Plot 3.3, Wythenshawe, Manchester
Archaeological Desk-Based Assessment
October 2025

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Report

Archaeological Desk-Based Assessment

Site

Plot 3.3, Wythenshawe, Manchester

Client

Muse Places Limited

Date

October 2025

Planning Authority

Manchester City Council

Grid Reference

SJ 82662 87030

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers Plot 3.3, Wythenshawe (hereinafter referred to as the "Study Site"). In accordance with government policy (National Planning Policy Framework 2024), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

The study site holds a *negligible* potential for preserved archaeological remains dating to the Prehistoric, Roman, early Medieval, and/or Medieval periods. Any such remains would likely be at lower end of *regional* heritage significance There is also a *negligible* to *low* potential for remains dating to the post-Medieval period to survive within the study site. The relatively limited areas to the centre and south of the study site which have not previously undergone apparent truncation from Modern built development would contain the highest potential for any archaeological remains to be preserved.

Any groundworks associated with the proposed development would likely truncate and/or destroy any archaeological remains below ground within their developmental footprint. Furthermore, the groundworks associated with the grubbing out of older foundations during the demolition phase would cause similar impacts to any remains preserved in the immediate vicinity of these footprints. This potential truncation and/or destruction of archaeological remains would be considered a permanent adverse change to these potential heritage assets.

Such impacts can likely be mitigated during these proposed works. Associated mitigations and investigations can take the form of a programme of archaeological monitoring and recording during any groundworks which are likely to truncate ground not already truncated by existing Modern built development.

Such a programme of archaeological investigation would ensure the preservation of such remains by record, thereby mitigating the adverse impact upon their evidential value and heritage significance to a less than significant degree.

1.0 Introduction

1.1 This archaeological desk-based assessment considers Plot 3.3, Wythenshawe (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Muse Places Limited. The site (hereinafter referred to as the "Study Site") is located at grid reference SJ 82662 87030. It has been prepared in advance of submission of planning permission for the proposed erection of supported living and care residential apartments, comprising two five-storey buildings with associated parking spaces.

1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.

1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.

1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 and 3).

1.5 A site visit was not appropriate as the study site is a Modern and highly urbanised landscape with no archaeology of any significance preserved above ground.

Location, Topography and Geology

1.6 The study site is located within the metropolitan borough of Whythenshawe, to the south of Manchester. It is bounded to the south by Simonsway into Poundswick Lane, to the north and east by Cornfield Drive, to the northwest by residential properties off of Cornfield Drive, and to the west by a school sports pitch.

1.7 The study site itself comprises a brownfield site, with hardstanding car parking areas associated with apparently abandoned office buildings and utilities.

1.8 The solid geology of the study site comprises Bollen Mudstone, deposited c.246.7-241.5 million years ago. The study site further has superficial deposits of Till recorded within the north and east extents, deposited c.116,000-12,000 years ago.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2024) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

"a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate."

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

"Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be

undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact."

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at Greater Manchester Record Office;
- Examination of material currently held in the Greater Manchester Historic Environment Record, including Historic Landscape Characterisation for the 1km search radius; and
- Consultation of the National Heritage List for England

2.7 The report will also include a consideration of LiDAR and aerial photography for the study site.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

3.4 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Designated Heritage Assets

3.5 A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. The following quote refers to listed

buildings but the same principles applies to archaeological designated heritage assets. It states:
"Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196 **now para 212-215 in the 2024 NPPF***) apply."*

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. ***It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.*** *The harm may arise from works to the asset or from development within its setting.* (emphasis added).

3.6 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit."

3.7 No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

3.8 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced

judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

3.9 *Heritage Assets* are defined in Annex 2 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).

3.10 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.11 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

3.12 *Significance* is defined 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. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.13 *Setting* is defined 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.

Local Planning Policy

3.14 The Core Strategy for Manchester's Local Development Framework (adopted July 2012) contains the following policy relevant to this assessment:

Policy CC 9 – Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 3 – Heritage

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.

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.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

3.15 The Adopted Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (adopted March 2024) contains the following policy relevant to this assessment:

Policy 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.

3.16 Furthermore, the following policy is specific to the development of Wythenshawe, wherein the study site is situated:

Policy EC 10 -Wythenshawe

Wythenshawe is expected to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution. The majority of economic development will be focused on:

1. Manchester Airport and specifically Manchester Airport Strategic Site and Airport City Strategic Employment Location are suitable for aviation related development and a mix of economic development uses including offices, high technology industries, logistics, warehousing and airport hotels.

2. University Hospital South Manchester suitable for growth related to the healthcare and biosciences and ancillary offices.

3. Existing employment sites along: West Wythenshawe Development Corridor - Oaks Business Park (B1) and Roundthorn Industrial Estate (B8); East Wythenshawe Development Corridor - Sharston Industrial Estate (B8), Atlas and Concord Business Parks (B1) and Ringway Trading Estate (B8).

4. The district centres of Wythenshawe, Northenden and the proposed centre at Baguley will all be suitable for mixed use local employment provision serving their catchment area.

Development and infrastructure provision will be supported which strengthens transport connections between Roundthorn Industrial Estate, University Hospital South Manchester, Airport City and Manchester Airport.

The Council will seek to maximise the opportunities to enhance this spatial cluster of key employment uses. The existing employment role of Roundthorn Industrial Estate and Sharston will be supported, including the existing industrial and manufacturing uses. Proposals which improve the connectivity of Roundthorn Industrial Estate to the Airport and Motorway network will be encouraged. Development proposals and planning applications should have regard to:

- *Ensuring employment opportunities are made accessible to local communities, particularly those at Manchester Airport;*
- *Locations with good access to the national motorway network M56 and M60 and their suitability for logistics;*
- *Proposed extension to Metrolink and new stops plus improved bus routes;*
- *Delivery of low and zero carbon decentralised energy schemes and energy projects within Strategic Employment Locations.*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.17 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

4.1 The heritage assets under consideration have been identified by means of a review of the following resources:

- Greater Manchester Historic Environment Record (HER) Data;
- The National Heritage List for England (NHLE) held by Historic England
- Historic England Archive;
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

4.3 There are no previous archaeological investigations recorded by the HER as having taken place within the study site or the wider 1km study area.

Undated

4.4 There are no undated archaeological features recorded by the GMHER within the study site or its 1km study area.

Prehistoric

4.5 There are no archaeological features dated to the Prehistoric period recorded by the GMHER within the study site. There is a single such asset recorded within the wider study area, being the isolated findspot of a middle Bronze age spearhead (MGM10770) situated c.925m south by south east of the study site.

4.6 Overall, the lack of recorded contextual evidence for Prehistoric activity with the study area (as well as considerable post-Medieval and Modern built development and resultant truncation), the potential for remains dating to the Prehistoric to survive within the study site is considered to be *negligible*.

Roman

4.7 There are no archaeological features dated to the Prehistoric period recorded by the GMHER within the study site or within the wider 1km study area.

4.8 The nearest feature dated to this period is a Roman road (joining Chester and Manchester via Northwich) c.7km to the west of the study site, and so has no real relevance to its baseline.

