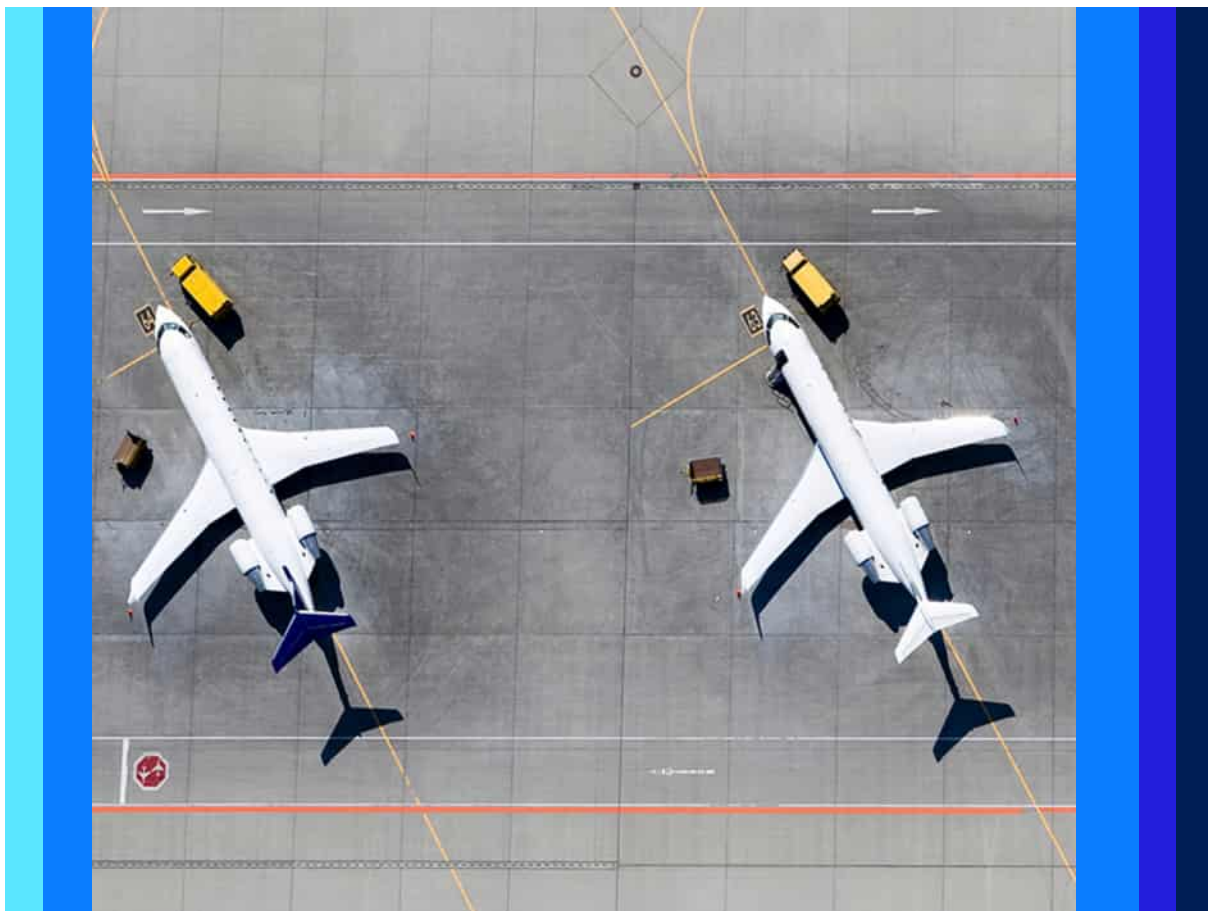


HERITAGE STATEMENT SYDNEY AVENUE PLANNING APPLICATION

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Manchester Airport Ltd
MAG Landside - FI, SA & VCC
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HERITAGE STATEMENT SYDNEY AVENUE PLANNING APPLICATION

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Acronyms and abbreviations

CIfA	Chartered Institute for Archaeologists
CS	Core Strategy
HE	Historic England
HER	Historic Environment Record
LBC	Listed Building Consent
NDHA	Non-Designated Heritage Asset
NGR	National Grid Reference
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
NTS	Not to Scale
OS	Ordnance Survey
PPG	Planning Practice Guidance

