



**STEP PLACES, SOUTHWAY HOUSING TRUST, MANCHESTER METROPOLITAN
UNIVERSITY**

RYEBANK, CHORLTON

UPDATED ARCHAEOLOGICAL DESK BASED ASSESSMENT

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 This report has been prepared by Wardell Armstrong LLP, and forms an update to an *Archaeological Desk-based Assessment/Due Diligence Report* produced by Wardell Armstrong in 2020 (Wardell Armstrong 2020) (hereafter the DBA) in association with proposed development at Ryebank, Chorlton, Manchester (NGR SJ 81070 94580) (hereafter the 'study site'). This report does not consider built heritage assets.
- 1.1.2 The proposed development at Ryebank comprises the '*Construction of a residential development comprising 120 units (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works*'.
- 1.1.3 In 2019, Manchester City Council approved a Development Framework produced by Manchester Metropolitan University (Manchester Metropolitan University 2019), which set out the Framework to enable residential development to bring forward a high-quality residential neighbourhood.
- 1.1.4 Public consultations were undertaken commencing with a Phase I consultation in March 2023 (Lexington 2023) followed by pre-planning application consultation which ended on 1st November 2024 (Step Places & Southway Housing Trust 2024).
- 1.1.5 The proposed development has the potential to impact upon the archaeological resource and the 2020 desk-based assessment provided an assessment of the significance of any known or potential heritage assets of an archaeological nature within the boundary of the study site. Potential direct impacts to the archaeological resource as a result of the proposed development were set out and appropriate mitigation measures for reducing/offsetting these potential impacts were proposed.
- 1.1.6 This document updates the 2020 DBA with a new baseline assessment including an up-to-date Historic Environment Record (HER) search, updated local and national policy and any professional guidance revisions. This document should be read in conjunction with the 2020 document.
- 1.1.7 The addendum has been undertaken following *Standard and guidance for historic environment desk-based assessment* (ClfA 2020) and in accordance with terminology expressed within the National Planning Policy Framework (NPPF) (2024).

2 UPDATED PLANNING POLICIES AND LEGISLATION

2.1 Definition of Terms

- 2.1.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*’ (Ministry of Housing, Communities and Local Government 2024, Annex 2 page:73).

2.2 Current Legislation

- 2.2.1 Designated heritage assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas.
- 2.2.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979), which provides for a schedule of nationally important monuments. It should be noted that this Act makes no provision for the setting of scheduled monument, which is a matter of planning policy only.
- 2.2.3 Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important under Schedule 1, Part 2 of the regulations if they:
- Are associated with a scheduled monument or a site recorded on an Historic Environment Record; or
 - Form an integral part of a field system shown on a map pre-dating 1845;
 - Mark a parish or township boundary predating 1850; or
 - Mark the boundary of a pre-1600 estate.

2.3 Current National Planning Policy

- 2.3.1 The National Planning Policy Framework (NPPF) endorses the protection and enhancement of the historic environment, defines the objectives of the planning system as to promote and achieve sustainable development and involves protecting and enhancing ‘*our natural, built and historic environment*’ (MHCLG, 2024 page: 5).
- 2.3.2 The NPPF requires that in determining applications ‘*great weight*’ should be given to the asset’s conservation and that ‘*substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments ... should be wholly exceptional*’ (MHCLG 2024, para:212 & 213).

- 2.3.3 Non-statutory designated heritage assets, comprising registered battlefields and registered parks and gardens, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 2.3.4 The significance of a heritage asset (designated or non-designated) is defined within NPPF as *'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic'* (MHCLG 2024, Annex 2 page:78).
- 2.3.5 Where heritage assets (designated or non-designated) are to be affected by development, *'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'* (MHCLG 2024, para:207).
- 2.3.6 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG, 2024, para:214). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2024, para:215).
- 2.3.7 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2024, para:216), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2024, page:61). Where heritage assets of an archaeological nature may be impacted upon by development *'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'* (MHCLG 2024, para:207).
- 2.4 Planning Practice Guidance**
- 2.4.1 Planning Practice Guidance is a web-based resource used in conjunction with the NPPF (MHCLG 2019). It prescribes best practice within the planning sector. It is divided into several sections, the section of relevance to the historic environment is entitled 'Historic Environment' and advises on enhancing the historic environment. The guidance provides an interpretation of the for each of the interests assigned to heritage assets in understanding significance.

