. under camber-heads. Boarded door in plain projecting softwood case.</p> <p>The building was formerly an outbuilding associated with the farmhouse [Tan House Farm]. Tan House Barn forms one of 3 residential properties that were converted from a Threshing barn and Shippon to residential use in 1990.</p>
Contribution the site makes to the heritage asset	The asset sits within an agrarian and rural landscape which is linked to the historical use of the asset, there are immediate shared views between the heritage asset and site due to the close proximity between them. It is therefore considered that the site provides a moderate contribution to the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the historic rural setting to the site with loss of the agrarian and rural landscape. Therefore, development may result in a moderate level of harm to the heritage asset's significance.
Maximising enhancements and Mitigating harm	Consideration needs to be given to the overall development of the employment area to ensure that it can be designed in a way that is not imposing or harmful to the heritage asset. A landscape buffer should be retained between the heritage asset and any new development. Soft landscaping should also be included to screen the proposed development to retain the rural setting and soften the impact of any buildings.
Conclusion and recommendations	<p>For the reasons stated above, allocation of the site may result in moderate harm to the significance of the heritage asset.</p> <p>Thorough consideration will need to be given to the scale, design and layout of development with a view to minimising any negative impact on the significance of those designated heritage assets affected. With the suggested mitigation measures in place impact on the heritage asset can be minimised.</p>

BARLEYCASTLE FARMHOUSE (List entry Number: 1329741)	
Heritage Asset	SJ 68 SE APPLETON C.P. BARLEYCASTLE LANE (North Side) 7/4 Barleycastle Farmhouse.



	<p>II</p> <p>Farmhouse C17 or earlier, altered C19. Pebbledash over oak frame. Grey slate roof with 3 pebbledashed brick chimneys, one flush on each gable and one right of centre on ridge. 1½ storeys, 3 bays. Lobby entrance behind C20 boarded porch containing C19 boarded door on wrought iron long hinges. 3-light windows have chamfered mullions of wood (painted) and C19 2-pane iron casements. Two raking dormers to front, probably added. The main roof extends over a full-length lean-to brick extension at the back. Inglenook with oak hood-beam. External observation suggests an almost complete oak frame to the lower storey with large chamfered beams and some posts visible in rooms.</p>
Contribution the site makes to the heritage asset	The asset is located within the site which is made up of agrarian and rural landscaping. This is visually and historically linked to the historical use of the asset as a farmhouse and is therefore considered to provide a moderate contribution to the significance of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the agrarian and rural setting to the site. Therefore it may result in moderate level of harm to its significance.
Maximising enhancements and Mitigating harm	Consideration needs to be given to the overall development of the employment area to ensure that it can be designed in a way so it is not imposing or harmful to the heritage asset. A landscape buffer should be retained between the heritage asset and any new development. Soft landscaping should also be included to screen the proposed development to retain the rural setting and soften the impact of any buildings.
Conclusion and recommendations	<p>For the reasons stated above, allocation of the site may result in moderate harm to the significance of the ancient monument.</p> <p>Thorough consideration will need to be given to the scale, design and layout of development with a view to minimising any negative impact on the significance of those designated heritage assets affected. With the suggested mitigation measures in place impact on the heritage asset can be minimised.</p>

BOOTH'S FARM FARMHOUSE (List entry Number: 1329740)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. BARLEYCASTLE LANE (North Side) 6/2 Booth's Farm Farmhouse. GV II</p> <p>Farmhouse, late C17, altered. Brick rendered mid C20, with gable copings, cyma kneelers and some dressings of sandstone; graded grey slate roof. The symmetrical front of 2 storeys plus attics has hall behind gabled porch (with one room to each side) and 2 gabled dormers. Flush gable chimneys of brick; each has 2 separated square flues. Mid C20 casements to lower 2 storeys; small-pane C19 dormer windows; all in altered openings. The basket-arched porch contains a 6-panel door in a moulded timber architrave.</p> <p>The 2-storey rear wing is of similar materials.</p> <p>Interior C17 open-well newel stair with plain flat (replacement) balusters between ground and first floor and original splat balusters to upper flights and top landing. Several chamfered oak beams. Boarded doors to most rooms, some of oak on upper floors, on H hinges. There is a fixed cheese-press and bacon-curing slab.</p>
Contribution the site makes to the heritage asset	The asset comprises a farmhouse which, including other farm buildings within the curtilage of the asset was previously set within an open agricultural and rural landscape, alluding to its use and thus its significance. However, over time industrial development has been introduced to the north and to the south of the

	asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now remains to the east of the asset and when considering this along with the soft landscaping screening the asset, it is considered that the site in its current form makes a <u>slight</u> contribution to the setting of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the remaining open rural setting to the site to the east. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east, may result in slight harm to the significance of the asset.
Maximising enhancements and Mitigating harm	Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate any potential harm.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Farm. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and to ensure that any potential harm is mitigated.

BOOTH'S FARM, SHIPPON ON LEFT (NORTH WEST) SIDE OF FARMYARD (List entry Number: 1139362)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. BARLEYCASTLE LANE (North Side)</p> <p>6/3 Booth's Farm, Shippon on left (north west) side of farmyard.</p> <p>GV II</p> <p>Shippon (formerly barn and shippon) C17 much altered in C18. Brick with oak frame of rectangular brick-nogged panels with strutted queenpost roof truss in rear gable. Grey slate roof. Small mid C20 brick lean-to against right side. Blocked opening to former threshing-floor central in front with two blocked basket-arched openings to shippon, left. Wood casements. Oak queenpost trusses to hayloft roof.</p>
Contribution the site makes to the heritage asset	The asset comprises a farmhouse which, including other farm buildings within the curtilage of the asset, was previously set within an open agricultural and rural landscape alluding to its use and thus its significance. However, over time industrial development has been introduced to the north and to the south of the asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now remains to the east of the asset and when considering this along with the soft landscaping screening the asset, it is considered that the site in its current form makes a <u>slight</u> contribution to the setting of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the remaining open rural setting to the site to the east. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east, may result in slight harm to the significance of the asset.
Maximising enhancements and Mitigating harm	Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate harm.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Farm. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and to ensure that any potential harm is mitigated.

BEEHIVE FARMHOUSE (List entry Number: 1139361)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. BARLEYCASTLE LANE (North Side) 6/1 Beehive Farmhouse</p> <p>II</p> <p>Farmhouse probably C17, altered. T-shaped; the front wing is oak framed in rectangular panels on a brick plinth and the rear wing (probably late C18) is of brick; red tile roofs, formerly thatched. The right gable probably incorporates the upper parts of a former pair of crucks. The left gable is rendered. Brick chimneys flush on left gable, left of centre on front ridge and central on rear wing. The front wing has 3 bays of one storey with attic bedrooms. Part of the 1½ storey rear wing was a shippon. Small timber casements, probably C19; one dormer gable to front.</p> <p>The interior (not fully inspected) has many oak beams and boarded doors on T hinges.</p> <p>Probably a lobby-entrance farmhouse, later modified.</p>
Contribution the site makes to the heritage asset	<p>The asset comprises a farmhouse which, including other farm buildings within the curtilage of the asset was previously set within an open agricultural and rural landscape alluding to its use and thus its significance. However, over time industrial development has been introduced to the north and to the south of the asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now partially remains to the west of the asset therefore, the site in its current form is considered to make a slight contribution to the setting of the asset.</p>
Impact allocation may have on significance	<p>Allocation of the site for development may result in loss of the remaining open rural setting of the site to the east. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east may result in slight harm to the significance of the asset.</p>
Maximising enhancements and Mitigating harm	<p>Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate any potential harm to the heritage asset.</p>
Conclusion and recommendations	<p>Allocation of the site for development may result in some harm to the setting of the Farm House. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and to ensure that any potential harm is mitigated.</p>

YEW TREE FARMHOUSE (List entry Number: 1139340)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. YEW TREE LANE</p> <p>6/23 Yew Tree Farmhouse.</p> <p>II</p> <p>Farmhouse C17 or earlier, cased in brick probably circa 1800 and altered. Grey slate roof. A little oak framing with rectangular panels survives in left wall of rear wing. Of 2 storeys, L-shaped, with 4 windows to front and 2 to rear wing. C19 or early C20 timber casements in older openings under skewback arches. Boarded doors.</p> <p>Interior: Two ingle nooks, one in front and one in rear wing, each under a ridge chimney of brick, have oak hood-beams, that in front wing very massive. The rear</p>

	wing has an arched oak beam at side of lobby entrance. Boarded internal doors; simple enclosed staircase.
Contribution the site makes to the heritage asset	The asset comprises a farmhouse which, including other farm buildings within the curtilage of the asset, was previously set within an open agricultural and rural landscape alluding to its historic use and thus its significance. However, over time industrial development has been introduced to the north and to the south of the asset which, although it is screened by a soft landscape buffer, has slightly diminished some of the agrarian and rural landscape linked to the historic use of the site. The open rural aspect only now partially remains to the west of the asset therefore the site in its current form is considered to make a slight contribution to the setting of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the remaining open rural setting to east of the site. As the majority of the land surrounding the asset has been developed, the loss of the remaining open aspect to the east, may result in slight harm to the significance of the asset.
Maximising enhancements and Mitigating harm	Creating a soft landscaping buffer between the asset and its curtilage along with ensuring development within the vicinity of the asset is sympathetic to its rural context would mitigate any harm to the heritage asset.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Farm. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting, resulting in minimal impact on the listed building and its setting.

CHURCH OF ST CROSS (List entry Number: 1139338)	
Heritage Asset	SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side) at Appleton Thorn.  6/19 Church of St Cross.  II  Church 1886 by Edmund Kirby at the expense of Piers Egerton Warburton (of Arley). Red sandstone; red tile roof; oak-framed north porch on sandstone plinth. Cruciform with 2-stage tower over crossing. Low hip-roofed transepts; 3-window aisleless nave; one-window chancel; baptistry as a canted bay window projecting from the west end. Rose window above baptistry; Geometrical east window; straight-headed reticulated north and south windows to nave and chancel.  Interior: Cradle roof to nave and chancel; crossing arches have continuous mouldings with no capitals; organ in north transept; east window has glass of 1870; stone pulpit.
Contribution the site makes to the heritage asset	The Church is a significant landmark in the area due to its height and size. The site lies approximately 120 m to the rear of the church. There is soft landscaping which is planted around the boundary of St Cross Church which provides screening of the asset. Due to the distance and soft landscaping to the rear of the heritage site, it is considered that the site overall makes a moderate contribution to the significance of the heritage asset.
Impact allocation may have on significance	It is considered that the allocation of the site will have a moderate impact on the significance of the heritage asset.
Maximising enhancements and Mitigating harm	The height of the Church makes it a prominent feature within the landscape of the area. If the site is allocated for the development, a maximum height limit should be implemented where development should not exceed two storeys if it is within close proximity to the heritage asset. Development should also be situated a

	distance away from the asset and designed to be sympathetic to its rural surroundings. Soft landscaping should also be retained and implemented to soften the appearance of development.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Farm. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting, resulting in minimal impact on the listed building and its setting

SCHOOL FARM FARMHOUSE (List entry Number: 1139339.)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side)</p> <p>6/21 School Farm Farmhouse.</p> <p>II</p> <p>Farmhouse, early C17 or before, rewalled circa 1800. Brick with grey slate roof; oak wallplate survives (under front eaves) from former timber frame. L-shaped; 1½ storeys; door and 3 windows to front; 2 windows to left side; left gable chimney; chimney on front ridge and on ridge of left wing, all of brick. Small wood casement windows, under skewback arches in lower storey. C19 porch with tiled gabled roof on brackets.</p> <p>Interior: The ingle nook in parlour right of entrance has a hood-beam supported (right of nook) on a shaped stone pier with carved patterns. Many chamfered oak beams of large section. Jowls survive from the former oak frame at ground floor ceiling; oak purlins; doors of 3 wide boards; one C17 oak door of small panels upstairs</p>
Contribution the site makes to the heritage asset	The site is separated approximately 75 m from School Farm Farmhouse. The site is the back drop to the farmhouse, the open rural agrarian land of the site reflects the historic rural character and use of School Farm. It is considered that due to these reasons the site makes a moderate impact to the heritage asset.
Impact allocation may have on significance	The allocation of the site may result in the removal of open land which is the backdrop to the heritage asset and is significant to its historic use and character. Allocation of the site therefore may result in a moderate impact to the significance of the heritage asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the house, it is recommended that the development should be located away from the asset and its immediate setting. The use of soft landscaping to provide screening between the house and site should also be implemented to soften the impact of development.
Conclusion and recommendations	Allocation of the site for development will result in moderate impact to the significance of the heritage asset. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and any impact is fully mitigated.

LAUREL COTTAGE AND ATTACHED UNOCCUPIED COTTAGE (List entry Number: 1135875)	
Heritage Asset	SJ 68 SW APPLETON C.P. PEPPER STREET (North-East Side) 6/16 Laurel Cottage and attached unoccupied cottage.

