University of Salford MANCHESTER

Historic Environment Assessment

Headline Report

GMSF Land Allocations, Trafford

GMA45 New Carrington

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Contents

1. Introduction 2

2. Archaeological Resource 4

3. Built Heritage 15

4. Historic Landscape 22

1. Introduction

1.1 Background

In October 2019, the Centre for Applied Archaeology was commissioned by Trafford Council to undertake a detailed historic environment assessment of the New Carrington land allocation area (GMA45, herein referred to as 'the Site'), which has been identified for development within the Greater Manchester Spatial Framework (GMSF). This was determined following an earlier screening exercise undertaken and aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting, where appropriate. The assessment draws inspiration from the Characterisation approach to the historic environment, which has been championed by Historic England as a useful method for assessing large areas of land at a strategic level. The Site has been divided into Historic Environment Character Areas (HECAs) which provide detail on the above and also highlights opportunities to enhance the historic environment and enshrine this within policy.

This Headline Report presents a summary of the key issues relating to the historic environment. The evidence provided in this assessment is intended to inform masterplanning work for the GMSF to guide decisions on allocating locations and approximate densities for the development over the next 15 years and to inform planning policy to ensure they can be delivered in a way that minimises the risk of harm to heritage assets and the historic environment and proposes the appropriate level of mitigation. This assessment should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

The detailed evidence base on which this Headline Report is based can be found in an accompanying Appendices (1-4). A total of 22 HECAs have been defined within the Site, which is focused around Carrington Moss. There are a number of designated heritage assets within, and in close proximity to, the Site and these have been subject to significance assessments, as well as considerations of setting. The buried archaeological potential and sensitivity is concentrated particularly within the former moss and the surrounding undeveloped skirtland. There is potential for prehistoric archaeological and palaeoenvironmental remains within these areas and there is also potential for medieval remains, especially relating to Warburton deer park and Carrington Hall. Areas of enhancement have also been identified, where it is recommended that the historic landscape is preserved and incorporated within any new development areas. The main features are hedgerows and the former Carrington 'Rides', which is the remnants of the tram system that was used during the late 19th and early 20th century for large scale refuse dumping, as part of large scale reclamation of the mossland.

1.2 Site Description,

The New Carrington Site (GMA45; centred at NGR 373869 391162) lies to the east of Partington. The Site is 1138ha in size and is bounded by the River Mersey to the north, Ashton upon Mersey to the east, agricultural land to the south and Partington to the west.

The Site lies on relatively flat ground, which lies at around 20m aOD. Most of the Site consists of Carrington Moss and a number of Industrial complexes, including Electricity substations and a Chemical Works along the northern part; most of the southern part of the Site consists of agricultural land. A large part of the southern boundary is defined by the Red Brook and some of the northern boundary lies along the River Mersey/Manchester Ship Canal.

The emerging development proposals for the Site include provision for 6100 houses and 410,000 sq. m of employment floorspace.

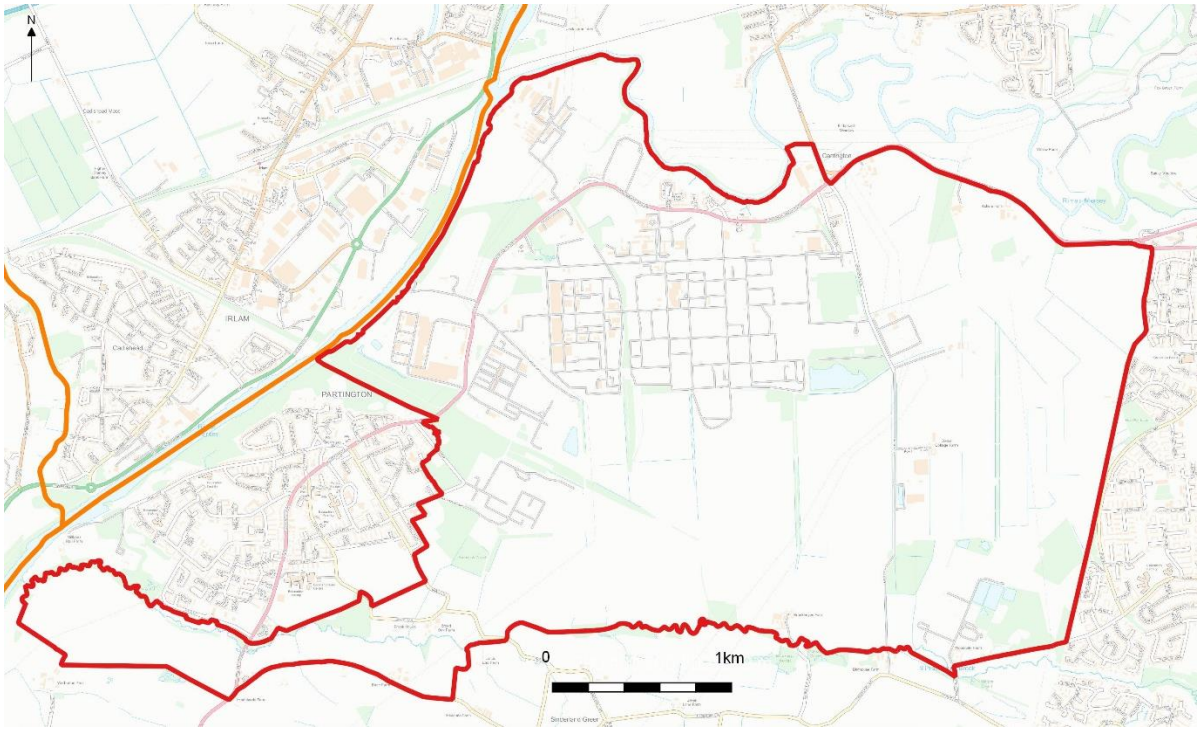

Plate 1 Site Location

1.3 Report Structure

The following presents a summary of the evidence for the archaeological resource (Appendix 2), built heritage (Appendix 3) and the historic landscape (Appendix 4), and includes recommendations, mitigation strategies and enhancement opportunities.

2. Archaeological Resource

2.1 Introduction

This chapter summarises the result of the characterisation of the land in respect to the known, and potential, archaeological remains across the Site. The assessment has shown that there is potential for remains of all periods within the Site. The most significant remains are likely to date to the Prehistoric/Romano-British periods, in the vicinity of Carrington Moss and the areas close to the River Mersey and Red Brook; medieval remains relating to Warburton deer park and Carrington village; and post-medieval remains relating to the former tramways on and around Carrington Moss.

2.2 Archaeological Character

There are number of areas with potential for Prehistoric/Romano-British remains. Our knowledge base of this period is steadily increasing and it has been suggested that settlement during this period was focused on the freely draining soils associated with sands and gravels (Nevell 1999). The skirtland around the Moss contains this type of geology and soil and recent excavation along the western edge of the moss and south of the Church of St George has found evidence for activity of this period (ASWYAS 2019). The archaeology of this period tends to be quite ephemeral with shallow features and have very few finds associated within them, therefore this type of archaeology is hard to detect on geophysical survey. Any sites of this period have the potential to be of high significance.

Much of the central part of the Site forms part of the former Carrington Moss, which has the potential to offer a rich archaeological resource. These anaerobic environments can preserve organic remains such as wood, bone or leather and they also preserve remains which can reveal the nature of the surrounding landscape in the past. However large-scale drainage at the moss may have adversely affected the condition of any surviving archaeological remains.

Carrington Moss was surveyed during the early 1990s and it was estimated around 325ha of peat survived during this period. Fieldwalking in the skirtland failed to find any artefacts, however coring across the moss found that the peat depth ranged from 0.3m to 2.70m. Thinner organic soils around the periphery marked the former extent of the moss and around 100-150ha of moss had probably been destroyed by Industrial development (Hall *et al* 1995, 75). There has been little work since to monitor the condition of the peat, however recent geotechnical work at the site of the former Partington Gas Works has shown that the undisturbed parts has peat depths of 2.5m. However in other areas the peat survival was of a more fragmentary nature (Sirius Geotechnical 2018).