1. Introduction

1.1 General

Manchester Airports Group (MAG) continues to invest in its airport infrastructure. MAG are close to completion of the Manchester Airport Transformation Programme (MAN-TP), a £1.3bn investment programme that will transform passenger experiences and help attract yet more of the world's leading airlines. The transformation was first announced in 2015 with a 10-year vision to revolutionise the customer experience at the Northern hub and unlock the potential of its two full-length runways. The programme involves an extension, doubling the size of Terminal 2 (T2) and refurbishing the original terminal, including the construction of two new aircraft piers, creation of a state of the art baggage hall, installing next generation scanners in a new security hall, additional retail and food and beverage outlets as well upgrading the airfield and taxiways to cater for next generation aircraft. It also includes the development of the landside road network to allow sufficient capacity and access to the terminal to drop off passengers, pick-up passengers as well as additional car parking.

In review of this landside road network, a traffic modelling exercise has been undertaken to review various parts of the road network and the impacts of increasing traffic numbers in the area following the opening of the full Terminal 2 following the completion of MAN-TP in 2025. This exercise has concluded the need for changes to the road network at the western end of T2. With the existing layout, the Sydney Avenue junction with Thorley Lane is anticipated to be over capacity with queues extending into the West End Roundabout and Palma Avenue, therefore blocking the forecourt exit. An optioneering exercise for solutions was undertaken and the option now progressed is for the closure of the existing short Sydney Avenue and construction of a new link road/carriageway from the western side of the existing West End roundabout and connecting into Thorley Lane via a new signal controlled junction. The proposed project includes the following:

- A new carriageway from the West End Roundabout (where Palma Avenue and Sydney Avenue meet) via the existing Staff West Car Park to Thorley Lane (including a 3.0m wide shared footway/cycleway)
- Widening of Thorley Lane to accommodate a signal-controlled junction between the new carriageway and Thorley Lane
- The upgrade of the existing Thorley Lane junction with Runger Lane to a signalised junction.
- Creation of a 3m wide shared footway/cycleway on Thorley Lane.
- Closure of the existing Sydney Avenue carriageway from the West End Roundabout to Thorley Lane and associated retention and realignment of the existing footpaths and cycleway
- Creation of a new exit from the West End Roundabout into the existing Staff West car park

The planning application is limited to seeking planning permission for the creation of a new access from the northern end of the new road to the Thorley Lane carriageway. The extent of the planning application boundary and the extent of the project boundary are shown on the plan in Figure 1 in Appendix A.

This Heritage Statement provides an assessment of the heritage value (significance) of the heritage assets within a 500m study area of the proposed works. It consists of assessment of the heritage value (significance) of the cultural heritage assets, including any contribution made by their setting, in relation to their combined heritage values and determines the impacts of the proposed works on this significance in accordance with the requirements of the NPPF (Department for Levelling Up, Housing and Communities (DLUHC), 2023, Paragraph 200). It is based primarily on the sources of information contained in Section 3.3. The report has been prepared exclusively for Manchester Airport Ltd and no liability is accepted for any use or reliance on the report by third parties. The report should be read in full and excerpts cannot be considered representative of the findings.

The report has been produced in accordance with the recommendations in Paragraph 200 of the NPPF (DLUHC, 2023). It also follows the guidance contained in Historic England's (HE) *Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

2. Legislative and Planning Policy

2.1 Planning Legislation

2.1.1 Listed Buildings and Conservation Areas

The Planning (Listed Buildings and Conservation Areas Act) 1990 empowers the Secretary of State for the Environment to maintain a list of built structures of special historic or architectural significance. The Act establishes that it is a criminal offence to carry out any works to a Listed Building without Listed Building Consent (LBC). In addition, fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since before July 1948, are also treated as part of the building for the purposes of listed building control.

LBC is required for all works of demolition, alteration or extension to a Listed Building that affect its character as a building of special architectural or historic interest. Repairs to listed structures do not ordinarily require LBC only where they would potentially affect the structure's character as a building of special architectural or historic interest.

Section 66(1), in the determination of applications affecting Listed Buildings, states that:

'...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Recent legal cases relating to issues of the setting of Listed Buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. This means that under Sections 16 and 66 of the Act authorities considering applications for planning permission for works which affect a Listed Building must have special regard to certain matters, including the desirability of preserving the setting of the Listed Building.