	<p>II</p> <p>Pair of cottages (probably originally one) C17 or earlier. Oak frame of brick-nogged rectangular panels with one intermediate rail and some diagonal braces. Projecting sandstone plinth and thatched roof with chimney set longitudinally on ridge right of centre and single-flue chimney on left gable. One storey with attic bedrooms in roof; 5 bays in all. Wooden casements replaced and altered ad hoc; boarded doors - that to Laurel Cottage (left) has small early C20 gabled porch. Full-length lean-to at rear.</p> <p>Interior: Ingle nook at right end of Laurel cottage; chamfered oak beams; some timber framing exposed in internal walls; ogee arched oak lintel between parlour and kitchen of Laurel Cottage; large oak purlins.</p> <p>The building was probably at first one dwelling with a lobby entrance opposite the ridge chimney and two back-to-back ingle nooks.</p>
Contribution the site makes to the heritage asset	The site is located over 320 m away from the heritage asset. In terms of contribution, the cottage is screened by residential development towards the north and a road is located in-between the heritage asset and site (Stretton Road B5356). Overall, as a result of the distance and features in-between the site makes a negligible not contribution to the heritage asset.
Impact allocation may have on significance	Given the distance retained between the site and asset, it is unlikely that allocation of the site will impact on the significance of the asset. Therefore, the 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 assets.

CROSS COTTAGES (List entry Number: 1329745)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. PEPPER STREET (South-West Side)</p> <p>6/15 Cross Cottages</p> <p>II</p> <p>Pair of cottages (one to left unoccupied) probably C17, altered and extended to rear and left. Rendered brick painted to imitate timber frame, with gabled thatched roof and brick chimney. One storey with attic bedrooms in roof; 3 bays in all. Timber casements (probably C19) in small openings; C19 boarded doors.</p> <p>Interior Ingle nook with tapered oak beam in right cottage; oak main beams and some oak joists to upper floor; oak purlins and rough rafters probably of oak. The interior of the unoccupied left cottage not inspected.</p>
Contribution the site makes to the heritage asset	The site is located approximately 80 m away from the heritage asset. There are limited views between the heritage asset and site. To the North of the property between the site and the heritage asset there is screening in the way of both hard landscaping with residential development and soft with natural screening, the site is also separated by Stretton Road (B5356). The screening does limit views between the heritage asset and site and thus the site does not contribute to the heritage asset.
Impact allocation may have on significance	Given the distance retained, and hard and soft screening, it is unlikely that allocation of the site will impact on the significance of the asset. In conclusion, 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, its allocation for development is unlikely to harm the significance of the assets.

CHURCH OF ST MATTHEW (List entry Number: 1329772)	
Heritage Asset	<p>SJ 68 SW STRETTON C.P. STRETTON ROAD (North side) 6/40 Church of St. Matthew 8.1.70 II Church 1870 by George Gilbert Scott, replacing a Commissioners' Church of 1826-7 by Philip Hardwick. The chancel probably stands on Hardwick's foundations. Red sandstone with graded Westmorland slate roofs. 3 stage West tower has angle buttresses, octagonal north-east turret, shaped oak door in cusped archway, single and paired lancets, paired bell-openings and corbelled plain parapet. The 5 bay aisled nave has geometrical tracery to aisle windows and paired lancets to clerestory. North vestry has simple paired lancets in gable and square-headed windows in sides. The 2 bay chancel (different in character) has plate tracery and nook-shafts in corners of buttresses which carry a corbel-table. The chancel may predate Scott's work, say circa 1860.</p> <p>Interior: Arch-braced trusses (with windbraces) spring from corbelled stone shafts; cradle roof to chancel; organ between chancel and vestry; late C19 stained glass. Round and octagonal columns alternate in the arcades.</p>
Contribution the site makes to the heritage asset	The Church is a significant heritage asset and has a strong visual presence in the landscape of the area due to its height and size. The site is situated approximately 70 m away from the Church of St Matthew and is separated by Stretton Road. There are shared views between the site and the heritage asset. The contribution the site makes to the heritage asset is moderate as the rural landscape is a positive attribute in the way the asset is viewed and experienced.
Impact allocation may have on significance	Allocation of the site has the potential to cause a moderate impact to the significance of the heritage asset due to the loss of the rural historic setting of the heritage asset.
Maximising enhancements and Mitigating harm	<p>To minimise any potential impact, an appropriate distance should be maintained between the site and the heritage asset.</p> <p>There should also be a limit on the height of development immediately adjacent to the church, which should be restricted to a two story height limit. This is to ensure the Church is maintained as the tallest building within landscape of the immediate area.</p> <p>Additional soft screening should also be implemented to soften the impact of the proposed development.</p>
Conclusion and recommendations	Allocation of the site for development may result in moderate harm to the significance of the heritage asset through the loss of some of the rural setting to the south west. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting.

FIRTREE HOUSE (List entry Number: 1313026)	
Heritage Asset	<p>SJ 68 SW STRETTON C.P. TARPORLEY ROAD</p> <p>6/41 Firtree House</p>

	<p>8.1.70 II</p> <p>Farmhouse late C18 with alterations and minor additions. Irregular bond brown brick; stone plinth, rusticated quoins and keystone window heads of plaster. Grey slate roof with flush gable chimneys. 3 storeys and 3 windows with recessed 16-pane sashes to lower two storeys and 8-pane to third; blocked central opening to 3rd storey is painted in as a window. Mid C20 glazed door in original open-pediment Doric case; looped radial-bar fanlight of wood. Windows in end walls have gauged brick arch heads. C19 extension at rear.</p>
Contribution the site makes to the heritage asset	The site is located approximately 270 m away from the heritage asset. There are two roads located between the site and heritage asset (Fir Tree Close and Tarporley Road), along with soft landscaping in between. There are still glimpses of the site that can be attained from the east of the heritage asset, therefore the site makes a slight contribution to the significance of the asset.
Impact allocation may have on significance	The site contributes to the setting of the building as there are shared views despite the large separation gap, its allocation will therefore have a slight impact on the asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting. The use of soft landscaping should be included to provide screening between the house and site.
Conclusion and recommendations	Development of the site would have a slight impact on the significance of the heritage asset. Mitigation measures are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting.

WRIGHT'S GREEN COTTAGE (List entry Number: 1139366)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. LUMB BROOK ROAD (South Side) at Wrights Green. 6/10 Wright's Green Cottage. 8.1.70 GV II</p> <p>Cottage C17, altered. Oak panel framing (brick-nogged C19) to side walls; a pair of ogee-shaped crucks in each gable; red tile roof; sandstone walling to east gable wall up to 1st floor. Brick chimney on east gable. Of 1½ storeys and 2 bays. Modern glazed porch; C19 brick leanto at rear; small casements.</p> <p>Interior: chamfered oak beam over parlour; a pair of crucks in partition wall; 2 massive oak purlins.</p>
Contribution the site makes to the heritage asset	The heritage asset is located in an inset area of the potential sites. The proposed site and heritage assets share views as they are located within approximately 40 m of each other. The open landscape of the site makes a moderate contribution to the character of the heritage asset as a rural area.
Impact allocation may have on significance	Allocation of the site may result in the loss of the historic rural setting to the rear of the cottages. Therefore development of the site may result in a moderate level of harm to its significance of the heritage asset.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on the site and ensuring that design of the development within the site is sympathetic to its setting. Soft landscaping and adequate space between the site and heritage asset should be retained to mitigate any potential harm.
Conclusion and recommendations	The site allocation has the potential to cause moderate harm to the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.



WRIGHTS GREEN HOUSE (List entry Number: 1329744)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. LUMB BROOK ROAD (South Side) at Wrights's Green. 6/11 Wright's Green House. 8.1.70 GV II</p> <p>Cottage, late C17. The front gable and front part of right side are oak framed (rectangular panels), other walls are brown brick, probably C19. Brown tile roof with brick chimney. Of 1½ storeys and 2 bays with single storey C19 brick leanto at rear, slightly extended mid C20. Mullioned windows: 5-light in rear gable (centre light bricked up) with leaded glazing, in left wall with leaded glazing and in right wall of 2 lights with small iron casements.</p>
Contribution the site makes to the heritage asset	The heritage asset is located in an inset area in-between the proposed sites. The asset is located next to the heritage asset Wrights Green Cottage, as such the proposed impact is similar. The proposed site and heritage asset share views as they are located approximately within 40 m of each other. The open landscape of the site makes a moderate contribution to the character of the heritage asset as a rural area.
Impact allocation may have on significance	Allocation of the site may result in the loss of the historic rural setting to the rear of the cottages. Therefore, development of the site may result in a moderate level of harm to its significance.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on the site and ensuring that design of the development within the site is sympathetic to its setting. Soft landscaping and adequate space between the site and heritage asset should be retained.
Conclusion and recommendations	The site allocation has the potential to cause moderate harm to the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to fully mitigate this harm.

LUMB BROOK BRIDGE (AN AQUEDUCT) (List entry Number: 1135858)	
Heritage Asset	<p>SJ 68 NW APPLETON C.P. LUMB BROOK ROAD (North End) 3/12 Lumb Brook Bridge (an aqueduct).</p> <p>II</p> <p>Aqueduct carrying the Bridgewater Canal, 1770 (date on springer) by James Brindley for the Duke of Bridgewater. Squared snecked Cyclopean blocks of red and yellow sandstone with red brick lining to the deep segmental arch for Lumb Brook Road. Slightly concave, broadly canted and battered abutments. Ramped path from road to towpath has sandstone retaining walls and simple post-and-rail fence. A brick parapet wall, curved in plan, with 6 rectangular recessed panels to outer side and concrete coping (probably rebuilt mid C20) protects the towpath.</p> <p>A semicircular arched sandstone culvert carries Lumb Brook diagonally beneath the road through the aqueduct.</p> <p>The northern half of the aqueduct is in Stockton Heath CP.</p>
Contribution the site makes to the heritage asset	The site is adjacent to the bridge. Views are partially screened by mature trees, however views from the site can still be attained. The site is situated higher than the land around the heritage asset by around 10 m, this is at a gradual slope. In terms of the contribution the site makes to the heritage asset, it is considered that it makes a moderate contribution to the assets significance, as the site positively influences the way the asset is experienced as an attractive rural backdrop.
Impact allocation may have on significance	Allocation of the site may result in the loss of the historic rural setting the bridge/aqueduct is located in. Therefore, development of the site may result in a moderate level of harm to its significance.

Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by ensuring that design of the development within the site is sympathetic to its setting. Soft landscaping and adequate space between the site and heritage asset should also be retained.
Conclusion and recommendations	The site allocation has the potential to cause moderate harm to the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.

THE COTTAGE (NORTH OF JUNCTION WITH LUMBBROOK ROAD) (List entry Number: 1329770)	
Heritage Asset	SJ 68 NW STOCKTON HEATH C.P. GRAPPENHALL ROAD (North side) 3/30 The Cottage (north of junction with Lumbbrook Road)  II  Cottage, circa. 1800 or earlier. Brown brick (English garden wall bond) with graded grey slate roof and brick chimney on ridge, right of centre. Two storeys; two windows to each storey right of the door, two downstairs and one upstairs left of the door. Recessed 20-pane sashes (5 panes wide), right; small-pane casements left. Door covered in hardboard.
Contribution the site makes to the heritage asset	The site is located approximately 135 m to the heritage site. Between the heritage asset and site is soft and hard landscaping (residential development and the Lumb Brook Bridge). The site is situated higher than the land around the aqueduct by around 10 m at a gradual slope. However, the hard landscaping means there are no shared views between the site and the heritage asset and it is overall considered that the site makes a negligible contribution to the asset.
Impact allocation may have on significance	The site makes a negligible impact to the significance of the heritage asset due to there being no shared views. Thus, allocation will have no impact on significance.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the significance of the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

COTTAGE EAST (List entry Number: 1136647)	
Heritage Asset	SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (north side)  1/10 Church Cottage East and Church Cottage West  GV II  Pair of Gothick houses, circa 1830, rendered (probably on brick) with gabled roofs of grey slate. Each house, of 2 storeys and 3 windows, has a slightly projecting central gable. Continuous verandah on 7 cast iron openwork supports. Tudor-arched doorways have replaced doors. Gothick casements of wood are of 3 lights to parlours and 2 lights to other rooms; all openings have labels. 3 diminishing chimneys with diagonal flues; ornate open-work bargeboards. Interior: Dogleg open-string stairs with stick balusters and mahogany handrails with curtains.
Contribution the site makes to the heritage asset	There is very limited connection, if any, between the site and heritage asset due to the distance of 560 m between them. Overall, as a result of the distance it is considered that the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	The site makes no visual connection between the Grade II listed cottage and its setting such that its allocation will have a negligible impact to the significance of

	the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the significance of the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