There is the potential for medieval remains associated with Carrington Village, particularly relating to Carrington Hall. A number of the farmsteads (such as Dainewell Farm) identified as post-medieval or later, could have medieval origins. Any medieval remains relating to these sites are of potential high significance.

There are also a number of possible early 19th century cottages, which have been demolished but which are likely to contain buried remains, and later 19th century farms across the Site; these could be considered to be of local, or high local significance. Any archaeological remains relating to the infrastructure of the Carrington narrow gauge tramway (see Historic Landscape) could also be considered to be of high local, or regional significance.

There is also high potential for buried archaeological remains of the medieval deer park to survive within HECAs 7 and 10, particularly of the internal park pale ditch (evidence for which is likely to be present with the Site). The large earthen bank identified in the vicinity of Red

Brook is of archaeological and historic landscape significance and likely represents the boundary bank of the deer park, also known as the 'park pale'.

The buried remains of an eastern entrance to the deer park may also exist within, or just outside the Site, opposite Jack Hey Gate farm. The buried remains of a number of potential salters (or deer leaps) may also exist within the Site, along the park pale. Any surviving above- or below-ground remains of the medieval deer park are of potential high significance.

Other potential elements of the medieval deer park have been identified, and although these are outside the Site, they have been given consideration within this assessment (discussed chiefly within the Archaeological Resource sections) due to the fact they contribute to the emerging significance of the deer park as a whole. To the south of the Site, within the deer park, is likely to exist buried remains associated with a probable medieval watermill, including mill dams, leats (mill races), and potential structural remains; several groups of fishponds; a potential pillow mound (artificial rabbit warren); and remains associated with earlier phases of Warburton Park Farm, including the potential remains of a moated manor.

Based on our current understanding, those above and below-ground features that have been tentatively associated with Warburton deer park have the potential to be of high or very high significance. If confirmed through further, more detailed assessment and survey, the best preserved elements of the deer park are likely to be worthy of Scheduled Monument status, in line with the Scheduled status of surviving elements of deer parks across England.

The Table below summarises the archaeological sensitivity of the different Historic Environment Character Areas (HECAs). The accompanying map (Plate 2) locates the HECAs within the Site and indicates the sensitivity. Recommendations regarding the future treatment, likely mitigation, and, where appropriate, potential enhancement of the archaeological resource is summarised in the Table, as well as highlighting any opportunities for community benefits.

The areas of highest archaeological sensitivity are within HECAs 4, 7, 9, 10, 13, 15 and 18 (see Plate 2, below). These relate to the former mossland (HECA9), the moss skirtland areas (HECA13; 18) as well as the undisturbed areas closely associated with watercourses (HECA7; 11; 12; 16; 22).

2.2 Recommendations

Specific recommendations have been provided in the Table below, which provide a guide for the next stages of archaeological investigations in relation to taking the development forward.

This assessment has considered all the land within the New Carrington red line boundary. However, not all of the land within the red line will be proposed for development and the masterplanning will identify the most appropriate development parcels.

The recommendations are only relevant to those areas which are proposed for development.

The basis for defining the strategy for dealing with the archaeology for the Site is the archaeological sensitivity of different areas of the Site, which have been identified through this assessment (Plate 2, below).

The recommendations have been split into the following categories

- Areas where the requirement for further work should be set out in the development brief and the work completed pre-application

- Areas where a programme of archaeological works can be secured by planning condition and referenced in the development brief
- Areas where no further archaeological work is anticipated to be required

There are large areas of the Site where the archaeological potential is high, but is still largely an 'unknown quantity' in terms of its extent, condition and significance, particularly relating to the former mossland and the skirtland around it, including along the course of Red Brook, where prehistoric remains have the potential to be of high significance, as well as Warburton deer park, where remains have the potential to be of high significance. At present, the full information on the significance of any potential heritage assets is not yet known and would not meet the tests of NPPF.

For a number of HECAs, a programme of work is recommended at an early stage to clarify the full extent, depth and survival of the peat. This work, which is referenced in the relevant HECAs, below, would initially involve a programme of transect augering, which will inform further work to include micro and macro analysis of peat cores, with dating, and help in the creation of an archaeological strategy to deal with the land within this area, the putative extent of which is shown on Plate 2, below.

The skirtland, particularly the high archaeological sensitivity areas to the south of the Moss, should be subject to archaeological evaluation to inform the masterplanning phase. This will help better understand the archaeology of the area and identify in more detail the sensitivity of the area. This should be combined with a programme of fieldwalking and metal detecting across fields in arable use. This should be carried out in consultation with GMAAS to then determine what further steps need to be taken. It is envisioned that some archaeological work can be dealt with as part of a condition of planning permission, however for more significant remains, then further pre-planning work may need to take place to determine their future treatment.

A programme of coring is recommended across the mossland to evaluate the extent, condition and survival of peat, in conjunction with palaeoenvironmental analysis. Archaeological evaluation is also recommended to characterise the remains associated with the tramway network and assess whether any of the tracks still survive and the possible small depots noted on historic mapping. Other significant archaeological sites, such as Carrington Hall, should also be subject to evaluation

For other smaller areas, such as demolished farmsteads and cottages, which are of potential high local significance archaeological work can be carried out as part of an appropriately worded planning condition, in consultation with GMAAS.

HECA	Sensitivity to change	Key Issues	Recommendations for further work, if any	Opportunities
1	Low-Medium	Recent geotechnical investigations suggests the peat of Carrington Moss may not have survived, or did not extend, this far north, although this is not definitive. Petrochemical Works will likely have affected survival of archaeological remains across large parts of this area.	**This an area where a programme of archaeological works can be secured by planning conditions and referenced in the development brief.** The southern part of the area, should however, be included as part of the peat survey recommended for HECA 9, **which should be undertaken pre-application**.	Community heritage project focusing on the history of the Petrochemical works and its social and economic importance to the local labour force. This could involve, for example, video recording of the buildings of the works site prior to demolition, accompanied by a recording of the memories and stories of those who worked there.
2	Low-Medium	No known archaeological remains, however, the location would have been favourable for prehistoric settlement. The power station will have affected survival of archaeological remains within its footprint, although substantial pockets of undisturbed remains may survive in the surrounding areas of car parking, storage, and undeveloped areas.	**This an area where a programme of archaeological works can be secured by planning conditions and referenced in the development brief.**	-
3	Medium	No known archaeological remains; Gas Works will have affected survival however recent geotechnical investigations show survival of deep peat on the eastern side of the HECA	This area should be included as part of the peat survey recommended for HECA 9 **which should be undertaken pre-application**. Apart from further investigation to establish the depth of peat, **this is an area where a programme of archaeological works can be secured by planning conditions and referenced in the development brief.**	Heritage trails and interpretation points on the former wetland
4	Medium	Potential for archaeological remains of medieval Carrington Hall, possible medieval/post-medieval remains around School Lane	**This is an area where the requirement for further work should be set out in the development brief and be completed pre-application**. Given the historic settlement of Carrington Village and Carrington medieval hall site and associated features an	Heritage trails and interpretation points, particularly on Carrington Hall

			archaeological evaluation should be carried out before development design proposals are drawn up for this area so that opportunities to preserve sensitive remains *in situ* and for community engagement are taken fully into account. This evaluation work will comprise geophysics and evaluation trenching. Any further archaeological works arising from the initial evaluation **can be secured by planning conditions and referenced in the development brief.**	
5	Low	No known archaeological remains; Sewage Works will have affected survival of archaeological remains	**This is an area where further archaeological work is unlikely to be required.**	-
6	Medium	No known archaeological remains; potential for peat to survive below the sports pitches though its survival may have been affected by these	Apart from further investigation to establish the depth and condition of the peat, **this an area where a programme of archaeological works can be secured by planning conditions and referenced in the development brief.** This area should also be included as part of the peat survey recommended for HECA 9, **which should be undertaken pre-application.**	Heritage trails and interpretation points on the former wetland
7	Very High	No known archaeological remains; geology and location near watercourse is favourable for prehistoric activity; within deer park therefore potential for remains related to this use; potential remains of medieval/post-medieval cottage	**This is an area where the requirement for further work should be set out in the development brief and be completed pre-application**. This is a relatively large area of archaeological sensitivity where the prehistoric archaeological potential has not been defined and the extent and significance of the medieval deer park remains has not been definitively established. Further historical research relating to the medieval deer park, combined with earthwork survey, geophysics and evaluation trenching is required to better define significance and inform the scheduling/listing process. If significant remains are identified then these will be subject to sympathetically designed preservation *in situ* or further investigation and recording (dependent on the level of significance) **which can be secured through a planning condition.**	Heritage trails and interpretation points, particularly on Warburton deer park
8	Medium	No known archaeological remains; Potential for peat from former mossland but lies within woodland	**This an area where a programme of archaeological works can be secured by planning conditions and referenced in the development brief.**	Heritage trails and interpretation points on the former wetland

