

Prestwich Village

Hybrid Planning Application

Heritage Statement

Prepared by



Stephen Levrant Heritage Architecture Ltd

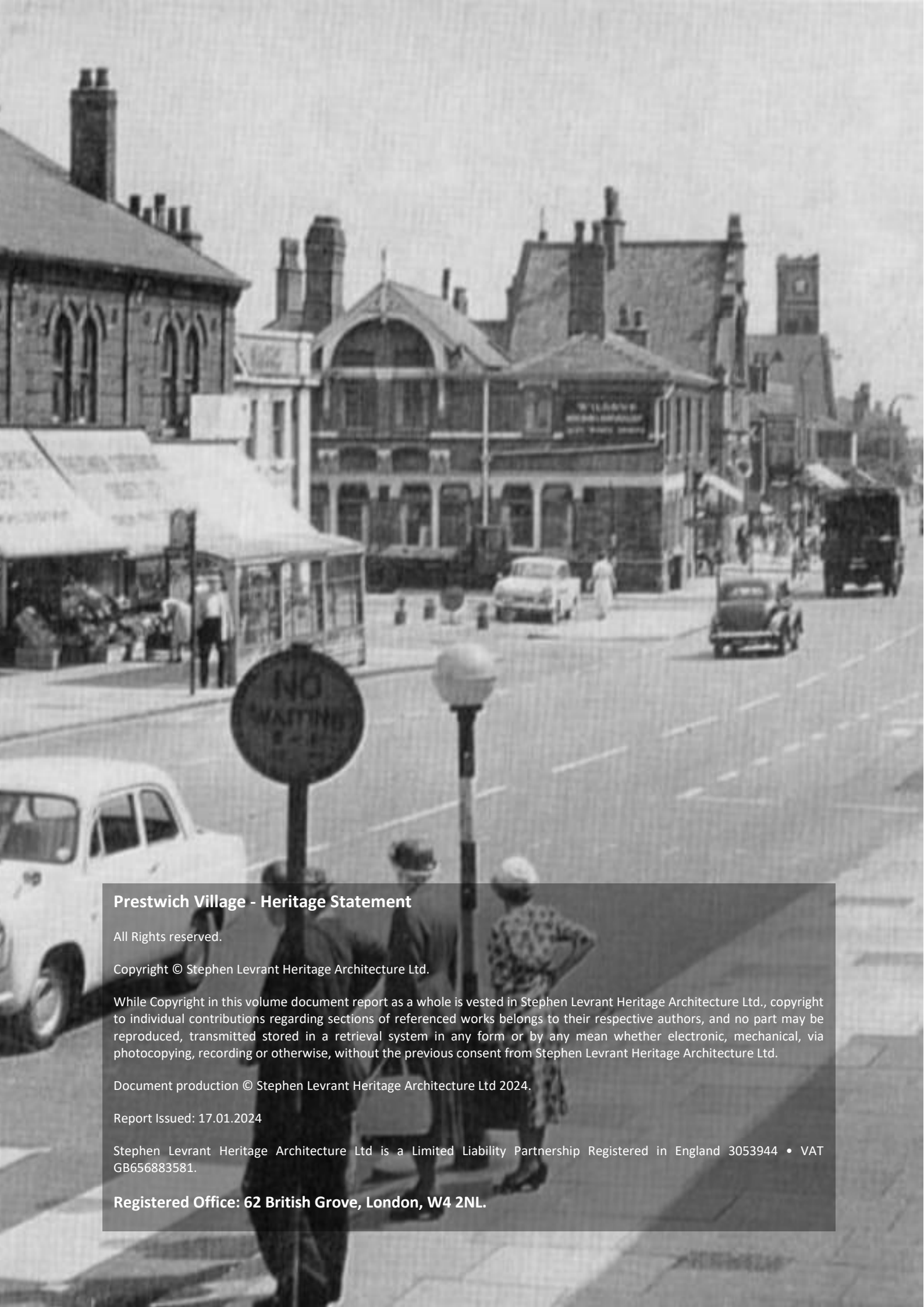
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Prepared for:

Prestwich Regeneration LLP

January 2024



Prestwich Village - Heritage Statement

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1. INTRODUCTION

1.1 Purpose of this Heritage Statement

This Heritage Statement has been prepared by Heritage Architecture Ltd (HA) on behalf of Prestwich Regeneration LLP, a Joint Venture (JV) between Bury Council and Muse Places and is submitted in support of an application for hybrid planning permission at “Prestwich Village”.

The Hybrid application boundary, encompassing the full and outline components is shown on the Site Location Plan, prepared by Jon Matthews Architects (Drawing No. 207-JMA-MP-XX-DR-A-001605).

The application site (the Site) as existing is 2.48 hectares and comprises a mixture of surface level car parking bound by Rectory Lane to the south and east and existing buildings including; the Longfield Centre, Prestwich Library and Prestwich Health Centre. The application site also incorporates an existing surface level car park north of Fairfax Road. The site is irregular in shape and bound by Rectory Lane to the east and south; existing retail units and Bury New Road to the west; with retail units and residential dwellings, including The Radius building to the north. In addition, the Prestwich Metrolink stop is located adjacent to the site’s eastern boundary.

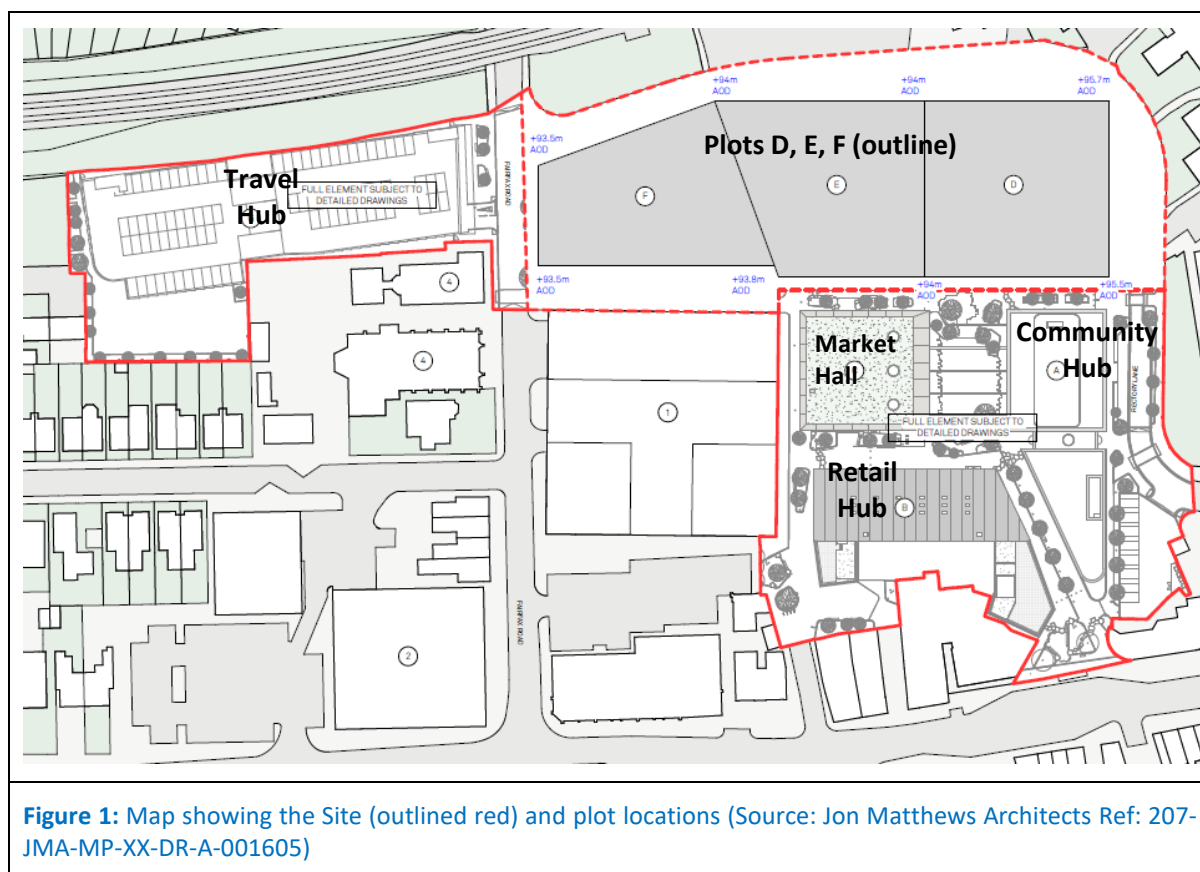
The description of the proposed development is:

“Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works.”