2.5 **Current Local Planning Policy**

- 2.5.1 The Manchester Local Plan guides development within Manchester. It was previously known as the Local Development Framework.
- 2.5.2 The Manchester Core Strategy 2012-2027 is the key document in the Manchester Local Plan. It was updated in March 2024 after the Places for Everyone Joint Development Plan was adopted. The policy dealing with heritage in the Manchester Core Strategy is Policy EN 3 Heritage:

Through the City, the Council will encourage development that compliments and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

- 2.5.3 In the March 2024 update to the Core Strategy, the second paragraph of the above was replaced with Policy JP-P2: Heritage within The Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (PfE) adopted with effect from 21st March 2024.

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 place-making, 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.

2.5.4 There are three conservation areas within the 1km study area. The study site lies adjacent to Longford Conservation Area (which lies wholly within Trafford), for which a Conservation Area Appraisal Supplementary Planning Document (SPD5.19) was issued in October 2016 (Trafford Council 2016). The SPD was to be considered alongside the Council's Core Strategy policies, R1 – Historic Environment, R5 – Open Space Sport and Recreation, R6 – Culture and Tourism and L7 – Design. Policy R1 Historic Environment, Sections R1.2 and R1.8 were superseded by Policy JP-P2 of the PfE. Policies R1.3 and R1.4 Conservation Areas of the Trafford Core Strategy remain.

2.5.5 Wilbraham Road/Edge Lane Conservation Area and Chorlton Green Conservation Area lie to the south-east of the study site, there are no Conservation Area Appraisals or SPDs for these conservation areas.

2.6 **Current Professional Guidance**

2.6.1 This document has been compiled in accordance with the following professional guidance:

- *Standard and guidance for historic environment desk-based assessment* (ClfA 2020);
- *Design Manual for Roads and Bridges* (Highways Agency 2000); and
- *Amendment to the Hedgerow Regulations 1997: A Guide to the Law and Good Practice* (DEFRA 2002).

3 METHODOLOGY

3.1 This document has been researched and written according to Wardell Armstrong's in house standards for Desk-based Assessments. The report analyses the sources listed to create an understanding of the archaeological and heritage significance of the study site and surrounding 1km study area. The sources consulted in the 2020 DBA (para:1.4) were reconsulted, the only changes being an additional 24 HER 'Monument' records and 11 'Event' records. Of the recorded HER entries, nine are listed buildings. These records are listed in Appendix 1.

3.2 Greater Manchester Historic Environment Record

3.2.1 The standard collation of all known archaeological sites and find spots within the study site and search area comes from the Greater Manchester Historic Environment Record (HER). The HER was consulted and updated entries within an approximate 1km radius of the study site were obtained and are plotted on drawing GM13549-002 using the preferred reference number. These sites and findings have been discussed in Section 4 of this addendum.

3.2.2 Information on designated heritage assets of an archaeological nature have been sourced from the National Heritage List for England (NHLE). The NHLE was consulted and there are no changes to the data since the 2020 DBA.

3.3 Site Inspection

3.4 The study site was inspected to:

- review the presence of historic hedgerows;
- establish the presence of above ground indicators of the presence of archaeology, whether or not previously recorded;
- assess and validate data collected as part of the desk-based assessment; and to
- assess the topography of the study site.

3.5 The study site comprised an irregular shaped plot of land under one parcel of rough pasture inclusive of dense thickets of scrub. Areas under tree cover were present, in particular in the north and west where a copse of trees and a woodland belt were also present within the boundaries of the study site respectively. The study site access off Longford Road included a tarmacadam footpath and area of hardstanding; the area of hardstanding being bound to its northern side by an earth bund most probably representing the overburden removed for the creation of the area of hardstanding.