			The eastern part of the area, should however, be included as part of the peat survey recommended for HECA 9, **and should be undertaken pre-application**.	
9	High	No known archaeological remains; previous survey in the 1990s has confirmed the presence of peats up to 2.5m deep. Also old course of the Mersey, remains of Carrington Wharf, infrastructure related to Carrington 'Rides', Cheshire Lines Railway, late 19th century farms and WW2 Starfish Bombing Decoy site	**This is an area where works should be set out in the development brief and be completed pre-application**. A programme of transect augering should be undertaken as soon as possible to establish the depth, extent, condition and palaeoenvironmental potential of surviving peat. This will inform further work to include micro and macro analysis of peat cores, with dating, and help in the creation of an archaeological strategy to deal with this area. A separate programme of evaluation of 19th and 20th century features and the farmstead site **should be undertaken pre-application and set out in the development brief.** This may lead to further archaeological investigations **secured through a planning condition**.	Heritage trails and interpretation points on the former wetland, the later reclamation and use of the landscape (see also Historic Landscape section). Potential for incorporating the 19th century tramway system into the development as a recreational routeway (see also Historic Landscape section)
10	Very High	No known archaeological remains; potential for prehistoric remains close to watercourse, high possibility of Warburton deer park boundary within the HECA. Partly within Ancient Woodland	**This is an area where the requirement for further work should be set out in the development brief and be completed pre-application**. This relates to the including the potential northern boundary of the medieval deer park, potentially represented by a substantial E-W aligned linear earthwork on the south side of Red Brook, within the **further deer park assessment recommended for HECA 7**. This will help to better define significance and inform the scheduling/listing process. Also, a programme of evaluation through geophysics and trial trenching should be set out in the development brief and required pre-application. If significant remains are identified then these will be subject to sympathetically designed preservation *in situ* or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition.	Heritage trails and interpretation points on the deer park and Ancient Woodland (see also Historic Landscape)
11	Medium	No known archaeological remains; straddles former mossland and skirtland therefore potential for prehistoric archaeological and palaeoenvironmental remains. Potential for earlier buildings associated with Dainewell Farm (see also Built Heritage)	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** A programme of historic building survey, earthwork survey, evaluation through geophysics and trial trenching should be set out in the development brief and required pre-application. If significant remains are identified then these will be subject to	Heritage trails and interpretation points on the former wetland, the later reclamation and use of the landscape (see also Historic Landscape)

			designed preservation *in situ* or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition. The southern and western parts of the area, should however, be included as part of the peat survey recommended for HECA 9, which **should be undertaken pre-application**.	
12	Medium	No known archaeological remains; potential for prehistoric remains close to watercourse, post-medieval/Later cottages and farmsteads.	**This is an area where a programme of archaeological works can be secured by planning condition and referenced in the development brief.**	
13	High	No known archaeological remains; high potential for prehistoric remains, possible remains associated with later farmsteads.	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** This is a large area of archaeological sensitivity where the potential has not been defined. The master plan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of through geophysics, field walking and trenching to establish where especially significant archaeology should be preserved *in situ* through sympathetic planning within those developable areas and where the archaeology can be removed but first of all recorded through a planning condition. This evaluation could be set out in a development brief for prospective sponsors/developers. This northern half of this area, should however, also be included as part of the peat survey recommended for HECA 9, **which should be undertaken pre-application.**	
14	Medium	No known archaeological remains; potential for prehistoric remains. Also post-medieval farmstead and Methodist Chapel, with potential for burials.	**This is an area where a programme of archaeological works can be secured by planning condition and referenced in the development brief.**	
15	High	Chapel of St George (Grade II*) with associated Sunday School and Vicarage. Potential for burials associated with the Chapel.	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** Archaeological investigations should be undertaken including further historical research, survey and evaluation. This work should be undertaken early to inform the development brief, which should set out the methodologies and requirement for enhancing the heritage features, engaging with the community and delivering this as a legacy heritage project.	Heritage trails and interpretation points on the Church; further research into the baptism, marriage and death records as well as conservation work on the burial monuments. See also Built Heritage

16	Medium	Archaeological remains found in 2019 dating to Prehistoric/Romano-British period, including trackway and enclosure ditches. High potential for further remains.	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** A programme of evaluation geophysics and trial trenching should be undertaken pre-application and set out in the development brief. This will allow the option of preserving any significant archaeological remains *in-situ* through sympathetic planning. Further, more detailed, archaeological investigations can be secured by planning condition.	
17	Medium	No known archaeological remains; geology maps shows this area straddling peat and skirtland deposits therefore potential for prehistoric remains and palaeoenvironmental remains. Area under scrub woodland	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** A programme of evaluation geophysics and trial trenching should be undertaken pre-application and set out in the development brief. This will allow the option of preserving any significant archaeological remains *in-situ* through sympathetic planning. Any further, more detailed archaeological investigations **can be secured by planning condition.** This area should also be included as part of the peat survey recommended for HECA 9, **which should be undertaken pre-application.**	Heritage trails and interpretation points on the former wetland, the later reclamation and use of the landscape (see also Historic Landscape)
18	High	No known archaeological remains; geology maps shows this area straddling peat and skirtland deposits therefore potential for prehistoric remains and palaeoenvironmental remains.	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** Archaeological evaluation should be undertaken in the form of through geophysics, field walking and trenching to establish where especially significant archaeology should be preserved *in situ* through sympathetic planning and where the archaeology can be removed but first of all recorded through a planning condition. This evaluation could be set out in a development brief for prospective sponsors/developers. This area, should however, also be included as part of the peat survey recommended for HECA 9, **which should be undertaken pre-application.**	Heritage trails and interpretation points on the former wetland, the later reclamation and use of the landscape (see also Historic Landscape). Potential for incorporating the 19th century tramway system into the development as a recreational routeway
19	Medium	No known archaeological remains; possible Prehistoric potential as well as site of anti-aircraft gun battery south of Ackers Farm however construction of Sports pitches may have affected survival of archaeological remains	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** Further research and a survey of the WW2 gun battery should be undertaken pre-application to assess its significance and	Heritage trails and interpretation points on the anti-aircraft gun battery

			determine if it is worthy of an enhancement and presentation project. For the rest of HECA 19, **a programme of archaeological works can be secured by planning condition and referenced in the development brief.**	
20	Medium	No known archaeological remains; Ackers Farm Barn has 16th/17th century in origins. Potential for prehistoric remains. Forms part of setting of Ackers Farmhouse (see Built Heritage)	**This is an area where a programme of archaeological works can be secured by planning condition and referenced in the development brief.**	Heritage trails and interpretation points on Ackers Farm and its history
21	Medium	No known archaeological remains; potential for prehistoric and Roman remains. The Township boundary forms the eastern edge of the HECA (and the eastern boundary of the Site) and is represented along its length by a hedgerow bank with a ditch on the western side (the feature becomes ephemeral in Dainewell park however is clearly visible on aerial photographs and Lidar). The feature's straightness suggests the potential its origin as a Roman branch road off the major road linking Manchester – Northwich – Chester (Chester Road).	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** A programme of archaeological evaluation through geophysics, fieldwalking of ploughed fields and trial trenching should be undertaken pre-application and set out in the development brief. This work should also seek to date the origin of the Township boundary (if any part of it is likely to be affected by the development). This will allow the option of preserving any significant archaeological remains *in-situ* through sympathetic planning. Any follow on archaeological works can be **secured by planning condition**.	A community archaeology project focussing on the dating of the Township boundary.
22	Medium	No known archaeological remains; geology maps shows this area straddling peat and skirtland deposits therefore potential for prehistoric remains and palaeoenvironmental remains. Affected by scrub woodland and later spoil heaps	**This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.** Accessible areas not covered by trees/scrub should be evaluated through geophysics and trial trenching pre-application, and set out in the development brief. This work should also seek to date the origin of the Township boundary (if any part of it is likely to be affected by the development). This will allow the option of preserving any significant archaeological remains *in-situ* through sympathetic planning. Any further, more detailed, archaeological works can be **secured by planning condition**. The western portion of this area, should however, be included as part of the peat survey recommended for HECA 9, which **should be undertaken pre-application.**	Heritage trails and interpretation points on the former wetland, the later reclamation and use of the landscape (see also Historic Landscape)