CHURCH OF ST WILFRID (List entry Number: 1139320)	
Heritage Asset	<p>SJ 68 NW 1/7</p> <p>GRAPPENHALL C.P. CANAL SIDE (north side) Church of St. Wilfrid</p> <p>8/1/1970</p> <p>GV I Church, C12 (nave and corbel-table), 1334 (South Chapel), 1525-39 (tower and most of fabric), 1834 and 1874 (clerestorey). Red sandstone with slate roof. West tower, aisled nave with south chapel, chancel, vestry and north transept. Tower of 3 stages has Tudor-arched west door, restored 4-light west window with panel tracery, diagonal west buttresses and square east buttresses, paired bell-openings with quatrefoil heads and crenellation. Aisle windows have round-headed mullioned lights. South chapel has reticulated tracery. Clerestorey windows have paired round-headed lights. Vestry east window (moved from chancel) has 5 lights with panel tracery. The south porch and north transept are probably 1874, by Paley and Austin.</p> <p>Interior. Continuous nave and chancel of 7 bays with 6-bay aisles. Octagonal pillars with plainly-moulded caps carry double-chamfered arches. Easternmost south window of south aisle has C14 glass (re-arranged 1834) depicting St. John Baptist, St. Thomas, St. Bartholomew (flayed, carrying his skin over right arm), St. Mary Magdalene, St. James (or a pilgrim), St. Philip and an unidentified saint. The east window of south aisle by Mayer of Munich and London. Fragments of medieval glass elsewhere. Effigy in chancel (north side) of Sir William Boydell, died 1275, found in churchyard and placed in church 1874, restored. Norman arcaded rectangular font, found in churchyard and reinstated in nave 1874. C13 dugout chest. Peal of 8 bells: 5 by Bagley of Ecton Northants 1700, one by Richard Sanders 1718, the treble recast by J. Taylor of Loughborough 1890 and the 4th by Mears and Stainbank, who supplied 2 new bells, 1890.</p>
Contribution the site makes to the heritage asset	The heritage asset is significant in the landscape due to its height and size. In terms of the contribution the site has to the heritage asset, the site is not visible from or near the Church and thus makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Due to the distance, the site makes no connection between heritage asset and its setting, therefore the allocation of the site will have a negligible impact to the significance of the heritage asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and thus the development is unlikely to result in harm to the significance of the asset.

THE HALL, WITH GATES AND FORECOURT WALLS (List entry Number: 1329760)	
Heritage Asset	SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (south side)

	<p>1/13 The Hall, with Gates and Forecourt Walls</p> <p>GV II</p> <p>Parish Hall, circa 1840, of brown brick (Flemish bond) with gabled grey slate roof. Plain brick pilasters and projecting band under eaves divide the front into 6 panels from right to left: the right panel contains double doors (each of 2 panels) under a square fixed light of 12 panes; each of the next 3 panels contains a 12-pane recessed sash; the 5th panel contains double framed and boarded doors; the left panel contains stage door (reached by external steps) in an altered opening. Door and window openings have gauged brick flat arches. Small C20 slate-roofed lean-to against right gable wall. Low stone walls to areas in front of Hall, attached to building by returns at sides of entrances; pair of cast iron gates contemporary with Hall on plain stone gatepiers to right entrance. Interior: King-post trusses; gallery at right end; stage at left end. Listed for group value only.</p>
Contribution the site makes to the heritage asset	The site is located 500 m away from the heritage asset. As a result of the distance and screening in-between the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Due to the distance, and soft and hard screening, the site makes no connection between the heritage asset and its setting. Therefore, the allocation of the site will create a negligible impact to the significance of the heritage asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

GRAPPENHALL RECTORY (List entry Number: 1139322)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE</p> <p>1/11 Grappenhall Rectory</p> <p>GV II</p> <p>Rectory circa 1830, stucco with grey slate roof, Gothick. Of 2 storeys and 5 windows; the left and right wings, each of 1 bay and one slightly recessed, are of (or altered during) 1855 (drawings in the possession of the rector). Crenellated Gothick porch has Tudor arch and corner pinnacles. Part-glazed double doors at back of porch under Tudor-arched fan with flowing pattern of cusped iron bars. A 1-storey canted bay to each side of porch has Gothick pointed windows: left bay has ornate iron cresting; that to right bay removed for repair (1983). Upper windows are 2-light casements, each light of 12 panes, margined, above porch and bay windows. Right wing and upper storey of left wing have 12-pane recessed sashes; lower left window is replaced. Interior: Doors have 6 raised and fielded panels. Plain open-string dogleg stair has stick balusters, mahogany rail and curtail.</p>
Contribution the site makes to the heritage asset	The site is located 450 m away from the heritage asset, with soft landscaping in-between obscuring views, so its contribution to the heritage asset is negligible as there are no shared views.
Impact allocation may have on significance	The site makes no connection between the Rectory and its setting due to the distance between and soft landscaping obscuring views. Such that, its allocation

	will create a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

BRIDGEWATER CANAL CHURCH LANE BRIDGE (List entry Number: 1329797)	
Heritage Asset	SJ 68 NW GRAPPENHALL C.P. BRIDGEWATER CANAL  1/4 Church Lane Bridge  GV II  Roadbridge over Bridgewater Canal, circa 1770, by James Brindley. Red-brown brick with red sandstone dressings. Deep segmental arch with brick voussoirs, backed by plain projecting stone band, on stone springers. Curved and battered abutments. Stepped brick parapets have plain flush stone copings.
Contribution the site makes to the heritage asset	There is a very limited connection between the site and heritage asset with approximately 400 m between them, as well as soft landscaping. In terms of the contribution of the site, due to both the distance and landscaping there are limited views afforded meaning there is a limited contribution of the site to the heritage asset.
Impact allocation may have on significance	As a result of the limited contribution of the site to the heritage asset, allocation of the site will have a negligible impact on the significance of the heritage asset.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

BRIDGE STORES (List entry Number: 1329796)	
Heritage Asset	SJ 68 NW GRAPPENHALL C.P. BELLHOUSE LANE (south side), Grappenhall  1/1 No.2 (Bridge Stores)  GV II  Shop, dwelling and store shed, early C19, of painted brick with grey slate roofs. 2 storeys. Shop and dwelling are under the main hipped roof; the attached store (right, with side to canal towpath) is under a narrower hipped roof. House door of 6 fielded panels; recessed 16-pane sash to each storey, left, blocked window above door and shop window of 20 small panes in moulded timber case, right, with 16-pane recessed sash above. Boarded shop-door right of shop window. Interior not inspected.
Contribution the site makes to the heritage asset	The site is located approximately 370 m away from the heritage asset, with soft landscaping in-between. As a result of the distance and screening, there is a negligible contribution of the site to the heritage asset.
Impact allocation may	With the distance and landscaping, the site makes no contribution to the Bridge

have on significance	Stores and its setting, such that its allocation is unlikely to impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

GREENBANK (List entry Number: 1329758)	
Heritage Asset	SJ 68 NW GRAPPENHALL C.P. CANAL SIDE (south of Church Lane)  1/6 Greenbank  II  House, circa 1800, of smooth rendered brick with gabled grey slate roof. Of 2 storeys and 3 windows, with blank extension of 1 bay, slightly recessed, to left. Door of 6 fielded panels under square fanlight with radial bars and 4 camber bars, at rear of projecting porch with Tudor-arched opening and classical cornice. 2 ridge chimneys of brick. 12-pane recessed sashes to front, and 2 in lower storey of right gable wall. Mid C20 recessed garage at left end, in keeping. Interior not inspected.
Contribution the site makes to the heritage asset	The site is located approximately 355 m away from the heritage asset, with soft landscaping in-between. As a result of the distance and landscaping, limited views between the site and heritage asset can be attained. Therefore, the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Given the distance from the site, landscaping and limited visual relationship. There would be a negligible impact on the significance of the heritage asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset, its allocation is unlikely to result in harm to the significance of the asset.

2 AND 4, LAUREL BANK (List entry Number: 1329761)	
Heritage Asset	SJ 68 NW GRAPPENHALL C.P. LAUREL BANK  1/17 Nos.2 and 4  18.2.83 II Pair of houses, early C19, of smooth-rendered brick with hipped roof of graded grey slate. Of 2 storeys and 5 windows - No.2 is of 3 windows. Recessed sashes of 16 panes - the side panes are slightly narrower than those to the centre. No.2 has replaced door in wooden doorcase of classical derivation, with elliptical radial-bar fanlight. No.4 has replaced door in a plain (probably mid C20) open porch of rendered brick. Right side of No.2 has two 16-pane recessed sashes to lower storey and one to upper storey - the other upper-storey window is replaced. Interior: of No.2 has 6-panel doors to main rooms and 5-panel to back rooms downstairs, and dogleg stair with stick balusters which has rail and turned newel of mahogany. Brick cellar. The interior of No.4 not inspected.
Contribution the site makes to the heritage asset	Houses 2 and 4 Laurel Bank are located on the opposite side of the Bridgewater. The proposed site lies approximately 270 m away from the heritage asset. Between the heritage asset and site there is soft and hard landscaping. As such,

	the site offers a negligible contribution to the heritage asset.
Impact allocation may have on significance	The impact of allocation of the site will be negligible due to the distance and landscaping in-between affording no shared views.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

BELLHOUSE FARMHOUSE (List entry Number: 1139317)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. BELLHOUSE LANE (north side), Grappenhall</p> <p>1/2 Bellhouse Farmhouse</p> <p>II</p> <p>Farmhouse, now a house, circa 1840. Brown brick (Flemish bond to front) with graded grey slate roofs. 2 storeys, with symmetrical front. Porch has swept-out roof on curved rafters, standing on ornate cast-iron supports. Projecting gable to front at each end; gabled dormer above porch. Small-pane casements with margin panes have 3 lights with transoms to lower storey and 2 lights to upper storey. Door of 4 raised and fielded panels has side-lights. 2 lateral chimneys right and 1 left. Late C20 extension to rear is not visible from front. Interior. Panelled window embrasures with internal shutters. 2 sawn chamfered oak beams, probably early C18, in right parlour; other rooms have moulded plaster cornices contemporary with the exterior.</p>
Contribution the site makes to the heritage asset	The site is located on the opposite side of the Bridgewater canal, approximately 320 m away. The heritage asset is located within a residential area, due to this there is notable hard and soft landscaping between the heritage asset and the site. Therefore, the site offers a negligible contribution to the heritage asset because there is no visual relationship between the two.
Impact allocation may have on significance	The site makes only a negligible contribution to the heritage asset and its setting, such that its allocation is unlikely to impact the significance of the heritage asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	Allocation of the site would have a negligible impact on the significance of the heritage asset.

THELWALL HEYS (List entry Number: 1380268)	
Heritage Asset	<p>GRAPPENHALL AND THELWALL</p> <p>SJ68NW CLIFF LANE 311/1/10005 Thelwall Heys 27-APR-00</p> <p>II</p> <p>House , formerly house and offices. Dated 1864, with C20 alterations. By Alfred Waterhouse, architect for W. Long. Gothic Revival style. Red-brown brick with yellow and blue brick banding and decoration, ashlar sandstone dressings, and steeply pitched slated roofs with truncated ridge and gable stacks. PLAN: Asymmetrical form, the main range aligned north-west - south east, with lower attached range extending north-eastwards from entrance front, and single storey</p>

	<p>service court extending from north-west end. FRONT ( north-east) ELEVATION: Asymmetrical facade, of 2 storeys with attics. Off centre two-storeyed entrance porch, possibly truncated, with shallow arched head to ashlar surround, and vertically-planked door with elaborate strap hinges. First floor 2-light window with shallow parapet above. To left, banded gable with projecting tapered chimney breast incorporating ashlar panel with the date 1864 and with a truncated stack above .To the right, glazed entrance passage with shallow lead -covered lean-to roof. Above, and set back, tall 3-light mullion and transom stair window with leaded glazing. Further right, stepped 2 storey wing advances north-eastwards, with canted oriel to inner face of taller part. Lower part of wing has gabled centre bay to inner face , with paired sash windows, and blind twin arches to apex with polychrome brick decoration. Hipped end to wing, with slightly advanced windows beneath hipped gable. REAR ELEVATION: Canted 2 storeyed bay window to centre, with faceted pitched roof and iron finial. Narrow gable to right-hand end, and between, narrow doorway beneath lean-to roof Decorative coloured brick bands at window head and cill levels, with diaper- work decoration between the bands at first floor level. Left-hand end with stacked paired single light windows. The majority of window frames are undivided or 2 pane sashes. INTERIOR: Entrance passage with decorative leaded lights and encaustic patterned floor tiling. Stair hall with pitch-pine dogleg stair with carved newels , moulded handrails and diagonally-braced intermediate rails. Secondary stairs with turned balusters. Other contemporary features include hearths to some principal rooms, deeply- moulded skirting, architraves and plaster cornices, decorative wall-tiling and 4-panel doors. An early domestic commission by an architect of national stature, dated 1864, which retains much of its high quality interior, and much characteristic exterior detail. Source: Cunningham. C. and Waterhouse. P. 'Alfred Waterhouse 1830-1905. Biography of a practice ' 1992.</p>
Contribution the site makes to the heritage asset	The heritage asset is located within the proposed site, at the closest point, the distance between the site and asset is approximately 55 m. With the heritage asset being located within an inset area the site contributes moderately to the surroundings of the heritage asset, presenting an attractive rural setting for the listed building.
Impact allocation may have on significance	The allocation of the site will have a moderate impact on the rural significance of the asset due to the loss of the rural landscape surrounding the heritage asset.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site, providing a landscape buffer around the asset and its curtilage and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to cause moderate harm to the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.