4.9 Overall, the lack of recorded contextual evidence for Roman activity with the study area (as well as considerable post-Medieval and Modern built development and resultant truncation), the potential for remains dating to the Roman period to survive within the study site is considered to be *negligible*. The study site like formed a rural/agricultural landscape to Manchester at this time.

Saxon and early Medieval

4.10 There are no archaeological features dated to the early Medieval period recorded by the GMHER within the study site or within the wider 1km study area.

4.11 The study site falls within the ancient town of Northen Etchells, which was traditionally split between the parishes of Northenden and Stockport. The name Etchells comes from the Old English for "addition", in the sense of "land added to an estate" (Key to English Place Names 2025). As the parish of Northenden is listed in the Domesday Book without a population, this indicates that this parish (and the study site) that it may have been waste land later attached to the original estate.

4.12 Overall, the lack of recorded contextual evidence for early Medieval activity with the study area (as well as considerable post-Medieval and Modern built development and resultant truncation and the above historical and etymological context), the potential for remains dating to the Roman period to survive within the study site is considered to be *negligible*. The study site like formed a rural/agricultural landscape to Manchester at this time.

Medieval

4.13 There are no archaeological features dated to the early Medieval period recorded by the GMHER within the study site. Within the wider 1km study area, the site of a former farmstead possibly dating to the 14th century (MGM10776) is recorded c.900m to the north of the study site.

4.14 As noted above, the study site appears to fall within the ancient town of Northen Etchells, a minor settlement of which no built development survives above ground. This town seems to have been covered by two manors, corresponding to the parts of the town in Northenden and Stockport. One of these was held by the barons of Dunham Massey, and the other descended from Bigot (as mentioned in the Domesday Book, 1086).

4.15 Overall, the rarity of recorded evidence from this period and the considerable post-Medieval/Modern urban truncation points to any potential for such remains surviving within the study site to be *negligible*.

Post Medieval

4.16 There are no archaeological features dated to the early Medieval period recorded by the GMHER within the study site. By the Joan Blaeu's 1662 map of Cheshire (Figure 3) the settlement of Wythenshawe is depicted as *Withamshaw.* No real detail of the study site or settlement is shown, with the exception of a wooded area/parkland depicted some way to the west.

4.17 A former settlement is noted within the HER as Brownlow Green, depicted on Burdett's 1770 map as being situated c.550m east by north east of the study site, somewhat focused on the cross roads of Poundswick Lane and Brownley Road.

4.18 However, the settlement of Wythenshawe itself is not depicted on the 1841 tithe map of Etchells (Figure 4), with 'Poundswick' instead being the settlement depicted at the study site. At this time, the study site is recorded as comprising a mix of arable and pastoral agricultural land, with a small orchard. Associated with this, two apparent lakes are shown within the study site, and some minor built development (possibly farm outbuildings) to the immediate west. The HER records buildings on this area to the west as dating back as far as the 17th century (MGM12853), being 'storage buildings'.

4.19 The roads depicted at this time as leading from Poundswick to the north east survives today as 'Poundswick Lane'. Minor wooded land is depicted to the south and west of the site in 1841 but is not extant today. Several mills are also recorded in the wider vicinity of the study site during the early to mid 19th century, the closest being the short-lived cotton mill at Baguley (MGM4556) c.950m to the west.

4.20 Little change within the study site and its surroundings is noted on Ordnance Survey Maps dated 1882-1938 (Figures 7-10). By and during this time several new farmsteads are developed, including Old Wood Farm c.780m to the south west of the study area, although the aforementioned Baguley Mill is depicted as 'gone' in the 1990 Ordnance Survey (Figure 14). The farmstead noted 900m to the north (MGM10776) appears to have been expanded into at least three structures, with a new farmhouse noted in the late 19th century, and extant until at least 1933.

4.21 By the mid 20th century, Ordnance Survey mapping of 1938-1967 (Figures 10-12) shows a swift residential expansion of the area surrounding the study site, beginning to the north and north east as the Wythenshawe Estate, and spreading to surround the study site. This expansion also includes the erection of several schools, with at least five shown within the Ordnance Survey mapping of 1954 (Figure 11).

4.22 The study site itself is depicted as becoming seemingly disused land with drains associated with the Poundswick Grammer School to the immediate west.

4.23 The study site remains unchanged until the Ordnance Survey mapping of 1990 (Figure 14), which shows the current office building being erected between 1977-1990. After this point, some minor development of further out buildings occurred throughout the study site.

Summary of Archaeological Potential and Assessment of Significance

4.24 A review of the available evidence has confirmed that the study site holds a *negligible* potential for preserved archaeological remains dating to the Prehistoric, Roman, early Medieval, and/or Medieval periods. Any such remains would likely be at lower end of *regional* heritage significance due to their rarity within the area, and so probable contribution towards relevant research questions.

4.25 There further remains a *negligible* to *low* potential for remains dating to the post-Medieval period to survive within the study site, due to the extensive Modern truncation related to the cutting of foundations and any basements. The relatively limited areas to the centre and south of the study site which have not previously undergone apparent truncation from Modern built development would contain the highest potential for any archaeological remains to be preserved.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

5.1 The study site itself comprises a brownfield site, with hardstanding car parking areas associated with apparently abandoned office buildings and utilities.

The Proposed Development

5.2 The proposed development comprises the erection of supported living and care residential apartments, comprising two five-storey buildings with associated parking spaces.

Potential Archaeological Impacts and Mitigation Measures

5.3 The study site holds a *negligible* potential for preserved archaeological remains dating to the Prehistoric, Roman, early Medieval, and/or Medieval periods. Any such remains would likely be at lower end of *regional* heritage significance due to their rarity within the area, and so probable contribution towards relevant research questions.

5.4 There further remains a *negligible* to *low* potential for remains dating to the post-Medieval period to survive within the study site, due to the extensive Modern truncation related to the cutting of foundations and any basements. The relatively limited areas to the centre and south of the study site which have not previously undergone apparent truncation from Modern built development would contain the highest potential for any archaeological remains to be preserved.

5.5 Any groundworks associated with the proposed development would likely truncate and/or destroy any archaeological remains below ground within their developmental footprint. Furthermore, the groundworks associated with the grubbing out of older foundations during the demolition phase would cause similar impacts to any remains preserved in the immediate vicinity of these footprints.

5.6 This potential truncation and/or destruction of archaeological remains would be considered a permanent adverse change to these potential heritage assets. The resultant overall impact upon would depend on the heritage significance of those remains affected, which has been judged above as probably ranging from *local* to *regional.* As noted above, such impacts would be

5.7 Such impacts can be likely be mitigated during these proposed works. Associated mitigations and investigations can take the form of a programme of archaeological monitoring and recording during any groundworks which are likely to truncate ground not already truncated by existing Modern built development.

5.8 Depending on the results of such investigations, further investigative and/or mitigative work may be required.

5.9 Such a programme of archaeological investigation would ensure the preservation of such remains by record, thereby mitigating the adverse

impact upon their evidential value and heritage significance to a less than significant degree.