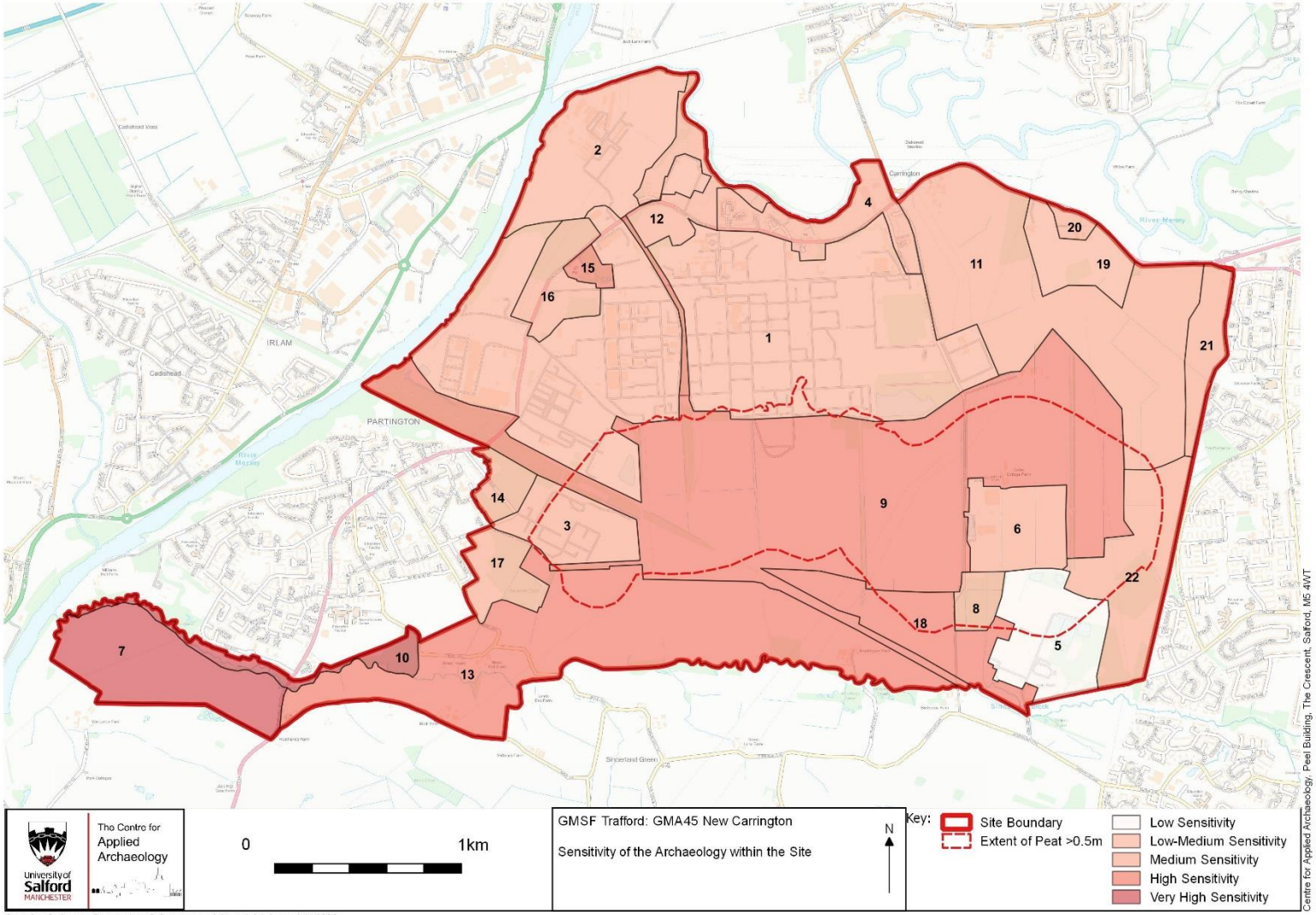

Plate 2 Map showing the archaeological sensitivity of the HECAs identified within the Site

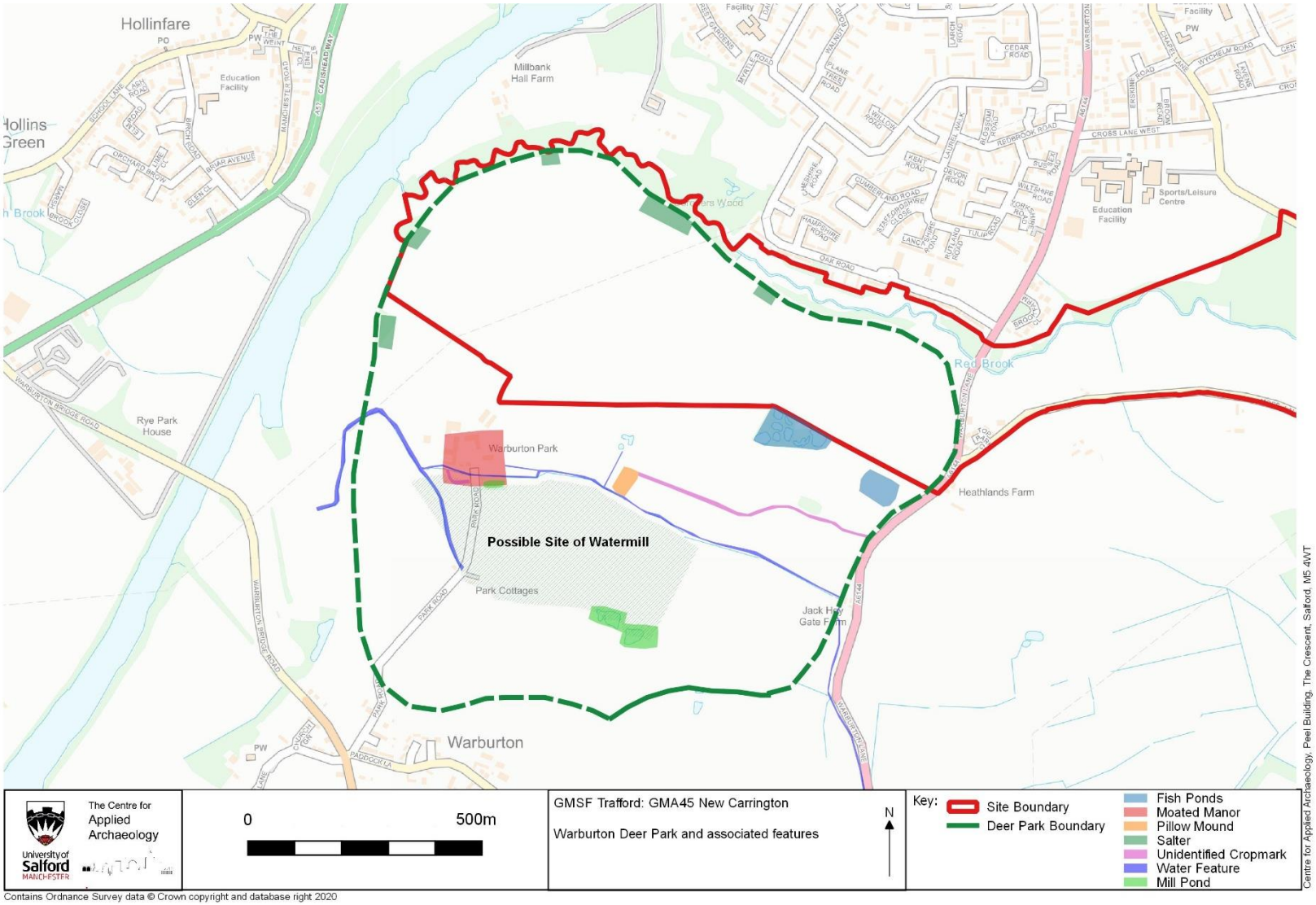

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Plate 3 Map showing possible archaeology and historic landscape features related to Warburton medieval deer park (projected park boundary is shown as a dashed line)

3. Built Heritage

3.1 Introduction

This chapter summarises the result of the characterisation of the landscape in respect to the built heritage within the Site. There are four designated heritage assets within the Site, as well as a further three designated heritage assets outside the Site where their setting has been considered. There are also potential setting implications for the Warburton Conservation Area. There is also a number of non-designated built heritage assets which have been assessed with regards to their overall contribution to the aesthetic and historic character of the area, however the assessment has not captured and assessed all of the non-designated built heritage assets that lie outside the Site whose setting may be affected by future development within the Site.

