



Modular Youth Hub, Wythenshawe Park Manchester

Historic Environment Desk-Based Assessment



Document Ref.: 302700.02
April 2025



© Wessex Archaeology Ltd 2025, all rights reserved

Logix House
Wrotham Road
Meopham
Gravesend
Kent
DA13 0QB

www.wessexarch.co.uk

Wessex Archaeology Ltd is a company limited by guarantee registered in England, company number 1712772. It is also a Charity registered in England and Wales number 287786, and in Scotland, Scottish Charity number SC042630. Our registered office is at Portway House, Old Sarum Park, Salisbury, Wiltshire, SP4 6EB.

Disclaimer

The material contained in this report was designed as an integral part of a report to an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it be relied upon by any third party. To the fullest extent permitted by law Wessex Archaeology will not be liable by reason of breach of contract negligence or otherwise for any loss or damage (whether direct indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in this report arising from or connected with any error or omission in the material contained in the report. Loss or damage as referred to above shall be deemed to include, but is not limited to, any loss of profits or anticipated profits damage to reputation or goodwill loss of business or anticipated business damages costs expenses incurred or payable to any third party (in all cases whether direct indirect or consequential) or any other direct indirect or consequential loss or damage.

Document Information

Document title Modular Youth Hub, Wythenshawe Park, Manchester
Document subtitle Historic Environment Desk-Based Assessment
Document reference 302700.02

Client name Corstorphine & Wright LTD
Address Birmingham Studio
 Floor 20
 Alpha Building
 Suffolk Street Queensway
 Birmingham
 B1 1TT

National grid reference 381117, 389680
Planning authority Trafford Borough Council

Project management by Liz Glovier
Document compiled by Thomas Piggott
Graphics by Thomas Piggott

Quality Assurance

Issue	Date	Author	Approved by
1	16.12.2024	TP	 LG
2	10.04.2025	TP	 LG



Contents

Summary.....	iii
Acknowledgements.....	iii
1 INTRODUCTION	4
1.1 Project background	4
1.2 The Site	4
1.3 Development proposals.....	5
1.4 Scope of document	5
1.5 Aims	5
2 PLANNING BACKGROUND.....	7
2.1 Introduction.....	7
2.2 Designated heritage assets.....	7
2.3 National Planning Policy Framework.....	7
2.4 Regional planning policy and guidance	8
2.5 Local planning policy and guidance.....	8
3 METHODOLOGY	8
3.1 Introduction.....	8
3.2 Study Area.....	9
3.3 Sources	9
3.4 Site visit	9
3.5 Significance	10
3.6 Setting assessment	10
3.7 Assumptions and limitations	11
3.8 Copyright	12
4 BASELINE RESOURCE	12
4.1 Introduction.....	12
4.2 Designated heritage assets	12
4.3 Locally listed heritage assets	12
4.4 Previous studies	12
4.5 Archaeological and historical context	13
5 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE ASSESSMENT.....	16
5.1 Assessment of archaeological survival and previous impacts.....	16
5.2 Archaeological Potential.....	17
5.3 Significance	17
6 SETTING OF HERITAGE ASSETS	17
6.1 Introduction.....	17
6.2 Assessment.....	17
7 IMPACT ASSESSMENT	18
7.1 Introduction.....	18
7.2 Statement of potential impact.....	18
8 CONCLUSIONS	19
8.1 General.....	19
REFERENCES	20
Bibliography	20
Historic Environment Records	21
Cartographic and documentary sources.....	21



APPENDICES.....	22
Appendix 1: Terminology	22
Appendix 2: Legislative and planning framework	23
Appendix 3: Gazetteer	28
Appendix 4: Proposals.....	29

Figures

Figure 1	Site, Study Area and Designated Heritage Assets
Figure 2	Site, Study Area and HER Records
Figure 3	1896 Ordnance Survey map
Figure 4	1916 Ordnance Survey map
Figure 5	1936 Ordnance Survey map
Figure 6	1958 Ordnance Survey map

Tables

Table 1	Generic schema for classifying the significance of heritage assets
Table 2	Summary of known and potential historic environment resource within the Site



Summary

Wessex Archaeology was commissioned by Corstorphine & Wright Ltd to prepare a Historic Environment Desk-Based Assessment to support the development of a modular youth hub within Wythenshawe Park, Manchester, centred on national grid reference 381117, 389680. The study is intended to support the planning application for its development.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. The effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has determined that the site has potential for buried archaeological remains dating to the medieval and post-medieval periods, likely linked to its suspected agricultural use during these times. Research conducted across the wider Wythenshawe Park area has identified several earthworks and areas of ridge and furrow features attesting to its agricultural use.

However, due to a lack of archaeological investigation within the site and wider area, the potential for archaeology of prehistoric, Romano-British or Anglo-Saxon date remains unclear. Current evidence suggests that the Greater Manchester area was settled during all three periods, but the extent of such activity is not well-documented due to insufficient archaeological surveys. The site's proximity to Baguley Brook and its favourable soil conditions would have made it suitable for agricultural use or settlement during these periods.

Given the sparsity of archaeology in the area, it is determined that if archaeological remains are present then they have the potential to be of local to regional heritage significance, dependant on their age, condition and purpose.

Due to a lack of previous archaeological investigation, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by the planning archaeologist for Trafford Borough Council.

This assessment has established the proposed development will have no effect on the heritage significance of any designated heritage assets located within the Study Area or beyond. While it constitutes a change to the setting of the grade II listed Wythenshawe Park Registered Park and Garden, grade II* listed Wythenshawe Hall and its associated grade II listed stable block, that change will have no effect on the contribution that setting makes to their heritage significance.

Acknowledgements

This project was commissioned by Corstorphine & Wright Ltd, and Wessex Archaeology is grateful to Lorna Clements in this regard. Wessex Archaeology would also like to thank Greater Manchester Archaeological Advisory Service for supplying the Historic Environment Record data.



Modular Youth Hub, Wythenshawe Park Manchester

Historic Environment Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Corstorphine & Wright Ltd (the client), to prepare a Historic Environment Desk-Based Assessment to support the development of a modular building in Wythenshawe Park, Manchester (hereafter 'the Site', **Figure 1**). The Site is centred on NGR 381117, 389680.

1.1.2 This study will support a planning application for the construction of the modular building, to be submitted to Trafford Borough Council.

1.2 The Site

1.2.1 The Site comprises an irregular parcel of land of approximately 732 metres (m) squared located in the western section of a horticultural centre, which is itself located broadly in the centre of the public open space known as Wythenshawe Park. This is distinct from the grade II Wythenshawe Park Registered Park and Garden (National Heritage List Entry (NHLE) 1000857) which forms the eastern section of Wythenshawe Park. The Site lies outside the Registered Park and Garden.

1.2.2 The Site is currently used as storage by the horticultural centre with a number of storage containers present (**Photograph 1** and **2**). These stand on an area of tarmac that covers the entirety of the Site. It is bordered by woodland to the west, and the horticultural centre in all other directions. Beyond the woodland to the south lies a small water course known as Baguley Brook.

1.2.3 The Site is situated within a relatively flat area of land at an elevation of approximately 37 m above Ordnance Datum (aOD). Land remains relatively flat in all directions.

1.2.4 The bedrock geology throughout the Site is mapped as the Tarporley Siltstone Formation, overlain by superficial glaciofluvial sheet deposits of sand and gravel (British Geological Survey). There are no recorded historic borehole records within the Site or in the immediate vicinity.