BRIDGEWATER CANAL HALFACRE LANE AQUEDUCT (List entry Number: 1139319)	
Heritage Asset	<p>SJ 68 NE GRAPPENHALL C.P. BRIDGEWATER CANAL Thelwall</p> <p>2/5 Halfacre Lane Aqueduct</p> <p>II</p> <p>Aqueduct circa 1770 by James Brindley. Red sandstone and red-brown brick. Segmental arch, largely of brick, has curved rake downward towards centre. A small section at each end of the archway suggests a slightly later lengthening. Side walls under archway have a curved batter, with plinth to central portion. Curved, battered abutments of stone have keystones and plain bands of stone backing brick voussoirs. Plain cap of stone on south side; the corresponding band on north</p>



	side supports a plain brick parapet to towpath
Contribution the site makes to the heritage asset	The site is located approximately 390 m away from the aqueduct; the presence of soft landscaping and distance from the site means that the contribution of the site to the heritage asset is negligible.
Impact allocation may have on significance	The immediate area and setting of the bridge will not be affected by allocation of the site so the impact to the significance of the heritage asset will be negligible.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the heritage asset; therefore its allocation for development is unlikely to result in harm to the significance of the heritage asset.

FORMER THRESHING BARN, CARTSHED, AND STABLES 15 METRES SOUTH OF HOME FARM (List entry Number: 1136697)	
Heritage Asset	SJ 68 NE GRAPPENHALL C.P. STOCKPORT ROAD (north side), Thelwell  2/22 Former threshing barn, cartshed, and stables 15 metres south of Home Farm  GV II  Threshing barn, cartshed and stable, now storehouses, probably mid C18. Brick with oak-framed internal walls; replaced roofs of Hardrow cement slates. Barn doors on south side under oak lintel; inserted garage doors on north side of barn; other doorways are camber-arched. Boarded doors. One circular pitch-hole in hayloft. Loophole vents. Oak framed partition between barn and open cartshed to left. Stable with hayloft over (right, at right angles) has oak posts at junction with barn. Queen-strut trusses of oak; one has an inserted king-post. Listed for group value only.
Contribution the site makes to the heritage asset	The site makes a negligible contribution to the heritage asset as it is separated by a distance of approximately 640 m, there is also hard and soft landscaping in-between which limits any potential views.
Impact allocation may have on significance	Allocation of the site will have a negligible impact on the significance of the heritage asset due to the distance and limited views between.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible impact to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

HOME FARMHOUSE (List entry Number: 1139325)	
Heritage Asset	SJ 68 NE GRAPPENHALL C.P. STOCKPORT ROAD (north side), Thelwell  2/21 Home Farmhouse  20/10/1952  GV II  Farmhouse 1692 altered 1745 (datestones). Brown brick (Flemish bond to front) on sandstone plinth. Roof replaced in Hardrow cement slates. Rectangular, of 2 storeys plus attic, with 5 windows. Late C20 door in slightly projecting gabled porch of painted sandstone to lintel level; the -sandstone lintel has double-cyma cornice. 2-light wood casements with small panes in coved projecting subframes

	of stone, painted. Oval datestone 1745. Two windows in each end gable. Plaque (now in lean-to extension) at rear IK 1692. Interior: 6-panel doors, fielded one side, have short central panels with tall panels above and below. Overmantel in parlour with, probably, C17 elements. Mid C18 dogleg stair to first floor has 2 turned balusters per step; the stair from first floor to attic has shaped splat balusters, probably late C17.
Contribution the site makes to the heritage asset	The site makes a negligible contribution to the heritage asset with a significant distance between (approximately 645 m) and hard and soft landscaping meaning there are no shared views between the asset and the site.
Impact allocation may have on significance	The allocation of the site will have a negligible impact on the significance of the heritage asset due to the distance between and hard and soft landscaping restricting any views.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible impact to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

## 7. Locally Listed Buildings

Barn at Bradley hall Off Cliff Lane	
Heritage Asset	Description not available.
Contribution the site makes to the heritage asset	The heritage asset is located approximately 80 m away from the proposed site with shared views. Due to this location, the site contributes significantly to the character of the heritage asset as a rural backdrop which reflects the historic use of the Barn.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural setting, which could harm the historic use and appearance of the barn. This could result in moderate harm to the significance of the asset.
Maximising enhancements and Mitigating harm	In order to mitigate harm to the asset and its setting, a landscaping buffer and soft landscaping should be introduced around the heritage asset which can help to retain its setting. Development can also be situated a distance away from the asset and designed to be sympathetic to its rural surroundings.
Conclusion and recommendations	It is likely that allocation of the site would result in moderate harm to the significance of the barn and its setting. The mitigation measures outlined would need to be considered in order to ensure that the site conserves and enhances the asset.

Bradley Hall Off Cliff Lane	
Heritage Asset	Detached farm house built within a moated garden. The original Bradley Hall occupied the site in the early 14th century. It was rebuilt in 1460 and again in the 17th century, and has been considerably altered since. The moat itself survives in good condition and remains water filled, thus conditions suitable for the preservation of organic materials are considered to exist here. Remains of two earlier building phases of Bradley Hall will survive beneath the present house and gardens.
Contribution the site	The heritage asset is located in an inset area within the proposed site. There is an

makes to the heritage asset	approximate distance of 80 m between the heritage asset and site. The heritage asset is currently surrounded by open countryside which contributes positively to the way the asset is experienced.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural setting, which could harm the historic use and appearance of the barn. This could result in moderate harm to the significance of the asset.
Maximising enhancements and Mitigating harm	In order to mitigate harm to the asset and its setting, a landscaping buffer and soft landscaping should be introduced around the heritage asset to help retain its setting. Development can be situated a distance away from the asset and it can be designed to be sympathetic to its rural surroundings.
Conclusion and recommendations	It is likely that allocation of the site would result in moderate harm to the significance of the heritage asset and its setting. The mitigation measures outlined would need to be considered in order to ensure that any future development conserves and enhances the asset.

Barn at Manor House Farm Cartridge Lane	
Heritage Asset	The barn closest to the road (Hunters Croft Barn) is two storey, constructed in red brick with a gable roof covered with slate. The adjacent barn (Hunters Lodge Barn) is single story, constructed using exposed timber framing with red brick infill with a gable roof covered in grey slate. Both barns have been converted into housing.
Contribution the site makes to the heritage asset	The site is located approximately 70 m from the heritage asset; it makes a moderate contribution to the historic rural character of the heritage asset with open countryside noteworthy to the historic use of the Farm. Between the heritage asset and site is some soft landscaping which acts as a slight buffer to the immediate shared views between the site and heritage asset.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural setting, which could harm the historic character and appearance of the barn. Development could result in a moderate impact to the significance of the asset.
Maximising enhancements and Mitigating harm	In order to mitigate harm to the asset and its setting, a landscape buffer and soft landscaping should be introduced as a barrier to the heritage asset which can help to retain its setting. Development can be situated a distance away from the asset and designed to be sympathetic to its rural surroundings.
Conclusion and recommendations	It is likely that allocation of the site would result in moderate harm to the significance of the asset and its setting. The mitigation measures outlined would need to be considered in order to ensure that the site conserves and enhances the asset.

The Bridge House Stockport Road	
Heritage Asset	Lies to the south of Thelwall village centre. The date of construction of Bridge House and its two barns is not known but all three were present in 1845. The main barn may pre-date the farmhouse, based on structural evidence. The brickwork suggests a mid-19th century date. The buildings are constructed of brick, laid in an irregular English Garden Wall Bond, with slate roofs.
Contribution the site makes to the heritage asset	The Bridge House is situated approximately 330 m away. The site is situated on the opposite site of Stockport Road. Between the site and heritage asset is soft screening and hard landscaping which restricts views that would be shared between the two. As a result of these factors the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Given the distance between the site and heritage asset, allocation of the site will have a negligible impact upon the significance of the heritage asset.

Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the heritage asset. Its allocation for development is unlikely to result in harm to the significance of the heritage asset.

White House Stockport Road	
Heritage Asset	Large detached rectangular 2 story house with painted brickwork and a gable roof covered in grey slate.
Contribution the site makes to the heritage asset	The White House is within close proximity to the site at approximately 76 m. Between the site and heritage asset there is soft landscaping which provides screening which largely obscures the view. As a result the level of contribution the site makes to the heritage asset is moderate.
Impact allocation may have on significance	The impact of site allocation on the heritage asset is considered to be slight with the loss of the rural surroundings. However, the heritage asset is largely screened from the site by landscaping.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the existing heritage asset, providing Soft landscaping and adequate space between the site and heritage and lastly the design of development in this location should also be sympathetic to the heritage assets.
Conclusion and recommendations	The site makes a moderate impact to the heritage asset. The allocation of the site for development is likely to result in only slight harm to the significance of the heritage asset.

The Willows Knutsford Road	
Heritage Asset	Large detached 2 storey house built in red brick with a grey slate hipped roof
Contribution the site makes to the heritage asset	The site is located within close proximity to The Willows at approximately 50 m. The site and heritage asset is separated by Knutsford Road and soft landscaping, these elements visibly separate the site and the heritage asset, meaning shared views are limited. As a result the contribution the site makes to the heritage asset is slight.
Impact allocation may have on significance	The impact of site allocation on the significance of the heritage aspect is considered to be slight, as there will be the loss of some of the rural surroundings with the allocation.
Maximising enhancements and Mitigating harm	To mitigate any potential harm there should be an adequate distance retained between the site and the asset, and natural screening to soften the impact of any potential development.
Conclusion and recommendations	The allocation of the site would result in a slight level of harm to the significance of the asset and its setting. The measures outlined would mitigate any harm and would ensure the asset is protected.

1 & 2 Woodside Cottages, formerly 'Thatched Cottages' Knutsford Road	
Heritage Asset	Single storey brick built cottage with a grey slate gable roof.
Contribution the site makes to the heritage asset	The site is located within an inset area 40 m from the proposed site. As a result of its location, the site provides a moderate contribution to the heritage asset as it presents an attractive backdrop to the asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting surrounding the heritage asset. Therefore, it may result in a moderate level of harm to 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 retaining a distance between the site and asset, the provision of soft screening and landscaping and lastly ensuring that the design of development

	within the site is sympathetic to its setting.
Conclusion and recommendations	The site allocation has the potential to moderately impact the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to protect the heritage asset.

Pickering's Bridge West of the Firs, Half Acre lane	
Heritage Asset	This brick built single arch bridge is an accommodation bridge over the Bridgewater Canal. Constructed circa 1770, it is in the style of all the original bridges on the canal.
Contribution the site makes to the heritage asset	The site extends up to Pickering's Bridge, with approximately 10 m in-between. The contribution the site makes to the heritage asset is therefore moderate as it directly influences how the heritage asset is experienced.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural landscaping next to the west side of the bridge, so the allocation would result in a moderate level of impact to the significance of the heritage asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the bridge, it is recommended that screening and soft landscaping is retained/enhanced. Development should also be located an adequate distance away from the bridge and its immediate setting and it should be designed to be sympathetic to its rural setting.
Conclusion and recommendations	Allocation of the site for development may result in a moderate level of impact to the setting of the bridge. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting.