3.2 Built Heritage Context

The Site was predominantly rural until the 20th century, with isolated farm complexes across the landscape and a small settlement focus at Carrington village. The earliest known building within the Site is the Grade II listed barn at Birch Farm, which dates to the 17th century. There are a number of other buildings which are 18th century in date; St George's Chapel (Grade II*) south-west of Carrington village, reflects the rising population in the area and the need for this Chapel of Ease when it was built in 1757. Westwood Lodge (Grade II) is also mid-18th century and is a rare example locally of the vernacular at this time.

There are a number of cottages and farm complexes which retain late 18th/early 19th century fabric, such as Ackers Farmhouse (Grade II) and Brookheyes Farm. These reflect an increasing population and informal reclamation of the moss fringes. Dainewell Farm is also an unusual survival of an almost complete late 18th century farm complex but may also have earlier fabric surviving based on it being recorded in the medieval period. Carrington Village slowly developed over the 19th century and a number of buildings, such as the Methodist Church, were added during this time.

Reclamation of Carrington Moss during the later 19th century saw a small number of farms established along the fringes (e.g. Ashpodel Farm and Swiss Cottage). A considerable number of structures were also erected in relation to the tramway that was constructed in the late 19th century to transport nightsoil from Manchester to the Site. During the mid-late 20th century the landscape was intensely developed, with the chemical works being the largest complex across the area. The construction of the Gas Works and the Electricity Station also saw this area transform from an area predominantly agricultural in character to industrial. Carrington Village has lost a number of its historic buildings as the area was transformed though its population has remained fairly static; 435 people were recorded here in 1801 and that figure has barely changed. A maximum of 627 were recorded here in 1951 (Nevell 1997) but it has reduced again to around 396 (recorded in 2001).

3.3 Designated Built Heritage Assets

The designated heritage assets have been identified that are in, and within 250m of, the Site. The accompanying map shows areas which are particularly sensitive in relation to these designated heritage assets. It is recommended that their protection is enshrined within policy/masterplan and steps are taken to mitigate any effect on their setting, which is outlined in detail in the technical report.

The Church of St. George, Ackers Farmhouse and Westwood Lodge draw their significance from a number of values and represent some of the oldest standing buildings within the village

of Carrington. They have all had their wider settings eroded but areas of sensitivity have been defined around their immediate setting which makes a positive contribution to their significance. The barn at Birch farm, Heathlands Farmhouse and Barn and Warburton park Farm have larger areas to consider as part of their setting. The open agricultural land makes a positive contribution to their setting and careful consideration is needed on the overall design, layout and views to reduce harm to their significance.

3.4 Undesignated Built Heritage Assets

A number of undesignated buildings have been identified within the assessment, which, although not being listed, contribute to the aesthetic and historic character of the area. These heritage assets should, where possible, be retained and it is suggested that Dainewell Farm and the Methodist Church, as well as other undesignated (non-designated) built heritage assets are considered for inclusion on a Local List. For those buildings located within Carrington, the current setting makes a neutral contribution to their significance and it is suggested that development proposals should seek to respect the current grain and townscape.

For those with rural settings making positive contributions to their significance, any proposed development should consider overall design layout and views to respect the rural setting and avoid being visually dominant. The heritage assets at Dainewell Farm, Swiss Cottage and Ash Farm, for example, lie in more isolated, rural locations and their settings do make a positive contribution to their significance, despite the road to the north of Dainewell Farm and the development of the rugby training ground to the south of Swiss Cottage detracting from this significance. Any proposed development should consider design, layout and views in order to respect the rural setting and avoid being visually dominant. In addition, the water tower identified near Ashpodel Farm should be retained as this is an important surviving element of the 19th century Tramway system (see Chapter 4). The above-ground and below-ground remains of the medieval Warburton deer park have been considered in the Archaeology and Historic Landscape sections of the assessment (see Chapter 2 and Chapter 4).

3.5 Conclusion and Recommendations

There is the potential for the development to affect a number of designated built heritage assets; Appendix 3 highlights the need to enshrine their protection in policy and mitigate against any potential effects on their settings. In addition, a number of non-designated built heritage assets enhance the historic character and identity of the areal; these buildings should be retained within the development and considerations given to where their settings make a positive contribution to the significance of these heritage assets.

The Table below outlines the designated and undesignated (non-designated) built heritage assets identified within the Site and the key issues, recommendations for protection and mitigation, and opportunities for enhancement.

HECA	Name	Designation	HA No.	Key Issues	Requirements	Opportunities (if any)
15	Church of St George	Grade II*	1	Effect of surrounding development on tranquil setting of the Church. Group value with Sunday School and Vicarage	Development should not be visually dominant within the setting of this heritage asset. Careful consideration of design, layout and views is required in order to preserve the openness and rural nature of the setting. These parameters should be defined and agreed in policy /masterplan. A landscape buffer zone should be established in order to maintain a sense of openness and where required enhance and strengthen screening to preserve setting.	Restore and reopen church as community asset; further research into the baptism, marriage and death records; work to re-reveal ledger stones and carry out repair work (including boundary wall); interpretation boards and heritage trails
4	Westwood Lodge	Grade II	2	Effect of development on immediate setting	Development should not be visually dominant within the setting of this heritage asset. Careful consideration of design, layout and views is required in order to preserve the openness and rural nature of the setting, including the historic Crampton Lane and to respect the density and massing of Carrington. These parameters should be defined and agreed in policy/masterplan. A landscape buffer zone should be established in order to maintain a sense of openness and to preserve views to the north-west, and where required enhance and strengthen screening to preserve setting.	Enhance immediate setting, including reopening historic routeway as public footpath.
20	Ackers Farmhouse	Grade II	3	Effect of development on immediate setting; curtilage with barn	Development should not be visually dominant within the setting of this heritage asset. Careful consideration of design, layout and views is required in order to preserve the openness and rural nature of the setting. These parameters should be defined and agreed in policy/masterplan. A landscape buffer zone should be established in order to maintain a sense of openness and where required enhance and strengthen screening to preserve setting.	Removal of 20th century buildings will enhance the setting of the historic farmstead.
13	Barn to south-east of Birch Farmhouse	Grade II	4	Effect of development on rural setting; curtilage with historic farm buildings	Development should not be visually dominant within the setting of this heritage asset. Careful consideration of design, layout and views is required in order to preserve the openness of the agricultural landscape which contributes to setting. These parameters should be defined and agreed in policy/masterplan. Hedgerows should be maintained. A landscape buffer zone should be established in order to maintain a sense of openness and to preserve views, and where required enhance and strengthen screening to preserve setting.	