1.2.5 The underlying soils within the Site form part of Soilscape 15 are identified as naturally wet very sandy and loamy soils, a result of the underlying geology.¹ This scape has historically been used for arable and horticultural purposes with some areas formed of lowland heath.

¹ <https://www.landis.org.uk/soilscales/>



1.3 Development proposals

- 1.3.1 Design drawings provided by the Client show the development will comprise the construction of a modular rectangular building within the Site accompanied by bike storage facilities and a bin store (**Appendix 4**).

1.4 Scope of document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

- 1.4.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF, DLUHC 2024): Annex 2, comprises:

‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

- 1.4.3 NPPF Annex 2 defines a Heritage Asset as:

‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).’

1.5 Aims

- 1.5.1 The specific aims of this assessment are to:

- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
- assess the significance of known and potential heritage assets through weighted consideration of their valued components; and
- assess the potential impact of development or other land changes on the significance of the heritage assets and their setting.



Photograph 1) View from the centre of the Site, facing northwest



Photograph 2) View of the southern section of the Site, facing southwest

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

- 2.2.1 A designated heritage assets is defined in NPPF Annex 2 as:
- ‘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.’*
- 2.2.2 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:
- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
 - *Ancient Monuments and Archaeological Areas Act 1979; and*
 - *Protection of Wrecks Act 1973*
- 2.2.3 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields). This duty was given to the Historic Buildings and Monuments Commission for England (then English Heritage, now Historic England) under the *National Heritage Act 1983*.
- 2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.
- ### 2.3 National Planning Policy Framework
- 2.3.1 The *National Planning Policy Framework* (NPPF) was published in December 2024 and sets out the government’s planning policies for England and how these are expected to be applied.
- 2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 2.3.4 To summarise, government guidance provides a framework which:
- recognises that heritage assets are an irreplaceable resource;

- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource².

2.4 Regional planning policy and guidance

2.4.1 Trafford Borough Council forms part of the Greater Manchester Combined Authority, which adopted the *Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford And Wigan 2022-2039* in March 2024 (2024).

2.4.2 Policy JP-P2 Heritage is relevant to this assessment and is provided in **Appendix 2**.

2.5 Local planning policy and guidance

2.5.1 The Site is situated within the administrative boundaries of Trafford Borough Council, which adopted the *Trafford Core Strategy* in January 2012 (2012).

2.5.2 The Core Strategy forms the basis of the development plan for the district and sets targets for the provision of new housing and employment for a period up to 2027, as well as setting out general policies in relation to provision of facilities, transport, and protection of natural and historic features.

2.5.3 Policy R1: Historic Environment is relevant to this assessment and is presented in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

3.2 Study Area

- 3.2.1 A Study Area was established within a 500 m radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

- 3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- the Greater Manchester Historic Environment Record (GMHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
- relevant national, regional and thematic Research Frameworks;
- Aerial photography available through Historic England's Aerial Photo Explorer platform;
- national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Greater Manchester County Record Office and online; and
- relevant primary and secondary sources held at the Greater Manchester County Record Office, online and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

- 3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

- 3.3.3 Due to the current Site conditions (tarmac surface) it was determined that analysis of LiDAR would provide no meaningful information on past activities within the Site while a systematic LiDAR study has already been undertaken over Wythenshawe Park, the results of which are detailed in **section 4**.

3.4 Site visit

- 3.4.1 The Site was visited on 11th November 2024. Weather conditions were wet but with clear skies. A fieldwork record comprising digital photography is held in the project archive.

- 3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

- 3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

3.5 Significance

- 3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

- 3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- 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 skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). 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.

- 3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

3.6 Setting assessment

- 3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

'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.'

- 3.6.2 Historic England's guidance on *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (GPA3) (2017, 4) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

- 3.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.
- 3.6.4 The setting assessment was guided by *GPA3*, which advocates a systematic and staged approach to the assessment of the effects of development:
- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
 - Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated';
 - Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it';
 - Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and
 - Step 5 is to 'make and document the decision and monitor outcomes'.
- 3.6.5 In accordance with Step 1, a scoping exercise was undertaken to identify those assets to be scoped in and out of further assessment based on an initial review and the results of the site visit. For each identified asset taken forward for assessment, the following are provided (in accordance with Step 2):
- a description of the asset;
 - a brief statement outlining their significance (highlighting the interest that principally constitutes its significance); and
 - a description of its setting and how that contributes to the asset's significance.
- 3.6.6 An indicative assessment of the likely effect on the significance of the heritage asset(s) caused by the change in setting due to the proposed development was then undertaken and where appropriate ways to minimise harm and provide enhancement explored (Steps 3 to 4).
- 3.6.7 Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

3.7 Assumptions and limitations

- 3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.7.2 The records held by the GMHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude

the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.8 Copyright

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Designated heritage assets

Site

- 4.2.1 There are no designated heritage assets within the Site.

Study Area

- 4.2.2 Designated heritage assets within the Study Area comprise Wythenshawe Hall grade II Registered Park and Garden (NHLE 1000897), grade II* Listed Wythenshawe Hall (NHLE 1255034) and its associated stables, which have been designated grade II listed (NHLE 1255038). Further information on the development of the Wythenshawe Hall and the estate is provided in **Section 5** and **Section 6**.

- 4.2.3 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

4.3 Locally listed heritage assets

- 4.3.1 There are no locally listed heritage assets within the Site or Study Area.³

4.4 Previous studies

Site

- 4.4.1 No records of any previous intrusive archaeological investigations within the Site have been identified during the preparation of this assessment.

Study Area

- 4.4.2 The GMHER contains entries pertaining to a small number of investigations which have been carried out within the Study Area and all relate to research completed on the Wythenshawe Hall estate. All events were undertaken in 2007 as part of the Dig Manchester project funded by the Heritage Lottery Fund and included a desk-based assessment,

³ Local heritage list available at: <https://hlhp.esdm.co.uk/greater-manchester>

including LiDAR analysis, and three areas of geophysical survey in areas to the east and west of the Grade II* listed main house.

4.4.3 Intrusive survey work, not recorded by GMHER, was conducted following the geophysical surveys and revealed remains of the ice house (15748). These included the egg-shaped ice storage container and the surrounding rectangular structure. Although no dating analysis of the brickwork was performed, it is believed that the ice house was constructed sometime before the 1830s.⁴

4.4.4 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.

4.4.5 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 2**.

4.5 Archaeological and historical context

4.5.1 The following section summarises the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.5.2 Records obtained from the NHLE, GMHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–2**.

Prehistoric (970,000 BC–AD 43), Romano-British (AD 43–410) and Anglo-Saxon (AD 410–1066)

4.5.3 No records exist within the GMHER indicating evidence of prehistoric, Romano-British or Anglo-Saxon activity within the 500 m study area. This absence of evidence aligns with our understanding of past activity during these periods in this part of Greater Manchester, as outlined in the North West Regional Research Framework and discussed below.⁵

4.5.4 According to the North West Regional Research Framework, evidence from the Palaeolithic and Mesolithic periods is generally confined to caves, rock shelters, or locations near coastlines and rivers, however occasional artefacts from these periods are discovered during investigations of later prehistoric sites. For instance, excavations at Mellor, located over 16 km east of the Site, uncovered early prehistoric lithic tools during investigations of a Late Iron Age enclosure, suggesting early habitation. Similarly, excavations at an Iron Age settlement in Cheshire revealed over 270 Mesolithic flint artifacts. Where evidence has been found, aside from cave sites, early prehistoric activity is typically associated with well-drained soils. Although the site is near Baguley Brook, its wetland soils are less favourable for habitation during this period.