- 3.6 Observations of the alignment of a ditch cut present roughly east/west across the centre of the study site were precluded by the presence of dense thickets of scrub. However informal footpaths crossing its footprint on a roughly north-south trajectory indicated that a shallow and dry ditch profile was present (note that the study site is private land to which there is no public access and there are no public rights of way (PRoW)), however current Ordnance Survey mapping does show a network of internal paths). This profile was noted to extend beyond the study site boundary to the east. To the west however, modern playing fields had levelled any remains and projection of the ditch, and within the western boundary of the study site it was truncated by the known alignment of the gas main. No associated bank was observed within the study site.
- 3.7 There are no historic hedgerows within the study site under the criteria laid out in the Hedgerow Regulations 1997 as amended.

4 BASELINE

4.1 General Archaeological and Historic Background

- 4.1.1 The following is a revision and update to the archaeological and historic background produced during the 2020 DBA. This takes into account additional HER entries and/or events, refer to the 2020 DBA for the full archaeological and historic background.

Early and Later Prehistory (14,000BC – 43AD)

- 4.1.2 There are no recorded assets of prehistoric date within the study site. In the 1km search area, evidence for prehistoric activity is limited, the HER includes one findspot of a Neolithic stone axe (HER 63.1.0 c.820m to the south of the study site) and a prehistoric natural landscape feature Turn Moss, (HER 7924.1.7 c.800m to the south of the study site).

Roman (43AD to 410AD)

- 4.2 There are no recorded assets of Roman date within the boundary of the study site or the 1km search area.

Early Medieval (410AD to 1066AD)

- 4.3 There are no recorded assets of early medieval date within the study site or 1km study area.

Later Medieval (1066AD to 1540AD)

- 4.4 There are no recorded assets of medieval date within the study site. In the wider study area, Chorlton Village Core settlement (HER 2060.1.0) dates to the medieval period along with the Church of St Clement (site of) (HER 9742.1.0) which was first constructed as a timber-framed chapel in c.1512.

Post Medieval (1540AD to c.1750AD)

- 4.5 There are no recorded assets of Post-Medieval date within the study site. There are two recorded assets of Post-Medieval date within the 1km study area. These are: Green's Farmhouse (HER 8339.1.0), which dates to the 18th century; Dark Lane Farm (site of), possibly shown on Yates' 1786 map of the county Palatine of Lancashire; and Renshaws Buildings (site of) (HER 9720.1.0) comprising a back-to-back terrace and other buildings, also possibly shown on Yates' 1786 map.

Industrial and 20th Century Period (1750AD – present)

- 4.6 The remaining 49 recorded assets all date to the post-1750 period. Many of these assets are buildings and/or structures (including nine listed buildings), such as houses,

farms and public houses etc. However there other assets including clay pits, an allotment, parks and sports fields/grounds and associated features.

- 4.7 In the 18th and 19th centuries, Chorlton largely remained rural in character with small scale activity predominantly relating to clay extraction and early brick making. To the immediate east of the study site the HER records Clay quarry pits and brickworks (site of) (HER 9714.1.0) and on the 1845 Tithe map for Chorlton-cum-Hardy, small pits are depicted within the study site boundary and to the east, the site occupied by the present-day school. By 1935, the majority of the study site is depicted as an area of clay extraction. In the HER, three assets are recorded which have been evidenced by place name on cartographic material, Kiln Field (HER 9714.1.1 c.440m east of the study site), Brick Field (HER 9714.1.2 c.440m south-east of the study site) Brick Kiln Field (HER 7823.1.0 c.970m west of the study site).
- 4.8 Chorlton became an increasingly popular suburb of Manchester, due in part to the transport into Manchester city centre firstly, by a regular horse drawn bus service from 1864 and later by the railway with a station of Chorlton-cum- Hardy in 1880 (HER 9715.1.0, c.850 to the southeast of the study site).
- 4.9 Longford Park (HER 17.2.0) and Longford Park Conservation Area, which is immediately adjacent to the study site, lies within the former grounds of Longford Hall (HER 17.1.0), the home of the industrialist and philanthropist John Rylands. The associated estate featured extensive gardens and conservatories, 14 by 1862 and then doubled to 31 by 1875, with two miles of steampipes, served by six boilers a steam engine and gasworks. Exotic fruit was cultivated on a large scale. By 1911 the estate and hall were sold to Stretford Council which comprised 63 acres, including the hall, outbuildings, greenhouses, five villas and 18 cottages with the standing buildings which were commissioned by John Rylands being distinctive in the architectural styles (HER 18299.1.0, HER 18300.1.0 and HER 18301.1.0).
- 4.10 Longford Hall Portico (HER 18294.1.0 c.30m to the west of the study site) is a landmark structure within Longford Park, the only surviving element of the former Longford Hall dating to 1857 and has been a standalone structure since 1995. The portico comprises of a pair of Ionic plain columns over which is an entablature with 'HALL GARDEN' and a balustrade. To the rear of the structure are a pair of engaged columns with plain brick surround and tie rods. Longford Hall replaced an earlier structure of the same name that had been the residence of the cotton merchant Thomas Walker. To the north of the portico and c.30m to the west of the boundary, lie Gardener's stores and shelters (HER 18295.1.0) which were built in 1936 in Art Deco style, the single storey structure of the store has a stepped frontage with a key stone with formerly roofed