The Lodge Halfacre Lane	
Heritage Asset	Large detached two storey house, former lodge to Massey Hall, built with red/brown brickwork with stone cills and a grey slate roof.
Contribution the site makes to the heritage asset	The Lodge is located on the opposite side of the Bridge Water canal, approximately 380 m away. Between the site and heritage asset there is natural and hard screening. Due to the distance and screening, there is limited visibility shared between the heritage asset and site. Therefore the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible level of impact on the significance of the asset as there is a limited relationship with no shared views.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

Woodlands Halfacre Lane	
Heritage Asset	Large detached Victorian house set in one acre of landscaped gardens in a semi-rural position. The exterior brickwork has been rendered and painted white. Designed with a gable roof covered in grey slate
Contribution the site makes to the heritage asset	The Lodge is located on the opposite side of the Bridge Water canal, approximately 380 m away. Between the site and heritage asset there is soft landscaping which obscures any shared views. It is considered that due to the distance and the natural screening, the site provides a negligible contribution to the heritage asset.
Impact allocation may	Allocation of the site is likely to result in a negligible level of impact on the

have on significance	significance of the asset as there is a limited relationship with no shared views.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

The Gables Half Acre Lane	
Heritage Asset	Dates back to 1907 and was built as an Edwardian “Gentleman’s Residence” for a Warrington Industrialist. Its distinctive style is Arts and Crafts, understood to have been designed by a local architect, and is redolent of the Tudor style of black and white half timbering with ornate scroll panels and brickwork located in Thelwall about three miles from Warrington. The house sits well in its large grounds of about a hectare of land to the West of Half Acre Lane.
Contribution the site makes to the heritage asset	The site is situated away from the heritage asset at a significant distance of approximately 500 m. Between the heritage asset and site there is soft and hard landscaping which limits any visibility. Due to this, there is a negligible contribution the site makes to the heritage asset.
Impact allocation may have on significance	Allocation of the site will have a negligible impact on the significance of the asset as there is a limited relationship between the heritage asset and site.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the heritage asset, therefore its allocation for development is unlikely to result in harm to the significance of the asset.

2 Massey Hall Cottages Weaste Lane	
Heritage Asset	Built in the Georgian style like several houses in the area. Constructed in brick and designed with a gable roof covered in slate. Probably dating from the early C19
Contribution the site makes to the heritage asset	2 Massey Hall is located approximately 760 m away. Due to the distance, dense vegetation, residential development and roads in-between, no views of the heritage asset are afforded between the heritage asset and site. As a result, the site makes a negligible contribution to heritage asset and its setting.
Impact allocation may have on significance	It is unlikely due to the above reasons that allocation of the site will impact on the significance of the asset. Therefore the impact can be considered to be negligible.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

114 Weaste Lane	
Heritage Asset	Detached two storey rectangular cottage designed with a gable roof covered by grey slate. The exterior is rendered and painted with a small brick and timber porch covered by a gable roof in grey slate, the windows have stone cills.
Contribution the site makes to the heritage asset	114 Weaste Lane is located at a distance of 240 m from the proposed site. Due to the distance, dense vegetation, residential development and roads in-between, no views of the heritage asset are afforded from the site. It is overall considered that the site contribution is negligible to heritage asset and its setting.
Impact allocation may have on significance	The impact on the significance of the asset can be considered as negligible given the distance and screening in-between the heritage asset and site.

Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

White Lane Farmhouse Weaste Lane	
Heritage Asset	Detached two storey farmhouse set within well-landscaped garden, designed with gable roofs covered by grey slate. The exterior brickwork has been rendered and painted.
Contribution the site makes to the heritage asset	White Lane Farm House is located approximately 240 m from the site. Due to the distance, dense vegetation, residential development and roads in-between, no views of the heritage asset are afforded from the site. It is overall considered that the site contribution is negligible to heritage asset and its setting.
Impact allocation may have on significance	The impact on the significance of the asset can be considered as negligible given the distance and screening in-between the heritage asset and site.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

Cuerdon Lodge 44 Weaste Lane	
Heritage Asset	Large detached bungalow constructed in red brick with a highly detailed form including black and white mock Tudor detail, brick plinth and stone heads and cills and a multi roof form covered with grey slate and two hole hexagonal crest ridge tiles.
Contribution the site makes to the heritage asset	Cuerdon Lodge is located approximately 90 m away, with the Bridgewater canal physically separating the heritage asset and site. Soft landscaping and hard residential landscaping obscures much of the views meaning the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	The site allocation will have a negligible impact on the significance of Cuerdon Lodge and its setting as it is visually and physically separated.
Maximising enhancements and Mitigating harm	None required
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

1 Weaste Lane 1 Weaste Lane	
Heritage Asset	Millington house is a large detached property. The exterior brickwork has been rendered and painted. Designed with a hipped roof covered with grey slate, large sash windows with stone heads and cills. It has a balcony over the front bay windows.
Contribution the site makes to the heritage asset	1 Weaste Lane is located approximately 95 m away from the site. It is separated by the Bridgewater canal and has soft landscaping in-between. The site therefore makes a negligible contribution to the heritage asset and its setting as there is limited visibility between the two.
Impact allocation may have on significance	Allocation of the site is likely to have a negligible impact on the significance of the heritage asset due to the limited visual relationship between the site and heritage asset.

Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

Redbarn Farmhouse Off Cliffe Lane	
Heritage Asset	Former farm house constructed in red brick with gable roofs covered with slate
Contribution the site makes to the heritage asset	Redbarn Farm is located approximately 40 m away from the site in an inset area of the proposed site. It is considered that the heritage asset benefits from the rural open agrarian nature of the land which contributes moderately to the historic character of the farmhouse.
Impact allocation may have on significance	Allocation of the site may result in a moderate level of harm to the significance of the heritage asset due to the loss of agrarian rural land.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on the site. A landscape buffer should also be created with the use of soft landscaping and adequate distancing. It should also be ensured that development within the site is sympathetic to its setting.
Conclusion and recommendations	The site allocation has the potential to cause a slight impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to limit this harm.

The Lodge to Thelwall Heyes Cliffe Lane	
Heritage Asset	Former lodge to Thelwall Heys built circa 1881. The original house is set around a post and beam system with an exposed Oak frame with infill rendered panels above detailed ground floor brickwork. The building has many interesting architectural features which include chamfered engineering brickwork reveals to windows, exposed decorative timber beams and gallows brackets, deep stepped timber bargeboards and detailed timber post open porch amongst others.
Contribution the site makes to the heritage asset	The proposed site is located approximately 20 m from the heritage asset, although there is some soft landscaping in-between there are still shared views. With the allocation of the site there will be the loss of the rural setting of the heritage asset which is considered to make a moderate contribution to the setting of the Lodge.
Impact allocation may have on significance	The development could dominate or detract from the rural setting of the Lodge. As a result, allocation of the site may have a moderate level of impact to the significance of the heritage asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the asset, it is recommended that screening and soft landscaping is retained and enhanced. Development should also be located away from the Lodge and its immediate setting and should be designed to be sympathetic to fit in with the rural setting.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the Lodge. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting.

Cobbled street area of Grappenhall Village Church Lane o/s Rams Head P.H.



Heritage Asset	A Picturesque cobbled lane. Most of the buildings along church lane are 19th century, constructed mainly from rendered brick with slate roofing.
Contribution the site makes to the heritage asset	The site is located approximately 325 m away from the heritage asset. Between the proposed site and asset there is soft and hard landscaping. Due to the distance and screening in-between, the contribution is negligible to the cobbled street area of Grapenhall Village Church Lane.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Parr Arms PH Church Lane	
Heritage Asset	Public House with an arched door surround and five sash windows to front, the exterior brickwork at the front of the building has been rendered and painted. It has a gable roof covered in grey slate with a chimney at either end.
Contribution the site makes to the heritage asset	The site is located approximately 365 m away from the heritage asset. There is soft and hard landscaping between the site and asset. Due to the distance and screening in-between, the site is not visible from or near the Parr Arms and makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Rams Head PH Church Lane	
Heritage Asset	The existing building was built in 1893, and is listed as being of architectural and historical importance to the village. There has been an inn or hotel on the same site for much longer and the village of Grapenhall itself is recorded as far back as the Domesday Book of 1086. One of the many unique features of The Rams Head Inn is the original village well, situated near the bar. The well actually pre-dates the existing building at about 150 years old, but is now fitted with walkover glass and illuminated from the inside.
Contribution the site makes to the heritage asset	The site is located approximately 325 m away from the heritage asset with soft and hard landscaping in-between. Due to the distance and screening, the site is not visible from or near the Rams Head and therefore makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and Mitigating harm	None required.

Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.
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Birchfield Church Lane	
Heritage Asset	The property is of Georgian style with a simplistic design with large windows , a gabled roof, and stone brick walls.
Contribution the site makes to the heritage asset	The site is located approximately 240 m away from the heritage asset with soft and hard landscaping in-between. Due to the distance and screening, the site is not visible from or near the heritage asset and therefore makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Ingleside PH Church Lane	
Heritage Asset	The property is of Georgian style with a simplistic design with large windows, a gabled roof, and stone brick walls.
Contribution the site makes to the heritage asset	The site is located approximately 240 m away from the heritage asset with soft and hard landscaping in-between. Due to the distance and screening, the site is not visible from or near the heritage asset and therefore makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

The Cottage 3 Church Lane	
Heritage Asset	Detached cottage constructed in red brick and designed with a gable roof.
Contribution the site makes to the heritage asset	The site is located approximately 330 m away from the heritage asset with soft and hard landscaping in-between. Due to the distance and screening, the site is not visible from or near the heritage asset and therefore makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and limited views between the site and the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

1 & 2 - Cottages Church Lane	
Heritage Asset	Pair of semi-detached cottages constructed in red brick and designed with a gable roof.
Contribution the site makes to the heritage asset	The site is located approximately 260 m away from the heritage asset with soft and hard landscaping in-between. Due to the distance and screening, the site is not visible from or near the heritage asset and therefore makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and limited views between the site and the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Stanny Lunt Bridge	
Heritage Asset	Stanny Lunt bridge a single arch brick bridge which carries over the Bridgewater canal. Constructed in 1770, the bridge is of the same style as all the original arches on the Canal. The bridge has a pipe attached to one side of it. In addition a modern footbridge has been built next to the bridge.
Contribution the site makes to the heritage asset	The site is located approximately 140 m away from the heritage asset. Between the proposed site and asset there is soft and hard landscaping. Due to the distance and screening in-between, the contribution is negligible to the heritage asset
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

3 Broad Lane	
Heritage Asset	Large detached house in a semi-rural location, constructed in brick and designed with gable roofs covered with slate. Set within a mature garden with court yard. Possibly the old Smithy
Contribution the site makes to the heritage asset	3 Broad Lane is located approximately 90 m away from the proposed site. Due to the distance and hard and soft landscaping in-between the site and heritage asset, specifically the trees and the residential development the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and limited views between the site and the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site allocation would make a negligible impact to the significance of the heritage asset due to there being a limited relationship with the site.

5 Broad Lane
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Heritage Asset	Large detached house in a semi-rural location, constructed in brick and designed with gable roofs covered with slate and a chimney above each gable. The exterior brickwork has been rendered and painted white. The front of the property has five sash windows with stone cills and a small flat roofed porch over the doorway.
Contribution the site makes to the heritage asset	5 Broad Lane is located approximately 90 m away from the proposed site. Due to the distance and hard and soft landscaping in-between the site and heritage asset, specifically the trees and the residential development the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and limited views between the site and the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

7 Broad Lane	
Heritage Asset	Large detached house in a semi-rural location, constructed in brick with a multi gable roof design covered in slate. There is a Lean-to on the west side, built from stone block and brick with a slate covered roof and brick chimney.
Contribution the site makes to the heritage asset	7 Broad Lane is located approximately 90 m away from the proposed site. Due to the distance and hard and soft landscaping in-between the site and heritage asset, specifically the trees and the residential development the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between which means that there is limited relationship and therefore potential to cause a impact.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

The Lodge East lodge to Grappenhall Heys Opp.41 Broad Lane	
Heritage Asset	Former lodge to the now demolished Grappenhall Hey, mirroring a similar building on Lumb Brook Road to the west. Built in the late C19/early C20. An attractive single storey building constructed form brick with stone quoins, headers and cills with a multi hipped roofed covered with slate.
Contribution the site makes to the heritage asset	There are direct shared views between 41 Broad Lane and the site with approximately 10 m between them. In front of the heritage asset there is a road and open land which is currently used as a cricket pitch. The setting is considered to moderately contribute to the asset.
Impact allocation may have on significance	Allocation of the site will result in the removal of the setting to the front of the property which is a positive attribute. Therefore it is considered from assessment that there will be a moderate impact to the significance of the heritage asset as a result.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of 41 Broad Lane, it is recommended that an adequate distance is kept between the heritage asset and the proposed site and that development is of a sensitive design in terms of character to fit in with the surrounding area.

Conclusion and recommendations	The above mitigation methods need to be applied to reduce the potential of moderate impact to the heritage asset. With appropriate mitigation methods it is considered that the impact on the heritage asset will be negligible.
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Clay Bank Farmhouse Broad Lane	
Heritage Asset	The property is a Georgian style house with a symmetrical appearance, gabled roof, and arched windows.
Contribution the site makes to the heritage asset	The site is located approximately 70 m away from the heritage asset. Between the proposed site and asset there is soft and hard landscaping. Due to the distance and screening in-between, the contribution is negligible to the heritage asset.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between which prevents shared views.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

No.'s 60, 62 & 64 Chester Road	
Heritage Asset	Row of three two storey cottages. Designed with hip and gable roofs in grey slate. The exterior brickwork has been rendered and painted.
Contribution the site makes to the heritage asset	The site is situated approximately 65 m away from the historic asset, and it is separated by the Bridgewater canal. There are shared views between the heritage asset and site. The rural nature of the site as the backdrop to the house contributes moderately to the character of the heritage asset.
Impact allocation may have on significance	The allocation of the site will result in moderate harm to the heritage asset. This is due to the potential loss of some of the rural surroundings which contribute positively to the heritage asset.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site, providing a landscape buffer around the asset and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site has the potential to moderately impact the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce this harm. With the above measures in place impact on the asset will be negligible.