In addition, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The proposed development is not located within a Conservation Area.

2.1.2 Enterprise and Regulatory Reform Act 2013

This deregulatory legislation allows greater authority to local planning authorities in respect of LBC. It also allows greater definition of a Listed Building by allowing the exclusion of attached buildings and structures and those within the curtilage of the principal Listed Building from protection. It states that a certificate of immunity from listing may be applied for at any time and it replaced Conservation Area Consent with planning permission.

2.2 National Planning Policy Framework

In March 2012, the Government published the NPPF which has been subsequently updated, most recently in December 2023. The NPPF sets out a presumption in favour of sustainable development and a key dimension of 'sustainability' is defined as *'...protecting and enhancing our...historic environment'* (DLUHC, 2023).

The NPPF recognises the historic environment as comprising all aspects of the environment which have resulted from the interaction between people and places through time (DLUHC, 2023, Annex 2: Glossary). The elements

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of the historic environment that are considered to hold significance are called heritage assets (DLUHC, 2023, Annex 2: Glossary).

The NPPF defines 'conservation' as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance' Annex 2: Glossary (DLUHC, 2023).

The associated Planning Practice Guidance (PPG) identifies heritage assets 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

The glossary annexed to the PPG 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.

Significance is defined by the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest'. This significance or value may be related to a heritage asset's archaeological, architectural and artistic or historic elements and can derive not only from its physical presence but also from its setting (DLUHC, 2023). The NPPF details the main policies regarding heritage assets in Section 12, 'Conserving and enhancing the historic environment' (DLUHC, 2023).

The NPPF (paragraph 195) requires that:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 198 requires that:

Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

Paragraph 200 requires that:

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.

Paragraph 201 states:

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.

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Paragraph 203 of the NPPF states that, local planning authorities should consider:

- 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.*

Paragraph 205 states that:

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.

Paragraph 206 states:

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.*

Paragraph 207 states that:

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.

Paragraph 208 states that:

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.

Paragraph 209 states that:

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

Paragraph 211 states that:

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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Paragraph 214 states that:

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.

2.3 Planning Practice Guide

The PPG (2019) clarifies this additional requirement under 'What is the main legislative framework for planning and the historic environment?' where it states that:

In addition to normal planning framework set out in the Town and Country Planning Act 1990....the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest....any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

(Paragraph: 001 Reference ID: 18a-001-20190723)

The PPG states under 'What is 'significance'? that:

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic.

(Paragraph: 007 Reference ID: 18a-007-20190723)

The PPG states under 'Why is 'significance' important in decision-taking?' that:

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

(Paragraph: 007 Reference ID: 18a-007-20190723)

The PPG states under 'What is the setting of a heritage asset and how should it be taken into account?' that:

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations.

(Paragraph: 013 Reference ID: 18a-013-20190723).

2.4 Local Planning Policy

Local policy is provided by Manchester's Core Strategy, which was adopted on 11 July 2012 and is the key development plan document in the Local Development Framework (LDF). The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and

Wigan 2022 To 2039' was adopted on 21 March 2024. The Places for Everyone (PfE) policies has replaced some of the Core Strategy (CS) policies. CS Policy EN3 Heritage Section 2nd paragraph has been replaced by PfE Policy JP-P2.

2.4.1 Core Strategy

2.4.1.1 Policy MA 1 Manchester Airport Strategic Site

Policy MA 1 Manchester Airport Strategic Site states that development should: *support the retention and preservation of heritage assets. Detailed proposals which impact upon heritage assets within or close to the site, including listed buildings, will be required to show they have met the tests within PPS5. Development which has a detrimental impact on heritage assets should be necessary to meet operational capacity requirements, taking account of the availability of preferable development options within the Airport site.*

2.4.1.2 Policy DM 1 Development Management

Policy DM 1 Development Management states that all development should have regard to effects relating to archaeological or built heritage.