6.0 Summary and Conclusions

6.1 This historic environment desk-based assessment considers land at Plot 3.3, Wythenshawe, which is proposed for supported living/care residential development.

6.2 The study site holds a *negligible* potential for preserved archaeological remains dating to the Prehistoric, Roman, early Medieval, and/or Medieval periods. Any such remains would likely be at lower end of *regional* heritage significance There is also a *negligible* to *low* potential for remains dating to the post-Medieval period to survive within the study site. The relatively limited areas to the centre and south of the study site which have not previously undergone apparent truncation from Modern built development would contain the highest potential for any archaeological remains to be preserved.

6.3 Any groundworks associated with the proposed development would likely truncate and/or destroy any archaeological remains below ground within their developmental footprint. Furthermore, the groundworks associated with the grubbing out of older foundations during the demolition phase would cause similar impacts to any remains preserved in the immediate vicinity of these footprints. This potential truncation and/or destruction of archaeological remains would be considered a permanent adverse change to these potential heritage assets.

6.4 Such impacts can be likely be mitigated during these proposed works. Associated mitigations and investigations can take the form of a programme of archaeological monitoring and recording during any groundworks which are likely to truncate ground not already truncated by existing Modern built development.

6.5 Such a programme of archaeological investigation would ensure the preservation of such remains by record, thereby mitigating the adverse impact upon their evidential value and heritage significance to a less than significant degree.

Sources

General

British Library

The National Archives

Greater Manchester Historic Environment Record

Cartographic

1662 Joan Blaeu map of Cheshire

1841 Tithe Map of Etchells

1860 OS Map of Northwich

1882 Ordnance Survey Map, 1:10,560

1899 Ordnance Survey Map, 1:10,560

1910-1911 Ordnance Survey Map, 1:10,560

1938 Ordnance Survey Map, 1:10,560

1954 Ordnance Survey Map, 1:10,560

1967 Ordnance Survey Map, 1:10,560

1977 Ordnance Survey Map, 1:10,560

1990 Ordnance Survey Map, 1:10,560

1996 Ordnance Survey Map, 1:10,560

1999 Ordnance Survey Map, 1:10,560

2006 Ordnance Survey Map, 1:10,560

2025 Ordnance Survey Map, 1:10,560

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

British History Online – http://www.british-history.ac.uk/

British Geological Society Geology of Britain Viewer - http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

Historic England National Heritage List for England - https://www.historicengland.org.uk/listing/the-list/

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Pastscape - www.pastscape.org.uk

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Bibliographic

DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments. DCMS

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Department for Communities and Local Government. 2024. National Planning Policy Framework DCLG

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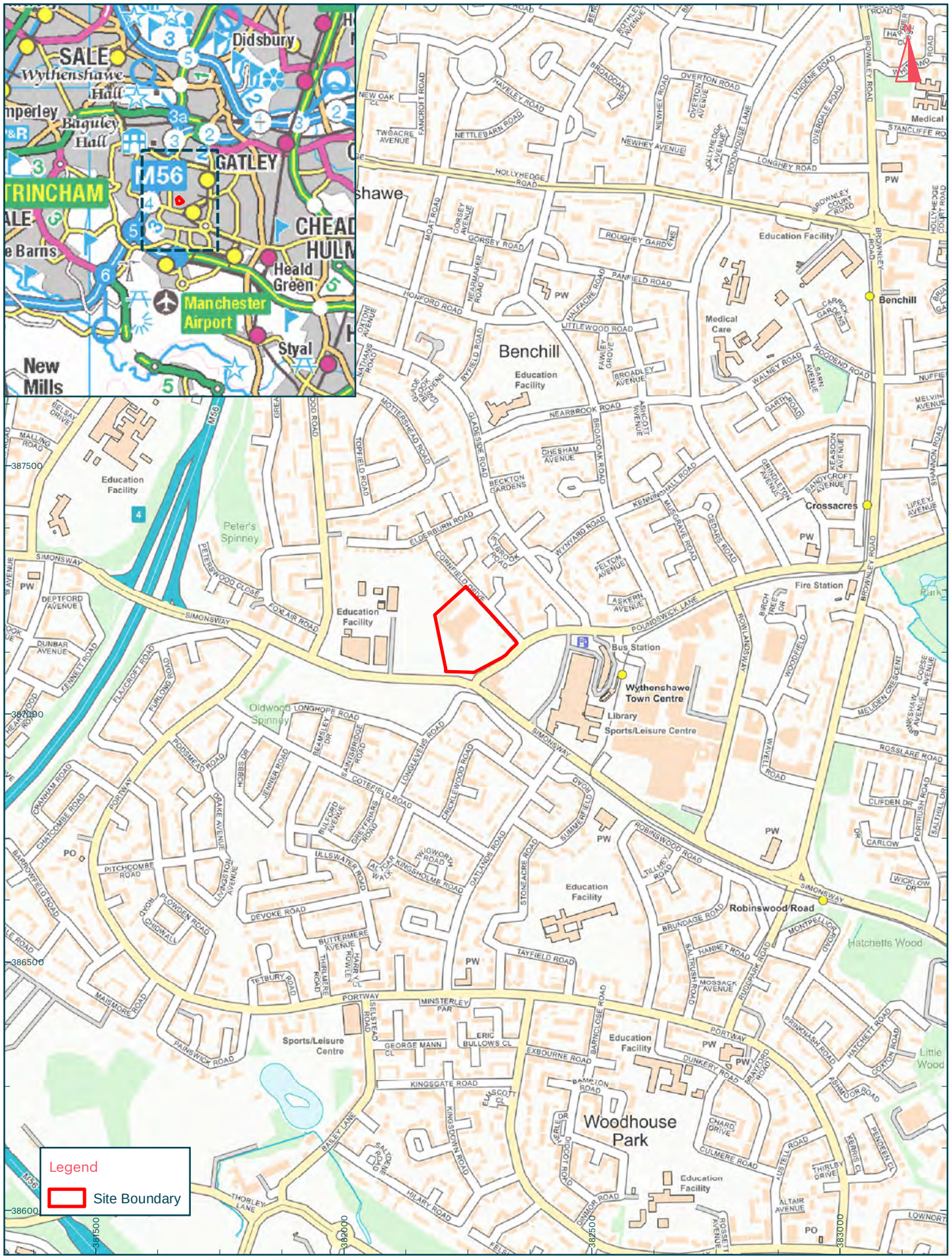
Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

APPENDIX A – GAZETTEERS

GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer of the site was adopted. The following gazetteer represents all of the entries from the Greater Manchester HER (GMHER)

PREFREF	NAME	PERIOD
9586.1.0	Bronze spearhead (findspot)	Bronze Age
9591.1.1	Lower Haveleyhey (site of)	Medieval to Post Medieval
9591.1.0	Haveleyhey (site of)	Post Medieval
2031.1.0	Brownlow Green settlement	Post Medieval
2032.1.0	Cross Acre Green (Settlement)	Post Medieval
3733.1.0	Baguley Mill (site of)	Post Medieval
11754.1.0	Storage building to the east of Poundswick High School (site of)	Post Medieval to Modern
9594.1.0	Oldwood or Old Wood Farm (site of)	Post Medieval to Modern
16551.1.0	Roman Catholic Church of St Anthony	Modern
15552.1.0	William Temple Memorial Church (The Parish Church of William Temple)	Modern