4.5.5 The Neolithic to Iron Age periods in North West England saw increased human activity, driven by technological advancements, the transition to permanent settlements, and population growth. Numerous sites from this time have been discovered in the region, particularly in river valleys and coastal areas. Notable examples include settlement sites

⁴ A full archaeological report for the investigations could not be found. Results of the investigation are noted on <https://diggreatermanchester.wordpress.com/>

⁵ Available at: <https://researchframeworks.org/nwrf/>

identified during the development of Manchester Airport in the late 1990s and the construction of the Manchester Airport Relief Road, both located over 5 km south of the site. Additional evidence includes investigations at Shaw Cairn, a multi-period site in Mellor, and traces of earlier habitation at Castlefield, the site of the Roman fort and vicus in central Manchester. While these locations are some distance from the Study Area, they demonstrate a broader trend of expanding settlement across the Greater Manchester area.

- 4.5.6 Following the Roman conquest of Britain, a fort was established in central Manchester during the late 1st century as part of Julius Agricola's campaigns. Over time, a settlement (vicus) grew outside the fort; both the fort and settlement expanded during the late 2nd and early 3rd centuries before being abandoned in the late 3rd or early 4th century. Beyond the fort and vicus, evidence of activity in the surrounding landscape exists but remains poorly defined.
- 4.5.7 After the Roman Empire's withdrawal, settlement in Manchester shifted to the area north of the Roman vicus, where the River Irk and River Irwell converge (Hylton 2003). Little is known about this settlement, but like much of North West England, the region experienced repeated shifts in control between Anglo-Saxon kingdoms and later the Danes. Similarly, very little information is available regarding settlement and land use in the Greater Manchester area during this period, though extra mural settlement is expected to have existed.
- 4.5.8 Although evidence from these periods is limited, this does not necessarily indicate a complete absence of activity. Instead, it may reflect the lack of archaeological investigation in the area, with only one recorded instance of intrusive archaeological work within the Study Area. The availability of water from Baguley Brook, the presence of soils suitable for various crops, and the area's likely wooded nature suggest ideal conditions for settlement and agricultural use. The potential for archaeology of these periods to exist within the Site cannot be ruled out.

Medieval (AD 1066–1500) and Post-medieval (AD 1500–1800)

- 4.5.9 Following William I's conquest of Britain, the Hundred of Salford (encompassing Greater Manchester) was granted to Roger de Poitou, who appointed the Gresle family as barons of Manchester. While reputed manors existed at Northenden and Baguley to the north and Alrentunstall to the south of the site, historical records indicate they had no documented households. It is more likely, however, that these manors were sparsely populated, and their households were grouped with Salford, which was recorded as having 63 households. Indeed, historical sources highlight the impoverished state of this part of the Hundred (Hylton 2003).
- 4.5.10 By the late 12th century, Manchester began to develop rapidly, partly due to Robert Grelley relocating his seat to the settlement and constructing a castle. This attracted an influx of skilled workers, and by the 14th century, Manchester had become Lancashire's major industrial centre and a thriving market town. Defensive structures were established around the town, while the Grelley family relocated to a fortified manor house, abandoning the castle.
- 4.5.11 The earliest recorded evidence of human activity in the vicinity of the site consists of two areas of ridge and furrow and suspected earthworks (15767, 15759, and 15763). These features, identified through LiDAR analysis of the park, form part of a larger suite of recorded features, suggesting that much of the modern-day park was historically used for agriculture. The Greater Manchester Historic Environment Record (GMHER) has tentatively dated these features to the post-medieval period, though they could equally have medieval

origins, as no intrusive archaeological investigation has been conducted to confirm their provenance. The system would have been managed by a local community, possibly centred around a small farmstead, though the exact location of such a settlement remains unknown.

- 4.5.12 While there is no evidence of structures within Wythenshawe Park during the medieval period, by 1540 Robert Tatton had constructed a residence within its bounds. The house, which survives today as part of the Grade II* Listed Building (NHLE 1255034), was designed in the Tudor architectural style. It featured a broadly U-shaped layout with two flanking wings, decorative bargeboards, and wooden mullioned windows. A former moat, which originally encircled the house, has since been filled in.
- 4.5.13 In 1641, Robert Tatton commissioned a survey of his estate by surveyor Richard Martinscroft.⁶ Although the plan does not depict the Tudor house built by Richard Tatton, it offers valuable insights into the broader estate lands. At the centre of the map is a feature that appears to represent Wythenshawe Park, identifiable by remnants of road networks that correspond with later historic maps. The plan also marks the former boundaries of the deer park and suggests that large parts of what is the modern extent of Wythenshawe Park (excluding the Registered Park and Garden), were historically used for agricultural purposes. This interpretation is supported by records from the GMHER, which identify suspected areas of ridge and furrow within the modern extent of the park.
- 4.5.14 During the Civil War, Wythenshawe Hall was besieged by Parliamentary forces after the Tatton family had sided with the Royalists. No documentary records could be found that detail the events of the siege, though it is likely that some form of temporary accommodation may have been established on the estate. However, such a camp is unlikely to leave much in the archaeological record aside from stray finds. After the Restoration (c. May 1660), the house and the estate were returned to the Tatton family.

19th century (AD 1800–1900) and Modern (AD 1900–present day)

- 4.5.15 The Wythenshawe estate underwent significant changes during the 19th century. One notable development was the expansion of the estate's service buildings. This included the construction of the Grade II listed stables located to the west of the house (NHLE 1255038) and the addition of cottages and glasshouses to the south (15749 and 15750), which are no longer present. These changes were first documented on an 1830 map (not reproduced) and appear on subsequent historical Ordnance Survey (OS) maps (**Figures 3-6**). Although the glasshouses no longer survive, the walled garden associated with them remains intact. The main house itself also underwent substantial expansion by the turn of the 19th century and continued to evolve throughout the period, as detailed in its listing description.
- 4.5.16 Historical OS mapping provides a detailed representation of the wider park during this time too. The land immediately surrounding the main house comprised both formal gardens and informal parkland, traversed by several recorded tracks. The primary track ran east of the house and was controlled by lodges at either end (**Figure 3**). Beyond these landscaped areas were woodlands and fields, with the Site itself located in the western section of an irregularly shaped field situated between Mere Wood and Baguley Brook. The specific use of this field during this period remains unknown but almost certainly used for agriculture.
- 4.5.17 While various changes occurred to the structures within the park during the late 19th and early 20th centuries, the site remained part of this irregularly shaped field. The 1936 OS

⁶ Available at: <https://images.manchester.gov.uk/>

map marks a notable change to the field, which is corroborated by a historic aerial photograph showing the grass stripped and replaced with a sand surface.⁷ It is assumed that this transformation created a horse track, as it directly connected to the main stable block. The origin of this change is uncertain. It may have been one of the last modifications made by the Tatton family prior to their sale of the Wythenshawe estate to Sir Ernest Simon and his wife Shena in 1926, or it could have been introduced by Sir Ernest Simon or the City of Manchester after the estate was donated to the city by Sir Ernest Simon. No associated structures are recorded alongside this feature, however, a small section of the western Site area sits directly with the track.