2.4.1.3 Policy EN 3 Heritage

Policy EN 3 Heritage states that: *Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.*

2.4.2 Places for Everyone

2.4.2.1 Policy JP-P2: Heritage

Policy JP-P2: Heritage states that:

- *We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.*
- *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;*
- *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.*

2.5 Historic England Good Practice Advice

Historic England (HE) has produced guidance on the interpretation and implementation of the NPPF and PPG with regard to the historic environment as follows:

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017);
- Advice Note 2 Making Changes to Heritage Assets (Historic England, 2016);
- Advice Note 7: Local Heritage Listing (Historic England, 2016); and

- Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019).

3. Methodology

3.1 Scope of the Assessment

This Heritage Statement provides an assessment of the value (significance) of the heritage assets which have the potential to be impacted on by the proposed works, determines the impact of the proposed works on the heritage assets; as well as providing a justification for those proposals. This assessment is in accordance with the requirements of the Paragraph 200 of the NPPF (DLUHC, 2023) and *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

3.2 Study Area

The study area has been defined as a 500m radius surrounding the Scheme as shown on Drawing MT2RSYDN-MAN.LG.00.ZZ-JAC-G-DE-LAND-0004, in Appendix A. The study area is considered appropriate in regard to cultural heritage due to the nature of the proposed development and anticipated sensitivity of the receiving environment.

3.3 Data Gathering

The primary and secondary data to support this Heritage Statement have been collected from the following sources:

- HE's NHLE (2023a) for information on designated heritage assets;
- Greater Manchester Archaeological Advisory Service (GMAAS) Historic Environment Record (HER) for information on NDHA (HER search);
- Local Planning websites
- Greater Manchester Historic Landscape Characterisation
- National Library of Scotland for historic mapping; and
- Previous reports and assessments of Poynton Pool prepared by external parties; and
- Britain from Above and Historic England's APEX website for historic aerial photographs.

3.4 Description of Heritage Interest

For the purposes of this report, the assessment of the value (significance) of heritage assets has been based on professional judgement but informed by the guidance provided by HE in *Conservation Principles* (English Heritage 2008). In accordance with the guidance in *Conservation Principles* (English Heritage, 2008) and the *Guide to the Conservation of Historic Buildings* (BS7913:2013) (British Standards Institution, 2013, p.16), each heritage asset has been considered relative to the following four main categories of heritage interest:

- Historical interest, which is derived from the ways in which past people, events and aspects of life can be connected through a place to the present it tends to be illustrative or associative. Illustrative value is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset. But gives a particular resonance through association with a notable family, person, event or movement;
- Evidential interest, which is derived from the potential of a place to yield evidence about the past from physical remains (e.g., archaeology);
- Aesthetic interest, which is derived from ways in which people draw sensory and intellectual stimulation from a place. This encompasses things purposely designed for that effect and those that are not (e.g., the

picturesque, the sublime). The ways in which people draw sensory and intellectual stimulation from a place can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time; and

- Communal interest, which is derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals. This can change over time. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.

These four attributes of heritage interest can be equated with the four attributes of interest given in the glossary of the NPPF, which are: Architectural interest; Artistic interest; Archaeological interest; and Historic interest.

3.5 Assessment of the Heritage Value

Based on the assessment of each asset's combined heritage values, each heritage asset has then been attributed to one of the following five categories of heritage interest: Very High, High, Medium, Low and Negligible. This five-point scale of heritage value is published in the *British Standard Guide to the Conservation of Historic Buildings BS7913:2013* (British Standards Institution 2013, 16), and is based on the methodology in DMRB (Volume 11, Section 3, Part 2) (HA 208/07) (Highways Agency et al, 2001) (See Table 3-1 below).

3.6 Standards and Guidance

This Heritage Statement has been prepared in general accordance with the requirements of the following standards and guidance:

- British Standards Institution, 2013, British Standard Guide to the Conservation of Historic Buildings BS7913:2013;
- Chartered Institute for Archaeologists (CIfA), 2020, Standard and Guidance for Historic Environment Desk-Based Assessment;
- English Heritage, 2008, Conservation Principles, Policies and Guidance;
- Highways Agency et al, 2001, Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2. Environmental Assessment: Cultural Heritage (HA208/207);
- Historic England, 2015, Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking; and
- Historic England, 2017, Historic Environment Good Practice Advice in Planning – Note 3: The Setting of Heritage Assets.