The site is to be delivered in two principal phases:

- Phase 1: Full Application Area
- Phase 2: Outline Application Area

This Heritage Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework (‘NPPF’, December 2023) paragraph 200. This paragraph stipulates that Applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.



1.2 General Methodology

This appraisal is the result of an extensive process which synthesises literature and documentary research, building surveying and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the Site and surrounding area were conducted by visual inspection (May and October 2023), in order to identify and appraise the significance of heritage assets which have the potential be affected by the Proposed Development, including an appraisal of their local setting and interaction with the Site. Consideration has also been given to the historical development of the area and key views towards the Site.

The advice and methodologies provided in Historic England’s guidance for the analysis of heritage significance and the assessment of potential impacts arising from development proposals, including setting impacts, has guided the appraisal and assessment elements of this Heritage Statement.

The guidance in the following Historic England publications has informed this report:

- Conservation Principles Policies and Guidance (2008)
- Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

- Historic Environment Good Practice Advice in Planning 2 (Second Edition): The Setting of Heritage Assets (2017)
- Advice Note 2: Making Changes to Heritage Assets (2016)
- Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and site description

The application site as existing is 2.48 hectares and comprises a mixture of surface level car parking bound by Rectory Lane to the south and east and existing buildings including; the Longfield Centre, Prestwich Library and Prestwich Health Centre. The application site also incorporates an existing surface level car park north of Fairfax Road. The site is irregular in shape and bound by Rectory Lane to the east and south; existing retail units and Bury New Road to the west; with retail units and residential dwellings, including The Radius building to the north. In addition, the Prestwich Metrolink stop is located adjacent to the site's eastern boundary (**Figures 2 and 3**).



Figure 2: Modern map showing the location of the Site shaded red (indicative site boundary). (Source: Historic England)

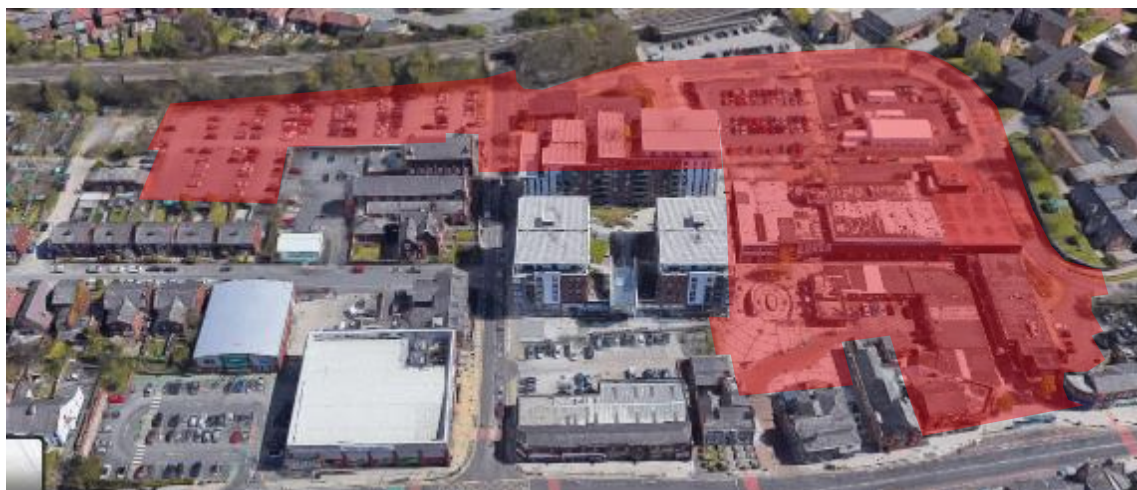


Figure 3: An aerial view looking north-east across the Site (indicative site boundary) (Shaded red) (Source: Google maps)

2.2 Heritage Context

2.2.1 Study Area

A 500m study area has been established to identify all heritage assets within the local setting of the Site. The study area is considered to be an area of analysis proportionate to the nature of the Site, taking into account the character and form of the local townscape, and the scale of the Proposed Development. A site survey was undertaken in May 2023 to gain a full understanding of the Site and its surroundings and to confirm the appropriateness of the study area. Within this study area, all heritage assets have been identified, however, where appropriate some heritage assets have been scoped out from detailed assessment as the Proposed Development is unlikely to result in any significant effects on their heritage significance (value); the identification of built heritage assets is explained further below.

2.2.2 Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

The Site does not contain any designated heritage assets. The nearest group of listed buildings is over 300m to the south-west, around the Grade I listed St Mary's Church (see Figures 4 and 5). There are 30 listed buildings within this group (the majority are Grade II listed tombs and memorials) and were scoped out of this assessment due to lack of intervisibility between them and the Site. However, following pre-application consultation with Bury Council's Conservation Officer, the Grade I listed St Mary's Church has been scoped into this assessment.

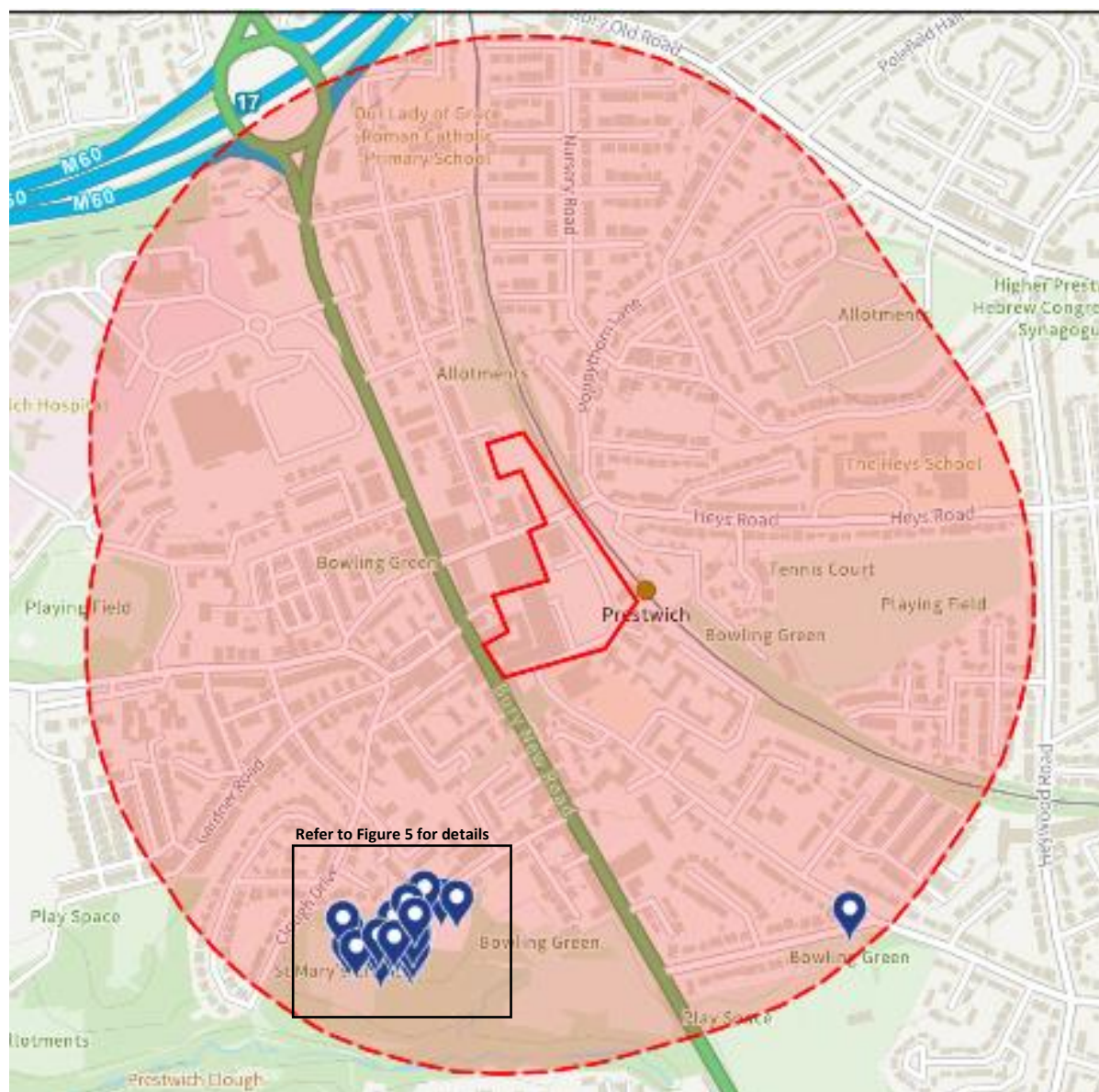


Figure 4: Location of Listed Buildings within a 500m study area of the Site (indicative site boundary in red). There are 30 Listed Buildings to the south-west of the study area focused on the Grade I Listed St Mary's Church (area within black square). See Figure 5 below for a detailed plan of the Listed Buildings.