pavilions either side which provided shelter for park users. The assets represent the park in its heyday as a public park.

- 4.11 Testament to the growing popularity of Chorlton as an affluent suburb of Manchester are a number of fine examples of suburban dwellings to the immediate south of the study site on Edge Lane such as; a pair of late 19th century buildings of detached homes with scalloped bay roofs and ornate first floor bay windows (HER 18290.1.0), semi-detached houses with original gardens and low stone built wall to the front (HER 18291.1.0), and Edge Lane Lodge, an Arts and Craft influenced detached house (HER 18293.1.0).
- 4.12 In the early 20th century, the area of Chorlton became more residential, with housing estates bounding the north, east and south of the study site. A public bath was constructed between 1922 and 1929, Chorlton Baths (HER 17450.1.0 c.500m to the east of the study site) and demonstrates the evolution from the late 19th century baths provision as being for purely health and welfare provision to being sites of leisure, sport and recreation.
- 4.13 Ryebank with Longford Park further represent leisure and recreation with the areas being valued open green spaces within the suburb of Chorlton, further green spaces which contribute to the aesthetic of the area are Seymour Grove Allotments (HER 18260.1.0 c.750 to the north), which have been in use since before 1938 and are still in use today linking the existing plot holders with historic gardening practices of the past.

Cartographic

- 4.13.1 The following cartographic assessment has been taken in full from the 2020 DBA (Wardell Armstrong 2020).
- 4.14 The earliest map observed as part of this assessment which showed the land within the boundary of the study site in detail was the 1845 Tithe Map for Chorlton cum Hardy. This showed a number of roads converging on the village of Chorlton cum Hardy located c.1km south-east of the study site and set within a parish characterised by enclosed fields.
- 4.15 The fields around the village included a number under 'arable' use but the study site was located in the northern extremity of the parish in an area characterised by fields recorded as being under 'meadow' and 'pasture'. This area is noted to accord with an area of superficial geology recorded as including deposits of clay (Diamicton), a poor geology for arable use as attested by the prevalence of pasture and meadow within its footprint. A number of water features within the study site and its immediate

vicinity are indicative of clay extraction either associated with localised small-scale industry (most likely brick-making) or indicative of the purposeful creation of watering holes for grazing livestock.

- 4.16 One of these features to the immediate east of the study site boundary appears to have been fed by a watercourse (or wet ditch) which extended into the study site according with the extant ditch cut which is present today. A further watercourse extended parallel to this through the north of the study site.
- 4.17 Observation of the first edition six-inch edition of the 1845 Ordnance Survey map verifies the depiction of the study site as it was shown on the 1845 Tithe map. Reference on this map to 'Brick Kiln Pits' to the south-east of the study site verifies the use of the localised clay deposits in brick-making and indicates that the similar features within the boundary of the study site were clay extraction pits for the brick-making industry.
- 4.18 In accordance with this, the 1922 Ordnance Survey map depicts the presence of a 'Brick Works' to the east of the study site. This map also depicts urban sprawl to the fringes of the study site including a short row of terraces depicted within the study site boundary. Furthermore, the later 1935 map shows extensive clay extraction across the study site, the local reserves of clay being exploited on a larger industrial scale to support the 'Brick Works' to the east of the study site which continued to operate at this time.
- 4.19 On the 1935 map, the extant east-west ditch present across the centre of the study site appears to have been respected by the extraction activity; the pits apparently avoiding its alignment. However, the other wet ditch/watercourse shown on the earlier maps crossing the north of study site was impacted by the northern extraction area and observation of the 1951 Ordnance Survey appears to indicate that it was routed down the eastern boundary of the study site to drain into the extant east west ditch cut which was marked as a 'drain' by 1951.
- 4.20 The 1951 map also indicated that the extraction activity may have extended further west than that shown in 1935; hachures to the western study site boundary indicating a difference in height between the study site and the land to the west. The ponds/marl pit features shown on the earlier mapping within the study site boundary