Title:
Figure 1: Site Location
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A4: 1:10,000
0 400m

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Legend

- Site Boundary
- 1km Buffer

Non-Designated Heritage Assets

HER Record (Point)

- Find Spot
- Listed Building
- Monument
- Place

HER Record (Polygon)

- Listed Building

9591.1.1

9591.1.0

3733.1.0

2031.1.0

11754.1.0

9594.1.0

15552.1.0

16551.1.0

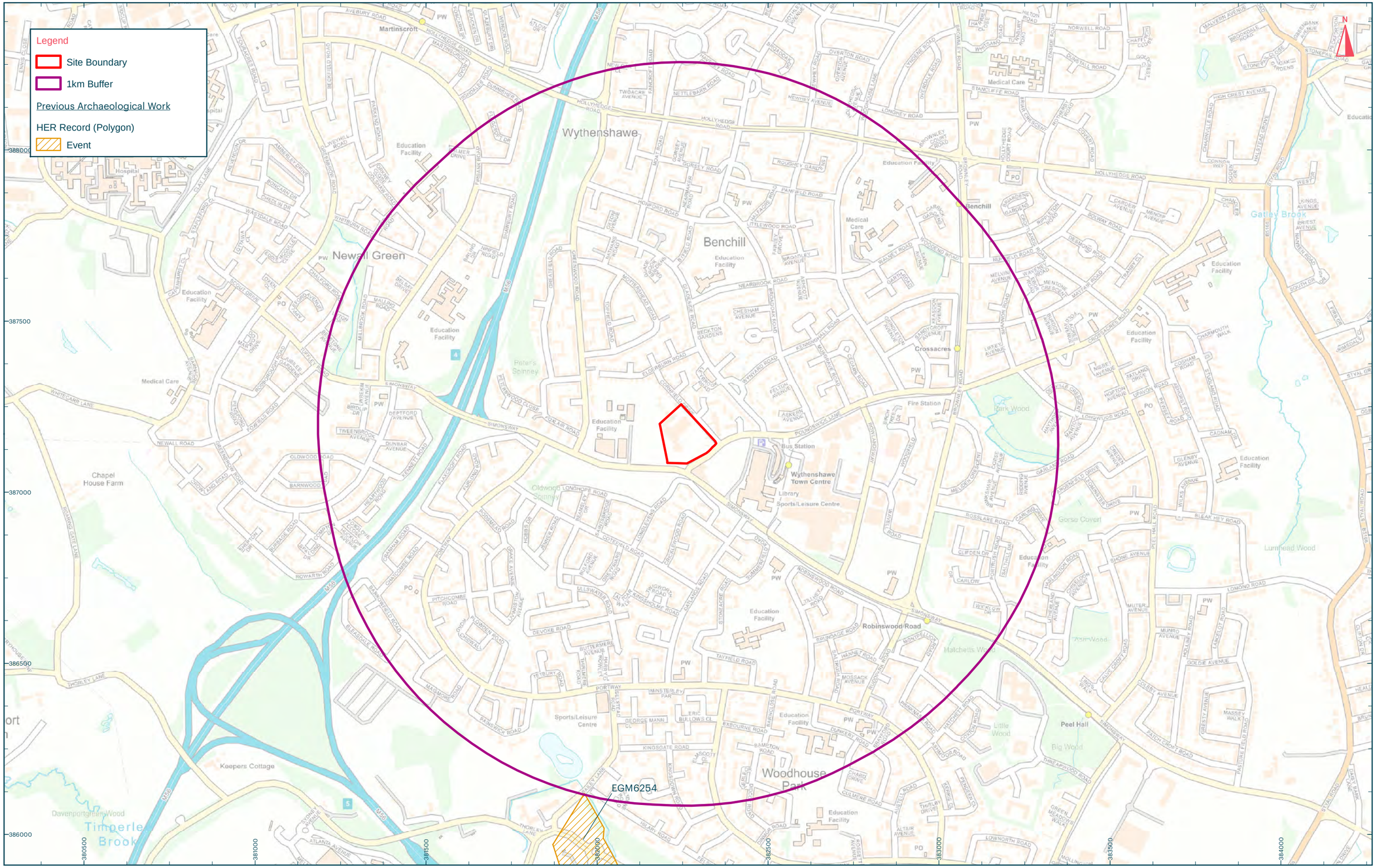
9586.1.0

Title:
Figure 2: HER Monuments Data
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:10,000

0 400m

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Title:
Figure 3: HER Events Data
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:10,000

0 400m

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Legend

Approximate Site Location

N



Title:
Figure 4: 1662 Joan Blaeu map of Cheshire
Address:
Plot 3.3, Wythenshawe, Manchester

Not to Scale:
For Illustration Only

orion.

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Title:
Figure 5: 1841 Tithe Map of Etchells
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:2,000
0 50m

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Title:
Figure 6: 1860 OS Map of Northwich

Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:10,000

0 250m

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Legend

Site Boundary

N

Haveleyhey

Brownley Green

Park Wood

Woodhouse

Mill Pond

Oldwood Farm

Poundswick

Peel Wood

Acres 2322·088

3896·916

386500

386000

385500

385000

382500

382000

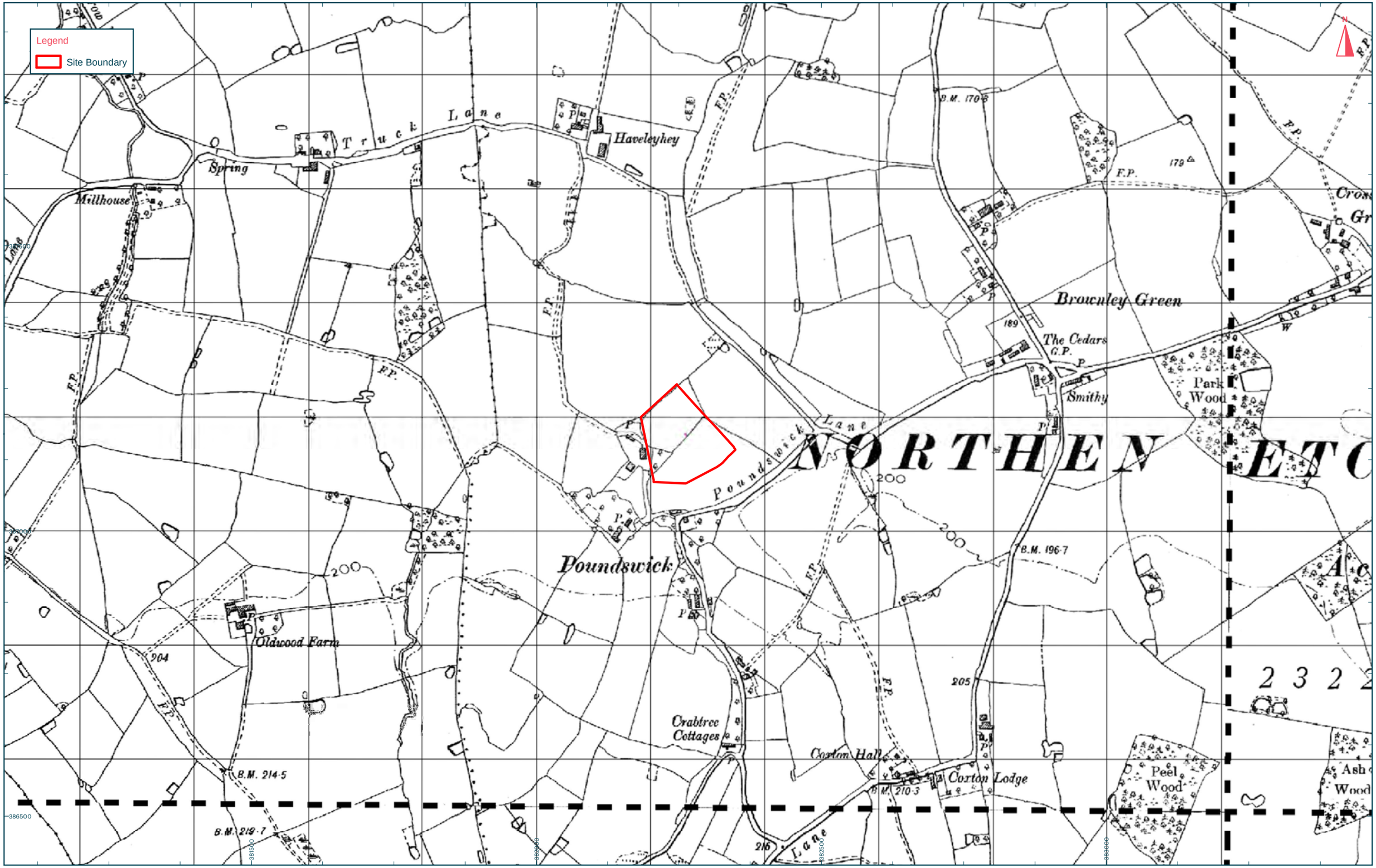
Title:
Figure 7: 1882 Ordnance Survey Map, 1:10,560

Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000

0 250m

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Title:
Figure 8: 1899 Ordnance Survey Map, 1:10,560
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000
0 250m

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Legend

Site Boundary

Whitehouse Farm

Truck Lane

Haveleyhey

Millhouse Farm

Millhouse

Green Lane

387500

Peters Spinney

F.P.

Acres 23

B.M. 170·1

177

179

Brownley Green

B.M. 189·1

The Cedars

Smithy

Park Wood

200

Roundswick Lane

Oldwood Spinney

Poundswick

B.M. 196·6

202

Oldwood Farm

204

Isolation Hospital

B.M. 214·5

216

386500

B.M. 219·7

Isolation Hospital

381500

382000

382500

383000

Crabtree Cottages

Coxton Hall

Elmtree Farm

206

Coxton Lane

B.M. 210·9

Coxton Lodge

Hatchetts Wood

Ash W

Title:

Figure 9: 1910-11 Ordnance Survey Map, 1:10,560

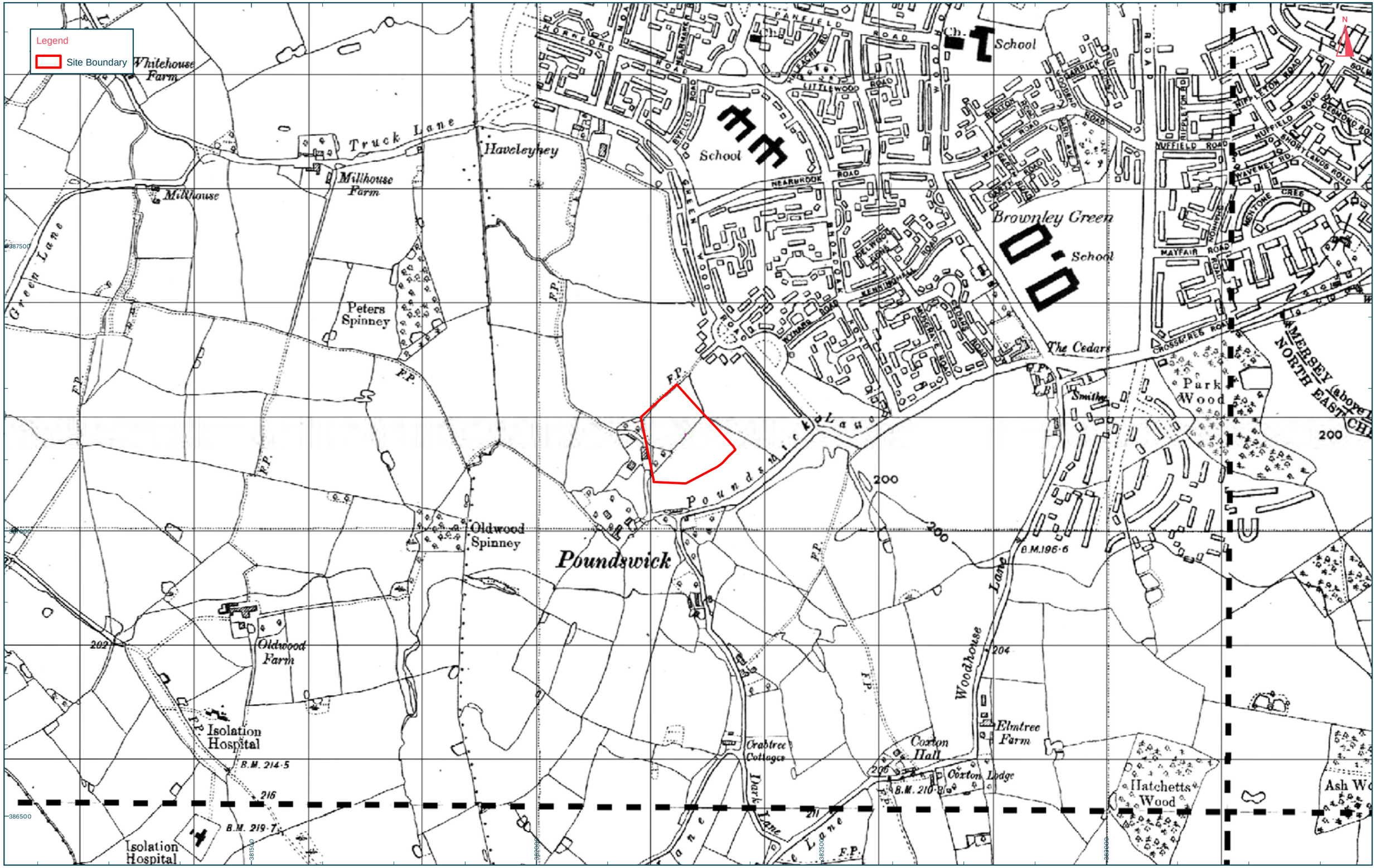
Address:

Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000

0 250m

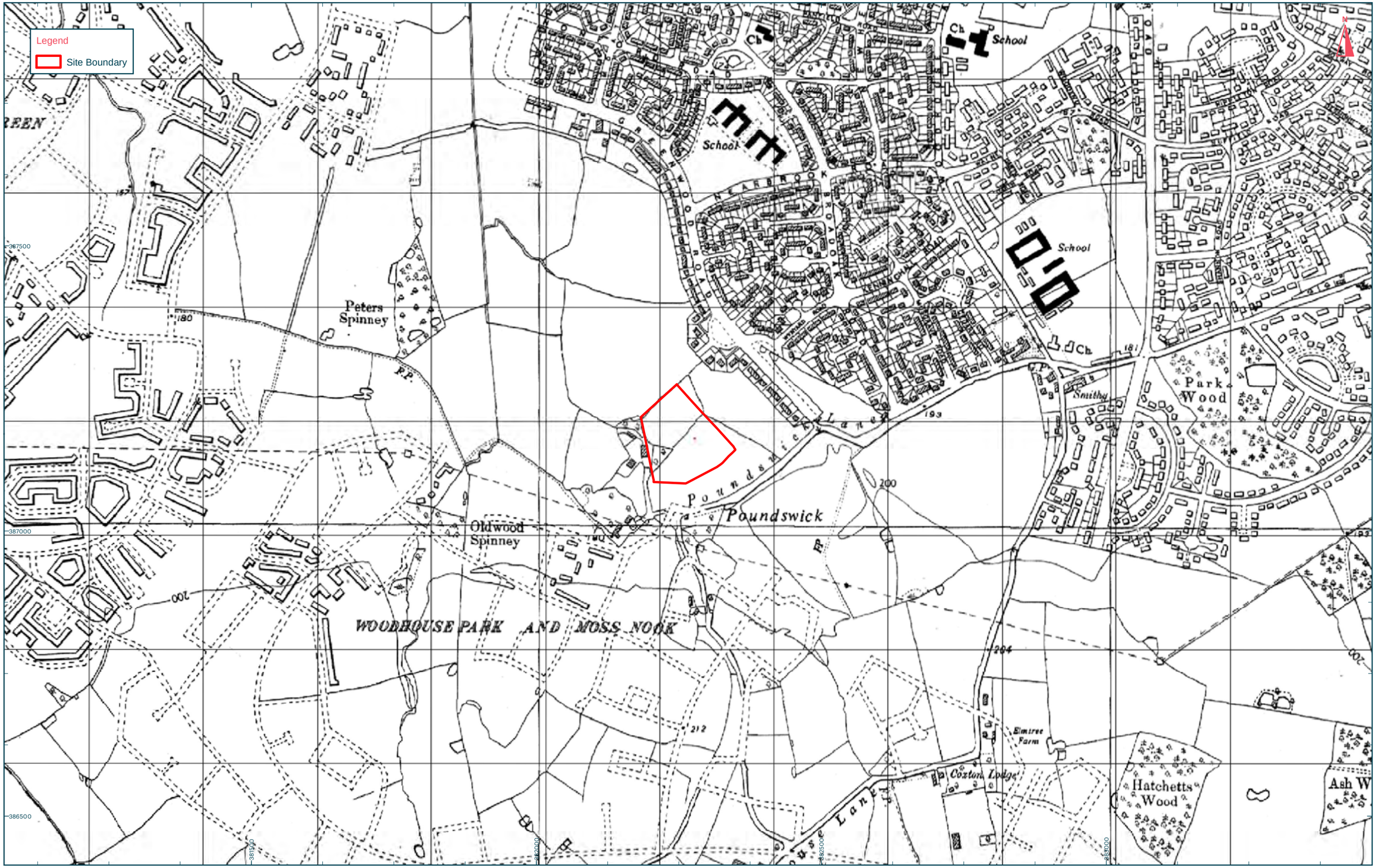
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Title:
Figure 10: 1938 Ordnance Survey Map, 1:10,560
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000
0 250m

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Title:
Figure 11: 1954 Ordnance Survey Map, 1:10,000
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000
0 250m

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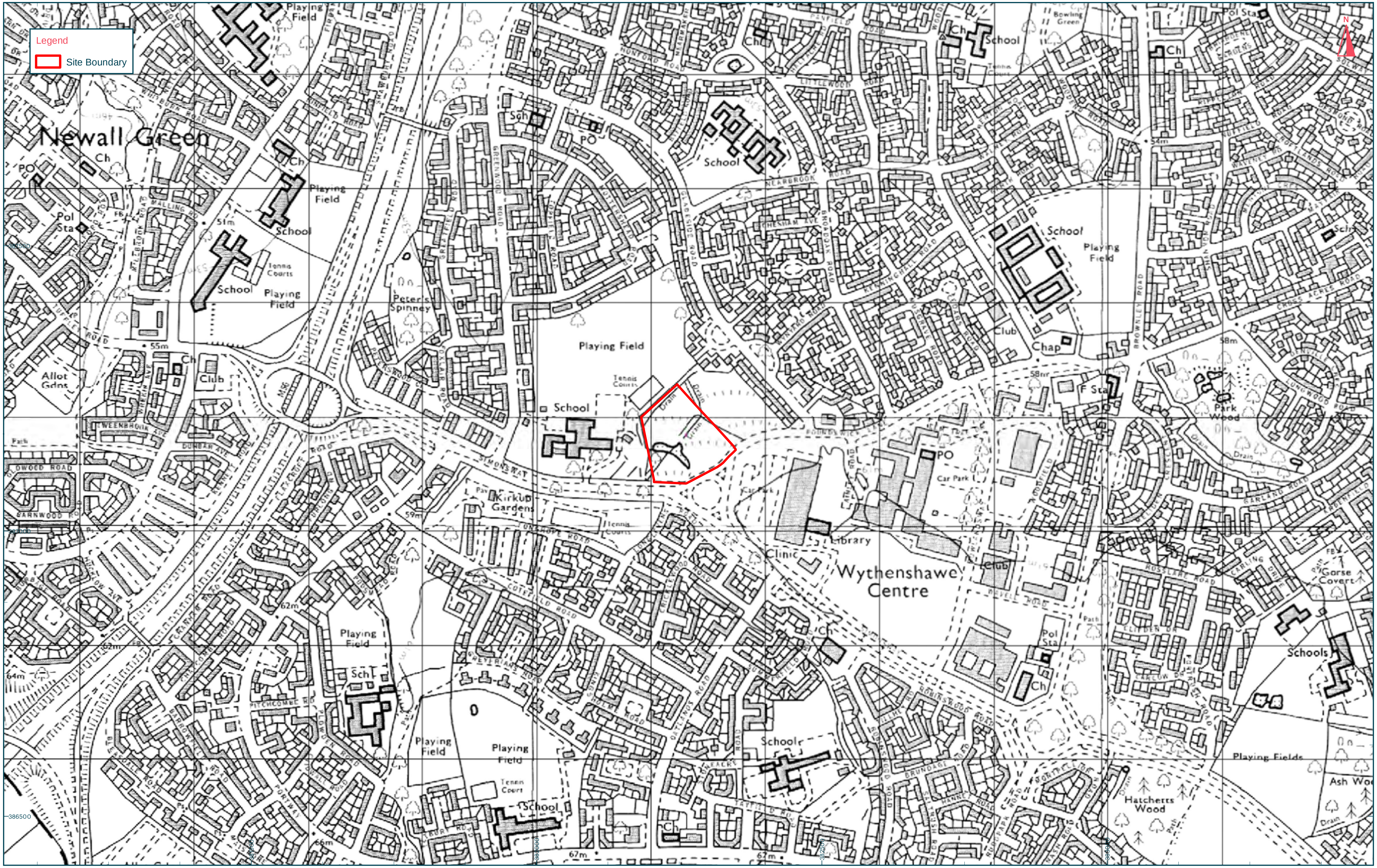
Title:
Figure 12: 1967 Ordnance Survey Map, 1:10,000
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000
0 250m