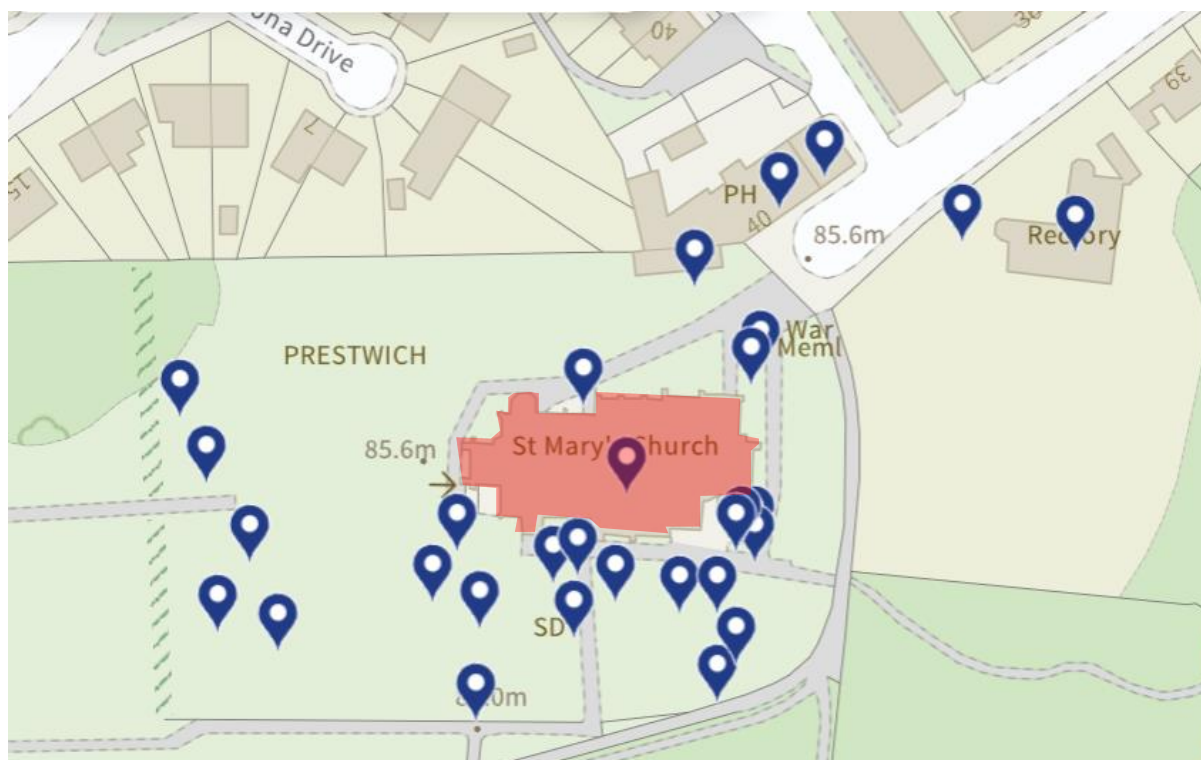


Figure 5: Detailed plan of the 30 Listed Buildings to the south-west of the study area. The Grade I Listed St Mary's Church is the only Listed Building that has been scoped into the current assessment (highlighted red)

2.2.3 Conservation Areas

Conservation areas are statutorily designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The Site is **not located within a conservation area**, however, the Site is located close to the southern boundary of the Poppythorn Conservation Area (See **Figure 6 below**).

The St Mary's Conservation Area is scoped out of this assessment due to the distance of the area from the Site (approximately 300m to the south-west) and the lack of intervisibility between the two.

2.2.4 Non-designated Heritage Assets

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identifies as having a degree of significance meriting consideration in planning decisions, but which are **not formally designated heritage assets**. Some local authorities, such as Bury Council, identify such non-designated heritage assets as 'locally listed'.

It is important to note that not all non-designated heritage assets will necessarily feature on a local list and may be identified at any time during the planning process. Through pre-application consultation with Bury Council's Conservation Officer, the Istanbul Restaurant (formerly the Wilton Arms Hotel) was identified as a NDHA and that it should be scoped into the assessment.

The Site does not contain any locally listed buildings (non-designated heritage assets), however, eight buildings that are located surrounding the Site have been identified as being locally listed by

Bury Council in their Draft Local List and one has been identified by the Council during the pre-application process (see Table 1 and Figure 6 below).

Consequently, the following **paragraph 209** of the **National Planning Policy Framework December 2023 (NPPF)** should be considered when progressing development for the Site.

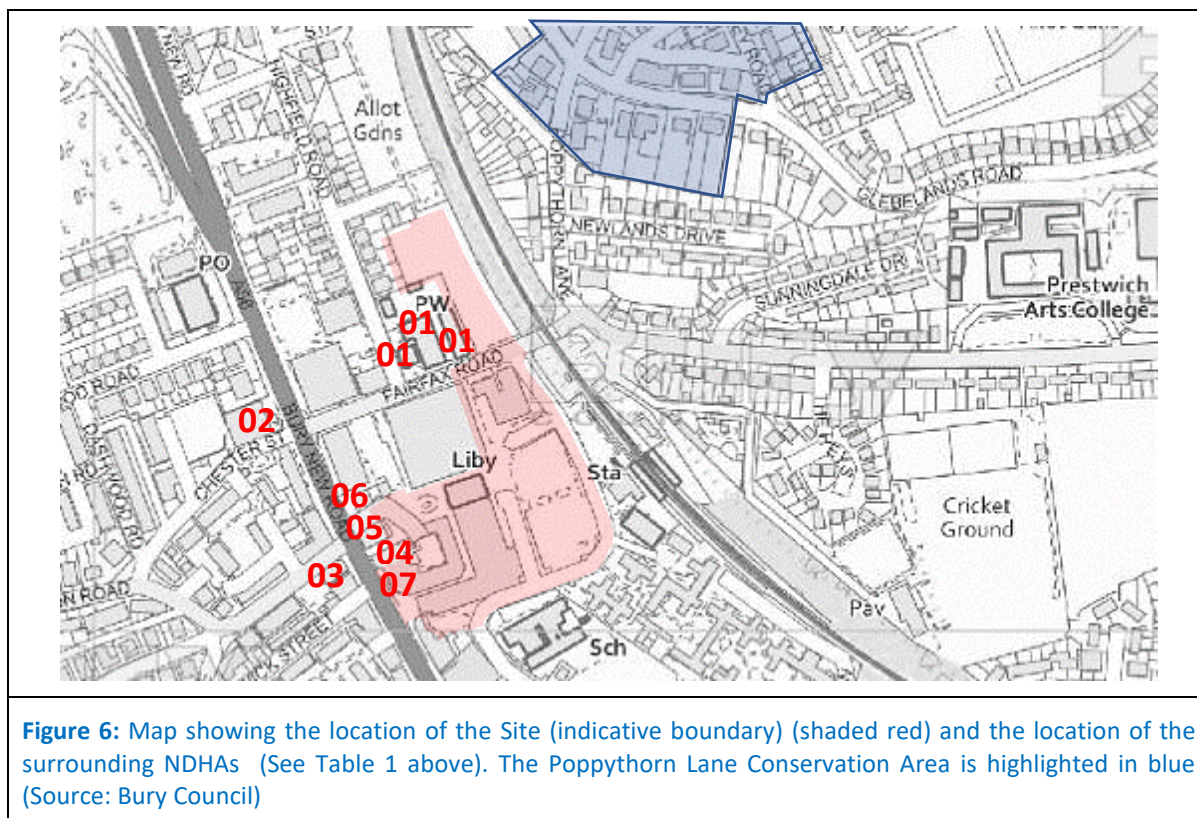
“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