4.21 Previous Archaeological Investigations

- 4.21.1 In 2019, an earthwork survey of the ditch crossing the centre of the study site, reputedly part of the 'Nico Ditch' and forming part of the previous DBA, was undertaken by Wardell Armstong LLP (Wardell Armstrong 2020). The survey

comprised of non-intrusive transect survey, aerial survey and an auger survey. Results showed the extant ditch to be shallow and U-shaped with shallow sloping sides with a rounded base, the deposit models demonstrated that there was up to 1m deposit of backfill of coal, modern ceramic building material, debris and scrap metal likely from when the land was an unmarked landfill site. The material was unlikely to be of any earlier than Post-Medieval date.

- 4.21.2 Archaeological excavations were carried out by Salford Archaeology at Longford Park in 2014 as part of the Dig Greater Manchester project which aimed to locate the Nico Ditch within the park. The excavations did not locate the line of the ditch, possibly due to landscaping (Archaeologytea 2024).
- 4.21.3 There have been no additional archaeological events within the study site since the 2020 DBA. In the wider 1km study area, a further eight archaeological events are recorded on the HER including four desk-based assessments (EGM5462, EGM5497, EGM5654, EGM5702), three heritage statements/heritage impact assessments (EGM5463, EGM5515, EGM5735) and one evaluation (EGM5672). These do not add anything further to the understanding of the study site.

5 ASSESSMENT OF SIGNIFICANCE

5.1 Assessment of significance against Policy

- 5.1.1 The NPPF (para:200), states that local planning authorities should require an applicant to describe the significance of any heritage assets affected in determining planning applications. 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. 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.
- 5.1.2 The PfE states where a development proposal affects non-designated archaeological sites of less than national importance, as suggested by the baseline evidence in this case, it should conserve these elements which contribute to the significance in line with the importance of the asset. Where archaeological assets may be impacted the preferred approach is preservation in situ, if this is not justified the development should make adequate provision for excavation and recording of the remains.
- 5.1.3 The DBA and earthwork survey (Wardell Armstrong 2020) along with this document provide an appropriate desk-based assessment to aid determination of any planning application in accordance with NPPF and the PfE.
- 5.1.4 Whilst there are several additional HER entries within the 1km study area, no additional assets are recorded within the study site. The original assessment of significance based upon current understanding following this update as set out in the 2020 DBA, remains valid and no additional data is available to suggest otherwise. Greater Manchester Archaeological Advisory Service acknowledge, in a scoping opinion response to Manchester City Council dated 26th November 2024, that beyond this update to the 2020 DBA, further desk-based work is unlikely to contribute a better understanding and of the origin and significance of the earthwork purported to be the Nico Ditch.
- 5.1.5 They stated that an intrusive investigation will be required, the results of which may provide additional information to enable revision of the assessment of significance.

6 IMPACT

6.1 Direct Impacts

- 6.1.1 The updated master plan has made provision for the preservation of the earthwork purported to be the Nico Ditch (Step Places & Southway Housing Trust 2024). The ditch will partially be infilled with an 'Ecological Pond' but would otherwise remain extant within green space. Current understanding dictates that the ditch is of **low to medium** significance of interest, the magnitude of impact would be **negligible to moderate**, the significance of the impact would be **slight adverse**.
- 6.1.2 Based on current understanding, the levels of impact identified within 2020 DBA for the remaining receptors remain unchanged. However, an appropriate and proportionate field evaluation may provide additional information to enable reassessment of impact.