- 4.5.18 In addition to the development shown in the Site, the aerial photograph may also be showing as cropmarks the suspected ridge and furrow in the wider estate to the east of the main house and east of the 19th century nursery.
- 4.5.19 Following the donation of the estate by Sir Ernest Simon, two changes occurred over the course of the following twenty years. The first, comprised the construction of the largest housing estate in Britain at the time to the south of the Site, south of Altrincham Road (**Figure 5**). The second was the construction of the horticultural centre in which the Site resides. The precise date for its construction is not known but it is shown on a 1945 aerial photograph which would place its development between 1936 (**Figure 5**) and 1945.⁸ This aerial photograph also shows orchards had been planted in the field, including within the Site, which means any possible archaeological features associated with past use as agricultural land are not identifiable.
- 4.5.20 No further changes are shown to the Site until the expansion of the horticultural centre sometime between 1960 (**Figure 6**) and 2000 (satellite imagery; not reproduced), which saw the laying of the tarmac surface over the Site.

5 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE ASSESSMENT

5.1 Assessment of archaeological survival and previous impacts

- 5.1.1 Previous impacts within the Site are restricted to the creation of the tarmac surface and construction of the horse track in the 1930s (section 4.5.18). While the construction activities associated with the creation of the tarmac surface are unlikely to have diminished the archaeological potential of the site, the development of the horse track could have impacted on archaeology. Creation of such a track may have required excavation to create a levelled surface, to facilitate the development of the sand surface (which may be extensive) and for any drainage (if required). This may have disturbed remains in the western section of the Site.
- 5.1.2 There is no evidence to suggest that the Site was used for agriculture, but it is a possibility in light of the identified ridge and furrow located within close proximity. Were such remains to exist, then it would only be the furrow element that would survive below ground.

⁷ EPW036816 available at: <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EPW036816>

⁸ raf_106g_uk_622_rp_3345. Available at: https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_106g_uk_622_rp_3345

5.2 Archaeological Potential

- 5.2.1 The collated information has shown that the Site has potential for archaeological remains to be present, derived from its possible use for agricultural purposes during the medieval and post-medieval period. Current evidence has shown that large areas of the former Wythenshawe estate were in use with arable purposes as evident by the record ridge and furrow and earthworks both within the Study Area and wider landscape.
- 5.2.2 However, due to a lack of archaeological investigation the potential for archaeology of prehistoric, Romano-British or Anglo-Saxon date is not well understood. The archaeology found to date has shown that the Manchester area was settled during these periods but the full extent is not known. Given the presence of the Baguley Brook, the Wythenshawe area would have been an ideal location for settlement from the late prehistoric period through the Romano-British too. As such, the presence for archaeology to be present within the Site from these two periods cannot be ruled out.

5.3 Significance

- 5.3.1 The heritage significance of buried archaeology that may be present within the Site would be derived from their archaeological interest and historical interests in what they can tell us of past human society.
- 5.3.2 With the prehistoric and Romano-British periods remaining poorly understood within North West England, were any archaeological remains encountered within the Site than they could be expected to be of regional heritage significance. This is especially the case if any settlement remains were to be encountered as this remains a key priority of the North West Regional Research Framework for both periods.
- 5.3.3 LiDAR analysis has shown that areas of ridge and furrow and earthworks exist within Wythenshawe Park that are likely to be of either medieval or post-medieval date and that the Site may have also been used for agricultural purposes during both periods. Any remains encountered would enhance our understanding of the development of Wythenshawe Park but also the wider area given the general lack of archaeology for both periods. Evidence of agricultural is an indication that the area had been settled but the location of that settlement has not been found. As such, remains would be of regional heritage significance too.
- 5.3.4 It is clear from historical mapping that an agricultural use for the Site likely continued into the 19th century and modern period. As we already have a broad understanding of this activity from the documentary records, were any remains of such date to be found than they would be of limited heritage significance.

6 SETTING OF HERITAGE ASSETS

6.1 Introduction

- 6.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out in accordance with the methodology detailed in **Section 3.6**.

6.2 Assessment

- 6.2.1 The Site is located approximately 180 m west of the Wythenshawe Grade II listed Registered Park and Garden (NHLE 1000857) and 480 m southwest of the Grade II* listed

Wythenshawe Hall (NHLE 1255034) and its associated Grade II listed stables (NHLE 125508).

- 6.2.2 The site visit determined that there is no intervisibility between the Site and the three designated heritage assets. This is due to both the distance between the Site and the assets and the presence of intervening development, including woodland that bounds both the western boundary of the Registered Park and Garden (in which Wythenshawe Hall and its stables are located) and the eastern boundary of the Horticultural Centre.
- 6.2.3 While the setting of all three assets is considered to encompass the entirety of the Wythenshawe Park area due to its historical association as part of the former country estate, the proposed development will not alter the contribution made by the setting to the significance of these heritage assets. The ability to understand the relationship between the assets and the wider parkland, as well as their role in reflecting the historical context of the former country estate, will remain intact. The ability to appreciate and understand the historical and functional association between the assets will not be affected. Therefore, the proposed development will result in no harm to the contribution that the setting makes to the significance of the Registered Park and Garden and the Listed Buildings.
- 6.2.4 It has been determined that the Site does not form part of the setting of any other heritage assets (designated or non-designated) located beyond the 500 m study area.

7 IMPACT ASSESSMENT

7.1 Introduction

- 7.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to the historic environment resource.

7.2 Statement of potential impact

Designated heritage assets

- 7.2.1 The heritage significance of designated heritage assets located in the 500 m study area or beyond would not be impacted as a result of the proposed development.

Archaeological remains

- 7.2.2 At present, the exact nature and scope of construction activities necessary to construct the proposed development are not fully understood at this stage. However, based on similar proposals studied, it could entail the following sources of ground disturbance and excavations:

- preliminary site investigation works;
- setting up a secure construction compound within the Site;
- piling and/or excavation of new foundations ;
- installation of services, drainage and other infrastructure;

- 7.2.3 The most destructive element of the proposals would be excavation for the foundations. However, it is not clear, based on current information, the type of foundations that would be required. Depending on the depth of foundations, there is potential to affect archaeological

remains that are located below areas of prior impact, which have been described in **section 5.1**.

8 CONCLUSIONS

8.1 General

- 8.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

Designated heritage assets

- 8.1.2 This assessment has established the proposed development will have no effect on the heritage significance of any designated heritage assets located within the Study Area or beyond.

Archaeological remains

- 8.1.3 This assessment has established that the Site has some potential for the presence of buried archaeological remains of medieval and post-medieval date. The remains would be associated with the suspected agricultural use of the Site during both periods. However, due to a lack of previous archaeological investigation within the Site and wider area, the potential for archaeology of prehistoric, Romano-British and Anglo-Saxon date could not be accurately assessed on the basis of the available evidence. Were archaeological remains to exist within the Site then they would likely be of local to regional significance.
- 8.1.4 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.
- 8.1.5 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

REFERENCES

Bibliography

- Ancient Monuments and Archaeological Areas Act* 1979.
<https://www.legislation.gov.uk/ukpga/1979/46>
- Chartered Institute for Archaeologists 2014 (revised October 2020). *Standards and guidance for historic environment desk-based assessment*. <https://www.archaeologists.net/codes/cifa>
- Department for Levelling Up, Housing and Communities (DLUHC) [December] 2024. *National Planning Policy Framework*.
[https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF December 2023.pdf](https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf)
- Greater Manchester Combined Authority 2024. *Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford And Wigan 2022-2039* in March 2024. Available at: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>
- Historic Buildings and Ancient Monuments Act* 1953.
https://www.legislation.gov.uk/ukpga/1953/49/pdfs/ukpga_19530049_en.pdf
- Historic England 2015. *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2*.
<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>
- Historic England 2017. *The Setting of Heritage Assets: historic environment good practice advice in planning note 3*. <http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>
- Historic England 2019. *Statements of Heritage Significance: analysing significance in heritage assets*. <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>
- Hylton S 2003. *A History of Manchester*. London: Phillimore & Co Ltd
- National Heritage Act* 1983. <http://www.legislation.gov.uk/ukpga/1983/47/contents>
- Planning (Listed Buildings and Conservation Areas) Act* 1990.
<https://www.legislation.gov.uk/ukpga/1990/9/contents>
- Protection of Wrecks Act* 1973. <http://www.legislation.gov.uk/ukpga/1973/33>
- Town and Country Planning Act* 1990. <https://www.legislation.gov.uk/ukpga/1990/8/contents>
- Trafford Council 2012. *Trafford Core Strategy*. Available at:
<https://www.trafford.gov.uk/planning/strategic-planning/local-plan/core-strategy.aspx>
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage* 1972.
<https://whc.unesco.org/en/conventiontext/>



