



Historic England

ST HELENS
COUNCIL PLANNING

27 FEB 2020

Ms Jennifer Bolton
St Helens Council
Planning and Building Control
Town Hall, Victoria Square
Victoria Square
St Helens
WA10 1HP

Direct Dial: 0161 242 1412

Our ref: P01166371

24 February 2020

Dear Ms Bolton

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND TO THE WEST OF OMEGA SOUTH, & SOUTH OF THE M62, BOLD, ST
HELENS**
Application No. P/2020/0061/HYBR

Thank you for your letter of 29 January 2020 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

Historic England considers that the application as submitted contains insufficient information to allow the impact of the Proposed Development upon the settings of key designated heritage assets to be properly assessed, or the suitability of the measures proposed to mitigate that impact to be confirmed. We consider that Chapter 8 of the Environmental Statement (ES) needs to be revised to include consideration of the impact of the Proposed Development on the setting of Old Moat House medieval moat, Bold (SM1017582), and that the photographic supporting information for the Landscape and Visual Impact assessment also needs revision so that the scale and siting of the elements of the Proposed Development can be properly appreciated.

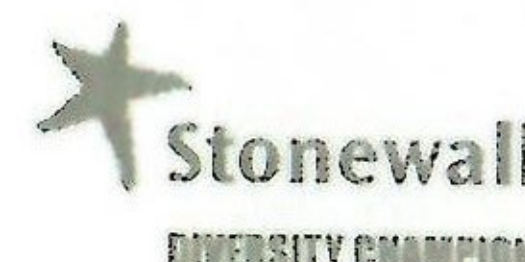
Historic England Advice

The site of the Proposed Development contains no designated heritage assets, although Chapter 8 of the Environmental Statement ('Cultural Heritage') identifies a number of undesignated heritage assets which would potentially be directly affected by the development. We recommend that the guidance of the Merseyside Environmental Advisory Service be sought on the requirement for further archaeological work within the site of the Proposed Development, and its phasing, and the suitability of the measures proposed for the mitigation of the identified impacts on undesignated



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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heritage assets.

Historic England has some concerns about the way in which potential impacts on the settings of designated heritage assets, and particularly of scheduled monuments, have been assessed within the ES. Chapter 8 identifies a number of scheduled monuments within the agreed 2km buffer study area whose settings might potentially be impacted by the Proposed Development. These are Old Bold Hall moated site, Bold (SM1010703), Barrow Old Hall moated site, Great Sankey (SM1013363), Old Moat House medieval site, Bold (SM1017582), Site of Heavy Anti-Aircraft Gun, South Lane Farm (SM1019531), and Pickett-Hamilton fort, south-east of Limekiln Farm (SM1020869). SM1013363, SM1019531, and SM1020869 have subsequently been scoped out of the assessment, either because they are said to be screened from the Proposed Development site, or because their settings are already degraded. Of the remaining two scheduled monuments, an assessment is provided in Chapter 8 of the potential impact upon the setting of SM1010703 of both the construction and operational phases of the Proposed Development, but there is no further mention within this chapter of SM1017582. This is particularly unfortunate since Appendix 3 of Chapter 10 of the ES ('Landscape and Visual Impact') identifies the significance of the effects of construction and operation, and the residual effect of the Proposed Development, on the setting of SM1017582 as 'major adverse' in each case. We are concerned, therefore, about the failure to ensure a proper correlation between Chapters 8 and 10 of the ES.

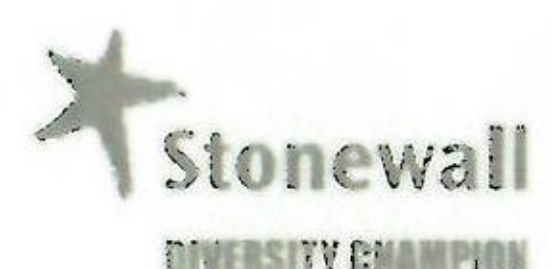
We also have concerns about the way in which the information in Chapter 10 and its appendices is presented. Whilst we accept that full planning permission is being sought for only one warehouse, with outline permission for other manufacturing and logistics development, we would have expected the photo sheets presented in support of the Landscape and Visual Impact analysis to at least have indicated the height as well as the position of the individual elements of the Proposed Development. The photo sheets appear to show only the extent of the proposed development, and as a result it is impossible to be certain that the potential visual impacts have been properly assessed. This is compounded by the limited number of viewpoints in the vicinity of these important cultural heritage receptors.

Historic England therefore considers that the application as submitted contains insufficient information to allow the impact of the Proposed Development upon the settings of key designated heritage assets to be properly assessed, or the suitability of the measures proposed to mitigate that impact to be confirmed. We consider that Chapter 8 of the ES needs to be revised to include consideration of the impact of the Proposed Development on the setting of SM1017582, and that the pictorial supporting information for the Landscape and Visual Impact assessment also needs revision so that the scale and siting of the elements of the Proposed Development can be properly appreciated.



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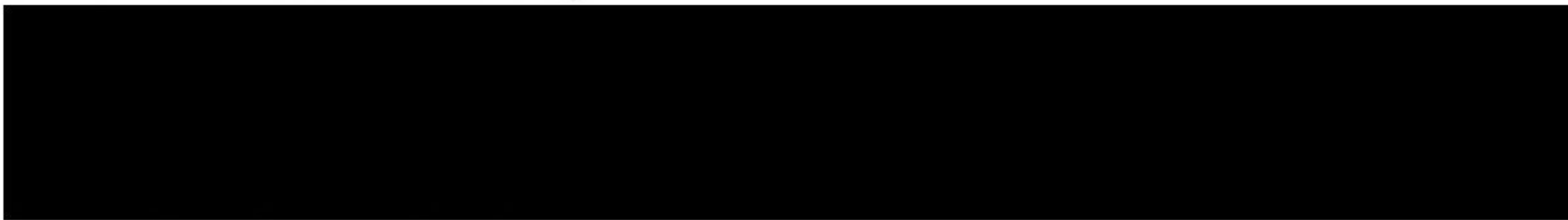
Historic England

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 190 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



Andrew Davison

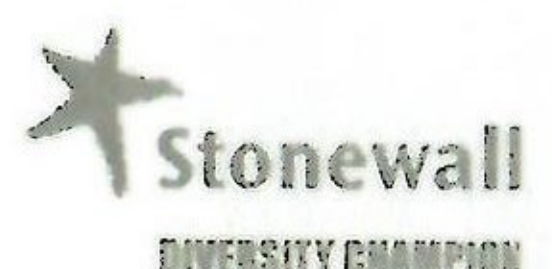
Inspector of Ancient Monuments

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