7 RECOMENDATIONS

- 7.1 An appropriate and proportionate intrusive field evaluation within the study site may provide further information to enable determination of a suitable mitigation strategy. Greater Manchester Archaeological Advisory Service, in an EIA scoping opinion response dated 26th November 2024, recommended that in order to assess the character, date, survival and significance of any deposits associated with the earthwork purported to be the Nico Ditch, an intrusive archaeological field evaluation be undertaken.
- 7.2 This work will be devised in consultation with the Greater Manchester Archaeological Advisory Service.

8 CONCLUSION

- 8.1.1 This update to a desk-based assessment and earthwork survey (Wardell Armstrong 2020), carried out in full accordance with the requirements of the current NPPF and local planning policy has updated the available baseline evidence to determine the archaeological potential of the land within the study site and the significance of any potential archaeological remains.
- 8.1.2 The updated baseline was gathered by consulting the Greater Manchester Historic Environment Record, the National Heritage List for England and other relevant sources.
- 8.1.3 The updated baseline information has not altered the conclusions drawn in the 2020 DBA that there is no evidence to indicate the presence of archaeological remains of high/national importance within the site boundary. Current understanding suggests that there is no evidence to reasonably indicate the potential for the presence of archaeological remains which would preclude development.
- 8.1.4 An appropriate and proportionate intrusive archaeological field evaluation, as recommended by Greater Manchester Archaeological Advisory Service, may provide further understanding of the origin and significance of the earthwork purported to be the Nico Ditch. Data generated from the investigation will inform design proposals and any mitigation.

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Appendix 1
HER Report

Appendix 2
DMRB Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England 2020) has been used, see Table 1 below.

The magnitude of impact is measured from the condition that would prevail in a ‘do nothing’ scenario and it is assessed without regard to the importance of the receptor (Highways England, 2020).

The worst magnitude of impact would be Loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features or elements.

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England 2020) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 1: Establishing the importance of a heritage asset	
Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England 2020)

Table 2: Establishing the magnitude of impact		
Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.

Table 2: Establishing the magnitude of impact		
Magnitude of impact (change)		Typical description
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England, 2020)

Value/Importance	Table 3: Establishing the significance of impact					
	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	Negligible	Minor	Moderate	Major
		Magnitude of impact				

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England, 2020)

Table 4: Significance categories	
Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England, 2020)

Appendix 3
Historic Hedgerows

In determining which if hedgerows are important on archaeological or historic grounds The Hedgerow Regulations (1997) state the following criteria.

The Hedgerow Regulations 1997 Schedule 1 Part II - Archaeology & History

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is—
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or
 - (b) recorded at the relevant date in a Sites and Monuments Record.
3. The hedgerow—
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow—
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or
 - (b) is visibly related to any building or other feature of such an estate or manor.
5. The hedgerow—
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system—
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority’s area, as a key landscape characteristic.

Criteria 1

No hedgerows are indicated by the historic mapping as denoting a parish boundary.

Criteria 2

There are no scheduled monuments recorded within the footprint of the study site. Therefore, no hedgerows within the study site would be classified as important under Paragraph 2 criteria.

Criteria 3

There are no archaeological sites recorded within the footprint of the study site associated with hedgerows. Therefore, no hedgerows within the study site would be classified as important under Paragraph 3 criteria.