-	Heathlands Farmhouse and Barn	Grade II	5, 6	Effect of development on rural setting; group value with barn	Development should not be visually dominant within the setting of this heritage asset. Careful consideration of design, layout and views is required in order to preserve the openness of the agricultural landscape which contributes to setting. These parameters should be defined and agreed in policy and in policy/masterplan. Hedgerows should be maintained, as well as the form and character of historic routeways. A landscape buffer zone should be established (to the west of Warburton Lane and see also Brook House) in order to maintain a sense of openness and to preserve views, and where required enhance and strengthen screening to preserve setting.	
-	Timber Framed Farm Building (Warburton Park Farm)	Grade II	7	18th-19th century farm buildings considered curtilage of the timber framed barn; effect of development on rural setting	Development should not be visually dominant within the setting of this heritage asset. Careful consideration of design, layout and views is required in order to preserve the openness and rural nature of the setting. These parameters should be defined and agreed in policy and in policy/masterplan. A landscape buffer zone should be established in order to maintain a sense of openness and where required enhance and strengthen screening to preserve setting.	
-	Warburton Conservation Area	Con Area (Locally Designated)	-	Effect of development on key views	Avoid visually dominant development along land west of Warburton Lane. Careful consideration of design, layout and views is required in order to preserve the setting of the conservation area.	
1	Sycamore Cottage	Undesignated	42		Preservation of immediate setting, landscape buffer zones.	
4	Windmill Inn	Undesignated	84		Surrounding development to respect grain of townscape, massing etc.	
4	Ivy House	Undesignated	85		Surrounding development to respect grain of townscape, massing etc.	
4	Belmont	Undesignated	86		Surrounding development to respect grain of townscape, massing etc.	
4	Methodist Chapel	Undesignated	87		Surrounding development to respect grain of townscape, massing etc.	
4	Bluebell Cottage	Undesignated	88		Surrounding development to respect grain of townscape, massing etc.	Encourage restoration of this building; former dam could be utilised as green, accessible space
4	Dainewell Farm	Undesignated	14		Considerations of design, layout and views to respect the openness and rural nature of the setting	

4	Hall Cottages	Undesignated	89		Surrounding development to respect grain of townscape, massing etc.	
4	Holly Farmhouse	Undesignated	23		Surrounding development to respect grain of townscape, massing etc.	
4	Carrington House	Undesignated	90		Surrounding development to respect grain of townscape, massing etc.	
4	Thatched Cottage	Undesignated	91		Surrounding development to respect grain of townscape, massing etc.	
4	School Lane Cottage	Undesignated	92		Surrounding development to respect grain of townscape, massing etc.	
4	1-3 School Lane	Undesignated	93		Surrounding development to respect grain of townscape, massing etc.	
4	Carrington Bridge (remains of)	Undesignated	100			Opportunity to incorporate history of bridge into any future footbridge that may be planned for this area. Also possibility of reusing historic bridge remains.
9	Ashpodel Farm	Undesignated	43		Preservation of immediate setting, landscape buffer zones	
9	Swiss Cottage Farm	Undesignated	44		Considerations of plan and design of surrounding development	
9	Water Tower	Undesignated	96		Preservation of the heritage asset as a remnant of the Carrington 'Rides' infrastructure	
10	Warburton Lane Old Bridge	Undesignated	98		Preservation of the bridge; preserve the former lane either side	
12	Rose Cottage	Undesignated	27		Preservation of immediate setting, landscape buffer zones.	
12	Holly Bank Farm	Undesignated	24		Preservation of immediate setting, landscape buffer zones	
13	Brook House	Undesignated	21		Preservation of immediate setting, landscape buffer zones. Considerations of design, layout and views to respect the openness and rural nature of the setting to the west; landscape buffer zone to the west of Warburton Lane (see also Heathlands Farm and Barn)	
13	Pear Tree Cottage	Undesignated	26		Preservation of immediate setting, landscape buffer zones. Considerations of design, layout and views to respect the openness and rural nature of the setting; landscape buffer zone	
13	Broad Oak Farm	Undesignated	19		Preservation of immediate setting, landscape buffer zones. Considerations of design, layout and views to respect the	

					openness and rural nature of the setting; maintain visual connection with Birch Farm	
13	Brookheyes Farm	Undesignated	20		Preservation of immediate setting, landscape buffer zones. Considerations of design, layout and views to respect the openness and rural nature of the setting	
13	Moss Lane Cottages (Birch Cottage)	Undesignated	25		Preservation of immediate setting, landscape buffer zones Considerations of design, layout and views to respect the openness and rural nature of the setting; landscape buffer zone	
15	Sunday School	Undesignated	94	See Church of St George		
15	Vicarage	Undesignated	95	See Church of St George		
18	Woodcote Farm	Undesignated	22		Preservation of immediate setting, landscape buffer zones	
21	Ash Farm	Undesignated	55		Preservation of immediate setting, landscape buffer zones	
-	Warburton Toll Bridge	Undesignated	-		Preservation of key views within design and layout	

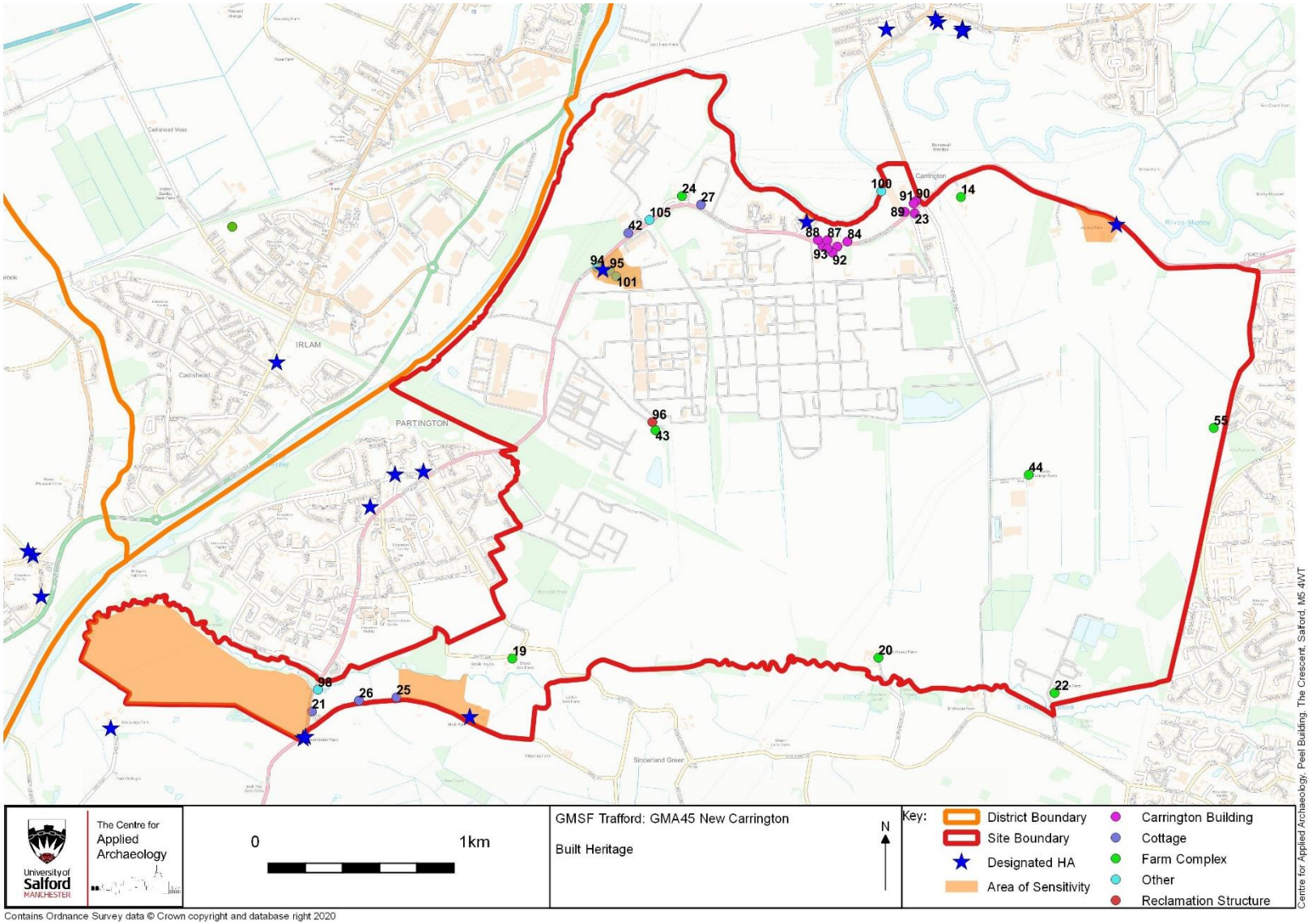

Plate 4 Map showing the location of identified built heritage across the Site

4. Historic Landscape

4.1 Introduction

The landscape across the Site is a mix of rural, agricultural land, particularly to the south and west and heavily industrialised areas to the north. As part of the analysis of the historic landscape, a rapid assessment was carried out on the field boundaries, hedgerows and other visual remnants relating to the historic land use of the Site. This was to characterise the extent of surviving field systems and to analyse the preservation of historic character within the present landscape. The characterisation also highlighted the preservation of the late 19th century tram network constructed to transport nightsoil from Carrington Wharf to Carrington Moss, which was itself constructed along a network of banks and lanes, with associated ditches, related to the draining of the Moss in the late 19th century. Other features highlighted include Ancient Woodland, Orchards and the former Cheshire Lines Railway.