Table 3 - 1. Indicative values for heritage assets (After DRMB -HA 208/07)

Criteria for Establishing Value of Historic Buildings	
Very High	- Structures inscribed as of universal importance as World Heritage Sites. - Other buildings of recognised international importance.
High	- Scheduled Monuments with standing remains. - Grade I and Grade II* (Scotland: Category A) Listed Buildings. - Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. - Conservation Areas containing very important buildings. - Undesignated structures of clear national importance.
Medium	- Grade II (Scotland: Category B) Listed Buildings. - Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. - Conservation Areas containing buildings that contribute significantly to its historic character. - Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	'Locally Listed' buildings (Scotland Category C(S) Listed Buildings). - Historic (unlisted) buildings of modest quality in their fabric or historical association. - Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance.

3.7 Assessment of Setting

The contribution of the setting to the value of heritage assets was assessed in accordance with the guidance provided in the Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HE, 2017) which states that:

'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings (HE, 2017, 4).'

The following assessment of value includes the contribution made by setting in reference to HE's guidance and comprises:

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

The NPPF Glossary (DLUHC, 2023, Annex 2) also notes that *'Significance derives not only from a heritage asset's physical presence, but also from its setting'* and goes on to define 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 contribute to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (DLUHC, 2023).

4. Baseline

4.1 Known Heritage Assets

There are nine heritage assets which are included in the heritage baseline. These consist of:

- Haletop Farm 1 and 2, Thorley Lane (Grade II Listed Building; NHLE Ref. 1356645)
- Ridgeways Farmhouse (site of) (HER Ref. 8421.1.0)
- Etrop Green (HER Ref. 2028.1.0)
- Etrop Green Farm (site of) (HER Ref. 3698.1.0)
- Thorley Cottages (site of) (HER Ref. 1495.1.0)
- Structures (site of) nr Haletop Farm (HER Ref. 2210.1.0)
- Keeper's Cottage (site of) (HER Ref. 7392.1.0)
- Ridge and Furrow (HER Ref. 1497.1.0)
- Ridge and Furrow (HER Ref. 1498.1.0)

4.1.1 Archaeological Background

There are no records of activity within the 500m study area before the medieval period. The records dating from the medieval period suggest an agricultural landscape with occasional farmsteads and settlements with two records of medieval ridge and furrow (HER Ref. 1497.1.0 and 1498.1.0).

The post medieval landscape continued as an agricultural landscape with mostly dispersed farmsteads (Figure 4-1). Etrop Green (HER Ref. 2028.1.0) is shown on the mid-19th century OS map as a small group of buildings centred on Hasty Lane and Thorley Lane crossroads. The rest of the known non-designated assets within the study area are the sites of houses and farmsteads. Some of the buildings, such as Ridgeways Farmhouse and Etrop Grange (formerly Moss House), were demolished for expansions to Manchester Airport.

There is one extant Listed Building within the study area. The Grade II Listed Haletop Farm 1 and 2, Thorley Lane (NHLE Ref. 1356645) is a timber framed farmhouse, which is now two cottages.

