

Introduction

A parcel of land at East Boothstown is Site Allocation H3/1 in the Salford Local Plan. The allocation relates to low-density residential development. 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, extending to an area of c. 32.9ha, is located between the towns of Boothstown to the east and Worsley to the west (Fig 1) and is bordered by Leigh Road to the north, the grounds of RHS Worsley Hall Nurseries to the west, the Bridgewater Canal to the south and south-west and the course of Shaw Brook to the west of Booths Bank Farm.

The Site comprises undeveloped land laid to pasture fields (Fig. 2). Alder Wood is located towards the north end of the Site with Shaw Brook traversing across the Site in an approximate north-south aligned channel. It is understood that the Site is crossed by two pipelines; the Thirlmere Aqueduct on a south-west trajectory and the West-East Link Main Pipeline crossing from north to south.

Archaeological and Heritage Baseline

There are no designated heritage assets within the Site. There are 6 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 1067489	Garden Cottage Worsley Hall Garden Centre	Designated	Listed Building Grade II	Victorian	SD 73532 00411	Medium (Regional)
NHL 1440260	The Bothy Worsley Hall Garden Centre	Designated	Grade II Listed Building	Victorian	SD 73641 00481	Medium (Regional)
NHL 1067485	Booths Hall	Designated	Grade II Listed Building	Early 18 th century	SD 72540 00456	Medium (Regional)
NHL 1228029	Boothstown Mines Rescue Station	Designated	Grade II Listed Building	Mid 20 th century	SD 72793 01049	Medium (Regional)
NHL 1356707	Ellesmere Memorial	Designated	Grade II Listed Building	Victorian	SD 73554 00841	Medium (Regional)
NHL 1162987	Worsley Hall Icehouse	Designated	Grade II Listed Building	Victorian	SD 74011 00753	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, 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.

There are seven non-designated heritage assets within the Site (Fig. 4), four of which are recorded on the Greater Manchester Historic Environment record (GMHER) and three of which were identified during the preparation of the *Greater Manchester Spatial Framework and Salford Local Plan Archaeological Assessment: H3/1 East Boothstown*, commissioned by Salford City Council and produced by the Centre for Applied Archaeology, University of Salford.

Site Reference	Site Name	Status	Type	Period	NGR	Significance
GMHER7210.1.0	Booth's Bank Farm	Non-Designated	Standing Building	Post-Medieval	SD 7306 0069	Low (Local)
GMHER1656.1.0	Linear Feature (Field Boundaries)	Non-Designated	Earthwork	Undated	SD 73178 00290	Low (Local)
GMHER1659.1.0	Ring Ditch	Non-Designated	Earthwork	Undated	SD 7340 0060	Low (Local)
GMHER1658.1.0	Linear Track or ditch	Non-Designated	Aerial Photograph Anomaly	Undated	SD 7340 0060	Low (Local)
-	Booth's Bank Farm Cottage	Non-Designated	Standing Building	Post-Medieval	SD 7306 0065	Low (Local)
-	Booth Bank Barn	Non-Designated	Standing Building	Post-Medieval	SD 7306 0065	Low (Local)
-	Pheasantry	Non-Designated	Site of building	Post-Medieval	SD 7311 0058	Negligible
HE_LLWO28	Worsley Park	Non-Designated (Locally Listed)	Parkland	Post-Medieval	SD 73880 00570	Low (Local)

The historic landscape character parcels which have been mapped at the site (Fig. 5) are dominated by agglomerated fields but also include semi-natural woodland, a farm complex and an expanse of playing fields/recreation ground.

There do not appear to be any hedgerows on the site which would qualify as important under the archaeology and history criteria defined in the Hedgerow Regulations 1997.

In addition to the above there is an as yet unrealised archaeological potential at the site. There is a risk that as yet unknown buried archaeological remains of at least local importance may survive. These may date from the prehistoric period through the post-medieval 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.

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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 A low-density 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 and/or historic building recording.</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 geophysical survey of the higher-ground at the northern portion of the site, a programme of evaluative trial trenching and a programme of palaeoenvironmental coring to test for the presence and characteristics of any peat deposits.</p> <p>The grant of planning permission would likely lead to a further suite of archaeological attendances, secured by the local planning authority via one or more conditions and this suite would include the preparation of a record of Booths Bank farm prior to demolition/redevelopment and further archaeological fieldwork the scope of which would depend on the results of the geophysical survey, trial trenching and coring.</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

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East Boothstown **SECOND DRAFT**

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.