4.2 19th century or earlier hedgerows

The assessment has highlighted those hedgerows which, based on historic map evidence, have 19th century or earlier origins. Such hedgerows are considered to possess some historic and archaeological significance and are worthy of retention as far as possible. The incorporation of 'old' hedgerows within the scheme will help to enhance the time depth and sense of place of the local landscape. It should be noted that the assessment has not attempted to ascertain whether any of the hedgerows located within the Site may be classed as 'Important' according to the Hedgerow Regulations 1997, as this was beyond the agreed scope of the assessment. Therefore, any references within this assessment to 'historic field boundaries', or 'historic hedgerows' relates to any hedgerows that have been attributed a 19th century or earlier date.

The mapping shows the field boundaries which appear on Tithe Maps onwards and still survives in the landscape today and they appear to be concentrated in two specific areas; east of Dainewell Farm and along the southern fringes of the Site. The eastern boundary of the Site also marks the former township boundary between Ashton-upon-Mersey and Carrington, which existed before 1850. The boundary has been removed within Dainewell Park although the course of the boundary can be discerned on aerial maps, and it is likely that the remains of a shallow ditch and/or bank is traceable through the park. The boundary continues south through scrubland and occasionally marks the extent of housing estates and is represented by a mature treeline, with evidence of a bank and a ditch on the western side. The boundary is likely to have medieval origins, although its origins as a roman road branching off from the main Chester – Manchester road cannot be discounted, given its straightness.

The vast majority of the historic field boundaries have been noted within the agricultural fringes to the south and the north-east of the Site and according to the HLC, are likely to be the result of post-medieval enclosure. The ones to the north-east mark former straight and regular fields however the boundaries around Dainewell Farm may be earlier due to their winding nature.

4.3 Warburton medieval deer park

Surviving elements of the medieval deer park have both archaeological and historic landscape significance. Those surviving above-ground elements of the deer park may also be considered as 'historic landscape'. Within the Site boundary, the only above-ground remains of the deer park observed during this assessment was a substantial bank, which is likely to represent the northern boundary of the deer park, also known as the 'park pale'. The significance of the park pale cannot be separated from the significance of the deer park as a whole, and so the overall deer park, including the section of the park that lies outside the Site, has been given

consideration within the Archaeology section of the assessment (see Chapter 2, and also Appendix 2). It should be pointed out that no detailed inspection of putative surviving park pale within the Site, or indeed any other areas of the park, were carried out as part of this assessment, so there is currently a degree of uncertainty regarding the extent of the survival of the park pale within the Site, and within the deer park as a whole, although a surviving section of the park pale has previously been identified at the southern end of the deer park.

Elsewhere within the Site, aerial maps, as well as observations from public footpaths, suggest that physical remains of the park pale do not appear to survive beyond the bank identified immediately to the south of Red Brook, however the boundary has apparently been fossilised in the landscape; the eastern boundary of the park broadly corresponds with modern day Warburton Lane, and its western course is fossilised in a field boundary which runs broadly parallel with the Mersey. The boundary is thought to follow part of the Bollin Way and there is a slight change in topography with a slight hollow running parallel with this path which could represent the remains of a boundary ditch (centred at 369933, 389817). On aerial maps, this also corresponds with a darker cropmark which follows the projected course of the boundary, although this area has historically been used for tipping which may have affected the survival of any remains in this area.

A number of other above ground remains of the deer park have been identified, and although these are outside the Site, they have been given consideration within this assessment (discussed chiefly within the Archaeological Resource sections, see Chapter 2 and Appendix 2) due to the fact they contribute to the emerging significance of the deer park as a whole.

4.4 Carrington Moss industrial infrastructure

4.4.1 Introduction

The detailed history and archaeological record of Carrington Moss is dealt Appendix 2. This section outlines a brief history of the mossland, with focus from the late 19th century onwards and particularly the significance of the 'Carrington Rides', a network of late 19th/early 20th century tram lines, the route of which is preserved within the landscape.

4.4.2 Carrington Rides

Manchester's population exploded during the late 19th century which led to problems with the disposal of human waste. Initially, the Corporation was sending its waste to its 'destructor' at Holt Town where it was turned into concentrated manure for sale. However some was sent to Chat Moss but there needed to be a more sustainable solution as the amount of waste generated continued to increase. One solution was to continue to send waste to the mosslands, as part of a reclamation programme but the key difference was that the Corporation wanted ownership, in order to keep the overall expense down. As the largest moss and the fact the then owners, the Earl of Stamford, wanted to sell, Carrington was chosen as the new waste site. Carrington Moss had the advantage of good transport links, with the Cheshire Lines Railway (opened in 1873) and the River Mersey (soon to be part of the Manchester Ship Canal).

To facilitate the disposal of waste across the Estate, around 6 miles of light railway for a 2ft 6inch narrow gauge track was constructed in a grid like pattern, with a line running north-wards towards Carrington Wharf and the Mersey. First Edition OS mapping shows that some of the road network was partially laid out prior to this, possibly as part of the Earl of Stamford's earlier attempt to reclaim the moss. Work began in earnest after the Corporation purchased the estate in 1886 and by 1899, the Moss had been 'reclaimed'. Waste continued to be disposed but the Wharf ceased use as a location for waste transfer in 1934 and in 1937, refuse dumping ceased altogether.

The main feature still surviving at Carrington Moss are the routeways which later carried the narrow gauge railway. Some of these roads pre-date the Corporation's reclamation of the Moss and those to the west probably date to the Earl of Stamford's attempt in the 1860s. Other features related to the former use of the narrow gauge railway also survive; a brick built water tower along Common Lane, near Ashpodel Farm and the level crossing gate on the north-western side of Manchester Road. Documentary sources suggest that much of the tramway were removed for scrap metal during World War II, although the majority of this area was not available for inspection during the site visit so it is unclear as to the extent of any surviving tramway infrastructure. There is good potential for archaeological remains to survive relating to the numerous depots, storage sheds and other buildings on the moss, which are shown on late 19th century OS maps and which were supplied with tramway tracks to their doors, strongly suggesting their use as tramway infrastructure. There was one building located at Carrington Moss Farm and also within the northern part of Birchmoss Covert.

4.4 Other Landscape Features

Other historic landscape features have been mapped during the assessment, which includes an area of ancient woodland at Coroner's Wood and stretching along the Red Brook (HECA10), as well as two further ancient woodlands at the southern boundary of the Site. There are also two woodlands, although not designated as ancient, are shown on the Tithe Mapping; Broadoak Wood (HECA17) and Birchmoss Covert (HECA8). Two orchards have also been identified which have the potential to be used as community assets. The former Cheshire Lines railway has also been mapped. All of these are recommended for retention and incorporation into the Masterplan.

4.5 Conclusion and Recommendations

The Carrington Rides - the associated tramway route and related features - which includes standing and surface remains and buried archaeological remains, represents a highly significant piece of infrastructure, related to the earliest large-scale reclamation and waste dumping by the Manchester Corporation and a particularly early example of a tramway of this type (Nevell pers. comm.). Their retention within the scheme is recommended as they contribute to the historic character of the moss and they have the opportunity of providing a unique sense of place, continuity, character, and historic interest for the new development. This includes such features as the water tower, as well as giving consideration to the retention of any other surviving visible elements of the tramway which may be discovered by any future survey. In addition, it is recommended that the tramway system is subject to archaeological evaluation, particularly the now demolished farm complexes, houses and storage/repair sheds identified on historic mapping.