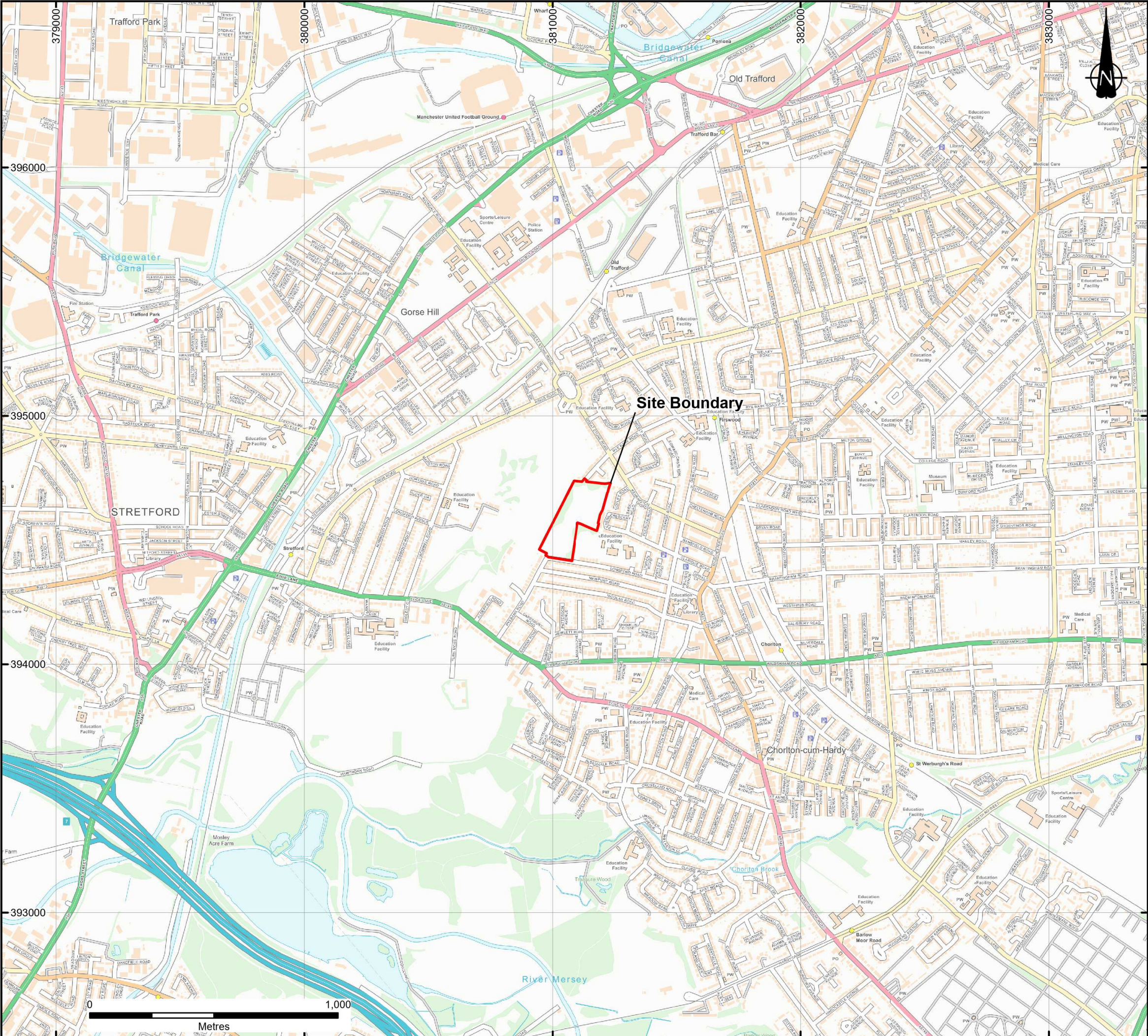
Criteria 4

The land within the footprint of the study site is not known to have been associated with a pre-1600 AD estate. Therefore, no hedgerows within the study site would be classified as important under Paragraph 4 criteria.

Criteria 5

In assigning a hedgerow as historic the phrase 'pre-dating the Inclosure Acts' should be taken to mean before 1845 (DEFRA 2002). The boundaries on the 1840 Tithe Map may be impacted by the development, the central north to south boundary which has largely remained the same through the historic mapping is now post and rail.

FIGURES



KEY

Site Boundary

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

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REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
CLIENT					
STEP PLACES, SOUTHWAY HOUSING TRUST, MANCHESTER METROPOLITAN UNIVERSITY					
PROJECT					
RYEBANK CHORLTON					
DRAWING TITLE					
FIGURE 1- SITE LOCATION PLAN					
DRG No.		REV		SUIT. CODE	
GM13549-001		B		--	
DRG SIZE		SCALE		DATE	
A3		1:15,000		13/02/2025	
DRAWN BY		CHECKED BY		APPROVED BY	
EK		KT		KT	

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