189 Chester Road	
Heritage Asset	189 Chester Road is Georgian in appearance. It has a hipped roof, gabled entrance and large sectioned glass windows.
Contribution the site makes to the heritage asset	There are approximately 60 m between the heritage asset and site with the potential of shared views in-between. Although there is hard and soft landscaping, glimpses that can still be attained between the two. As a result of this, it is considered that the contribution the site makes to the heritage asset is slight.
Impact allocation may have on significance	The rural landscape makes a positive contribution to the heritage asset, the loss of it would result in a slight impact to the significance of the heritage asset.
Maximising enhancements and	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site, providing a landscape

Mitigating harm	buffer around the asset and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site has the potential to cause a slight impact the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce this harm. With the above measures in place impact on the asset will be negligible.

The Lodge Lumb Brook Road	
Heritage Asset	Former lodge to the now demolished Grappenhall Hey, mirroring a similar building on Broad lane to the east. Built in the mid C19. An attractive single storey building constructed from sandstone with stone headers and cills and a multi hipped roofed covered with slate.
Contribution the site makes to the heritage asset	The Lodge is situated within the allocated site, therefore the site makes a moderate contribution to the significance of the heritage asset as it forms an attractive rural setting.
Impact allocation may have on significance	Allocation of the site for development would result in the loss of the rural setting surrounding the asset. Therefore the consequence may be a moderate level of harm to 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 retaining the asset and its curtilage on site and ensuring that design of development is sympathetic to its setting.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to lessen any potential harm.

Patch Cottage Lumb Brook Road	
Heritage Asset	Semi-detached two storey cottage in a semi-rural position. Designed with a gable roof in grey slate. The exterior brickwork has been rendered and painted and there is a gabled porch over the entrance to the front. Possibly dating from pre 1744
Contribution the site makes to the heritage asset	Patch Cottage is located within an inset area of two potential sites. The sites therefore make a moderate contribution to the heritage asset. The loss of the site will result in the loss of the rural landscape which positively influences the way Patch Cottage is experienced.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting surrounding the asset. Therefore it may result in a moderate level of harm 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 retaining the asset and its curtilage on site and ensuring that design of development within the site is sympathetic to its setting.
Conclusion and recommendations	The site allocation has the potential to impact on the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.

Wright's Green Cottage Lumb Brook Road	
Heritage Asset	SJ 68 SW APPLETON C.P. LUMB BROOK ROAD (South Side) at Wrights Green. 6/10 Wright's Green Cottage. 8.1.70 GV II Cottage C17, altered. Oak panel framing (brick-nogged C19) to side walls; a pair of ogee-shaped crucks in each gable; red tile roof; sandstone walling to east gable wall up to 1st floor. Brick chimney on east gable. Of 1½ storeys and 2 bays. Modern glazed porch; C19 brick lean-to at rear; small casements. Interior: chamfered oak beam over parlour; a pair of crucks in partition wall; 2

	massive oak purlins. Listing NGR: SJ6324984513
Contribution the site makes to the heritage asset	The heritage asset is located in an inset area of the potential sites. The proposed site and heritage assets share views as they are located within approximately 40 m of each other. The open landscape of the site makes a moderate contribution to the character of the heritage asset as a rural area.
Impact allocation may have on significance	Allocation of the site may result in the loss of the historic rural setting to the rear of the cottages. Therefore development of the site may result in a moderate level of harm to its significance of the heritage asset.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on the site and ensuring that design of the development within the site is sympathetic to its setting. Soft landscaping and adequate space between the site and heritage asset should be retained.
Conclusion and recommendations	The site allocation has the potential to cause moderate harm to the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.

Persian Cottage & Cheriton Cottage Lumb Brook Road	
Heritage Asset	Semi-detached two storey cottages in a semi-rural location, built in the mid C19 designed with a gable roof in grey slate and built in red brick.
Contribution the site makes to the heritage asset	Persian Cottage is located approximately 95 away from the proposed site. Due to the close proximity and ability to attain views through natural screening, the sites therefore make a moderate contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of rural setting surrounding the cottages. Therefore it may result in a moderate level of harm to the significance of the asset.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on site and ensuring that design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to cause moderate impact to the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

Thorn House (Appleton Thorn Vicarage) Green Lane	
Heritage Asset	Large detached property, built late C19 in red brick with matching red brick heads, mullions & cills and a red tile multi gable roof.
Contribution the site makes to the heritage asset	The proposed site is located towards the rear of the vicarage approximately 60 m away. Around the curtilage there is soft landscaping which provides moderate screening of the asset. Due to the distance and slight views through the soft landscaping to the rear of the heritage site, it is considered that the site overall makes a slight contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of rural setting surrounding the heritage asset. Therefore it may result in a moderate level of harm to the significance of the asset.
Maximising enhancements and Mitigating harm	If the site is allocated for development harm to the heritage assets can be mitigated by retaining the assets and their curtilage on site and ensuring that design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site makes a slight impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset if mitigating development is incorporated into the development.

Appleton Thorn Village Hall Stretton Road	
Heritage Asset	Formerly the village school. Built circa 1852 from sandstone block with sandstone heads, mullions & cills with a slate covered multi gabled roof and brick built chimney with sandstone quoins and two diamond flues. The original building owned by the Arley Estates.
Contribution the site makes to the heritage asset	The proposed site is located towards the rear of the vicarage with 60 m between. Towards the rear of the village there is soft landscaping which is planted around the boundary of the vicarage which provides screening of the asset. Due to the distance and slight views through the soft landscaping to the rear of the heritage site, it is considered that the site overall makes a slight contribution to the significance of the heritage asset.
Impact allocation may have on significance	The site makes a slight impact to the historic building and its setting.
Maximising enhancements and Mitigating harm	If the site is allocated for development harm to the heritage assets can be mitigated by retaining the assets and their curtilage on site and ensuring that design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site makes a slight impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset if mitigating development is incorporated into the development.

Thorn Brow Farmhouse Green Lane	
Heritage Asset	Large detached former farmhouse. Built in brick with gable roofs covered in slate.
Contribution the site makes to the heritage asset	The Farmhouse is situated 60 m from the site with shared views which are semi screened by trees. It is considered that the site makes a slight contribution to the way the heritage asset is experienced .
Impact allocation may have on significance	Allocation of the site for development may result in a slight impact to the heritage asset with the loss of the rural backdrop.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm of the heritage asset can be mitigated by providing a landscape buffer around the asset and its curtilage and ensuring design of the development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to have a slight impact on heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate the potential harm.

Springside Arley Road	
Heritage Asset	Built circa 1870. The property is a detached cottage, formerly the local post office, which is set back from the main road, accessed by a private driveway. The front elevation provides the formal entrance to the property. The building stands in its own grounds of approximately 0.25 of an acre. There is hard standing parking to the front and side of the house. To the rear of the property there is a large sized garden, with mature planting to the boundaries.
Contribution the site makes to the heritage asset	As the site is visually separated from the asset by hard residential landscaping and it is located approximately 450 m away from the asset. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the setting of the building given the separation distance, and hard landscaping. Thus, its allocation will have negligible impact on



	the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

Cabbage Cottage 40 Chapel Lane	
Heritage Asset	Detached cottage built with red brick with a thatched roof with a small porch over the entrance. Possibly dating from pre 1744
Contribution the site makes to the heritage asset	The site is separated from the asset by hard and soft landscaping and it is located approximately 327 m away. Due to this there are no shared views, so the site offers a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site is separated from the heritage asset and its setting, it is therefore considered that the allocation of the site will have negligible impact on the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

Nook Farmhouse & Barns Arley Road	
Heritage Asset	Large detached two storey farmhouse in a semi-rural position. The exterior brickwork has been rendered and painted, it has gable roofs covered in slate and there is a gabled porch over the entrance to the front. The property has been extended to the south east side and to the south west rear in recent years.
Contribution the site makes to the heritage asset	The heritage asset is located approximately 550 m away from the site. It is located in close proximity to industrial and residential areas. As a result of its location, it is screened by hard landscaping which provides limited views between the asset and site. As a result the site makes no contribution to the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the heritage asset, such that its allocation will have a negligible impact on its significance.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Hawthorne Cottage Pepper Street	
Heritage Asset	Large detached cottage constructed in brick, partially rendered with a gable roof covered with slate.
Contribution the site makes to the heritage asset	As the site is separated from the asset by hard landscaping which provides limited views and a distance of approximately 315 m, the site makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the historic asset and its setting such that its allocation will have a negligible impact on its significance.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Moss View Cottage Pepper Street	
Heritage Asset	Detached cottage built in red brick with gable roof covered in red tile.
Contribution the site makes to the heritage asset	As the site is separated from the asset by hard landscaping which provides limited views and a distance of approximately 300 m, the site makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the historic asset and its setting such that its allocation will have a negligible impact on its significance.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Hatton Farm Cottage/The Cottage Pepper Street	
Heritage Asset	Semi-detached cottages set back from the road with staggered build lines. The front of Hatton Farm seems to be exposed wood frame with infill rendered panels, it has a stone built porch with a hip roof covered with tile, and the main roof is covered with slate. The cottage is constructed in red brick, the windows have stone heads and cills and the doorway has a brick arch.
Contribution the site makes to the heritage asset	As the site is separated from the asset by hard landscaping which provides limited views and a distance of approximately 300 m, the site makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the historic asset and its setting such that its allocation will have a negligible impact on its significance.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

1 and 2 Cross Cottages Pepper Street	
Heritage Asset	Pair of cottages probably C17, altered and extended to rear and left. Rendered and painted brickwork, with gabled thatched roof and brick chimney. One storey with attic bedrooms in roof; 3 bays in all. Timber casements (probably C19) in small openings; C19 boarded doors. Interior Ingle nook with tapered oak beam in right cottage; oak main beams and some oak joists to upper floor; oak purlins and rough rafters probably of oak. The interior of the unoccupied left cottage not inspected.
Contribution the site makes to the heritage asset	The site is located approximately 80 m away from the heritage asset. There are limited views between the heritage asset and site. To the North of the property between the site and the heritage asset there is screening in the way of both hard landscaping with residential development and soft with natural screening, the site is also separated by Stretton Road (B5356). The screening does limit views between the heritage asset and the site and thus contribution is negligible.
Impact allocation may have on significance	Given the distance retained, and hard and soft screening, it is unlikely that allocation of the site will impact on the significance of the asset. In conclusion, 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 a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Walnut Tree Farmhouse Stretton Road	
Heritage Asset	Detached 2 storey farm house formerly part of a traditional farmstead, the exterior has been rendered with an uneven, painted, sand/cement over what is assumed to be Cheshire brickwork as seen on the barn building to the west. It has a cross gable roof design covered in grey slate.
Contribution the site makes to the heritage asset	The heritage asset is located within the proposed site; the rural character of the site contributes moderately to the Farmhouse an attractive rural surrounding for the heritage asset.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural landscape which could result in moderate harm to the setting of the asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the heritage asset, it is recommended that screening and soft landscaping is retained and/or enhanced. Development can also be located away from the Farmhouse and its rural setting.
Conclusion and recommendations	Allocation of the site for development may result in moderate impact to the setting of the heritage asset. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and impact is reduced/limited.

Barn at Walnut Tree Farm Stretton Road	
Heritage Asset	Formerly part of a traditional farmstead, Circa 1850, constructed in red brick with a gable roof covered in slate, the east end of the roof is of saltbox design.
Contribution the site makes to the heritage asset	The heritage asset is located within the proposed site; the rural character of the site makes a moderate contribution to the Barn. With development there may be the loss of agrarian land which is significant to the historic use of the barn.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural landscape which could result in moderate harm to the setting of the asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the heritage asset, it is recommended that screening and soft landscaping is retained and/or enhanced. Development should also be located away from the Farmhouse and its rural setting.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the heritage asset. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and impact is limited.

Summerville Residential Home	
Heritage Asset	The heritage asset dates back to the nineteenth century. The property has large bay windows, red brick work, a pillared entrance way with some modernisation and updates over the years to make it usable as an elderly care home.
Contribution the site makes to the heritage asset	The heritage asset is located 225m away from the proposed site. There are some shared views; however there is natural screening in-between which softens direct views. The rural character of the site makes a slight contribution to the heritage asset as the rural landscape appears attractive as the surroundings to the heritage asset.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural landscape which could result in moderate harm to the setting of the asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the heritage asset, it is recommended that screening and soft landscaping is retained and/or enhanced. Development should also be located away from the

	heritage asset and its rural setting.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the heritage asset. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and impact is limited.