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C:\Users\AdamJarvis\Orion Heritage Ltd\Graphics - General\Project Graphics\PN Graphics\PN4701-4800\PN4769- Wythenshawe, Manchester\GIS\3.3\Figure 13 1977.mxd

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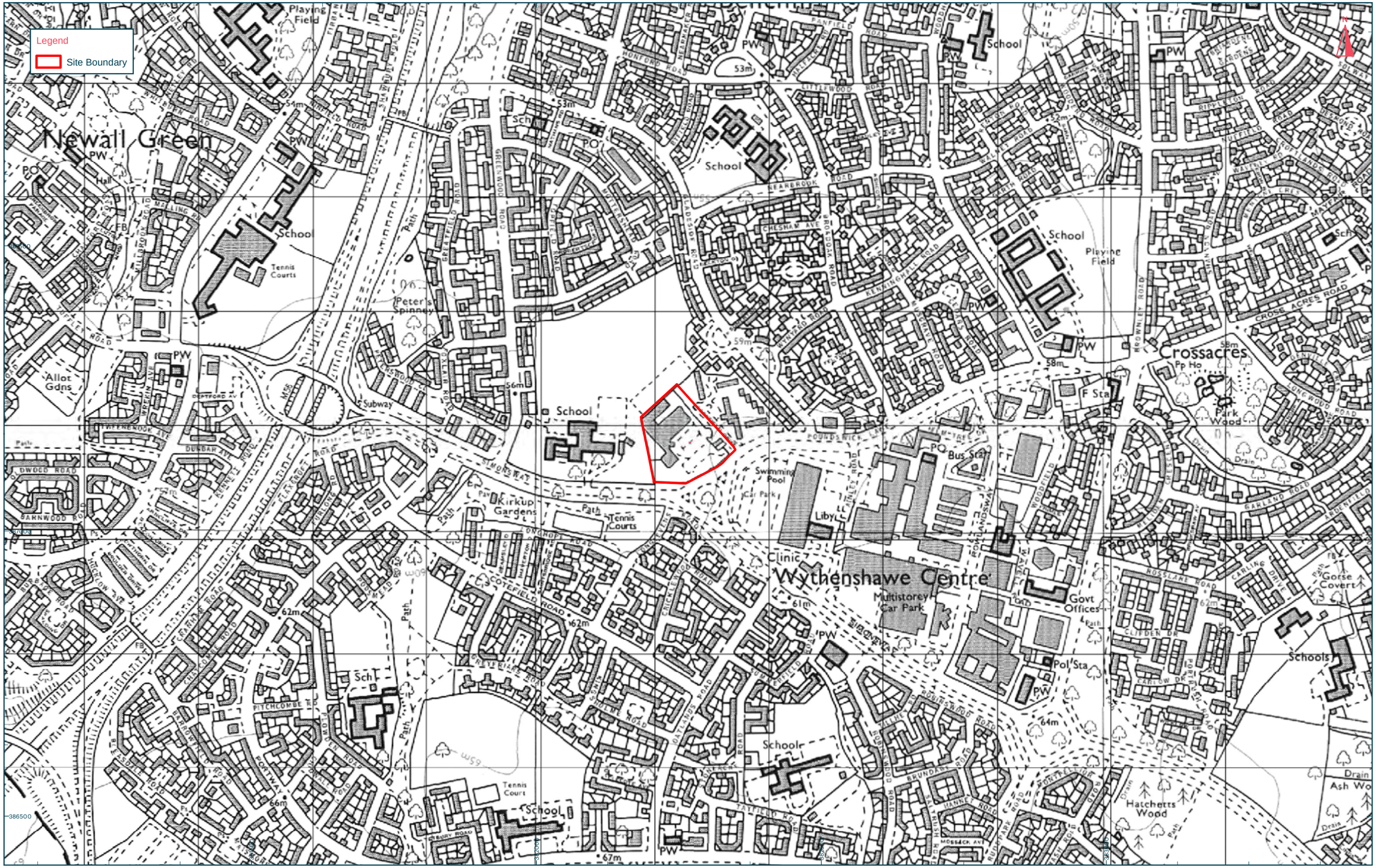
Title:
Figure 13: 1977 Ordnance Survey Map, 1:10,000
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000