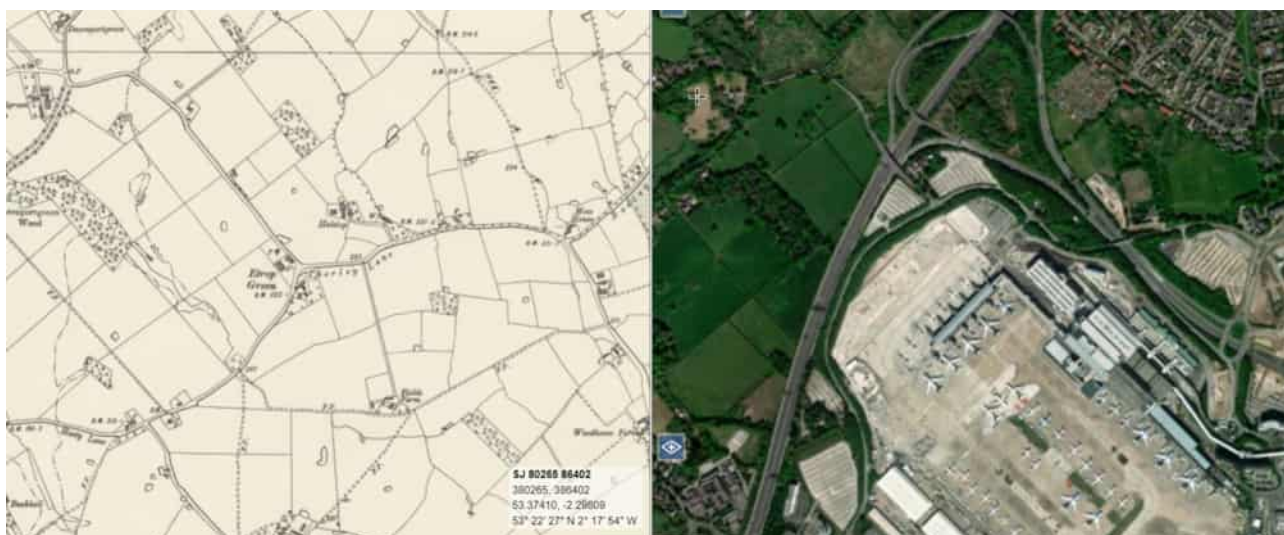


Figure 4 - 1 First Edition 6" to Mile OS Map on left and modern aerial imagery on right (National Library of Scotland) NTS

4.1.2 Archaeological Potential

There is low or no potential for previously unknown archaeological remains within the project boundary due to the limited nature of the works and previous disturbance due to road and airport expansion, the construction of which would have removed any archaeological remains.

4.1.3 Potential Impacts

4.1.3.1 Non designated heritage assets

There are no known archaeological remains within the project boundary therefore there will not be any physical impacts on the non-designated heritage resource. As the known assets within the vicinity are sites of houses and farmsteads, their significance lies in their below ground remains or their documented location. In view of this, there are no impacts predicted on the non-designated heritage assets.

4.1.3.2 Designated heritage assets

The one designated heritage asset within the vicinity of the project boundary is the Grade II Listed Haletop Farm 1 and 2, Thorley Lane (NHLE Ref. 1356645), which is located on the eastern side of Thorley Lane. There will be no physical impact on the asset from the proposed development, however there is the potential for non-physical impacts on its significance through changes in its views or setting. Please see Section 5 for an assessment of its heritage value.

5. Assessment of Heritage Value Haletop Farm 1 and 2, Thorley Lane (NHLE Ref. 1356645)

5.1 List Entry

Farmhouse, now 2 cottages. C17 with later alterations. Timber frame, English garden wall bond brick and slate roof. 3-unit 2-storey house, the left unit having been converted into a cottage. 3 bays partly painted to imitate timbers. Bay 1 has door and segmental headed 3-light casement window. Bay 2 has a 3-light casement on each floor with a cambered arch to ground floor. Door and 2 small windows to bay 3. Near-complete gable frame with window inserted at first floor. The rear has 2 structural bays of square-panel box framing with diagonal bracing, on a stone plinth door in bay 2 and raised eaves line. 2 ridge chimney stacks.

5.2 Map Regression

Christopher Saxon's 1579 Map of Cestriae is the first printed map of Cheshire and shows Baggeley, south of Wythenshawe and east of the, then growing, Altrincham (Figure 5-1).



Figure 5 - 1 Saxton's 1579 map, Cestriae, showing approximate proposed scheme location (<https://crouchrarebooks.com/product/map/the-first-printed-map-of-cheshire/>) NTS

The 1839 Tithe Map for Baggeley (Figure 5-2) shows the area in more detail and Haletop Farm is illustrated on it, as well as Etrop Green and Keeper's Cottages. Haletop Farm is shown as a single main building with three small outbuildings to the west and one to the north. The main building still remains and has still expanded but the outbuildings have since been demolished. The project boundary is shown as fields.



Figure 5 - 2 1839 Tithe Map for Baguley, showing approximate proposed scheme location (<https://maps.cheshireeast.gov.uk/tithemaps/>)

The 25" to Mile OS Map (Figure 5-3) shows the Haletop Farm buildings are expanding with additions to the main building and new outbuildings to the west, which are larger than shown on the tithe map.



Figure 5 - 3 1892-1914 25" to Mile OS Map, showing approximate proposed scheme location (National Library of Scotland)

5.3 Historical Interest

There is a good time depth of history to Haletop Farm as the building has 17th century origins and has had changes over the time span. It has historical interest as a farmstead within a post medieval agricultural landscape with a network of dispersed farmsteads.