The Hollies 2, Ackers Road	
Heritage Asset	The heritage asset is part of 3 terraced houses. The property is of the Victorian era, with white rendered walls, and a gabled entrance.
Contribution the site makes to the heritage asset	The site is located approximately 180 m away from the heritage asset. There are no shared views between the heritage asset and site, as the site is located within a residential which provides a complete barrier to any views. The hard and soft landscaping and distance between the heritage asset and site means that the contribution the site has is negligible.
Impact allocation may have on significance	Given the distance retained, and hard and soft screening, the site will have a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

The Hollies 4, Ackers Road	
Heritage Asset	The heritage asset is part of 3 terraced houses. The property is of the Victorian era, with white rendered patterned walls and a gabled entrance.
Contribution the site makes to the heritage asset	The site is located approximately 180 m away from the heritage asset. There are no shared views between the heritage asset and site, as the site is located within a residential which provides a complete barrier to any views. The hard and soft landscaping and distance between the heritage asset and site means that the contribution the site has is negligible.
Impact allocation may have on significance	Given the distance retained, and hard and soft screening, the site will have a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

No. 6 Ackers Road	
Heritage Asset	The heritage asset is part of 3 terraced houses. The property is of the Victorian era, with white rendered walls, and it is situated on the end plot.
Contribution the site makes to the heritage asset	The site is located approximately 180 m away from the heritage asset. There are no shared views between the heritage asset and site, as the site is located within a residential which provides a complete barrier to any views. The hard and soft landscaping and distance between the heritage asset and site means that the contribution the site has is negligible.
Impact allocation may have on significance	Given the distance retained, and hard and soft screening, the site will have a negligible impact on the significance of the asset.
Maximising	None required.

enhancements and Mitigating harm	
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

Road Side London Road	
Heritage Asset	The property is of the Georgian era. It has a symmetrical face with a gabled roof, 3 storeys, two chimneys and ivy growing on the front of the property.
Contribution the site makes to the heritage asset	The heritage asset is located approximately 130 m from proposed site. Limited views are shared between the site and asset as the situation of soft and hard landscaping allows glimpses. As a result of site allocation, development will result in the loss of the rural agrarian field which moderately contributes to the heritage asset.
Impact allocation may have on significance	Allocation of the site has the potential to cause a moderate impact to the significance of the heritage asset due to the loss of the rural historic setting of the heritage asset.
Maximising enhancements and Mitigating harm	To minimise any potential impact, an appropriate distance should be maintained between the site and the heritage asset. Additional soft screening should also be implemented to soften the impact of the proposed development. Development should also be designed to be sympathetic to its rural context.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the heritage asset. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and impact is limited..

Cat & Lion PH Tarporley Road	
Heritage Asset	The Cat and Lion is a Victorian Inn built in 1861. It is made from Sandstone, with a large arched doorway, bay windows, barge boards and tall prominent chimneys.
Contribution the site makes to the heritage asset	The heritage asset is located approximately 115 m from proposed site. Views are shared between the site and asset as the situation of soft and hard landscaping allows views in-between. As a result, development will result in the loss of the rural agrarian field which moderately contributes to the heritage asset.
Impact allocation may have on significance	Allocation of the site has the potential to cause a moderate impact to the significance of the heritage asset due to the loss of the rural historic setting of the heritage asset.
Maximising enhancements and Mitigating harm	To minimise any potential impact, an appropriate distance should be maintained between the site and the heritage asset. Additional soft screening should also be implemented to soften the impact of the proposed development. Development should also be designed to be sympathetic to its rural context.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the heritage asset. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting and impact is limited.

## 8. Conservation Areas

THELWELL VILLAGE CONSERVATION AREA	
Heritage Asset	<p>Thelwell Village Conservation Area was designated in 1977 and extended again in both 1991 and 1993.</p> <p>The settlement of Thelwell lies to the South East of Warrington and to the south of both the River Mersey and the Manchester Ship Canal, with the Bridgewater Canal passing close to the outskirts of the village beyond the Stockport Road.</p>

	<p>Its origins have been linked to King Edward the Elder who constructed a fortified garrison here in the 920's. Its name is thought to derive from the Saxon words for stake and wall or pool by a plank bridge.</p> <p>It is doubtful if this ancient settlement stood on the site of the present village, since the course of the River Mersey has changed over the centuries, but it would have been built on land which rose slightly above the soft marsh land. There is also no record of Thelwall in the Domesday Book and it is not until 1561 that detailed mention of the village can be found.</p> <p>The village has developed from being one of agricultural character, to one where gunpowder was manufactured and where trade increased with the opening of the Bridgewater Canal in 1759 when fustian curring thrived. Competition from other centres led to failure of both industries, but the opening of the Manchester Ship Canal in 1894 brought an influx of people to the village.</p> <p>The mixture of old and new, two storey and single storey development is not unpleasing and styles and age vary adding to the character of the area.</p> <p>Most of the views in and out of the village are contained and framed by trees or buildings and in places views of the countryside can be seen.</p> <p>It was the historic village centre which was first designated as a conservation area in 1977. Then in 1991 and 1996 it was extended to the east, to safeguard the hamlet and encompass an important approach to the village, and to the north, to include an area which probably defined the old river course in pre-Ship Canal days( to the north of the existing hedgerow).</p>
Contribution the site makes to the heritage asset	Thelwell village is outside the boundary of the site. In terms of the contribution the site may have, it is overall considered to be negligible. The site is located approximately 515 m away from the Conservation Area at the nearest point and between them there is hard and soft landscaping. Due to the distance and landscaping, there is little visual relationship between the two and the site has no historic connection with the Conservation Area.
Impact allocation may have on significance	Development of the site will have a negligible impact on the significance of the Conservation Area as the heritage assets contained within it are situated over 515 m away, and would not have an impact on any key views to the historic area.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The impact of the site on the significance of Thelwell Conservation Area is negligible and it is unlikely to result in harm to the significance of it.

GRAPPENHALL VILLAGE CONSERVATION AREA	
Heritage Asset	<p>Designated in 1974 and extended in 1980 to the West and East. Grappenhall Village is designated to the south-east of Warrington, and to the south of both the River Mersey and the Manchester Ship and Bridgewater Canals.</p> <p>Most of the buildings are late 17<sup>th</sup> century or 18<sup>th</sup> century, constructed mainly from rendered brick with slate roofing, and the cobbled streets add a picturesque quality to the scene.</p> <p>On the whole the form of the village is compact, and an intimate atmosphere is created by the tight knit building groups and the density of surrounding trees, yet</p>

	<p>the central area is far more open as the tree line retreats, and, a wider space is created between the Ram's Head and the playing fields of the Grappenhall residential school.</p> <p>The western and eastern edges of the conservation areas are defined by physical barriers. To the east, the Grappenhall bridge encloses the village and leads to the new development on the opposite bank of the canal. Whole to the west the road sweeps round to the north and the buildings and trees on this road enclose the village on this side.</p>
Contribution the site makes to the heritage asset	<p>Grappenhall Conservation Area is situated approximately 85 m away from the proposed site. The conservation area is separated by two roads, Stockton Lane and Church Lane. There is also a mixture of soft and hard landscaping which limits any potential views.</p> <p>Although there are limited shared views, it is considered that the rural area to the south attributes a positive appearance to the landscape around the Grappenhall Conservation Area. It is therefore concluded that the rural character of the site makes a moderate contribution to the Grappenhall Conservation Area.</p>
Impact allocation may have on significance	<p>Although views between the site and conservation area are fairly limited. It is considered that the close proximity between the conservation area and site is significant to the heritage asset, and it is therefore concluded that allocation of the site has the potential to cause a moderate level of impact on the significance.</p>
Maximising enhancements and Mitigating harm	<p>Allocation of the site has the potential to cause loss to the rural setting surrounding the conservation area. However, with the relevant mitigating development it is considered that harm to the heritage asset will be minimal.</p> <p>To mitigate any harm, development should be set back at an adequate distance and natural landscaping should be used to soften the appearance of development. Development of the site should be of a good quality and sympathetic to the rural heritage of the area.</p> <p>Lastly there should be the limitation of the height of development immediately adjacent to the conservation area; this should be kept to a maximum of two storeys.</p>
Conclusion and recommendations	<p>The site allocation will have a moderate contribution on the conservation area. Due to this, development needs to encompass mitigating and enhancement methods which are outlined above.</p>

VICTORIA ROAD/YORK DRIVE CONSERVATION AREA	
Heritage Asset	<p>The Victoria Road/York Drive Conservation area was designated in 1996. The area lies to the south of Warrington and south of the Manchester Ship Canal and the parishes of Stockton Heath.</p> <p>The land rises gently southwards and the southern perimeter of both areas lies along the Chester Road facing onto the Bridgewater Canal, with open land beyond to the south.</p> <p>It were served from the township of Latchford by the construction of the Manchester Ship Canal at the end of the 19<sup>th</sup> Century &amp; then developed from the mid-19<sup>th</sup> Century after the opening of the Latchford railway station.</p> <p>The development along Victoria Road and York drive is largely of pre-Great War development, plots are smaller but with substantial and imposing scale of dwellings.</p> <p>With an average density of about 4 dwellings per acre and 8 dwellings per acre in</p>

	places, the low density of development in these areas has provided a legacy of generous garden plots which have matured to provide a woody garden suburb throughout the area, providing a backcloth to the various architectural styles.
Contribution the site makes to the heritage asset	The Conservation area of Victoria Road/York drive is located approximately 45 m away from the proposed site. Between the conservation area and site there is the Bridgewater canal and soft landscaping, this acts as a screen and limits views between the Conservation Area and site. As a result, the site makes a slight contribution to the heritage asset.
Impact allocation may have on significance	It is considered that due to the close proximity of the site to the heritages asset there may be a slight impact to the Conservation Area.
Maximising enhancements and Mitigating harm	There will be the loss of the rural setting surrounding the Conservation Area. To mitigate any harm, development should be set back at an adequate distance and soft landscaping should be used to soften the appearance of development. Also design of the development opposite should be of a high quality and sympathetic to the heritage of the area.
Conclusion and recommendations	The site allocation has the potential to cause a slight impact to the heritage asset. Therefore, the development needs to encompass mitigation and enhancement methods which are outlined above.