0 250m

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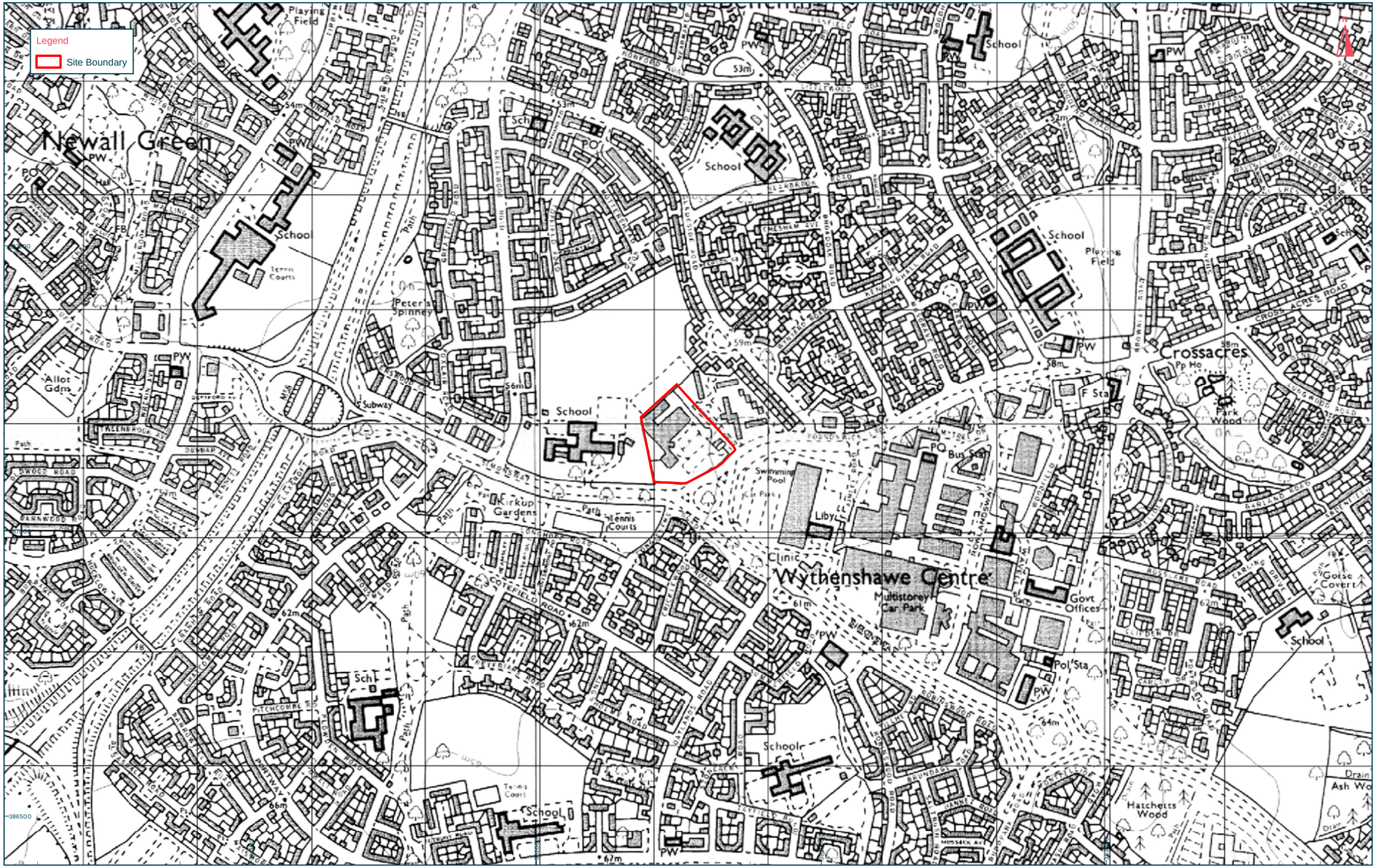


Title:
Figure 14: 1990 Ordnance Survey Map, 1:10,000
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000

0 250m

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Title:
Figure 15: 1996 Ordnance Survey Map, 1:10,000
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000
0 250m

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Legend

Site Boundary

Newall Green

Schools

Peter's Spinney

Kirkup Gardens

Woodhouse Park

Wythenshawe Centre

Park Wood

Hatchetts Wood

Ash Wood

Gorse Covert

Swimming Pool

Car Park

Bus Sta

Pol Sta

Offices

Liby

F Sta

Hall

PO

PW

FB

Sch

Pav

Path

Drains

Drain

School

53m

54m

56m

58m

61m

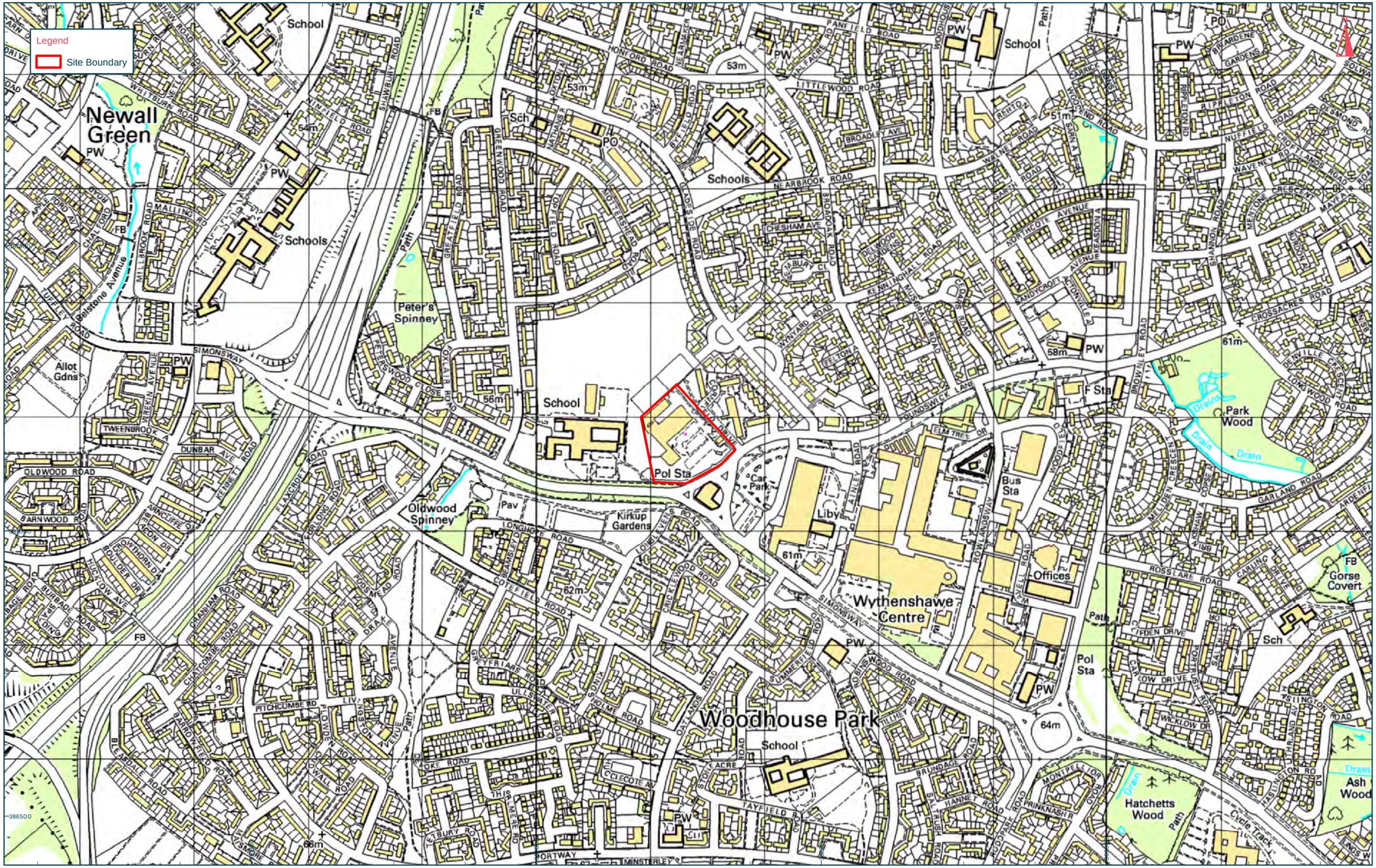
62m

64m

66m

386500

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Title:
Figure 17: 2006 Ordnance Survey Map, 1:10,000
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000
0 250m

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Legend

Site Boundary

Title:
Figure 18: 2025 Ordnance Survey Map, 1:10,000
Address:
Plot 3.3, Wythenshawe, Manchester

Scale at A3: 1:6,000

0 250m

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