Paragraph 200 is also of relevance to the current proposals regarding the setting of identified surrounding heritage assets:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

TABLE 1: Non-designated Heritage Assets within 500m of the Site (01-06 locally listed buildings, 07 identified during pre-app process)

Ref No. in Fig. 4a	Building name/location
01	Our Lady of Grace Church, Hall and Presbytery, Fairfax Road (included as one entry)
02	Liberal Club, Bury New Road
03	Nat West Bank and Managers House, Bury New Road/Clifton Road
04	Barclays Bank, Bury New Road
05	Railway and Naturalist Public House, Bury New Road
06	The White Horse Public House, 466 Bury New Road
07	The Istanbul Restaurant, Bury New Road (former Wilton Arms Hotel)



2.3 Archaeological potential

Archaeology potential is not considered within this report. Reference should be made to Salford Archaeology's Desk Based Assessment, which has been prepared in the support of the planning application; report number SA/2023/60.

3. POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the foremost component of the legislative framework which governs the specific protection of buildings, structures, and areas of special architectural or historic interest over and above that which is provided by development management.

As the Site is within the setting of listed buildings, **Section 66(1)** of the Act is applicable; it requires the LPA to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

Although the Site is not located within a designated conservation area, there is such a designated area within its setting; the Poppythorn Lane Conservation Area. Although the setting of conservation areas is not formally protected through planning legislation, **Section 72(1)** of the Act requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance*” of conservation areas. As such, the potential impact of the Proposed Development on the setting of relevant conservation areas and any associated effect on their character and appearance will be a consideration within this Heritage Statement.

3.2 National Planning Policy Framework (NPPF) December 2023

The revised NPPF was updated in December 2023. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

Heritage

The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (Paragraph 8, point c).

Chapter 16 (Conserving and Enhancing the Historic Environment) sets out the Government’s detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 196**, point a).

Paragraph 200 stipulates that Local Authorities should require applicants to describe the significance of any heritage assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets’ significance and “*no more than is sufficient to understand the potential impact of the proposal on their significance*”. This Heritage Baseline fulfils this requirement by providing an appraisal of the settings of key heritage assets in the local environs of the Site.

Paragraphs 205-208 of the NPPF should be read together. In **Paragraph 205**, the NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets in the planning balance, defining that the “*more important the asset, the greater the weight should be.*”

Paragraph 206 determines that any harm to designated heritage assets – which may be direct (physical alteration or demolition) or indirect (development in setting) – should require clear and convincing justification. The NPPF defines two broad spectrums of harm: substantial and less than substantial.

Paragraph 207 states that where a proposal will lead to substantial harm¹ to a designated heritage asset, consent should be refused by the decision-maker unless it can demonstrate that the harm is outweighed or is necessary to deliver substantial public benefits, or that a series of other defined conditions are applicable.

Where there is a perceived degree of less than substantial harm, **Paragraph 208** establishes that this harm should be weighed against the identified public benefits (which may include heritage benefits) of the Proposed Development.

Paragraph 209 stipulates that the effect of proposals upon the significance of non-designated heritage assets should also be taken into consideration.

3.3 Planning Practice Guidance (PPG) (2019)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “*conserving and enhancing the historic environment*” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 7**). This section advises that “*being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*”

Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as “*...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...*”. It goes on to note that “*the extent and importance of setting is often expressed by visual considerations*” however setting also includes “*our understanding of the historic relationship between places*”. This highlights the requirement for proportionate research into the development of the area.

Paragraph 039 of the PPG states that “*Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage*

¹ Substantial harm is broadly defined as an effect that has a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets”

Paragraph 039 goes on to specifically clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”*.

3.4 Local Planning Policy

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications. Of relevance to this Heritage Statement are the following policies:

- EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational benefits and are important in improving the image of the Borough and its potential to attract visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan.

- EN2/1 - Character of Conservation Areas

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.

- EN2/3 - Listed Buildings

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features.

Bury's Local Plan: Policy Directions were published in October 2018. Chapter 13: Built heritage is of relevance to the following proposals as it relates to Bury Council's local list and non-designated heritage assets.

Policy Direction BH6 relates to Local Non-Designated Heritage Assets and states: *“It is proposed that the Local Plan should include a policy that seeks to ensure that, in considering proposals that have the potential to affect non-designated heritage assets contained on the ‘Local List’, the Council should make a balanced judgment taking account of the potential harm and benefits arising from the proposal.”*

Topic Paper 9: Built Environment (October 2018) forms part of the objectives embedded within the Bury Local Plan. Regarding Local Listing, the document makes the following statement:

“The Council maintains a local list of buildings of special architectural or historic interest. The list currently contains around 375 buildings or structures that are of local historic interest.

This list has no formal approval but it registers currently unprotected buildings which may have some architectural or local value.

The Council has commissioned the Greater Manchester Archaeological Unit to undertake additional survey work in the Borough and to produce a comprehensive report which will lead to an updated local list. This will be submitted to the Council for approval and is expected to be taken into account when proposals are put forward for development”.

3.5 Historic England’s guidance

In 2015 Historic England (‘HE’) released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) (‘GPA2’) and Good Practice Advice Note 3 - The Setting of Heritage Assets (amended December 2017) (‘GPA3’) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.

In particular, this Heritage Statement takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building, Conservation Area, or other heritage asset. Furthermore, this Heritage Statement relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.

In terms of assessing the impacts of development proposals, this Heritage Statement takes account of the advice in GPA3 which states that “setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”

This Heritage Baseline also accords with the guidance and approach established in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) and Conservation Principles, Policies and Guidance (2008).

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the heritage significance of the Site and its setting, it is first necessary to understand its historical development.

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the development of this part of Prestwich.

4.2 Brief Historical Development of the Site

Prestwich is a town in the Metropolitan Borough of Bury, located north of Manchester city centre. The town is located within Greater Manchester, but before the 1970s it was within Lancashire.

The oldest part of Prestwich, which forms the location of the Site, is located around Bury New Road and known as Prestwich Village. During the 19th century another settlement grew around the junction of Fairfax Road and Bury New Road. Bury New Road is the main thoroughfare through the area and was constructed by a turnpike trust in 1826.

Possibly the earliest street in the village was called Longfield, and this ran roughly east-west across the centre of the Site (Figure 7). The street had been a centre of a silk hand-loom cottage industry since the 18th century, with cottagers working agricultural jobs, with some producing silk at the loom at home.



Figure 7: 1844-5 OS – This indicative map shows the approximate location of the Site, which can be seen to comprise largely of rural, open pastureland, with some terraced housing running east-west through the centre of the Site. Note – Site boundary is indicative. NTS.

The area largely remained rural until the arrival of the railway in c1879, which saw an influx of affluent merchants from the Manchester area deciding to build villas in the area (Figures 8 and 9). By 1912 the population had increased to 12,800, and from the 1930s onwards the remaining rural areas were developed and by 1961 the population reached 31,000 with Prestwich becoming a suburb of Manchester.



Figure 8: 1922 OS – By the early-20th century the Site and surrounding environs can be seen to have dramatically expanded with the development of all remaining areas of rural land with new streets containing terraced housing and shops. This map shows the former Nat West Bank and Manager's House and Barclays Bank and Manager's House, and the former Wilton Arms to have now been constructed, along with the Roman Catholic Chapel and Presbytery on Fairfax Road.

To the right of the map, and partially forming the eastern boundary of the Site, is the c1879 railway line.

Note – Site boundary is indicative. NTS.



