

Introduction

An irregular parcel of land at Hazelhurst Farm, extending over c. 17.9ha, is Site Allocation H3/15 in the Salford Local Plan. The land-owner is considering long term development at the site and requires a high-level archaeological assessment to assist with strategic direction.

Site Location and Description

The Site is located in to the north-east of Worsley to the east of the M60 and to the south of the A580 East Lancashire Road. The Site’s north-western boundary is formed by the Worsley Interchange. The southern boundary of the Site is defined by the housing estates off Greenleach Lane, Broad Oak Road and Hazelhurst Road (Fig 1).

The Site comprises part of Wardley Wood at the north-west, with the remainder of the Site laid to agricultural use, arable, with the fields divided by hedgerows (Fig. 2).

Archaeological and Heritage Baseline

There are no designated heritage assets within the Site. There are 11 designated heritage assets within 1,000m of the Site centre (Fig. 3) as mapped on the National Heritage List for England (<https://historicengland.org.uk/listing/the-list/>)

Site Reference	Site Name	Status	Type	Period	NGR	Significance
NHL 1014725	Wardley Hall Moated Site	Designated	Scheduled Monument	Medieval	SD 75747 02145	High (National)
NHL 1215022	Wardley Hall	Designated	Historic Building Grade I	16 th century	SD 75765 02181	High (National)
NHL 1287461	Former sundial shaft	Designated	Historic building Grade II	18 th century	SD 75787 02185	Medium (Regional)
NHL 1288298	The Aviary	Designated	Historic building Grade II	Mid-19 th century	SD 75256 00809	Medium (Regional)
NHL 1288300	Drywood Hall	Designated	Historic building Grade II	Mid-19 th century	SD 75443 00548	Medium (Regional)
NHL 1356684	Sindsley House	Designated	Historic building Grade II	Early 18 th century	SD 76213 00754	Medium (Regional)
NHL 1067480	White Horse Public House	Designated	Historic Building Grade II	Mid-18 th century	SD 76262 00764	Medium (Regional)
NHL 1309494	Moorfield Cottage	Designated	Historic Building Grade II	Mid-18 th century	SD 76576 01018	Medium (Regional)
NHL 1067488	Hazelhurst Hall Farmhouse	Designated	Historic Building Grade II	Early-18 th century	SD 76052 01265	Medium (Regional)
NHL 1392196	War Memorial	Designated	Historic Building Grade II	c. 1919	SD 76512 01246	Medium (Regional)
NHL 1356682	101 Moorside Road	Designated	Historic Building Grade II	Mid-18 th century	SD 76438 01347	Medium (Regional)

The site is within the settings of these designated assets and any adverse effect on the setting of designated heritage assets and harm to the significance of these assets would be a material consideration for development at the Site. However, with exception of one designated asset (Hazelhurst Hall Farmhouse) as a consequence of separation distance and the character of the intervening built and natural environments, which provides substantial visual screening between these assets and their wider settings, it is considered that the Site makes no contribution to the significance of these assets and the principle of development on the Site would not be jeopardised by the settings of designated assets. Hazelhurst Hall Farmhouse is in close proximity to the south-eastern boundary of the Site and the proximity suggests that development within the relatively intimate setting may impact in the significance of the asset. However, the particular physical circumstances of the Farmhouse (surrounded by and within a 20th century residential estate) indicates that any contribution the wider setting of open land to the west and north-west makes to the significance of the asset is overshadowed by and diluted by the immediate setting.

There is one non-designated heritage assets within the Site (Fig. 4), which is recorded on the Greater Manchester Historic Environment record (GMHER). Examination of historic mapping and a walk-over survey undertaken during the preparation of the *Greater Manchester Spatial Framework and Salford Local Plan - Archaeological Assessment: H3/15 Hazelhurst*, commissioned by Salford Council and produced by the Centre for Applied Archaeology, University of Salford did not identify and further heritage assets within the Site

Site Reference	Site Name	Status	Type	Period	NGR	Significance
MGM2502	Trackway	Non-Designated	Relict communication route	Unknown	SD 75822 01702	Low (Local)

The historic landscape character parcels which have been mapped at the site (Fig. 5) are exclusively identified as agglomerated fields.

There are hedgerows on the Site which may qualify as important under the archaeology and history criteria defined in the Hedgerow Regulations 1997.

There appears to be little unrealised archaeological potential at the site beyond the sites of the coal pit and the possible trackway. There remains, however, a risk that as yet unknown buried archaeological remains of at least local importance may survive. These remains could date to any period.

Planning Implications and Concluding Remarks

With respect to a high-level heritage assessment the Site can be placed in one of three categories of risk, related to the impact of heritage considerations on the likelihood of securing planning permission. The risks can be illustrated by means of a 'Traffic Light Indicator' to aid in scoring the vulnerability of development at the Site to heritage constraints. A red light indicates that heritage constraints would in all likelihood result in the refusal of an application to develop the Site either wholly or partly. An amber light indicates that heritage constraints would influence the scope of development within the site and that any planning permission would require considerable pre-determination heritage work and selective preservation *in situ* and/or further attendances would in all likelihood be enforced by the local planning authority by means of one or more conditions. A green light indicates that any heritage constraints would be unlikely to threaten the grant of planning permission for development on the site but some form of pre-determination heritage work may be expected by the local planning

authority and there is a possibility that some degree of heritage attendance would be required by the local planning authority in advance of development commencing and enforced via a condition applied to any permission granted.

Peel Holdings Due Diligence – High Level Archaeological Assessments – Hazelhurst Farm	
Summary of Baseline	Recommendation
<p>The Site contains no designated heritage assets and makes no contribution to the settings of designated heritage assets in the vicinity. As a consequence of the location and orientation of the site with respect to the designated heritage assets in the vicinity combined with the landscape form, tree-cover and characteristics of the built environment which provides screening Suitable configured employment and residential development would have no adverse impact on the settings and significance of the designated heritage assets. The same would apply for the settings of non-designated heritage assets in the vicinity of the site.</p> <p>The Site contains some known and predicted non-designated heritage assets. The significance of the assets is unlikely to result in a presumption in favour of the preservation <i>in situ</i> of any heritage asset within the Site. However, a planning application may need to be supported by one or more reports on the heritage assets (or potential heritage assets) at the Site and any planning permission may be qualified by a condition requiring the implementation of a programme of heritage attendances such as archaeological investigations.</p>	<p>Pre-application engagement with the local planning authority to determine its expectations with respect to the provision of heritage information in order to validate and determine a planning application.</p> <p>It would be prudent to prepare and budget for a suite of pre-determination archaeological attendances configured to investigate the archaeological potential. These attendances would be a programme of evaluative trial trenching at the site of the possible trackway.</p> <p>The grant of a planning permission to develop the Site may be accompanied by one or more conditions that would secure the interests of the archaeological and heritage resource at the Site. The interests may be secured by a programme of archaeological mitigation in the form of archaeological fieldwork prior to or during any operation which would disturb or destroy archaeological remains. The scope of any archaeological fieldwork would depend on the results of the trial trenching.</p> <p>It is not considered necessary to undertake a setting assessment of the designated heritage assets in the site's vicinity.</p>



'Traffic Light Indicator' for Assessing the Vulnerability of Development at the Site

On the basis of the available information there is no information to suggest that heritage issues would represent a threat to the presumption in favour of sustainable development and the application of NPPF policies designed to protect areas or assets of particular heritage importance would not provide a clear reason for refusing a proposal to develop a low-density residential estate.