The associative historical interest relates to the continued use of the farmstead as a farm.

5.4 Evidential (Archaeological) Interest

In terms of evidential value, much of the original building remains but has experienced many periods of change, including later additions and the original timber frame structure has been covered in brick. The outbuildings seen on the historical mapping have since been demolished.

5.5 Aesthetic (Architectural) Interest

Haletop Farm is a good example of a post medieval vernacular farmstead. It has a timber frame with brick infill and covered with bricks. It is now two cottages and one of the cottages has painted the brick exterior to imitate a timber frame. It has a slate roof, two chimneys and casement windows. It has a later, likely 19th century, brick-built extension to the north.

5.6 Communal Interest

Haletop has some communal interest as one of the last extant farmsteads in the vicinity and a remainder for the community and passersby of the original agricultural landscape.

5.7 Contribution of Setting of its Significance

The current setting of the asset makes a neutral contribution to its significance, in particular to the south. It has lost its agricultural, dispersed farmstead setting to the south which was fundamental aspect to its significance and is now on the edge of the airport infrastructure. It has also lost its outbuildings which contributed to its significance as a farmstead. Although there are entrances from the cottages now facing Thorley Lane, the original farmstead entrance likely lay to the north, off the farmyard.

5.8 Overall Assessment of Significance

Taking into consideration the designation of the asset as a Listed Building and the above-described heritage interests, Haletop Farm 1 and 2, Thorley Lane is considered to be a heritage asset of medium significance (see Table 3-1). The significance of the asset primarily relates to its historical and architectural interest as a good example of an 17th century farmstead with later additions and demolitions. The asset survives in a relatively well preserved state and is still in active use as a farm. It is recognised that the asset also has evidential (archaeological) interest and a degree of communal interest also.

6. Impact Assessment

Haletop Farm 1 and 2, Thorley Lane is the only heritage asset with potential impacts identified.

The proposed scheme would not physically impact on the asset as the works are outside its curtilage and there would be no impact on its heritage interests.

The current setting of the asset makes a neutral contribution to its significance to the south as the landscape has been altered from its original agricultural landscape to an industrial and transport entity. Although there would be increased noise and construction activity during the construction, this would be temporary in nature. The finalised scheme and the operation of the scheme would not impact on the significance of the heritage asset as there would be no change from its current industrial and transport landscape. Although there would be increased traffic on the road, this would not result in harm to the significance of the Listed Building.

The proposed scheme would not result in harm to the evidential, archaeological, aesthetic and communal interests of the asset or to the significance of the asset.

Given the above, there would be no harm to the significance of the Grade II Listed Haletop Farm 1 and 2, Thorley Lane in NPPF terms.

7. Conclusion and Justification

7.1 Conclusion

The planning application is for a means of access from a new road through an existing airport staff car park to the existing Thorley Lane. The wider works with the project but outside the scope of the planning application are the construction of the new road, the re-purposing of the existing Sydney Avenue, the signalling of the existing Thorley Lane / Runger Lane junction and a new access off the existing West End roundabout into the airport staff car park.

Haletop Farm 1 and 2, Thorley Lane is a Grade II Listed Building considered to be of medium significance. This asset is primarily of significance for its historical and aesthetic (architectural interest), but is identified to also have evidential (archaeological) interest and communal interest. The asset survives in a relatively well preserved state and is still in active sustainable use related to its original historic function. Its setting has changed to the south from its original agricultural landscape to an industrial and transport landscape.

The proposals are considered to result in no harm to the significance of the asset in NPPF terms.

There were no impacts identified on other heritage assets.