Figure 9: 1932 OS – By 1932 the Roman Catholic Chapel on Fairfax Road can be seen to have been converted into a school (shaded purple), whilst a new, larger Roman Catholic Church (shaded green) has been built between it and the Presbytery (shaded green). The former Nat West Bank and Manager’s House can be seen shaded orange and Barclays Bank is shaded in yellow.

Other developments include the construction of the Co-operative’s “Tower Building” store on the corner of Fairfax Road and Bury New Road (completed in 1926) and a further large building on the opposite side of the junction. The 1879 Liberal Club can be seen shaded pink to the middle left of the map.

Note – Site boundary is indicative. NTS.

In 1965 the majority of buildings and streets were demolished across the Site to make way for the new Longfield Precinct (named after the historic street), including the early, terraced cottages along the street “Longfield”, and the parallel section of Poppythorn Lane.

The new Precinct (now called the Longfield Centre) included shops, a social suite with dance floor (now called the Longfield Suite), along with a large area of surface car parking. By the 1970s the Precinct became the home of a library (now called the Prestwich Library and Adult Learning Centre).

Figures 10-13 illustrate the dramatic changes the area underwent in the 1960s-70s.



Figure 10: A view looking west along the historic street of Longfield shortly before its demolition in the mid 1960s to make way for the Longfield Precinct. (Source: <https://prestwich.org.uk/>)



Figure 11: Part of the newly opened Longfield Precinct during the mid-1960s (Source: <https://prestwich.org.uk/>)



Figure 12: The Longfield Centre as seen in 1991 (Source: www.manchestereveningnews.co.uk)



Figure 13: The Longfield Centre as seen from Bury New Road in 1991 (Source: www.manchestereveningnews.co.uk)

5. SITE DESCRIPTION

5.1 Site survey May 2023



Figure 14: Looking south-east along into Bury New Road showing the locally listed White Horse Public House to the left of the view and the locally listed Railway and Naturalist Public House beyond. The locally listed Natwest Bank is seen to the right of the view. This view illustrates the largely domestic scale of historic buildings to both sides of Bury New Road.



Figure 15: A view looking north-east along into Poppythorn Lane from Bury New Road, showing the locally listed Railway and Naturalist Public House (right of view) and The White Horse Public House (left of view). This view illustrates the taller height of new-build apartment buildings to the rear of the view, which are located adjacent to the 1960s Longfield Centre.



Figure 16: Looking south-east along Bury New Road showing the locally listed Barclays Bank (left) and Nat West Bank and Managers House (right of view), which are notable examples of the high quality, late 19th century buildings within the street scene.



Figure 17: Looking east into the original entrance of the Longfield Centre from Bury New Road, showing the c1930s shops to the right, 1960s precinct buildings to the centre and c1990s building to the left. This view illustrates the poor pedestrian environment experienced at this principal entrance point.



Figure 18: A view looking into the service yard of the 1960s shops that form part of the original Longfield Centre, illustrating the poor back of house spaces that are fully visible from the principal public realm to the north (behind).



Figure 19: Looking north from the service area of the centre towards the rear of the locally listed White Horse Public House (far left).



Figure 20: Looking east through the centre of the Site towards part of the original Precinct buildings (right) and new The Radius apartments (left).



Figure 21: Looking north-east along Fairfax Road showing the Radius apartments to the right, and a row of late-19th century terraced housing to the left. To the distant left can be seen the locally listed Our Lady of Grace Church, Hall and Presbytery.



Figure 22: Looking north-east along Fairfax Road showing the locally listed Our Lady of Grace Church, Hall and Presbytery to the left, which together form a clear group.



Figure 23: A view looking north-east along the northern end of Fairfax Road towards the railway line and bridge to the distant left. This view illustrates the low quality c1970s Prestwich Health Centre, which is located on the north-western corner of the Site.



Figure 24: Looking south-west along Fairfax Road from its junction with Rectory Lane (left), showing the locally listed Our Lady of Grace Church, Hall and Presbytery to the right of the view. This view also illustrates the low quality c1970s Prestwich Health Centre which holds the corner of Fairfax Road and Rectory Lane,



Figure 25: A view looking west across the large area of surface car parking to the east of the Site, as seen from Rectory Lane.



Figure 26: A view looking north across the large area of surface car parking to the east of the Site, as seen from Rectory Lane. The modern Radius apartments can be seen to the right.



Figure 27: A view looking north-west from Rectory Lane towards the rear of shops and service areas to buildings fronting Bury New Road.



Figure 28: A view looking west from Rectory Lane towards the rear of shops and service areas to buildings fronting Bury New Road.

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of the Significance Appraisal is to use recognised criteria to assess the heritage significance and interest of the Site itself and of the settings of the identified heritage assets which could be affected by the Proposed Development.

Assessing whether, how and to what degree settings make a contribution to the significance of a heritage asset, the following considerations are made:

- The physical surroundings of the asset, including its relationship with other heritage assets;
- The way the asset is appreciated, and;
- The asset’s associations and patterns of use.

The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2019 document, “*Statements of Heritage Significance*”. Historic England’s “*Conservation Principles. Policies and Guidance*” 2008 has also been acknowledged as part of the following assessment.

Consequently, the significance of an identified heritage asset is determined by an analysis of the relevant aspects of the following (note archaeological interest is not considered within this assessment):

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

6.2 Heritage Assets - Contribution of setting to significance

The heritage assets which have the potential to be impacted by the proposed development have been identified in Section 2.2.3 The contribution of setting to the significance of these heritage assets is outlined in **Table 3, below**.

The scope of potential impact upon heritage assets involves impact upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible or neutral** (refer to Appendix I for complete definitions).

Table 3 – Heritage Assets - contribution of setting to significance

Ref No. in Figs. 5 & 6	Building/location	Contribution of setting to significance	Potential for indirect impact from Proposed Development
-	Church of St Mary the Virgin, Church Lane – Grade I listed	The intimate and largely enclosed approach to the Church from Church Lane contributes highly to the building’s significance. The area of the Church’s grounds to the west and south, including the graveyard, are heavily wooded and provide an extensive tranquil setting in which the historic and architectural interest of the building can be best appreciated. Views of the Church’s tower are experienced from the residential streets to the west and north, glimpsed between houses in kinetic views. The overall contribution of the setting to significance of the heritage asset is considered to be high.	Potential intervisibility from the Metrolink tram stop, which sits above the Site, have been identified by the Conservation Officer as part of pre-application consultation.
01	Our Lady of Grace Church, Hall and Presbytery, Fairfax Road (included as one entry) – locally listed NDHA	The locally listed buildings share group value with one another, and benefit from being seen in conjunction with the remains of the Victorian terraced buildings to Highfield Road, which allows for their local architectural and historic interest to be better understood and appreciated. However, the 7+ storey	The three buildings form a distinctive, but robust group of ecclesiastical buildings, which could be affected by the Proposed Development due the group’s proximity to the development boundary and the resultant visual change to the group’s setting.

		Radius Apartment building opposite the group of buildings has compromised the former urban, domestic-scaled setting of these buildings and the location of the servicing/ delivery area of this building directly opposite makes for a noisy and distracting experience. The overall contribution of the setting to significance of the heritage asset is considered to be negligible-to- low.	
02	Liberal Club, Bury New Road – locally listed NDHA	The 1870s Liberal Cub forms a dominant and robust building on the western side of Bury New Road. The building forms part of a dynamic street wall and holds a corner location at the junction of Bury New Road and Chester Street. The overall contribution of the setting to significance of the heritage asset is considered to be low.	It is considered that the building will not be affected by any of the proposed development of the Site, due to its location and distance from the development boundary.
03	Nat West Bank and Managers House, Bury New Road/Clifton Road – locally listed NDHA	The single storey building which has evident architectural value articulates the southern corner of Clifton Road and New Bury Road. The overall contribution of the setting to significance of the heritage asset is considered to be low-to-medium.	The setting of the building may be affected by any proposed development when viewed from the east due to the visual change the Proposed Development will have on the existing urban form.
04	Barclays Bank, Bury New Road – locally listed NDHA	This building is robust and highly decorative in its design and decoration, and forms a legible historic group with the adjacent Istanbul Restaurant building and locally listed Railway and Naturalist Public	The setting of the building may be affected by any proposed development when viewed from the east due to the visual change the Proposed Development will have on the existing urban form.