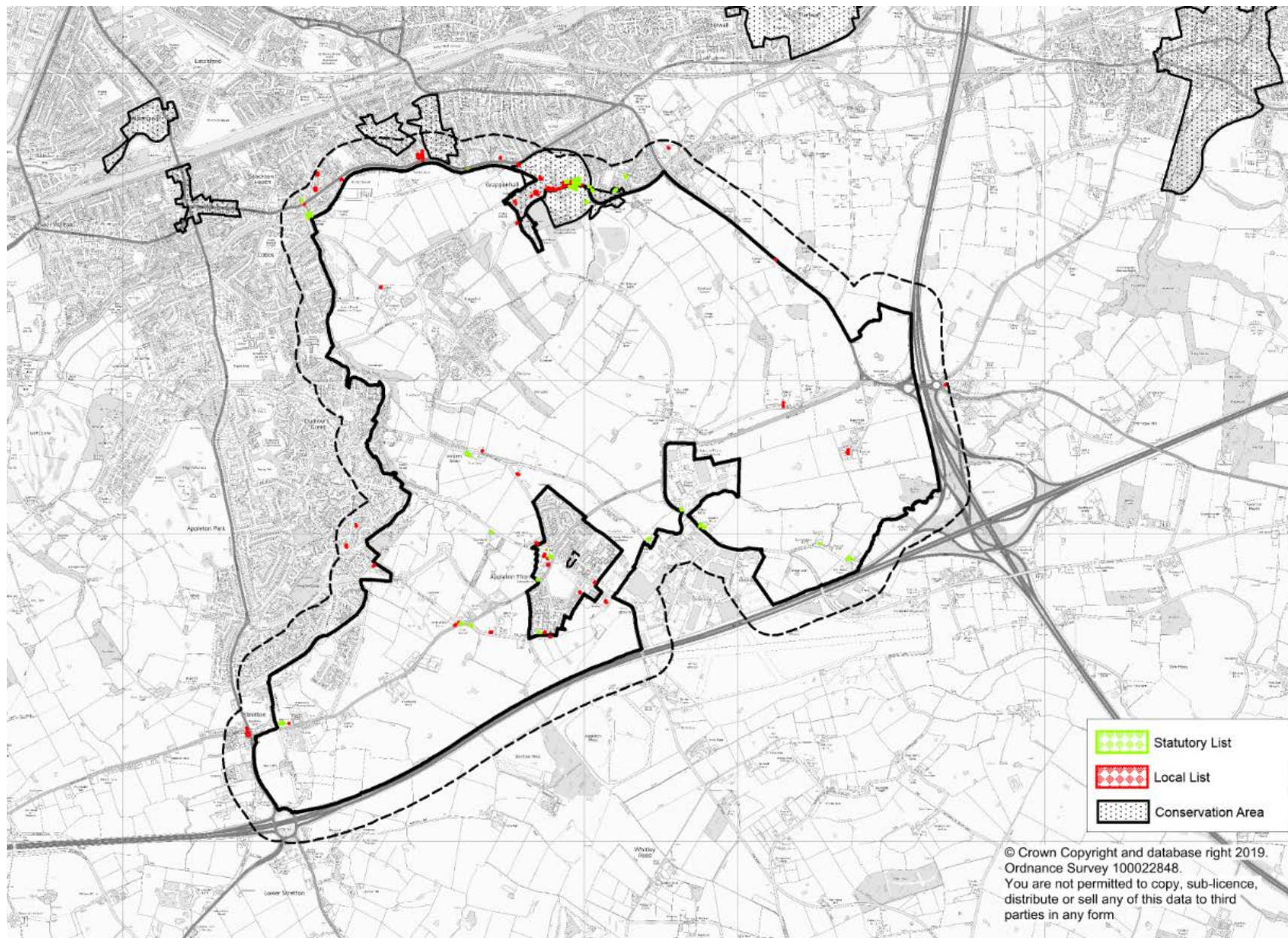
ACKERS ROAD/MARLBOROUGH CRESCENT CONSERVATION AREA	
Heritage Asset	<p>The Ackers Road/Marlborough Crescent area was designated in 1996. The area lies to the south of Warrington and south of the Manchester Ship Canal and the parishes of Stockton Heath.</p> <p>The land rises gently southwards and the southern perimeter of both areas lies along Chester Road facing onto the Bridgewater Canal, with open land beyond to the south.</p> <p>It were served from the township of Latchford by the construction of the Manchester Ship Canal at the end of the 19<sup>th</sup> Century &amp; then developed from the mid-19<sup>th</sup> Century after the opening of the Latchford railway station.</p> <p>Large villas were formed with spacious plots off the Ackers Road &amp; Hill Top Road &amp; as the Edwardian era unfolded the Victorian Gothic style gave way to the Arts &amp; Craft styles, rich hard red brick and red tiles replacing the Victorian brown brindle brick (notable in Alexandra &amp; Balmoral Roads.</p> <p>With an average density of about 4 dwellings per acre and 8 dwellings per acre in places, the low density of development in these areas has provided a legacy of generous garden plots which have matured to provide a woody garden suburb throughout the area, providing a backcloth to the various architectural styles.</p>
Contribution the site makes to the heritage asset	The site is located approximately 160 m away from the conservation area with both hard and soft landscaping and the Bridgewater canal in-between. As a result there are limited views between the two and there are no historic connections. Therefore it is considered that there is a negligible contribution of the site to the heritage asset.
Impact allocation may have on significance	Despite the site being located within close proximity to the Conservation Area, it is considered that due to the limited views between there is a negligible impact on the Ackers Road/Marlborough Crescent Conservation Area.
Maximising enhancements and Mitigating harm	While the site in its current form makes no contribution to the setting of the Conservation area, allocation of the site provides an opportunity to improve its surrounding and setting. This can be through ensuring that design of development directly opposite the conservation area is of good quality and sympathetic. Limiting the height of development immediately adjacent to the conservation area perhaps to maximum of two storeys can also help to enhance the conservation



	area.
Conclusion and recommendations	The site would have a negligible impact on the significance of the Conservation Area. Therefore its allocation for development is unlikely to result in harm to the significance of the assets. However, sympathetic development of the site (primarily development that is located directly opposite the Conservation Area) can ensure that the site enhances or has neutral impact on the conservation area.

STOCKTON HEATH CONSERVATION AREA	
Heritage Asset	<p>Stockton Heath Conservation area was designated in 1988. The Stockton Heath London Road/Grappnehall Road Conservation Areas are located in the south suburbs of Warrington. They lie to the south of the River Mersey and the Manchester Ship Canal.</p> <p>The route of Roman Road passes within 1000 metres and traces of Roman occupation have been found nearby. The Roman settlement of Wilderspool being located to the north, once close to the new diverted River Mersey, and now absorbed within the Greenall's brewery complex.</p> <p>Today the oldest surviving buildings in the area date from early 19<sup>th</sup> century and include the Red Lion Inn and a group of cottages at 12-20 London Road.</p> <p>The centre of the London Road Conservation Area is now a mixture of shops, pubs and housing, extending along London Road between the Manchester Ship Canal and Victoria Square, with St Thomas's Church and large buildings around Victoria Square providing a balance and defining its extremities.</p> <p>Beyond is the Grappenhall Road Conservation Area which was once merely a wide track with large mature trees to either side but which became developed between 1896 and 1908 with the construction of the Manchester Ship Canal and the tramway extension in 1905. It is an attractive residential area of large detached and semi-detached two storey villas with overall homogeneity, yet individual in Edwardian design and detailing.</p>
Contribution the site makes to the heritage asset	The site is located approximately 465 m away at the nearest point from the Conservation Area. Between them there is hard and soft landscaping and the Bridgewater canal. Due to the distance and hard and soft landscaping there is little relationship between the two, the site has no historic connection with the conservation area, and there are no shared views. The contribution of the site to the heritage asset is therefore considered to be negligible.
Impact allocation may have on significance	Development of the site will have a negligible impact on the significance of the Conservation Area and the heritage assets contained within it as it is situated over 465 m away, at lower ground and would not interrupt any key views to the historic area.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The impact of the site on the significance of Stockton Heath Conservation Area is negligible and it is unlikely to result in harm to the significance of the assets.

## Appendix 1 – Site Boundary and Heritage Assets



## Appendix 2 – Assets Discounted from Main Assessment

## Appendix 2

After thorough examination of the heritage assets, a number of assets were discounted from the main assessment. These items were discounted due to their size, distance and loss of the heritage asset. It was considered that due to these aspects there is little relationship between the heritage asset and the proposed Garden Suburb, and therefore there would be no harm to their significance as a result of development in this location.

### 1. Smaller heritage assets removed from the main list.

Listed buildings:

WAR MEMORIAL (List entry Number: 1392457)	
Heritage Asset	<p>Grade II Listed.</p> <p>Intricately carved and decorated sandstone war memorial of c.1921 commemorating men connected to the village of Appleton Thorn lost in the First and Second World Wars (inscription added later). Depicts St George and the dragon. SJ6375483896</p>

MOUNTING BLOCK (List entry Number: 1392455)	
Heritage Asset	<p>GRAPPENHALL AND THELWALL</p> <p>311/0/10016 CHESTER ROAD 06-MAR-08 (South side) Mounting Block</p> <p>II Mounting block, 1859, sandstone. Monolithic form with 2 steps at each end. North face inscribed 'TRAVELLERS' REST GIVEN BY THOMAS LAWTON OF GRAPPENHALL 1859'.</p> <p>HISTORY: Mounting block erected adjacent to Chester Road and the Bridgewater Canal in 1859 replacing an earlier one recorded on the 1847 OS map.</p> <p>SUMMARY OF IMPORTANCE: This mounting block dating to 1859 is a significant reminder of the area's transport history and represents the transition from horse driven transport to the use of the motor vehicle. SJ6324186382.</p>

APPLETON CROSS (BASE) (List entry Number: 1329766)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side) at junction with Cann Lane 6/20 Appleton Cross (base).</p> <p>20.10.52 II</p> <p>Square base-stone with recess for Cross on a square plinth of 2 sandstone steps, probably medieval. Cross removed.</p>

SUNDIAL IN ST WILFRID'S CHURCHYARD (4 METRES SOUTH OF CHURCH PORCH) (List entry Number: 1329759)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (north side)</p> <p>1/8 Sundial in St.Wilfrid's Churchyard (4 metres south of church porch)</p>

	<p>GV II</p> <p>Sundial, 1714, on turned shaft of stone, inscribed on dial Pulvis et umbra sumus 1714. A pleasing and well-preserved example.</p>
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STOCKS AT ENTRANCE TO ST WILFRED'S CHURCHYARD (List entry Number: 1139321)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (north side)</p> <p>1/9 Stocks at entrance to St. Wilfred's churchyard (formerly listed as Village Stocks)</p> <p>20/10/52</p> <p>GV II</p> <p>Stocks, the endstones probably C17, the oak stocks replaced. Slotted, round-headed endstones. An older pair of oak stocks is preserved in the church.</p>

PAIR OF GATEPIERS TO YARD OF RECTORY (List entry Number: 1136654)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (south side)</p> <p>1/12 Pair of Gatepiers to yard of Rectory.</p> <p>GV II</p> <p>Pair of gate piers, circa 1830. Square red sandstone piers with plain square projecting cornices carrying urns probably of concrete. Listed for group value only.</p>

MILEPOST AT NGR 6586 8741 (List entry Number: 1329762)	
Heritage Asset	<p>SJ 68 NE GRAPPENHALL C.P. STOCKPORT ROAD (north side), Thelwall</p> <p>2/23 Milepost at NGR 6586</p> <p>8741 II</p> <p>Milepost circa 1821 of cast iron. Plate with convex top between raised shoulders and with rounded lower corners has a central column of placenames with a mileage column to each side: 17 to Stockport 17; 8 to Altrincham 8; 3 to Warrington 3; 16 to Manchester 16; The cast iron stem is damaged. A milepost of the former turnpike from Warrington to Altrincham opened in 1821.</p> <p>Listing NGR: SJ6585387405.</p>

Locally listed buildings:

Milepost Knutsford Road/Gallows Croft	
Heritage Asset	Located on the A50 Knutsford Road, 500m NW of Cinder Lane jct, N of Cheshire Cats Home. National ID: CH_KFWA08. Grid Reference SJ 652 858.

War memorial Lumb Brook Road	
Heritage Asset	Circa 1921 to those who fell in the First World War, with an inscription for the Second World War added later. It consists of a sandstone fluted column on a stepped square plinth. Its capital is in the form of a dragon, and on the top is a Neo-Gothic tabernacle containing a statue of Saint George. Around the column is a paved area, steps and a low wall.

Memorial Cross St. Cross Church Stretton Road	
Heritage Asset	Freestanding stone cross on a square stepped base.

War Memorial St. Matthews Church Stretton Road	
Heritage Asset	Consists of a freestanding stone cross, approximately 15 feet (5 m) high, on an octagonal stepped base, consecrated in 1923.

Milestone Euclid Avenue/Chester Road	
Heritage Asset	Consists of a stone approximately 70 cm in height, it is located on the A56 Chester Road.

Mounting Block Opp 165 Chester Road	
Heritage Asset	<p>The mounting block dates back from 1859, it is made from sandstone. It has a Monolithic form with 2 steps at each end. The north face of it is inscribed with 'TRAVELLERS' REST GIVEN BY THOMAS LAWTON OF GRAPPENHALL 1859'.</p> <p>HISTORY: Mounting block erected adjacent to Chester Road and the Bridgewater Canal in 1859 replacing an earlier one recorded on the 1847 OS map.</p> <p>SUMMARY OF IMPORTANCE: This mounting block dating to 1859 is a significant reminder of the area's transport history and represents the transition from horse driven transport to the use of the motor vehicle. SJ6324186382</p>

Milestone Opp. Summerville Chester Road	
Heritage Asset	

Milestone Grappenhall Road/Lumbrook Road	
Heritage Asset	

2. Heritage assets removed due to their distance from the Garden Suburb.

90, WARRINGTON ROAD (List entry Number: 1226482)	
Heritage Asset	<p>SJ 68 NE LYMM C.P. WARRINGTON ROAD</p> <p>2/74 No 90</p> <p>II</p> <p>Cottage, mid C17. Oak small-framed with some wattle-and-daub panels, but mostly brick-nogged and with gable walls and part of front rebuilt in brick, all painted black and white. Norfolk reed thatch. Of 1 storey and 3 rooms with small C20 brick extension to rear. Oak posts stand on heavy sandstone pads. One intermediate rail. Replaced windows and door of wood, probably in unaltered openings. Central thatched dormer. 1 ridge chimney. Interior: Lobby entrance with baffle to inglenook. Stair removed from behind inglenook (access to loft is now by ladder). Bressumer to inglenook and 1 roughly-finished beam of oak in central room. Chamfered oak beam in left room.</p>

68 Camsley Lane	
Heritage Asset	<p>Attractive semi-detached 2-storey cottage, constructed in red brick with gable roofs covered in red tile.</p>

3. Demolished heritage assets.

Old part of Thelwall Massey School Halfacre Lane	
Heritage Asset	<b>Demolished</b>

128 Weaste Lane	
Heritage Asset	<b>Demolished</b>