Historic Environment Records

Greater Manchester Historic Environment Record (GMHER)

Greater Manchester County Record Office

Cartographic and documentary sources

1641 Plan of Northenden

1830 map of Northenden

1872 First Edition Ordnance Survey map

1896 Second Edition Ordnance Survey map

1916 Third Edition Ordnance Survey map

1936 Revised Edition Ordnance Survey map

1955 Edition Ordnance Survey map

Online resources

<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

<https://opendomesday.org/>

<http://www.historicengland.org.uk/listing/the-list>

<http://www.british-history.ac.uk>

<https://maps.nls.uk/os/>

<https://images.manchester.gov.uk/?session=pass>

<https://researchframeworks.org/nwrf/research-agenda/>

<https://www.landis.org.uk/soilscapes/>

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

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.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	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.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day

Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 207	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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 208	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 210	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 212	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 2213	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁷² . ⁷² Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 214	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 215	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
Para. 216	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.
Para. 218	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁷³ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.



NPPF Section 16: Conserving and enhancing the historic environment	
	⁷³ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 219	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Local Planning Policy

Greater Manchester Combined Authority (2024) <i>Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford And Wigan</i>		
Policy ref.	Title	Scope
JP-P2	Heritage	We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by: 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making; 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer. Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Trafford Borough Council (2012) <i>Trafford Local Plan: Core Strategy</i>		
Policy ref.	Title	Scope
R1	Historic Environment	1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.

Trafford Borough Council (2012) Trafford Local Plan: Core Strategy		
Policy ref.	Title	Scope
		1.2 Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets. 1.3 Trafford's Conservation Areas will be identified within the Land Allocations' DPD. Within these areas the Council will: • Carry out, and update where necessary, Conservation Area Appraisals, to inform the production of new and revised Supplementary Planning Documents; • Develop Management Plans for existing Conservation Areas; • Determine applications for demolition, taking account of the contribution made by the building or structure to the character, appearance or special architectural interest of the area as a whole, including the merits of any proposed (re)development. Where development is to follow demolition, it will be a requirement that detailed planning permission for the proposed redevelopment shall be obtained and the implementation of that proposal is secured before the existing building or structure is demolished; and • Require developers to demonstrate how the proposed development will preserve or enhance the Conservation Area, and its wider setting in the light of relevant Supplementary Planning Documents and area specific guidance notes. 1.4 As appropriate, the Council will designate additional areas of the Borough for Conservation Area status through the Land Allocations DPD. 1.5 In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford's historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate. 1.6 Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings: • Listed buildings; • Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest; • Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk; • Sites included on the English Heritage Register of Parks and Gardens of Special Historic Interest; • Scheduled Monuments; • Sites of archaeological significance; • Other sites of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and • The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other important skylines, identified through the Conservation Appraisals. 1.7 The Council will encourage development proposals that, where appropriate, seek to re-use or modify an identified heritage asset by improving its environmental performance to mitigate and adapt to the effects of climate change. 1.8 In areas of archaeological importance developers will be required to: • Identify the presence or absence of remains of archaeological significance and take into account the potential for new finds; and • Set out a framework for dealing with investigation, recording and preservation of any remains 1.9 The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site by site basis but will need to be provided to the satisfaction of LPA.



Appendix 3: Gazetteer

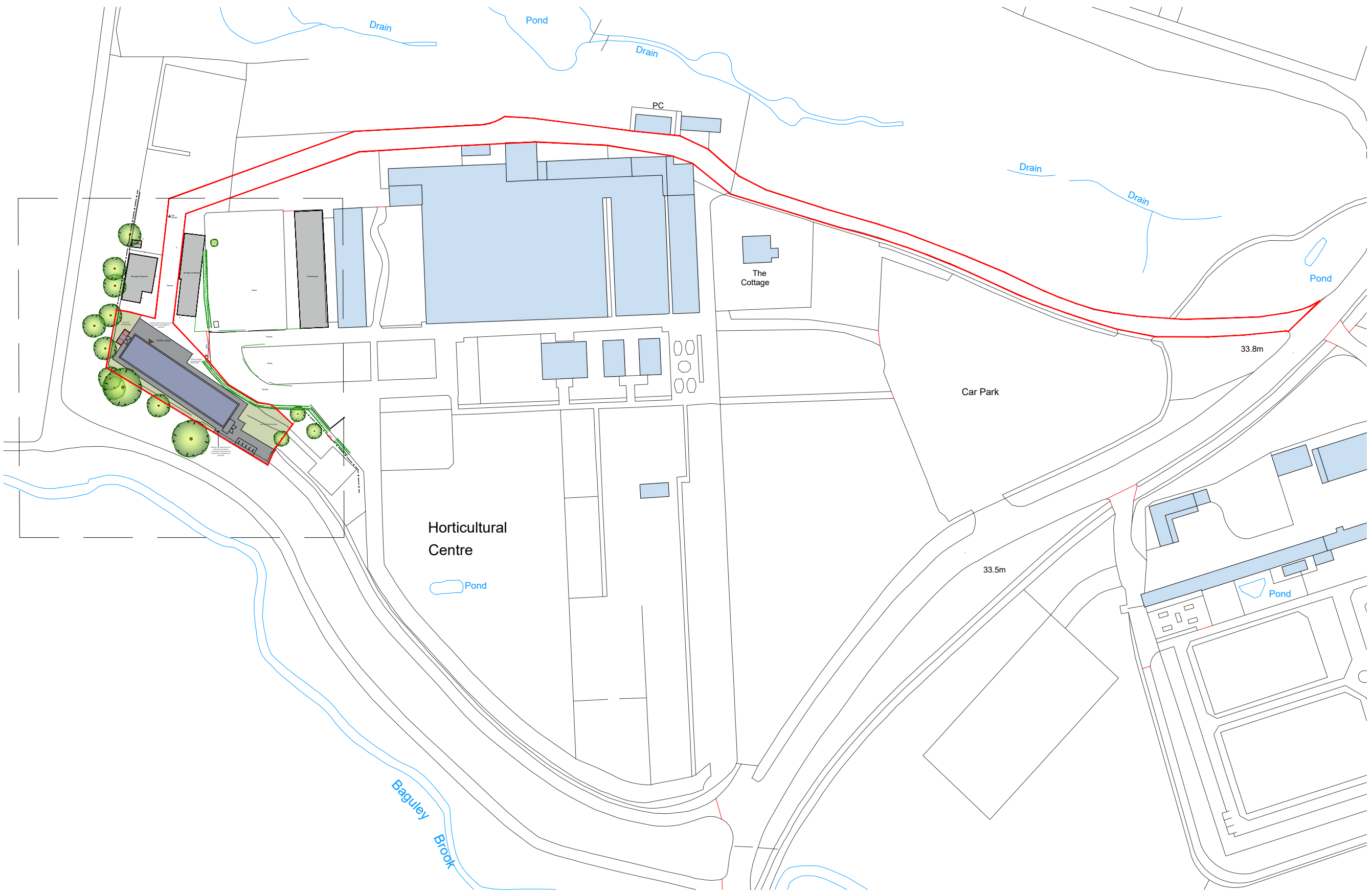
HER ID/ List entry	Name	Period/Grade	Easting	Northing
9588.1.0	Royal Oak Inn (site of)	19th century	380874	389316.6
16.2.0	Wythenshawe Hall: former stable block	Post-medieval	381524	389822
15747.1.0	Wythenshawe Park: farm buildings (site of)	19th century	381488	389826
15748.1.0	Wythenshawe Park: ice house (site of)	19th century	381544	389838
15749.1.0	Wythenshawe Park: walled garden and site of glasshouses	19th century	381414	389618
15750.1.0	Wythenshawe Park: cottages and building along north side of walled garden	19th century	381429	389653
15759.1.0	Wythenshawe Park: ridge & furrow	Post-medieval	381549	389662
15763.1.0	Wythenshawe Park: Brick Kiln Field and ridge & furrow	Post-medieval	381286	389421
15834.1.0	Wythenshawe Park: pond	Post-medieval	381514	389857
15835.1.0	Wythenshawe Park: bridge over Baguley Brook	19th century	381258	389539
15840.1.0	Farm to south of Wythenshawe Park (site of)	19th century	380992	389358
16218.1.0	Wythenshawe Hall: garden feature (possible)	Modern	381568	389830
16.1.0	Wythenshawe Hall	Post-medieval	381603	389825
15767.1.0	Wythenshawe Park: earthwork	Post-medieval	381368	381368
15838.1.0	Wythenshawe Park: line of Altrincham Road prior to c.1858	Post-medieval	381649	381649
EGM3804	Wythenshawe Park	Event	381496	381496
EGM4045	Wythenshawe Hall: geophysical survey	Event	381568	381568
EGM4045	Wythenshawe Hall: geophysical survey	Event	381651	381651
EGM4045	Wythenshawe Hall: geophysical survey	Event	381660	381660
1000857	Wythenshawe Park	Grade II Registered Park and Garden	381800	381800
1255034	WYTHENSHAW HALL	Grade II* Listed Building	381604	389825
1255038	FORMER STABLE BLOCK TO WEST OF WYTHENSHAW HALL	Grade II Listed Building	381533	389821