		House and The White Horse Public House. The overall contribution of the setting to significance of the heritage asset is considered to be low-to-medium.	
05	Railway and Naturalist Public House, Bury New Road – locally listed NDHA	The public house forms a group with the adjacent locally listed White Horse Public House, and both retain a domestic scale. The two pubs also form a group with the neighbouring locally listed Barclays Bank and Istanbul Restaurant building. The overall contribution of the setting to significance of the heritage asset is considered to be low-to-medium.	The setting of the building may be affected by any proposed new build elements to the east due to the visual change the Proposed Development will have on the existing urban form.
06	The White Horse Public House, 466 Bury New Road – locally listed NDHA	The public house forms a group with the adjacent locally listed Railway and Naturalist Public House. Both retain a domestic scale. The two pubs also form a group with the neighbouring locally listed Barclays Bank and Istanbul Restaurant building. The overall contribution of the setting to significance of the heritage asset is considered to be low-to-medium.	The setting of the building may be affected by any proposed new build elements to the east due to the visual change the Proposed Development will have on the existing urban form.
07	The Istanbul Restaurant, Bury New Road – NDHA identified in the pre-application process	The former historic building has been adversely impacted by modern signage and boundary treatment. Set back from the back of pavement line, it is next to the Barclays Bank building and forms a legible historic group of buildings alongside the Railway and Naturalist	The setting of the building may be affected by any proposed new build elements to the east due to the visual change the Proposed Development will have on the existing urban form.

		Public House and the White Horse Public House.	
		The overall contribution of the setting to significance of the heritage asset is considered to be low .	

6.3 Poppythorn Lane Conservation Area²

Poppythorn Conservation Area is located to the north-west of Prestwich, approximately 80m from the Site's boundary. The topography of the Conservation Area is generally flat, sloping gently up towards the north and east.

The Conservation Area is compact, comprising Poppythorn Lane, Guest Road, Langley Road, and part of Nursery Road and Glebelands Road.

The area around Prestwich was principally open country until well into the 19th century. The area contained small settlements, of which Poppythorn Fold was one, as well as a number of small country estates with substantial villas built by wealthy Manchester merchants and industrialists anxious to escape the dirt and discomfort of the city. With the coming of the railway in 1879, these early residents were joined by better off middle class families who appreciated the rural suburbia which was being created around Poppythorn Lane and were able to afford the grander houses being built.

Poppythorn Conservation Area is now completely surrounded by housing, ranging from the inter-war developments along Nursery Road and the Langley Hall estate to a limited number of modern low-rise apartment blocks. Despite this, the roads forming the Conservation Area have retained a distinctive character reflecting the completeness of the original layout and the generally unchanged form and appearance of the individual houses, built as they were over a relatively short period from approximately 1870 to the beginning of the First World War.

There are no listed buildings in the Poppythorn Conservation Area and, although many are of fine design, none are considered sufficiently significant to warrant inclusion on the list of buildings of special architectural or historic interest. Poppythorn Conservation Area is entirely residential and this is reflected in the scale of the buildings and their set-back position in relation to the various roads. Because the roads follow old tracks or recognise former boundary lines, they curve through the area obscuring through vistas, the abundant trees and greenery further add to the intimate feel of much of the area. There are, however, a number of houses which stand out and enhance the area's character. No. 46 Poppythorn Lane, which stands at the junction with Langley Road, is an imposing red brick house with a prominent chimney.

Decorative features and varied materials add greatly to the character of individual houses and the overall appearance of the area. Slate is the usual roofing material, though there are some examples of tiled roofs. Red brick is the predominant building material, often with stone dressings, but a few

² Taken from Bury Council's Poppythorn Conservation Area Appraisal Management Plan document

houses were rendered from the outset. There are several examples of the use of contrastingly coloured brick for decorative effect, and there is also use of moulded brick and terracotta.

The Poppythorn Lane Conservation Area is considered to be of **high architectural and historic interest** (see Appendix I) .

6.4 Statement of Significance

The Site and surrounding area do not contain any listed buildings, whilst the nearest conservation area (Poppythorn Lane Conservation Area) is located at a distance of approximately 80m to the north-east of the Site. The character and appearance of the Conservation Area, which has **high architectural and historic interest**, contrasts to the multi-phase urban streetscape of the Site and surrounding streets; it is uniformly domestic in character and appearance with high quality buildings and pleasant public realm. Further to this it is visually and physically separated from the Site by the embankment that carries the Metrolink.

St Mary's Church is a Grade I Listed Building that is located some distance from the Site (over 300m). The overall contribution of the setting to significance of the heritage asset is considered to be **high**. The area of the Church's grounds to the west and south, including the graveyard, are heavily wooded and provide an extensive tranquil setting in which the historic and architectural interest of the building can be best appreciated. Views of the Church's tower are glimpsed in kinetic views from surrounding streets, particularly to the west and north.

The land that comprises the present-day Site has witnessed continual cycles of change and development from the pre-18th century period to the present day. This has resulted in a mixed character with varying degrees of heritage interest.

The principal historic buildings stand outside of the defined Site area, and comprise the locally listed Our Lady of Grace Church, Hall and Presbytery, Fairfax Road (included as one entry), Liberal Club, Bury New Road, Nat West Bank and Managers House, Bury New Road/Clifton Road, Railway and Naturalist Public House, Bury New Road, Barclays Bank, Bury New Road, The White Horse Public House, 466 Bury New Road, and the former Wilton Arms Hotel (now Istanbul Restaurant).

The locally listed buildings/ NDHAs considered within this assessment yield **low architectural and historic interest** and help to maintain the historic character of the area which, since the 1960s, has undergone substantial redevelopment. The buildings that form the 1960s Longfield Centre, and later additions, are of **no architectural or historic interest**. The Site is largely dominated by surface car parking which also yields **no heritage significance**.

The site description above demonstrates that despite areas immediately surrounding the Site that have a degree of heritage interest, the surface car parks and modern commercial buildings from the 1960s to the present day, which form the majority of the Site, **do not contribute to the settings of the surrounding locally listed buildings/ NDHAs**.

It will be clear therefore, that there is an opportunity to reintroduce a sense of place and cohesion into the area, and in turn make a positive contribution to the setting of nearby locally listed buildings.

7. HERITAGE IMPACT APPRAISAL

7.1 Introduction

The Site contains no listed buildings and is not located within a conservation area. It will be clear, therefore, that there is no potential for the Proposed Development to incur any direct heritage impacts, i.e. physical impacts on historic fabric. The following assessment will therefore focus on the indirect impact of the Proposed Development on the surrounding historic environment, i.e. its visual impact and/or setting impact.

The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development, and by a series of views that have been prepared which show the scheme in its context, which includes heritage assets.

The Heritage Impact Assessment utilises the guidance set out in Historic England's The Setting of Heritage Assets (December 2017) and ICOMOS guidance on Heritage Impact Assessments (2011).

A total of thirteen views have been prepared by Planit for the Townscape and Visual Impact Assessment ('TVIA'); the locations of the viewpoints has been informed by a view-shed plan/ zone of theoretical influence (Figure 29) and are indicated on the plan at **Figure 30**.

Views 1, 2, 3, 5, 8, 9, 11, 12, and 13 have informed the subsequent Heritage Impact Assessment as they illustrate the relationship of the Proposed Development and heritage assets in its local and wider townscape setting.