There are also recommendations for targeted archaeological evaluation of the possible depots shown on the mapping. An archaeological survey of the tramway network should be undertaken as soon as possible in order to inform the masterplan, as if extensive remains of the tramway are encountered these could be potentially be incorporated into the development as an extensive, key industrial heritage feature, and which could be the focus for pedestrian and cycle routes within the development. It is recommended that the route of the former Cheshire Lines railway and the mineral railway to the former Carrington Wharf are retained and utilised as part of the transport network for the new development.

Other elements which should be preserved include the Ancient/Semi-Natural woodland at Coroner's Wood and although outside the study area, the woodland at Brookheyes along the southern boundary also should be respected. There is also the woodland at Birch Covert and south of the Gas Works, which are not identified as Ancient Woodland however it does show on early 19th century mapping and should be preserved (even though the woodland was

replanted in the 1950s – Friends of Carrington Moss 2019). There are also orchards identified and where possible, these could be restored and used as new community assets with a link to the past.

The Table below outlines the historic landscape features identified within the Site and the key issues, recommendations for protection and mitigation, and opportunities for enhancement .

HECA	Historic Landscape Sensitivity	Key Features	Recommendations	Opportunities
1, 2, & 3,	Low	-	-	-
4	Medium	Carrington Village. Some remnants of open space survive at the recreation ground (the site of Carrington Hall)	Retention of historic field boundaries and recreation space	See Appendix 2 for potential of archaeological project on Carrington Hall
5	Low	-	-	-
6	Low	-	-	-
7	High	Part of the medieval Warburton Deer Park, disembarked during 17th century and remained agricultural since	Retain historic field boundaries, preservation of deer park features, retain sense of openness and inter-visibility between features to allow the landscape to be read as a whole.	Incorporation of heritage trails and interpretation points on the history of the deer park
8	Medium	Birchmoss Covert, undesignated woodland marked on tithe maps	Retain the woodland	Open up for public access
9	High	Carrington Moss, peatland and preserved infrastructure from late 19th century reclamation	Retain the Rides, the water tower, level crossing barrier, reopen the former Cheshire Lines Railway and branch line to Carrington Wharf to make them publicly accessible. Retain farm complexes established as part of the reclamation	Heritage trails and interpretation points on the large-scale reclamation of this landscape; re-establish and restore the community orchard; incorporation of archaeological remains of the demolished infrastructure
10	High	Incorporates northern extent of medieval Warburton deer park, including a substantial boundary bank (the 'park pale') situated immediately south of Red Brook. Western part incorporates Coroner's Wood, designated as ancient/semi-natural woodland. Incorporates northern extent of medieval Warburton deer park, including a substantial boundary bank (the 'park pale') immediately south of Red Brook.	Reopen access to historic routeway along edge of River Mersey; arboriculture survey to establish significance. Retention/preservation of deer park features (boundary bank and any associated hitherto unidentified features)	Extension of existing nature trail along Red Brook, including heritage element with interpretation boards regarding Warburton deer park.
11	Medium	Predominantly agricultural landscape	Retention of historic field boundaries	-
12	Low	-	Retention of historic field boundaries	-
13	High	Predominantly agricultural landscape	Retention of historic field boundaries and routeways	-
14	Low	-	-	-
15	High	Land parcel containing listed Chapel of St George and associated Sunday School and vicarage	See Built Heritage for recommendations; no development within the parcel; enhance screening	See Built Heritage for opportunities
16	Low	-	-	-

17	Medium	Broadoak Wood, undesignated woodland marked on tithe map	Retain the woodland	Open up for public access
18	Medium	Predominantly agricultural land	Retain historic field boundaries	-
19	Low	-	Retain woodland; possibly preserves Heavy Anti-Aircraft battery features	Survey and research work on the HAA
20	Medium	Land parcel containing listed Ackers Farm	See Built Heritage for recommendations; no development within the parcel; Retention of historic field boundaries	-
21	Low	Dainewell Park is designated as a Fields In Trust open space (since 2013)	Retention of park	-
22	Low	-	-	-

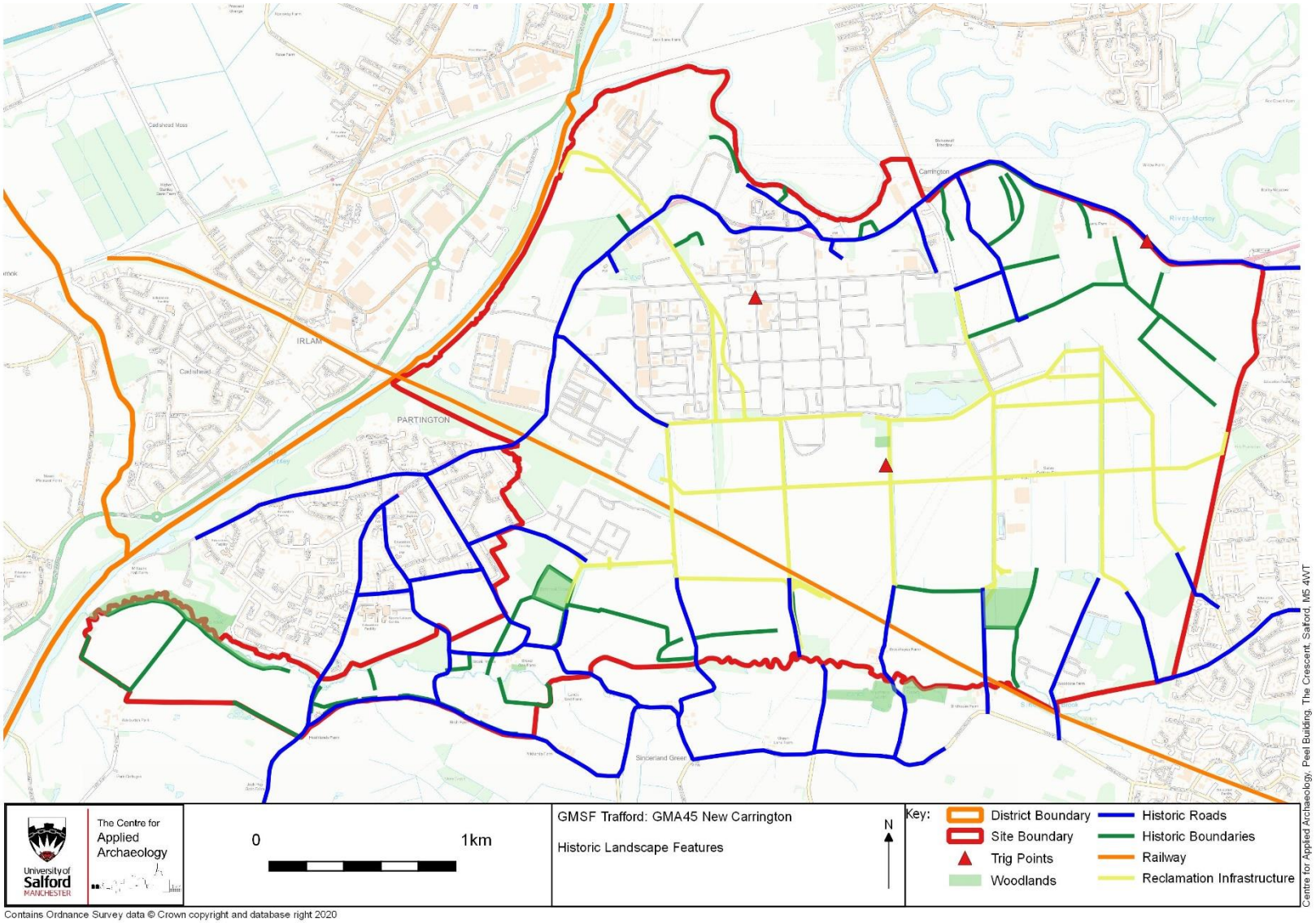

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Plate 5 Map showing historic landscape features within the Site (for Warburton deer park see Plate 3)