Appendix 4: Proposals



1 Proposed Site Plan
1:200



2 Key Plan
1:1000

NORTH

0

5.0

10.0

15.0

20.0

25.0

50.0m

The copyright of this drawing is vested with Corstorphine & Wright Ltd and must not be copied or reproduced without the consent of the company.

P-01 Updated red line and external store location amended to suit floor plans		07.02.2025	LC	CH
P-00 Planning Issue		28.08.2024	SK	LC
Rev	Description	Date	Drw	Chk

Client

YIF

Youth Investment Fund

Project

Modular Youth Hub

Wythenshawe Park

Drawing Title

Proposed Site Plan

Drawing Status

PLANNING

Corstorphine & Wright

Tamworth Studio

5 Aldergate, Tamworth, B79 7DJ

01827 671 23

corstorphine-wright.com

Drawing No.

23519-0323

Drawn

SK

Checked

LC

Paper Size

A1

Scale

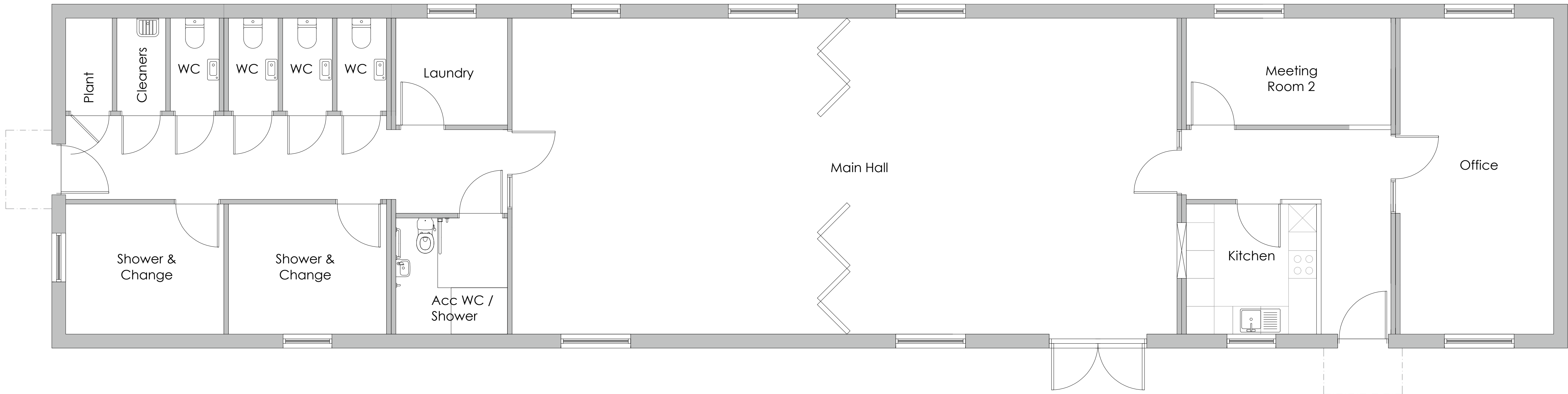
1:500

Date

19.03.24

Revision

P-01





- Site Boundary
- Study Area (500 m)
- Grade II Listed Building
- Grade II* Listed Building
- Grade II Registered Park and Garden

0 250 m

Contains Ordnance Survey data © Crown copyright and database right 2024.
This material is for client report only © Wessex Archaeology.
No unauthorised reproduction.



- Site Boundary
- Study Area (500m)
- Post-medieval
- 19th century
- Modern
- Post-medieval
- Events

0 250 m

Contains Ordnance Survey data © Crown copyright and database right 2024.
This material is for client report only © Wessex Archaeology.
No unauthorised reproduction.