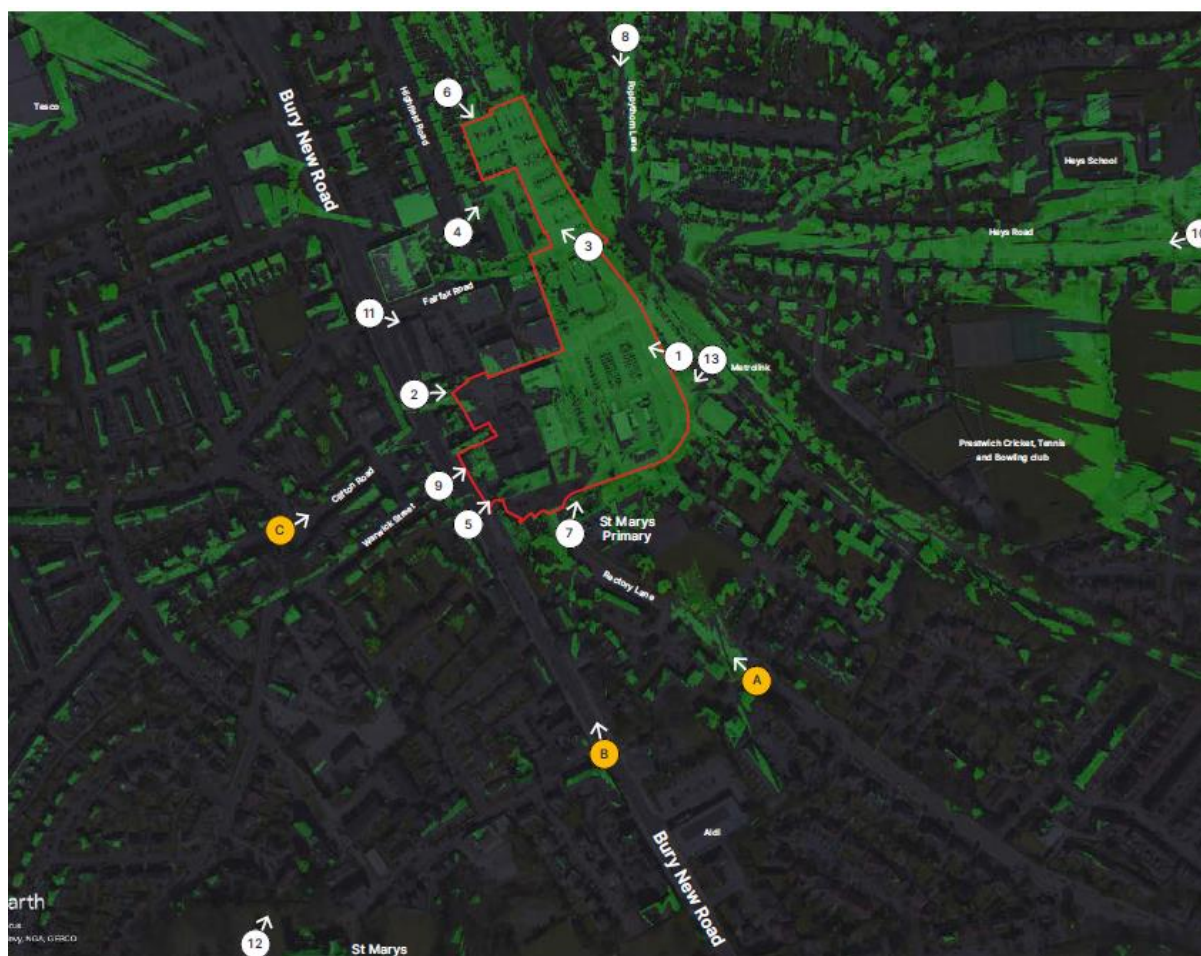


Figure 29. Identification of Zone of Visual Impact. Plan indicates a 24m tall structure located centrally to the site; green shading indicates potential visibility in the surrounding context. Views 1-13 are identified by white arrows. Source: Planit



Figure 30: Viewpoints considered as part of this heritage assessment illustrating their positions in the context of the identified designated heritage assets.

7.2 Methodology for Measuring Heritage Impact

The assessment of the potential heritage impact concerns the indirect (setting and/or visual impact) of the Proposed Development on the identified heritage assets. The contribution of the setting to the significance in each asset has been established in **Table 3** as part of the baseline appraisal.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the setting of the identified heritage assets. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact will be deemed to be **beneficial**. Conversely, where the Proposed Development is considered to compromise an appreciation of its significance, the impact will be deemed **adverse**. Where an impact is considered to make no material change to the understanding and appreciation of an asset's significance, the resultant impact will be **neutral**. This impact is assessed in consideration of the asset's relative significance. Please refer to **Table 5 Appendix I** for the relative significance / values used in this Heritage Statement.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance.

The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. In terms of the context, where this exists, historical relationships between heritage assets and their surroundings, and other assets in the vicinity, are considered. In some instances, these relationships may be understood in the light of historic research but may not be, immediately, visually apparent.

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.

7.3 Determining the overall impact

The nature of the effect – i.e. the overall impact – is determined on an understanding of the importance of the asset and the magnitude of the impact. The overarching effect of the Proposed Development on identified heritage assets is defined as: Major, Moderate, Minor, Negligible or Neutral, and is rated as adverse, beneficial or neutral.

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 6 and 7 (Appendix II and III)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 6 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: “The Setting of Heritage Assets” (*Historic Environment Good Practice Advice in Planning. Note 3*).

The following section will focus on the indirect impact of the Proposed Development on the setting of identified heritage assets surrounding the Site. This principally relates to visual impact, but also takes into consideration any changes experienced within the setting of the heritage assets, including traffic, noise, accessibility, permeability and patterns of movement, as informed by Historic England’s assessment checklist for assessing the impact on setting (provided in their 2017 guidance).

Mitigation in respect of any adverse impact upon the setting and significance of the identified heritage assets is either embedded into the scheme (i.e. design quality, improvements to public realm in the setting of heritage assets) or formulated upon the public benefits delivered by the Proposed Development.

The perceived benefits of a scheme relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. These can comprise ‘heritage benefits’ which could, for example, include improvements to the setting of listed buildings in the environs of the Site, and which come under the wider umbrella of ‘public benefits’. The discussion of these wider public benefits falls outside the scope of this Heritage Statement and are addressed in the Planning Statement prepared by Asteer Planning.

7.4 Visual (indirect) Impact Assessment

Viewpoint 1 is from the pedestrian exit of the Metrolink stop looking across Rectory Lane towards the non-designated heritage asset (NDHA) of Our Lady of Grace Church and Hall on Fairfax Road (the Presbytery which is part of the NDHA group is not seen within this view). This urban view is dominated by the surface car parking to the foreground and the large modern apartment building to the left side of the view (The Radius). The apartment building steps down towards Fairfax Road and this alongside the health centre building and existing trees only allow glimpsed views of the Church and Hall. The existing view does not best represent the heritage interest of the NDHA which is better appreciated from views looking east/west along Fairfax Road. The existing viewpoint also demonstrates the poor public realm and lack of sense of arrival from the Metrolink stop.

In the proposed Viewpoint 1, the proposed Travel Hub structure and associated public realm, under phase 1, will be clearly noticeable within the backdrop of the view- although partially screened by existing mature trees. The Phase 2 outline proposals will reintroduce urban form to the view along Rectory Lane, creating a new building line and an urban character to the street scene. Although the glimpsed views of the NDHA Church and Hall will largely be obscured from this viewpoint, the proposed development will encourage movement through the space onto Fairfax Road where the buildings will be understood as part of a more complete urban street scene.

Viewpoint 1 – existing



Viewpoint 1 - Proposed



Viewpoint 2 is from the west side of Bury New Road looking across to the White Horse and the Railway and Naturalist public houses which mark the junction with Poppythorn Lane; both buildings are NDHAs and are understood within the existing urban street scene. The existing shopping precinct and Radius apartment building provide a backdrop to the buildings demonstrating the existing multi-layered, multi-phased character of the settings to these buildings.

As proposed, Viewpoint 2 demonstrates that the proposed Retail/ Leisure Hub building with its distinctive roofline will provide a cohesive urban form and complementary setting to the NDHAs. The outline proposals, for Plots D, E and F, demonstrate a height and scale that is consistent with the Retail/ Leisure hub and the existing height, scale and massing of the area whilst remaining subservient to the NDHAs.

Viewpoint 2 - Existing



Viewpoint 2 - Proposed



Key — PLOT F — PLOT E — PLOT D

Viewpoint 3 is from junction of Fairfax Road/ Rectory Lane looking towards the NDHA of the Lady of Our Grace Church, Hall and Presbytery. Although this viewpoint allows for the heritage interest of the group of buildings to be understood and appreciated it demonstrates the fragmented nature of the street scene, with the surface car park to the right, which is a negative contributor to the setting of the NDHA.