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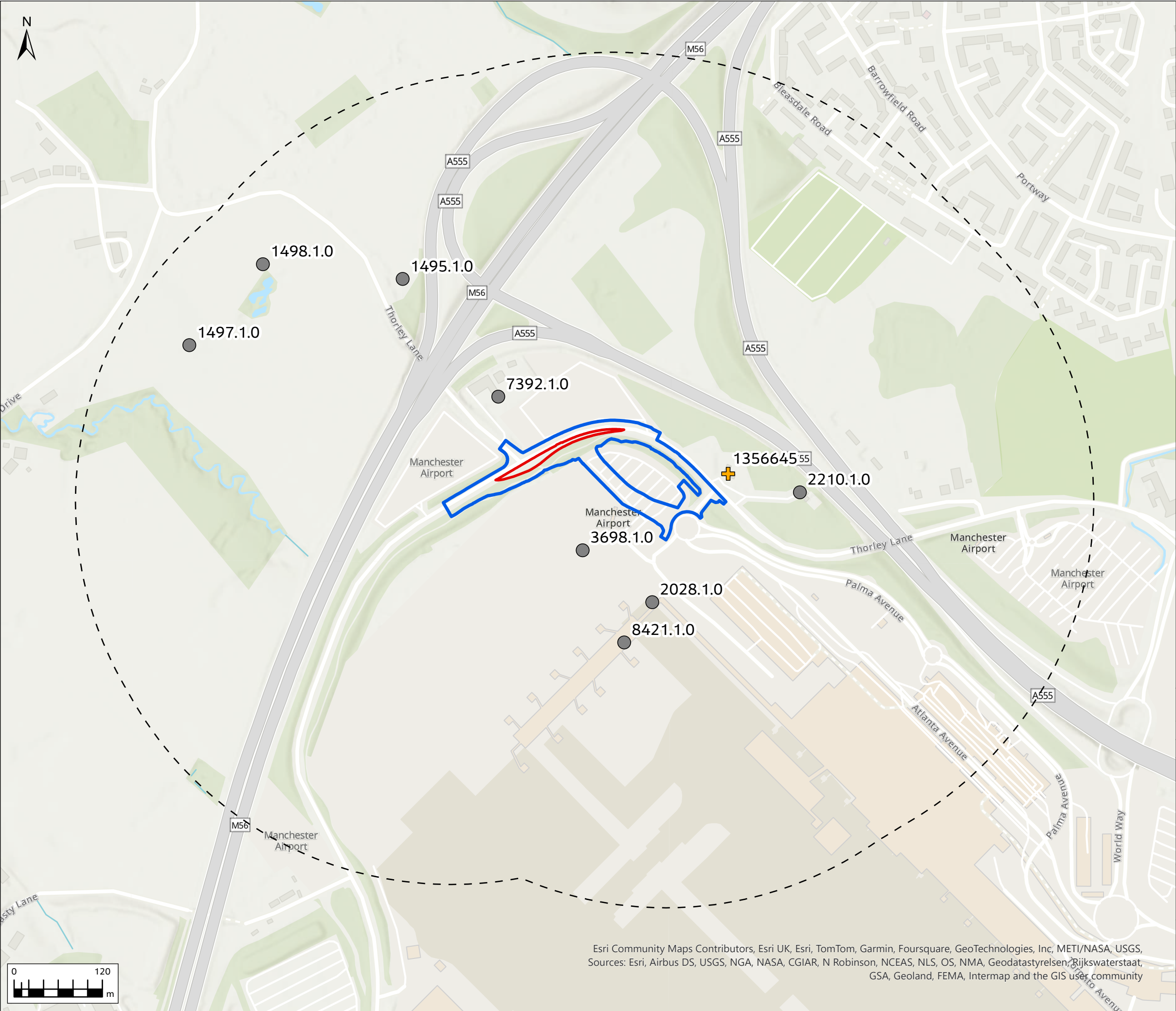
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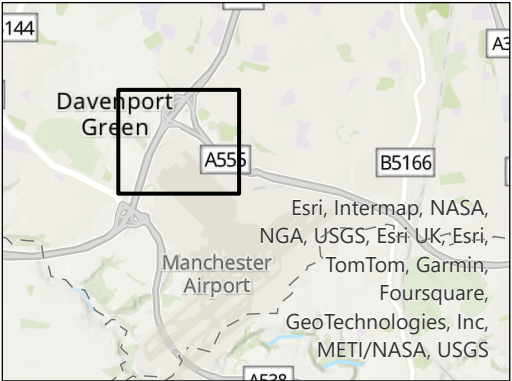
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Appendix A. Figure 1



- Legend**
- Project Boundary
 - Planning Application Boundary
 - Proposed Scheme 500m Study Area
- Heritage Assets**
- Grade II Listed Building
 - Non Designated Heritage Asset



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C2 - Internal

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FIGURE 1