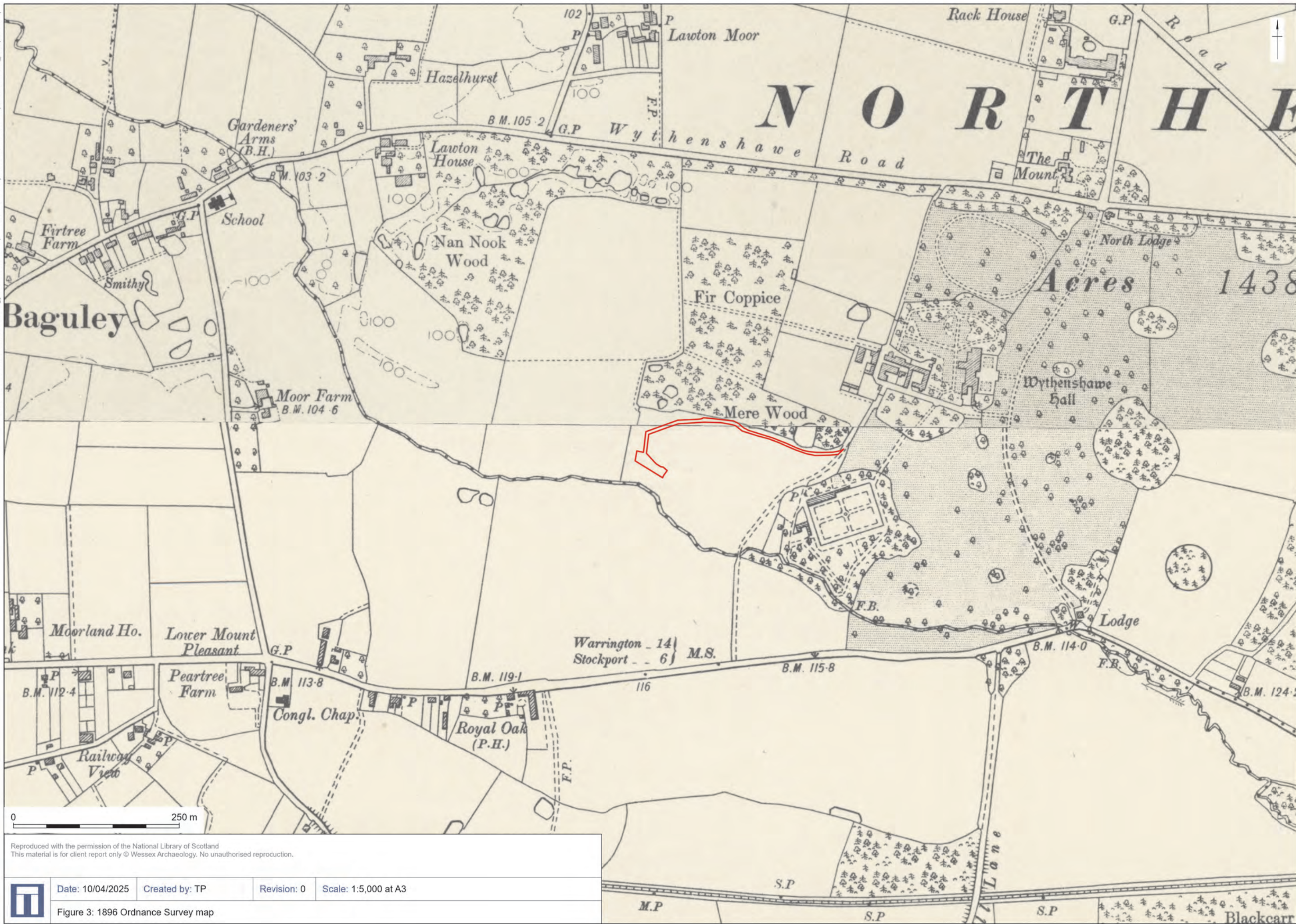
Date: 10/04/2025 Created by: TP

Scale: 1:5,000 at A3 Revision: 0

Figure 2: Site, Study Area and HER Records



C:\Users\I_Govier\Wessex Archaeology\GIS\Shore To Ship - GIS\Wessex\Projects\302700\GIS\Setup\APRX\302700_Setup\APRX.aprx



Reproduced with the permission of the National Library of Scotland
This material is for client report only © Wessex Archaeology. No unauthorised reproduction.



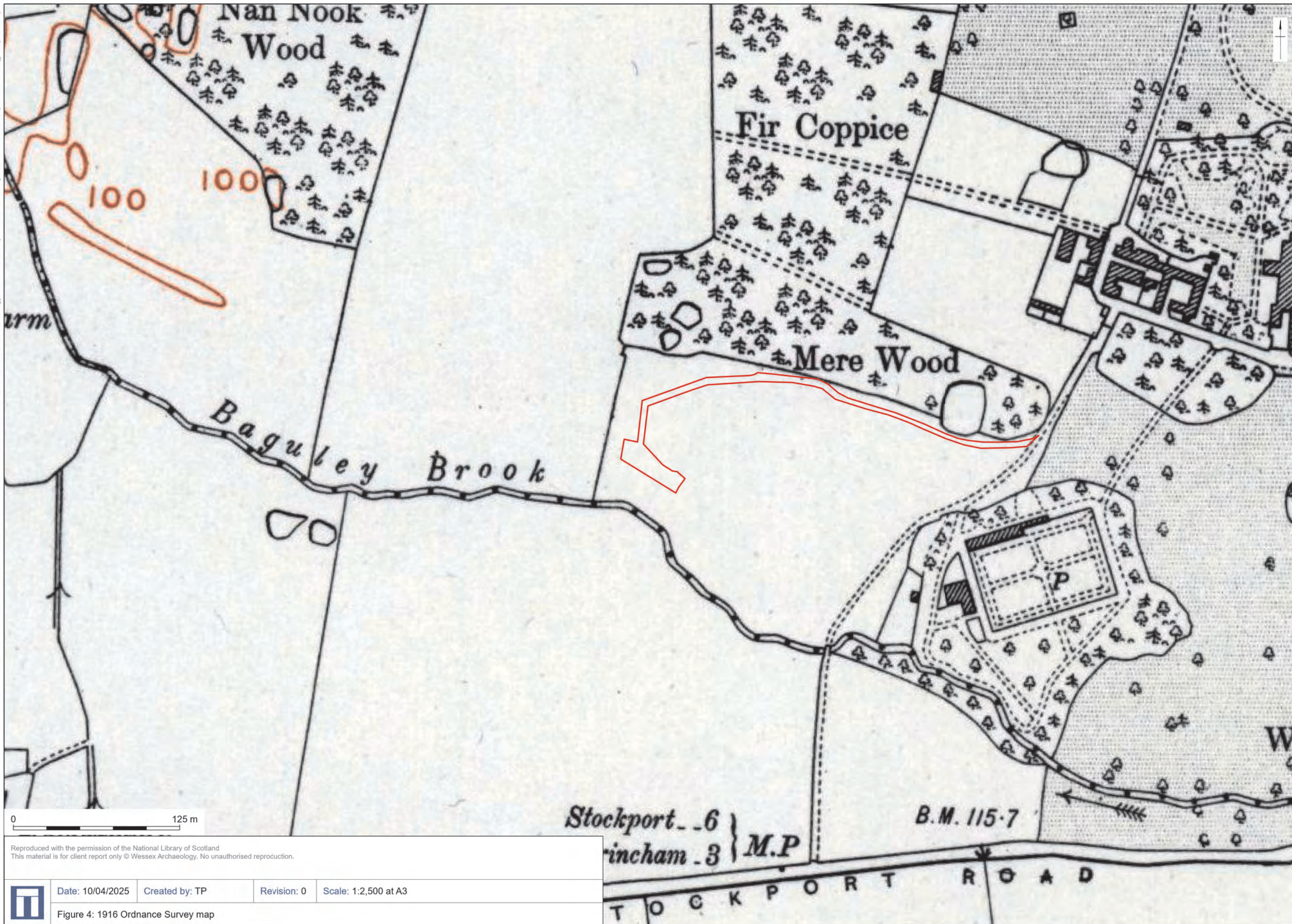
Date: 10/04/2025

Created by: TP

Revision: 0

Scale: 1:5,000 at A3

Figure 3: 1896 Ordnance Survey map



Reproduced with the permission of the National Library of Scotland
This material is for client report only © Wessex Archaeology. No unauthorised reproduction.



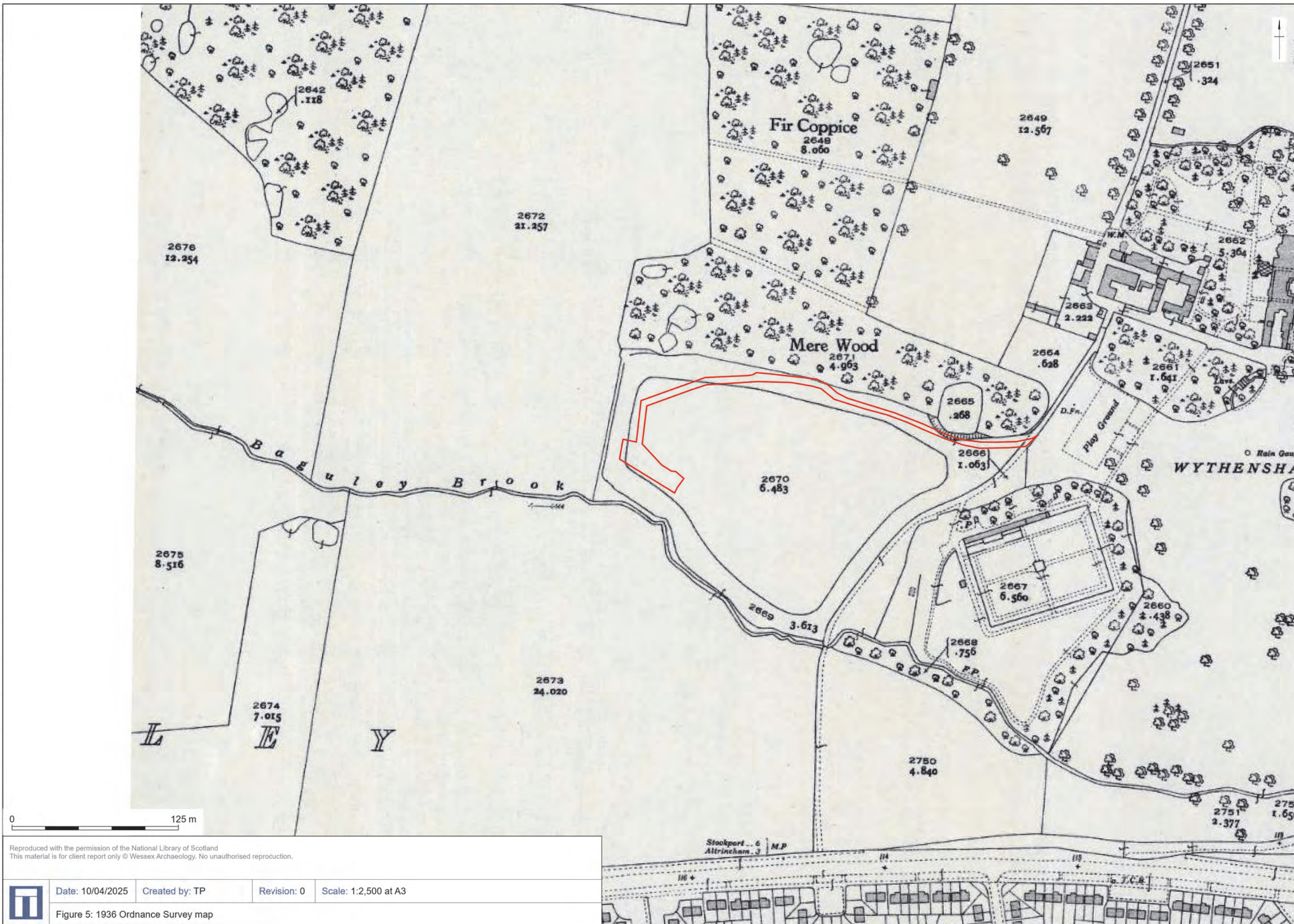
Date: 10/04/2025

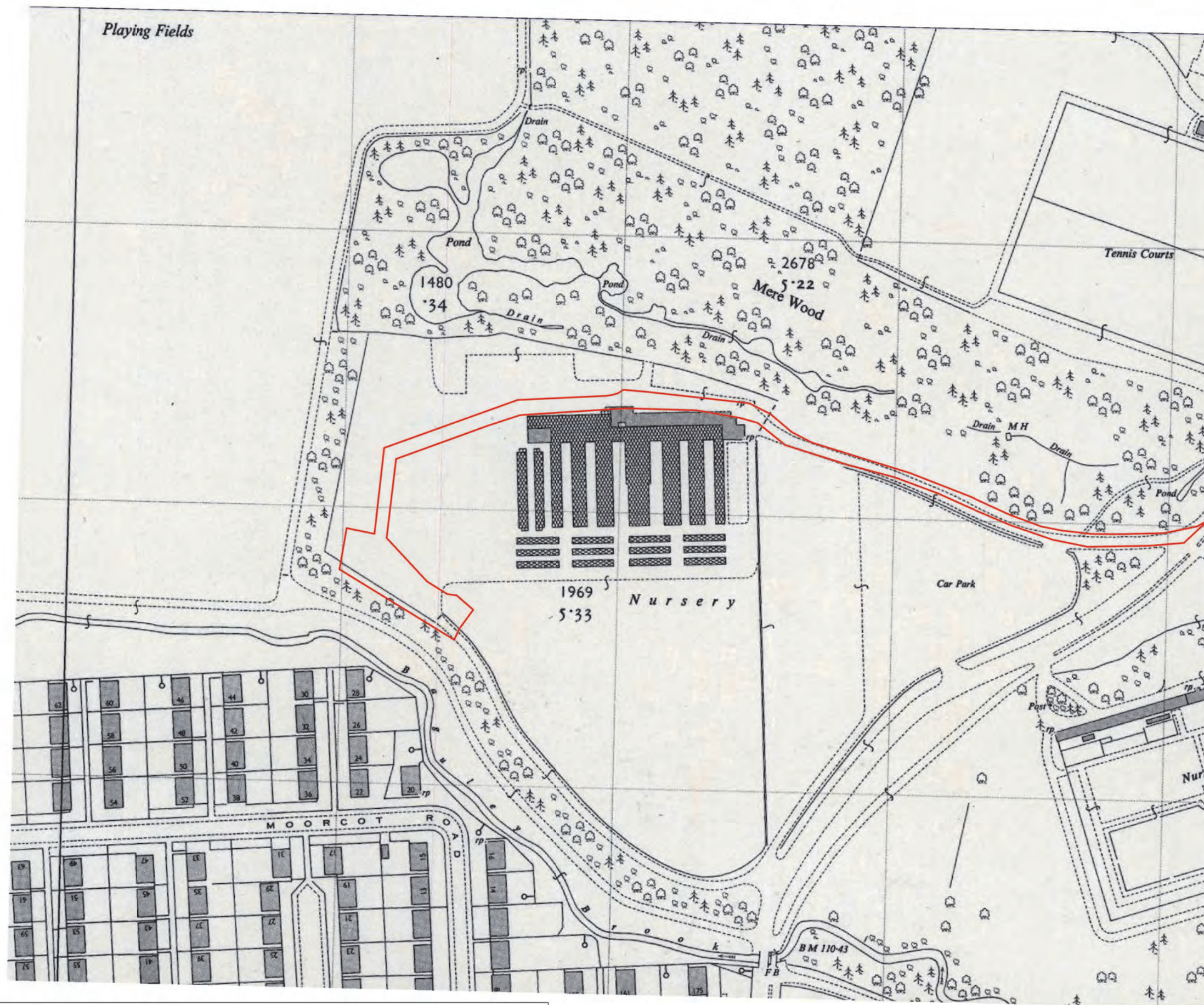
Created by: TP

Revision: 0

Scale: 1:2,500 at A3

Figure 4: 1916 Ordnance Survey map





Reproduced with the permission of the National Library of Scotland
This material is for client report only © Wessex Archaeology. No unauthorised reproduction.



Date: 10/04/2025

Created by: TP

Revision: 0

Scale: 1:1,500 at A3

Figure 6: 1958 Ordnance Survey map



Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