As proposed, Viewpoint 3 demonstrates how the proposed travel hub building will continue the historic building line of the street, established by the NDHA group, reestablishing a cohesive street scene and enhancing the setting of the NDHA group. The main mass and form of the travel hub is set back in order to remain subservient to the architectural form of the church hall; the striking high quality, contemporary design does not compete with that of the NDHA group and the use of a complementary colour palette of materials ensures the proposed building sits comfortably within its setting. Proposed high quality public realm works will further the sense of enhancement to this viewpoint.

Viewpoint 3 - Existing



Viewpoint 3 – Proposed



Viewpoint 5 is from the west side of Bury New Road looking north-east towards the pedestrian entrance to the precinct (centre) and the Istanbul Restaurant (former Wilton Arms Hotel) and Barclays Bank building to the left of the view. The Istanbul Restaurant and Barclays Bank building are NDHAs and this view demonstrates the multi-layered, multi-phased buildings that form the urban setting to these buildings.

As proposed, within Viewpoint 5 the proposed development will be clearly visible within the centre of the view and will form a new contemporary addition to the street scene which creates a more defined entrance to the wider area. The colour palette and materiality is in keeping with the NDHAs and will enhance the setting of them.

Viewpoint 5 - Existing



Viewpoint 5 - Proposed



Key

— PLOT F — PLOT E — PLOT D

17

Viewpoint 8 as existing is from within the Poppythorn Lane Conservation Area at the junction of Poppythorn Lane and Pennant Drive looking south. This viewpoint demonstrates the residential nature of the conservation area.

The proposed view of Viewpoint 8 demonstrates that the existing townscape and dense tree canopy along Poppythorn Lane will provide complete screening of the proposed development. Although there is potential for increased visibility during the winter months when the trees are not in leaf, it is considered that the density of the tree cover and the raised embankment of the Metrolink is likely to retain a screening function that limits potential visual impacts. Consequently, it is considered that the character and appearance of the Conservation Area will not be impacted.

Viewpoint 8 - Existing



Viewpoint 8 - Proposed



Key Phase 1 PLOT F PLOT E PLOT D

23

Viewpoint 9 is from the junction of Warwick St and Bury New Road looking east towards the development. As with Viewpoint 5, this view illustrates the existing urban setting of the Istanbul Restaurant and Barclays Bank building which are both NDHAs.

As proposed, Viewpoint 9 illustrates how the proposed development will be clearly visible within the centre of the view and will form a new contemporary addition to the street scene which creates a more defined entrance to the wider development and area. The height, mass, form, colour palette and materiality are in keeping with the NDHAs and will enhance the setting of them.

Viewpoint 9 - Existing



Viewpoint 9 – Proposed



Key

— PLOT F — PLOT E — PLOT D

1:50

Viewpoint 11 is from the junction of Chester Street and Bury New Road looking towards the development/ Gateway to Town Centre. The White Horse and the Railway and Naturalist public houses (both NDHAs) can be seen to the middle of the view. The proposed view demonstrates that the proposed development will be completely screened by the existing buildings along Bury New Road and will not have any impact on the settings of the NDHAs in this view.

Viewpoint 11 – Existing



Viewpoint 11 – Proposed



Key — Phase 1 — PLOT F — PLOT E — PLOT D 70

Viewpoint 12 is from the churchyard of Grade I listed St. Mary's church towards the development. As demonstrated in the proposed view, the proposed development will be completely screened by the existing mature tree cover and existing townscape and there will be no impact on the setting of the Church.

Viewpoint 12 – Existing



Viewpoint 12 – Proposed



Key Phase 1 PLOT F PLOT E PLOT D

31

Viewpoint 13 is an elevated view from the Prestwich Metrolink platform/ accessible ramp looking west over the large surface car park towards the existing 2-3 storey buildings that form the local shopping precinct. This view has been identified due to the potential long-range view of the tower of the Grade I Listed St Marys Church which is screened by a dense tree canopy to the background of the view. It should be noted that this screening may be reduced in winter, where filtered views through tree branches of the church tower might be possible. The view position forms a less well used secondary access from the platform with the main pedestrian exit via steps shown in viewpoint 1.

The proposed development will be visible across the middle of the view with the addition of a number of new buildings and associated public realm beyond the existing surface car parks.

The outline element of the proposed development will be very prominent in the foreground of the view, substantially enclosing the view along Rectory Lane, creating a new building line and a developed urban character with a central pedestrian route visible in the centre of the blocks.

Although the potential for glimpsed views of the Grade I listed St Mary's Church tower will be obscured by the outline element of the proposed development, it will be clear that this viewpoint does not best represent the heritage interest of the listed building or allow for its setting to be appreciated.

Viewpoint 13 – Existing



Viewpoint 13 – Proposed



Key — PLOT E — PLOT D

7.5 Impact Summary

As recommended in the Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the identified heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS guidance on Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (Table 4) assessing the scale of impact and the perceived effect of change in each case as regard each of the heritage assets identified which could potentially be affected by the proposed development.

The tabulated matrix below is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets.

Table 4 – Predicted impacts of proposed development upon significance of setting to Heritage Assets				
Heritage asset	Designation	Relative Significance / Value (inc. contribution of setting)	Scale of impact on setting	Significance of the effect of change, or overall impact
Church of St Mary the Virgin, Church Lane	Grade I listed	High	Negligible adverse	Negligible adverse
Our Lady of Grace Church, Hall and Presbytery, Fairfax Road (included as one entry)	locally listed NDHA	Low	Negligible adverse	Negligible adverse
Liberal Club, Bury New Road	locally listed NDHA	Low	Neutral	Neutral
Nat West Bank and Managers House, Bury New Road/Clifton Road	locally listed NDHA	Low	Neutral	Neutral
Barclays Bank, Bury New Road	locally listed NDHA	Low	Minor beneficial	Negligible beneficial

Railway and Naturalist Public House, Bury New Road	locally listed NDHA	Low	Minor beneficial	Negligible beneficial
The White Horse Public House, 466 Bury New Road	locally listed NDHA	Low	Minor beneficial	Negligible beneficial
The Istanbul Restaurant, Bury New Road	NDHA identified in the pre-application process	Low	Minor beneficial	Negligible beneficial
Poppythorn Lane Conservation Area	Conservation Area	Medium-to-high	Neutral	Neutral

The impact assessment above has identified that the proposals would result in:

- **2 instances of Negligible Adverse harm**
- **4 instances of Negligible Beneficial harm; and**
- **3 instances of Neutral impact**

It is considered that the proposals would, overall, have a beneficial impact on the historic built environment.

8. CONCLUSIONS

- The Proposed Development Site is not considered to be of any heritage value.
- The historical development and heritage interest of the site and the surrounding locality have been assessed by means of historic map regression, archival research and character analysis, in a manner proportionate to the significance of the site, as required by the NPPF.
- The potential of the proposed development to impact the settings of the identified heritage assets, primarily within 250m of the site, has been assessed through appraisal of 9 views.
- The impact assessment has demonstrated that the Proposed Development would have overall a negligible, yet beneficial, impact upon the settings of the heritage assets identified.
- The potential impact of the Proposed Development on the setting of the Grade I listed St Mary's Church tower was identified through pre-application consultation. It is recognised that the outline elements of the proposed development will obscure the potential of this view, however, it is clear that this one viewpoint (the access ramp to the Metrolink stop) does not best represent the heritage interest of the listed building, including its setting, and as a consequence the impact is considered to be negligible adverse.
- It is considered that the wider heritage benefits of the scheme, which will enhance the settings of 4 NDHAs surrounding the site, along with the significant public benefits the Proposed Development will deliver, will far outweigh the instances of identified negligible adverse harm (thereby addressing paragraphs 208 and 209 of the NPPF, December 2023).
- The Proposed Development accords with relevant national and local planning policy.

9. APPENDICES

9.1 Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 5 - The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy). - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to character)	Indirect heritage impact (visual change to the experience or setting of the building and its context).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse	Development resulting in negligible direct impact on a	Negligible perceptible change to the character of a designated

<i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values.

		Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 8: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight