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VIA EMAIL & POST: ldf@warrington.gov.uk

28086/A3/CB/SG

27th September 2017

Dear Sirs

RE: WARRINGTON LOCAL PLAN REVIEW PREFERRED DEVELOPMENT OPTION REPRESENTATIONS ON BEHALF OF LANE END STRATEGIC LAND, LAND AT DINGLE FARM, DINGLE LANE, GRAPPENHALL

Introduction

This representation has been prepared by Barton Willmore, on behalf of Lane End Strategic Land, in response to the Preferred Development Option of the Warrington Local Plan Review ("Local Plan Review") and is submitted in relation to their land interest at Dingle Farm, Dingle Lane, Grappenhall. A Site Location Plan showing the extent of this interest is provided alongside this representation. In addition a Ground Conditions Report is also submitted.

The Local Plan Review is being prepared following the successful legal challenge to the Core Strategy housing requirement. The quashing of the housing requirement has left the Warrington development plan with no up-to-date housing requirement for the Borough, providing for an incomplete Local Plan and effectively a policy vacuum on housing needs. The adoption of a new housing requirement is therefore critical for the Borough, especially in facilitating the Council's ambition for Warrington to become a New City. As such, the efforts made by the Council to date to advance the Local Plan Review is welcomed by our Client.

The current Local Plan consultation provides the first opportunity to comment on the Council's proposed development strategy following the initial scoping exercise undertaken almost 12 months ago, and includes details of the Council's proposed housing requirement, strategic approach to development, and strategic areas of growth.

Housing Requirement

The Council has set out its intention to adopt a "policy-on" informed housing requirement for the Local Plan. The Council proposes to adopt a housing requirement of 1,113 dwellings per year (over 50% higher than that previously outlined within its Core Strategy), providing for a level of housing which said to be responsive to the LEP Growth Funding Devolution Bid scenario as modelled in the supporting Strategic Housing Market Assessment (SHMA). Our Client considers that this approach represents a positive move by the Council. The adoption of this housing requirement would:

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- Provide for a level of housing which is above the identified demographic needs of the Borough taking into account the need for adjustment to national data sets on the basis of localised patterns in household size and formation, migration rates, second homes and vacancy;
- Allow the Council to the meet its affordable housing need in full;
- Provide a response to evidence of a constrained housing market further to reported market signals which clearly shows pent up demand when contrasted to other local authorities within the wider Housing Market Area and the North West; and
- Provide sufficient housing in response to baseline projected economic growth.

Even so, the proposed housing requirement is evidenced as being insufficient to support a continuation of job creation which has been experienced within the Borough over the last 25 years. The failure to provide sufficient levels of housing in support of this job growth could lead to unsustainable travel patterns or a failure to maintain these levels of job growth. A Plan which would promote increased travel by car and/or see a lowering of the economic performance of the Borough would be contrary to the NPPF and in no doubt counter-productive to the New City status aims of the Council.

In our view, the evidence pushing for an elevated rate of delivery up and above that proposed by the Council illustrates the need for the Council to ensure that the housing requirement is adopted as a minimum and does not act as a ceiling to new development.

As well as supporting the continued economic prosperity of the Borough, this approach would also be consistent with the National Planning Policy Framework ("NPPF") which seeks to secure a significant boost in housing land supply. Capping development to the proposed level of 1,113 dwellings per year would not sit easily with this policy requirement of the Government. The housing requirement should therefore be expressed as "at least 1,113 dwellings per year".

Housing Delivery

In order to meet the housing requirement in full, the Council acknowledges the need for the release of land from the Green Belt. Our Client welcomes this decision, and believes that this action is necessary to secure the effectiveness of the Local Plan Review.

The Council has identified a shortfall in housing land of 6,831 dwellings, with this to be met on sites within the Green Belt. Having reviewed the evidence supporting the Council's appraisal of urban capacity, our Client believes that this could be higher and that the Council should plan accordingly for this.

The Council's assessed urban capacity includes a wide range of sources of supply including existing planning permissions, strategic locations for growth within the city centre and the waterfront, and windfall sites.

Examining existing planning consents first, it is notable that the Council assume that all sites benefiting from planning consent will be developed as intended. This is not the case in practice and as such a deduction should be made to this source of supply on account of local non-implementation rates.

Turning to windfalls, our Client is concerned the rate allowed for is too high and risks double counting. Windfall delivery is allowed for every year of the Plan moving forwards from 2017. However, this does not taken into account the possibility that windfall type sites may already been included within the supply as planning consents. To prevent the possibility of double counting, windfall delivery should be removed from the first 3 years taking into account the standard 3-year timeframe planning condition applied to sites with planning permission before they lapse. Beyond

this it would seem apparent that when examining the 10 year trend of windfall delivery, the data is heavily skewed by completions experienced in three of these years were significantly higher than typical for the Borough. Excluding these years would reduce the small-site allowance for the Borough significantly.

In terms of the strategic sites, there is an evident question mark over the deliverability of the Waterfront strategic allocation as currently envisaged by the Council owing to the apparent reliance on the construction of the proposed Western Link Road which would connect through the Site. To achieve the growth levels envisaged the Western Link Road would need to be developed in the short-term. However, at the time of writing there is no agreed route, funding or timescale for the delivery this Road. The result casts significant doubt over the potential of this Site to accommodate the level of housing identified by the Council during the Plan period (in its entirety), and as such increases the prospect of the need to identify alternative deliverable sites elsewhere within the Borough to make up for any potential none/under delivery.

Garden City Strategic Site

Our Client supports the identification of the Garden City Strategic Area of Growth for housing and employment uses.

The Garden City Suburb adjoins the Warrington Urban Area – acknowledged by the Council as the most sustainable and appropriate location in which to concentrate a large quantum of the future development needs of the Borough over the Plan period and beyond.

The Garden City Suburb provides the only location within the Borough on which to secure strategic levels of delivery of both housing and employment land, with the opportunity to create a sustainable and self-reliant but connected extension to the existing urban area of Warrington. The proposed allocation provides the opportunity to deliver the next strategic location of employment growth in Warrington building upon the success of Omega and Burtonwood, and will also provide for new infrastructure and service capacity ensuring minimal adverse effects for existing residents.

The allocation is consistent with Paragraph 52 of the NPPF which acknowledges the key role that strategic extensions and Garden Cities can provide in securing the delivery of housing needs, and Paragraph 158 of the NPPF which seeks to ensure that plan-makers ensure that the strategies for housing, employment and other land uses are integrated, reducing the need for travel by unsustainable modes of transportation.

The Garden City Suburb is shown within the supporting Green Belt Assessment to hold a weak contribution to the purposes of the Green Belt. The Garden City allocation is considered to be sound in this respect, and reflects the original New Town proposals for the extension of Warrington. The M56 and M6 provide significant, durable and definable boundaries for the Green Belt ensuring that the urban area does not extend beyond these. The M62 and M6 are noted to fulfil a similar role to the North of the Manchester Ship Canal and River Mersey in the town, and as such the allocation of this land as proposed by the Council will represent a continuation of this pattern of development reflecting how Warrington has grown over the past 50 years.

It is noted that the Council has already commenced its masterplanning for the Site taking into account the varying required land uses and facilities, broad constraints, and place making principles. Moving forward, our Client wishes to be actively engaged in this process, to ensure that the masterplan has been drawn up in accordance with a full appreciation of the constraints and opportunities of our Client's land, our Client's aspirations for their land, and that the land-use(s) identified through the masterplan are both available and deliverable within the Plan period.

The varying land uses, services and infrastructure identified as part of the masterplan raise the issue of the need for the Council to arrive at a mechanism to facilitate land equalisation agreements for landowners whom, through the masterplanning process, are required to “give over” their land for non-residential/commercial land uses which will likely be subject to a considerably reduced land value (compared to residential use). Again, this process should involve the active engagement of landowners and promotors with land interests in the Garden City Suburb.

With reference to our earlier comments in this representation, our Client considers that the Council’s supporting evidence based suggests the need for a higher level of Green Belt release across Warrington. The Garden City Suburb provides for one opportunity for further land capacity than initially identified by the Council at this stage. It is noted that the concept masterplan for the Garden City Suburb currently includes large areas of green infrastructure which could be reduced without harm to residential amenity, ecology, or access to recreation, with new areas of open space potentially available within proposed areas of safeguarded land. The proposed District Centre could also provide for a mix of uses, including residential units, providing for additional capacity and providing for an active and vibrant new local centre.

The Garden City Suburb is the single largest area of growth identified within the Local Plan Review. Over the course of the Plan period, the site will be required to deliver over 7,000 dwellings. Of this, the majority is on currently designated Green Belt land, and as such, requires the adoption of this Local Plan Review to enable its delivery thus necessitating the need to secure the adoption of the Plan in the shorter term.

Given the scale of the development proposed by the Council for the Garden City Suburb, its delivery will be fundamental to the success of the Local Plan Review. As such, the Council will need to ensure that planning policies for the development of this site are relatively light touch and do not go beyond what is required to deliver a sustainable and integrated community. The Council should be open to negotiation of policy requirements, flexible to changes to the scheme which might depart somewhat from the initial masterplan, and avoid the application of a strict phasing regime across the site whereby one parcel is held back due to the non/under delivery of another for no good reason than to manage development.

Where developers/landowners fail to make their land available for the delivery of key infrastructure required to facilitate or unlock large sections of the Site for development, the Council should be prepared to utilise its powers to ensure that the delivery of the Garden City Site is not adversely affected and does not result in the failure to deliver the overall housing requirement of the Local Plan.

Our Client has land interests within the Garden City Suburb (as currently defined), at Dingle Farm, Dingle Lane, Grappenhall. Our Client’s land interest extends to approximately 1.87ha and could accommodate around 35 dwellings. The full extent of this Site is shown within the submitted Location Plan.

The Site is currently identified for housing within the masterplan. Our Client supports this and confirms the availability of this land for this development purpose. The Site is considered suitable for release from the Green Belt, forming an area of undeveloped land adjacent to the built up area. The Site was found to hold a weak contribution within the Green Belt by the Council’s Green Belt Assessment. Our Client is in agreement with this conclusion. The Site also was once considered by the Council for release from the Green Belt as part of an area of Safeguarded Land within its First Deposit Draft of the 2001 Unitary Development Plan, further illustrating the weakness of the Site in forming a functioning role within the Green Belt.

The Site is considered suitable for housing. To aid the Council's understanding of this a Preliminary Geo-Environmental Risk Assessment has been conducted and is submitted alongside this representation. The Risk Assessment illustrates that widespread contamination on the site is unlikely and that there is a moderate to low risk of soil/ground contamination and hazardous ground gas at the Site. The report recommends that an intrusive site investigation is undertaken to assess the potential for contamination, ground gases and geotechnical risk. It is also recommended that an asbestos management survey is completed and that identified asbestos containing materials are removed prior to demolition of the buildings on Site.

The Site is available for the development of housing now, and subject to its release from the Green Belt, is considered deliverable within the next five years.

Summary

In conclusion, our Client is supportive of the move by the Council to undertake a Local Plan Review and welcomes the opportunity provided by the current consultation to provide comments on the current approach of the Council.

Our Client considers that the identification of a policy-on housing requirement which will deliver housing in excess of the objectively assessed housing needs of the Borough, and provide for a significant boost in housing land in contrast to past trends of delivery, is positive and should be taken forward by the Council in future iterations of the Local Plan Review. The housing requirement should be expressed as a minimum to reflect the approach of the NPPF, and to maximise housing provision to ensure a continuation of job creation within the Borough.

Our Client welcomes the Council's acknowledgement of the need to review and release land from within the Green Belt to meet its proposed housing requirement. However, our Client is concerned that the actual shortfall in supply is larger than currently outlined by the Council and there will inevitably be a need for further releases from the Green Belt in order for the housing requirement to be delivered in full.

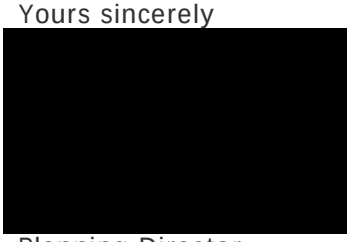
Our Client is supportive of the identification of the Garden City Suburb for housing and employment. The Site provides for a logical extension to the urban area, in an area which is contained by significant infrastructure, reducing substantially the significance of this land in maintaining the purposes of the Green Belt. The Site provides the opportunity to deliver a large proportion of the strategic development needs of the Borough in an integrated and sustainable manner, close to existing transport infrastructure, and well integrated to the existing urban area.

Our Client notes that whilst masterplanning this area of growth has already commenced, the specific land-uses and layout of the Site cannot be known or concluded upon without the active involvement of the various landowners and promoters with interest across the Site. This will require developer and landowner workshops with the Council, and regular active engagement. The failure to engage with these groups from the outset could mean that the delivery of the Site is subject to delay after delay. Similarly, the Council should also consider its approach to land equalisation.

To protect the deliverability of the Garden City Suburb, the Council should ensure that its planning policies within the Local Plan Review are not overly restrictive in their requirements. Detailed policy should be minimised as far as possible to avoid subjecting applicants to policy requirements which may increase costs unnecessarily or result in delay in determination. The Council should be flexible in its implementation of policy requirements and adopt a proactive and positive approach to ensure the timely delivery of the Site.

Our Client thanks the Council for providing the opportunity to make comments on the Preferred Approach Local Plan and looks forward to engaging with the Council in the future in relation to the ongoing preparation of the Local Plan, and the Garden City Suburb.

Yours sincerely



Planning Director

Encls. Land at Dingle Farm, Dingle Lane, Location Plan
Preliminary Geo-Environmental Risk Assessment

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client: Lane End Strategic Land

project: New Housing
Dingle Lane,

drawing no: **16163-01**

drawing title: SITE LOCATION PLAN

scale: 1:1250 sheet: A4

date: 27 Sep 2017

checked: SH

rev date description by

status: INFORMATION

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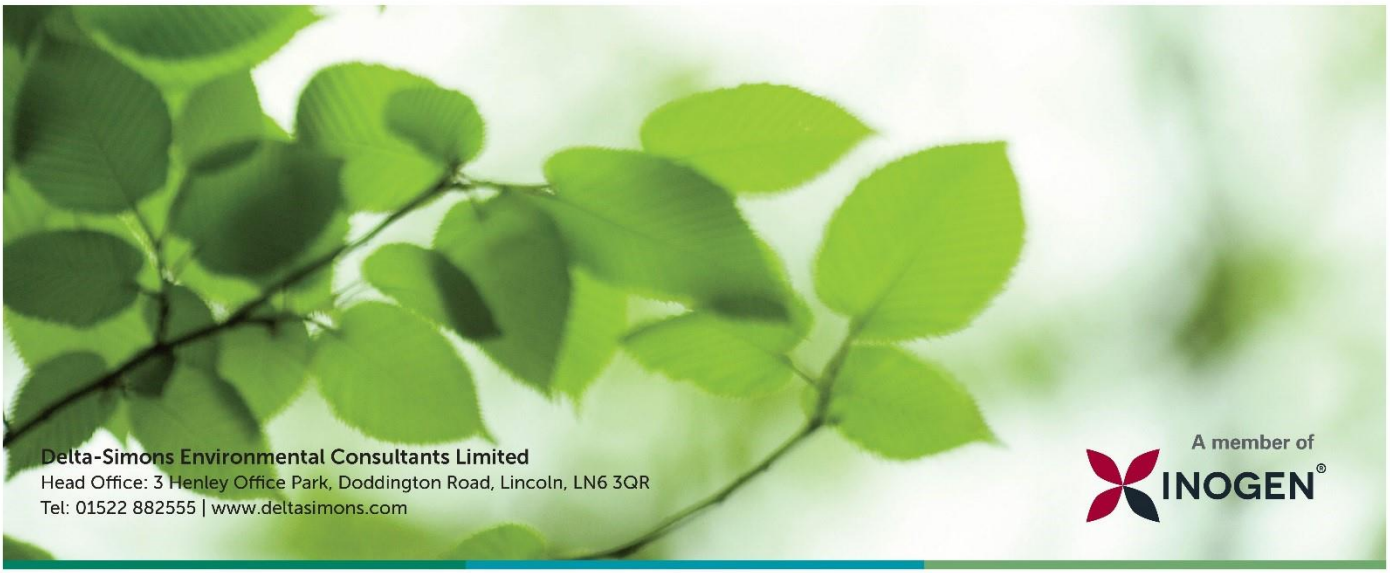
Preliminary Geo-Environmental Risk Assessment

Dingle Farm, Warrington

Presented to **Lane End Developments Construction Limited**

Issued: September 2017

Delta-Simons Project No. 17-0999.01



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Report Details

Client	Lane End Developments Construction Limited
Report Title	Preliminary Geo-Environmental Risk Assessment
Site Address	Dingle Farm, Dingle Lane, Warrington, WA4 5NB
Project No.	17-0999.01
Delta-Simons Contact	[redacted]@deltasimons.com

Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
1	**Final**	**27.09.2017**		[redacted]		

About us

Delta-Simons is a trusted, multidisciplinary environmental consultancy, focused on delivering the best possible project outcomes for customers.

Specialising in Environment, Health & Safety and Sustainability, Delta-Simons provide support and advice within the property development, asset management, corporate and industrial markets. Operating from eight locations - Lincoln, London, Leeds, Manchester, Norwich, Nottingham, Durham and Dublin - we employ over 70 environmental professionals, bringing experience from across the private consultancy and public sector markets.

Delta-Simons is proud to be a founder member of the Inogen® Environmental Alliance, enabling us to efficiently deliver customer projects worldwide by calling upon over 4,330 resources in our global network of consultants, each committed to providing superior EH&S and sustainability consulting expertise to our customers. Inogen® Environmental Alliance offers its clients more consultants, with more services in more countries than the traditional multinational consultancy.

Executive Summary

Brief	Delta-Simons was instructed by Lane End Developments Construction Ltd (the Client) to produce a Preliminary Geo-Environmental Risk Assessment at Dingle Farm, Dingle Lane, Warrington, for 34 low-rise residential dwellings with associated garden areas and infrastructure.
Site Use & Surrounding Area	The Site is currently occupied by buildings in the north comprising tea rooms, a residential house, a farm shop, a former barn building, timber stables and a timber lean-to. The land in the west and south of the Site was in agricultural use (grass/pasture). The Site is situated within an agricultural and residential area. The Site appears to have been developed as Dingle Farm since pre-1877 with a pond present until 1966 and a tank whose former contents are not known present on Site between 1966 and 1987.
Environmental Setting	The Site is shown to be directly underlain by Devensian Till (Secondary A Aquifer) over the Tarporley Siltstone Formation of siltstone, mudstone and sandstone (Secondary Undifferentiated Aquifer). The nearest surface water feature is a drain located adjacent to the western boundary of the Site which feeds into Dood's Brook, approximately 30m to the west. The Site is considered to be of moderate to high environmental sensitivity given the presence of the Secondary A Aquifer over the Secondary Undifferentiated Aquifer, the adjacent surface watercourse and the agricultural and residential use of the surrounding area.
Contamination Potential Sources	Potential on-Site contamination sources have been identified as Made Ground, the tank, former agricultural usage (and associated chemicals and fuel storage) and a potentially infilled pond. Off-Site potential sources of contamination have not been identified within the immediate vicinity.
Contaminated Land Risk Associated with Ownership	There is considered to be a Low risk of enforcement action by the regulatory authorities under Part 2A of the Environmental Protection Act, the Water Resources Act or the Environmental Damage Regulations, whilst the Site remains in its current use. The potential for legal action by surrounding landowners / Third Parties based on the potential for contamination to migrate off-Site (ongoing or historically) is considered to be Low.
Development Considerations	Widespread contamination is considered unlikely and the preliminary risk assessment has identified a **Moderate/Low** risk of soil/groundwater contamination and hazardous ground gas at the Site. Suspected asbestos containing materials were identified forming roofing at the Site. Asbestos may be present within the shallow soils. Future development may be founded on the shallow clay deposits using traditional strip footings, with the exception of localised soft-spots, should these be present. The former pond area may contain Made Ground and organic matter at depth; allowance should be made for provision of a piled foundation solution for plots over the former pond footprint. The existing farm complex is likely to be underlain by Made Ground and contain foundations / below ground obstructions. A strategy should be developed to identify and remove these as part of the Site preparation works. Mature trees are present along the western and southern boundaries; foundations within the vicinity may require deepening due to the risk of heave / settlement within the root zones.
Recommendations	It is recommended that an intrusive site investigation is undertaken to assess the potential for contamination, ground gases and geotechnical risks to impact on the proposed development. It is recommended that an asbestos management survey is

	completed and that identified asbestos containing materials are removed prior to demolition of the buildings on Site. Any groundworkers who are required to perform sub-surface work at the Site should be made aware of the possibility of encountering localised contamination.
This is intended as a summary only. Further detail and the limitations of the assessment is provided within the main body of the Report.	

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Figures

Appendices

1.0 Introduction

1.1 Appointment

Delta-Simons Environmental Consultants Limited ("Delta-Simons") was instructed by Lane End Developments Construction Limited (the "Client") to prepare a Preliminary (Geo-Environmental) Risk Assessment at Dingle Farm, Dingle Lane, Warrington, WA4 5NB (the "Site").

1.2 Context & Purpose

The aim of this report is to identify likely environmental and geotechnical issues associated with soil and groundwater conditions that may affect the proposed development of the Site. This report is designed in general accordance with 'the Model Procedures for the Management of Land Contamination (CLR 11)' and the relevant Planning Practice Guidance (Land Affected by Contamination) https://www.gov.uk/guidance/land-affected-by-contamination.

The Site is proposed for residential development comprising 34 low-rise residential dwellings with associated garden areas and infrastructure.

1.3 Scope of Works

- Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- Review of the historical activities of the Site and surrounding area;
- Review of regulatory information relating to the Site;
- Review of the online planning records for the Site;
- Consult and review information from the Local Authority in relation to Part 2A of the 1990 Environmental Protection Act;
- Undertake a walkover of accessible areas of the Site;
- Develop an outline Conceptual Site Model and undertake a Preliminary Risk Assessment with respect to potential contamination focussed on the proposed land use;
- Identify potential contamination risks and / or liabilities associated with the proposed redevelopment of the Site; and
- Provide commentary on potential land contamination and geotechnical constraints in the context of the proposed development.

In completing this Assessment, Delta-Simons has utilised the following data sources and third party information:

- Current and Historical Ordnance Survey (OS) maps;
- British Geological Survey (BGS) data;
- Environment Agency (EA) online data;
- Coal Authority (CA) online data;
- A Landmark Envirocheck Report for the Site (Ref. 139211948_1_1), dated September 2017;
- Historical Maps included as part of the Envirocheck Report;
- Information provided by Warrington Borough Council; and
- Previous report provided by the Client:

  1. *Phase 2 Assessment For Dingle Farm, Appleton, Warrington, WA4 3HR, Draft For Client Approval*, Peak Associates Environmental Consultants Ltd, Report QA Number 15/023, April 2015.

- Previous reports located on the planning portal:

2. *Dingle Farm, Dingle Lane, Appleton, Desk Study Report, TerraConsult,* Report No 1117/01, May 2009; and
3. *Remediation and Verification Strategy For Dingle Farm, Appleton, Warrington, WA4 3HR*, Draft For Client Approval, Peak Associates Environmental Consultants Ltd, Report QA Number 15/034, May 2015.

1.4 Limitations

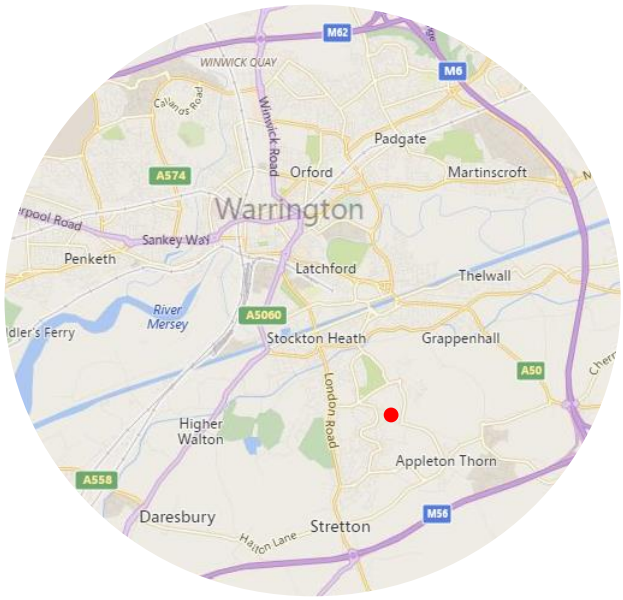
The standard limitations associated with this assessment are presented in Appendix A. In addition, there is the following specific limitation that applies to this assessment.

The report includes a preliminary assessment for the potential for radon gas hazards. A detailed radon assessment falls outside of the scope of this report, and the requirement for radon mitigation measures in the proposed development should be identified separately to the satisfaction of Warrington Borough Council Building Control.

During the walkover of the Site a small shed to the rear of the farm shop was inaccessible.

2.0 Site Context & Data Review

2.1 Site information

<table>
<tr><td> 

Contains Data from Bing Maps (2017)</td><td> 
Contains Data from, © 2017 Landmark Information Group Ltd</td></tr>
<tr><td>Figure 1: Site Location Plan</td><td>Figure 2: Site Layout Plan</td></tr>
</table>

Co-ordinates	Centred approximately at National Grid Reference 362770, 384590.	**Approximate Elevation**	55 m AOD
		Approximate Area	2.01 ha
Site Location	The Site is located off Dingle Lane, approximately 4.4 km south-east of Warrington centre.		
Current Site Use	The Site is currently occupied by buildings in the north of the Site and comprises a tea room, a residential house, a farm shop with external toilet block, a former barn building used for feed storage, a farm shop, timber stables and a timber lean-to. Agricultural land (pasture) was present in the west and south of the Site.		
Proposed Development Description	The Site is proposed for residential development comprising 34 low-rise residential dwellings with associated garden areas and infrastructure. The proposed development layout is presented in Appendix B.		
Site Reconnaissance	Delta-Simons conducted a Site visit on 14 September 2017. A series of Site photographs are presented as Appendix C, and pertinent information that was observed or reported on-Site is summarised as follows: <u>General Site layout:</u> ▲ The northern part of the Site comprises a tea room, a residential house, a farm shop with external toilet block, a former barn building used for feed storage, a farm shop, timber stables and a timber lean-to; and ▲ The western and southern areas of the Site comprise fields;		

<table>
<tr><td></td><td colspan="2">Site use:
▲ The smaller former barn building is in use as a feed store containing a few miscellaneous items, including an old car (Photographs 1a and 1b). The roofing of the building contained suspected asbestos containing material, as well as those on the porch area and tea rooms (Photograph 2);
▲ The larger barn building shown on Figure 2, in the southern area of the farm buildings, is no longer present. This area is used as car parking and is mainly concrete with part of the southern and western walls of the former building remaining (Photograph 3);
▲ Timber stables and a timber lean-to are present in the east of Site, south of the horse riding area (Photograph 4). A former pond is located in this area, though was no evidence of it (refer to Section 2.3);
▲ The fields are waterlogged, especially in the southern part of Site. A land drain is present in the south of the western field to help alleviate the waterlogged areas (Photograph 5); and
▲ A small shed to the rear of the farm shop was not accessible.
Utilities:
▲ Overhead electricity cables are located off-Site along the road;
▲ A septic tank is present in the north-west of the Site;
▲ Covers for surface water drains are present in the car parking area, and it is thought that these feed into Dood's Brook to the south-west, though the owner wasn't certain (Photograph 6).
General Site observations:
▲ The owner indicates that there no fuel/chemicals are stored on-Site, as it has not been used as an active farm for about 35 years. Some empty 'jerry' cans were observed in one of the fields (Photograph 7), and a small tractor and excavator are on Site relating to maintenance work behind the stables;
▲ The general housekeeping of the Site was good;
▲ The owner indicated they have no issues issues with flooding aside from the waterlogged fields. During the walkover, the ground in the outside the garden tea room garden area was identified to be slightly waterlogged (Photograph 8);
▲ On-Site personnel were unsure what may have been stored in the former tank in the west of Site which is no longer present, see Section 2.3 (Photograph 9);
▲ The topography generally slopes to the south and south-west, towards field drains and Dood's Brook;
▲ Mature trees are present along the field drains and brook in the south and south-west;
▲ Hardstanding around buildings is a mix of asphalt, gravel dressing and concrete, and is in poor repair across the Site (Photograph 10);
▲ A garden pond is present in the north-west of Site (Photograph 11);
▲ In the east of the Site there is a stockpile of manure (Photograph 12); and
▲ An overgrown area with waste materials such as plastic is present in the centre of the Site (Photograph 13).</td></tr>
<tr><td rowspan="2">Current Surrounding Area</td><td>North</td><td>Dingle Lane with agricultural land beyond.</td></tr>
<tr><td>East</td><td>A residential property and agricultural land.</td></tr>
</table>

	South	Woodland and Dood's Brook with residential properties beyond.
	West	Woodland and Dood's Brook with residential properties beyond.

2.2 Environmental Setting

Published Geology	From published British Geological Survey mapping (1:50,000 Sheet Number 97, Runcorn, Solid (1980) and Drift (1977)), the Site is indicated as being underlain by Devensian Till deposits over bedrock of the Tarporley Siltstone Formation of siltstone, mudstone and sandstone.
Specific Ground Conditions	The closest available BGS borehole logs are located approximately 120 m east of the Site. These borehole logs (Reference: SJ68SW7, SJ68SW631 and SJ68SW745) recorded the following generalised geology: Topsoil to a depth of 0.4 m below ground level (bgl) over firm to stiff brown and grey clay with occasional gravel and sand to a maximum proven depth of 10 m bgl. A borehole (Reference: SJ68SW632) located approximately 200 m south-east of the Site identified weathered mudstone between 3.25 m and 7.6 m bgl (end of borehole).
Hydrogeology	The EA classifies the superficial deposits (Devensian Till) as a Secondary A Aquifer. The Tarporley Siltstone Formation is classified as a Secondary Undifferentiated Aquifer. The EA data also indicates that the Site is not within a designated groundwater Source Protection Zone. According to the Envirocheck Report, there are no licensed abstraction records from groundwater located within 1 km of the Site. The aforementioned BGS borehole logs did not indicate encountering groundwater. Limited quantities of groundwater are likely to be present within the both the superficial and bedrock deposits and likely to flow towards Dood's Brook, west of the Site.
Hydrology	The nearest surface water feature is a drain located adjacent to the western boundary of the Site which feeds into Dood's Brook, located approximately 30 m west of the Site, at its closest point. According to the Envirocheck Report, there are no licensed abstraction records from surface water located within 1 km of the Site.
Coal Mining	Reference to the Coal Authority on-line viewer indicates that the Site is not within a Coal Mining Reporting Area, and is not within a Development High Risk Area. Consequently, a Coal Mining Risk Assessment (CMRA) is unlikely to be required under the planning regime.
Radon Gas	The Site lies within a lower probability area where less than 1 % of homes are above the National Radiological Protection Board (NRPB) recommended "action level" for radon. BRE211 (2007) indicates that no radon protective measures are necessary in the construction of new buildings at the Site.
Ecological Receptors	It is understood from information provided within the Envirocheck Report that there are no designated ecological receptors located at the Site. There are ancient woodlands and adopted green belts located adjacent to the west of the Site and up to 755 m from the Site.
Heritage Interest	According to sketchmap.co.uk, there are two Grade II listed buildings approximately 400 m east of the Site, relating to Wrights Green farm buildings.

Environmental Sensitivity	The Site is considered to be of moderate to high environmental sensitivity given the presence of the Secondary A Aquifer over the Secondary Undifferentiated Aquifer, the adjacent surface watercourse and the agricultural and residential use of the surrounding area.

2.3 Historical Use of the Site & Surrounding Area

Approach	The historical development of the Site and surrounding area has been assessed through reviewed historical maps. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of historical maps are included as Appendix D.
Historical Features On-Site	The Site appears to have been developed as Dingle Farm since the earliest reviewed map of 1877 with fam building present in the north. A pond is present in the north-east of the Site. An additional farm building is present in the north of the Site by 1898. By 1966, the farm buildings have been redeveloped in the northern area and the pond is no longer present. There is also a tank and an additional feature (potentially a building) present in the west of the Site. It is unknown as to what this circular tank may have contained, although it has the appearance of a drinking water tank for livestock. By 1987 the tank and structure are no longer present. There are minor changes to the Site buildings until the present day layout in 2017.
Potentially Contaminative Historical Features Off-Site	One potential source of contamination within 250 m of the Site has been identified from the historical maps. An electrical substation is present approximately 220 m south-west of the Site by 1990 and is potentially still present.
Implications for Land Contamination Risk	The historical use of the Site with an unknown tank, former agricultural use (associated chemicals and fuels) and a potentially infilled pond are considered to represent potential sources of contamination. Given the distance of the electrical substation from the Site, there are no identified off-Site potential sources of contamination from the historical maps.

2.4 Environmental Database Review

Approach	The Landmark Envirocheck Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Envirocheck Report is provided in Appendix E and the most relevant information is summarised below.
Features On-Site	There are no pertinent entries included within the Landmark Envirocheck Report for the Site. The previous pond on-Site is thought likely to have been infilled, despite this not being highlighted as potentially infilled land within the Envirocheck report.
Potentially Contaminative Features Off-Site	Pertinent entries included within the Landmark Envirocheck Report located within 250 m from the Site include:

	▲ Two Discharge Consents both located approximately 100 m south-east of the Site of an unknown discharge to freshwater operated by Kilroe Civil Engineering. Both have a revoked status; and ▲ One Contemporary Trade Directory Entry located approximately 150 m south of the Site for an inactive printers.
Implications for Land Contamination Risk	No potential sources of contamination have been identified at the Site from the regulatory information. No potential sources of contamination have been identified within the surrounding area.

2.5 Planning Review / Regulatory Enquiries

On-line Planning Portal	Warrington Borough Council	**Date Accessed**	15/09/2017
Findings	There are a number of planning applications for the Site. The pertinent planning applications are outlined below: ▲ 89/23020: OUTLINE APPLICATION FOR DETACHED BUNGALOW AND GARAGE. Refused in 1989; ▲ 2009/14954: Proposed demolition of existing dwelling and commercial buildings and construction of new dwelling, change to residential curtilage, landscaping and barn conversion to provide ancillary guest accommodation. This was approved with conditions in October 2009. The decision notice includes Condition 8 requiring a risk assessment and a remediation scheme. A desk study undertaken by TerraConsult in May 2009 was available for view, which has been reviewed in Section 2.6; ▲ 2010/16655: Proposed demolition of existing dwelling, commercial buildings and livery stables; construction of new dwelling and stable block for applicant's own horses with livery element along with change in area of residential curtilage and barn conversion to provide ancillary guest accommodation with associated landscaping and off-site woodland hedgerow and related planting. This was approved with conditions in August 2010. The decision notice includes Condition 8 requiring a risk assessment and a remediation scheme. The same document as listed above was provided; ▲ 2013/22676: Full Planning - Proposed change of use of barn to dwelling (retrospective), continued use of existing dwelling for tea rooms, studio and craft shop and redevelopment of all other buildings on site to provide one small farm/produce shop. Proposed two detached dwellings, a two storey building for use as studio apartment (C3) at first floor level and parking at ground floor in connection with dwelling 2 and for barn conversion and staff parking, associated parking retained for use for art studio and tea rooms, under 2013/21396, along with parking for all uses. This was refused in June 2014; and ▲ 2015/25077: Full planning - Proposed erection of one dwelling, conversion of the barn with single storey extension, permanent use of the previously approved tea rooms/craft workshop/beauty parlour with single storey extension, alterations to existing outbuilding to form farm shop with single storey extension at ground floor and a self-contained apartment at first floor, erection of wooden stables, demolition of various commercial buildings and associated works to include car parking and new access off Dingle Lane. This was approved with conditions in February 2015. The decision notice indicated that a Desk Study Report was prepared in May 2009 by TerraConsult (same report as above), which has been reviewed in Section 2.6. Condition 4 required the production of a preliminary risk assessment, an intrusive site investigation, a risk assessment and remedial options with a remediation and verification scheme, if required. A remediation and verification strategy was		

	submitted by Peak Associates Environmental Consultant in May 2015, which has been reviewed in Section 2.6. Condition 5 relates to the premises not being occupied until all remediation requirements have been signed off.
Part 2A of the Environmental Protection Act (EPA) 1990	The Contaminated Land Officer (CLO) was contacted to confirm the Site's status in relation to contaminated land under the provisions of Part 2A of the Environmental Protection Act (EPA) 1990. The CLO was unable to provide any information without payment of a full report. However, it is considered unlikely that the Site is proposed for further inspection under the Part 2A EPA 1990 due to the historical and current use.

2.6 Previous Reports

Report Findings	**Dingle Farm, Dingle Lane, Appleton, Desk Study Report, TerraConsult, Report No 1117/01, May 2009.** The report describes the Site to store general equipment, un-bunded and unlabelled drums, chemicals, a gas cylinder and machinery. A dark liquid was observed to be entering the drains, though the report did not go into further detail. Evidence of staining was identified on the eastern wall within the central workshop. It was indicated that there was potential for the roofing materials to contain asbestos. The area of investigation only included a 0.34 ha area around the farm buildings and not the surrounding land. The report recommended that an intrusive investigation should be undertaken to assess the thickness of the Made Ground and potential ground gas risks. The investigation was proposed to comprise up to six dynamic sampler holes to 3-5 m bgl with gas and groundwater installs. The adjacent infilled pond to the east should also be assessed for the infilled ground conditions and the gas generating potential. It was also recommended an asbestos survey to be undertaken prior to demolition. **Phase 2 Assessment For Dingle Farm, Appleton, Warrington, WA4 3HR, Draft For Client Approval, Peak Associates Environmental Consultants Ltd, Report QA Number 15/023, April 2015.** The area of investigation only included a 0.34 ha area around the farm buildings and not the surrounding land. The purpose of the report was to undertake an assessment to satisfy a planning condition to redevelop part of the property for residential use. The planning application is not stated within the report, though is thought likely to relate to 2015/25077 planning application, refer to Section 2.5. The report indicates that the investigation was based on recommendations made following a preliminary risk assessment undertaken by TerraConsult in 2009, see above. However, the works did not include and gas monitoring or investigation around the potentially infilled land, as recommended by TerraConsult. The investigation comprised eight trail pits advanced to a maximum depth of 1.4 m bgl. The ground conditions comprised concrete or asphalt road plainings to a maximum depth of 0.1 m bgl. The Made Ground comprises topsoil/granular fill with stones, bricks, breeze blocks and occasional clinker and glass to a maximum thickness of 0.9 m bgl. Two trial pits identified black staining and an unidentified odour within the Made Ground. The Made Ground was underlain by firm to stiff clay with sand lenses to a maximum extent of the trial pits at 1.4 m bgl. Exceedances against the residential end use with home grown produce use criteria at the time were identified of benzo(a)pyrene and petroleum hydrocarbons in limited Made Ground samples from two trial pits. Asbestos fibres were not detected within the tested samples. The exceedances were identified likely to relate to the previous farm based activities (fuel storage / use) and potentially asphalt within the samples.

	It was recommended that the near surface fill materials were removed around the identified contamination (TP8, located in the north-east of the Site). It was considered that the Made Ground on the remainder of the Site would be unsuitable for retention in proposed garden areas and should be placed under an impermeable hard cover or removed off-Site. **Remediation and Verification Strategy For Dingle Farm, Appleton, Warrington, WA4 3HR, Draft For Client Approval, Peak Associates Environmental Consultants Ltd, Report QA Number 15/034, May 2015.** The investigation boundary is the same as within the two reports above, around the farm buildings only. The report identified that if the elevated concentrations of contaminants were in proposed garden areas then the soils should be excavated to the natural clay deposits and used as a sub-base beneath a car park/driveway. If the elevated soil concentrations were located in areas of proposed car parking and driveways then no further action was considered necessary, assuming that those areas would be surfaced with an impermeable hardstanding. Imported clean topsoil should be used within private gardens and soft landscaped areas. A watching brief during earthworks was also recommended for signs of other contamination in areas not investigated. Details of undertaking the verification was given, however a verification report has not been reviewed. The redevelopment has not been undertaken to date and therefore a verification report would have never been produced.

3.0 Conceptual Site Model

3.1 Introduction

A Conceptual Site Model (CSM) represents the relationships between contaminant sources, pathways and receptors, to support the identification and assessment of Possible Pollutant Linkages (PPL).

3.2 Potential Contamination Sources

Potential sources of contamination identified as part of the desktop review are presented in the following table:

Reference	Source	Location	Dates Present	Potential Associated Contaminants of Concern
S1	Potentially contaminated Made Ground	In the north, localised around former and current buildings.	Pre-1877 until the present day	Heavy metals, hydrocarbons, asbestos, polycyclic aromatic hydrocarbons (PAHs) and hazardous ground gas. Previous limited investigation has recorded elevated PAHs.
S2	Tank present on-Site	West	1966 to 1987	Potentially used for water storage, although cannot be confirmed. Potentially fuel storage.
S3	Potential fuel storage	Unknown	Unknown	Hydrocarbons and hazardous ground gas
S4	Potentially infilled on-Site pond	East	From 1966 until the present day	Heavy metals, hydrocarbons, asbestos, polycyclic aromatic hydrocarbons and hazardous ground gas

3.3 Potential Receptors

Relevant potential receptors are considered to include:

- R1 - Construction workers.
- R2 - Third parties during construction (adjacent Site users and adjacent residents).
- R3 - Future Site residents, visitors and maintenance workers.
- R4 - The underlying Secondary A and Secondary Undifferentiated Aquifers.
- R5 - The adjacent drain and Dood's Brook.
- R6 - The Built Environment (new buildings and infrastructure / utilities).

3.4 Potential Pathways

The potential pathways are considered to be as follows:

- P1 - Direct contact, ingestion or inhalation of soil bound contaminants / dust during or following redevelopment.
- P2 - Inhalation of organic vapours associated with contamination.
- P3 - Migration of ground gas / vapours into on-Site buildings causing asphyxiation or risk of explosion.

- P4 - Leaching of contamination into the groundwater followed by migration of groundwater to the wider groundwater environment and surface water.
- P5 - Direct contact between aggressive ground conditions and new infrastructure.

Source	Pathway(s)	Receptor(s)	Risk Ratings	Justification & Mitigation (if required)
Potential contaminated soils and/or groundwater located beneath the Site (S1, S2, S3 and S4).	Direct contact/ ingestion and inhalation of dust, vapours and asbestos fibres.	Future Site users. Groundworkers during the redevelopment or during any sub-surface maintenance works.	**Moderate /Low Risk**	Limited potential sources of contamination have been identified on-Site relating the former tank, potential historical fuel stores and potential infilled land. The previous investigation identified isolated benzo(a)pyrene and hydrocarbons around the farm buildings in the north-east of the Site. It is considered that a low to moderate risk is posed to future residents due to a potential pollutant linkage existing in gardens and soft landscaped areas of the proposed development. If volatile contamination is present there is a potential pollutant linkage via inhalation of vapours. Suspected asbestos roofing was identified at the Site and may be present within the shallow soil deposits. Site workers may become exposed to contaminated soils and shallow groundwater during intrusive groundworks undertaken at the Site. Safe working practices should be undertaken and appropriate Personal Protective Equipment (PPE) should be used to mitigate the risk.
	Leaching of contamination into groundwater. Vertical and lateral migration of contamination through permeable deposits below the Site.	Groundwater beneath the Site and current and future Site users.	**Moderate /Low Risk**	The Site is underlain by a Secondary A Aquifer over a Secondary Undifferentiated Aquifer. There is potential for limited contamination to be present on Site. The predominate grass land present on the Site will permit vertical and lateral movement of surface water through the soil to the groundwater. Therefore, the risk to the groundwater is considered to be low to moderate, pending an intrusive investigation.
	Lateral migration through any groundwater beneath the Site.	Off-Site receptors (neighbouring properties/ users and nearby surface water).	**Moderate /Low Risk**	The adjacent drain and the close proximity of Dood's Brook, the risk to controlled waters from the limited potential contamination is considered to be low to moderate.
	Direct infiltration in water supply pipes.	Service conduits.	**Moderate /Low Risk**	Hydrocarbons, especially aromatics and chlorinated solvents are known to permeate plastic pipes, particularly when encountered at high concentrations. Hydrocarbon contamination has the potential to be present at the Site given the former tank and potential historical fuel storage, and has been previously been identified in isolated areas. However, the impact is unlikely to be significant. Therefore, the risk is considered to be low to moderate pending an intrusive investigation. It is recommended that, unless proven otherwise by site investigation, all new water pipes are laid in clean service corridors.
Hazardous ground gas from Made Ground (S1, S2 and S3) potentially infilled pond (S4).	Accumulation of gas and vapours in enclosed spaces and sub-floor voids.	Buildings and future Site users.	**Moderate /Low Risk**	Ground gases may be associated with the limited Made Ground and the potentially infilled pond/ tank. The risk to Site users and buildings from the on-Site Made Ground is considered to be low to moderate pending intrusive investigation. Similarly vapours from potential hydrocarbons may pose an unacceptable level of risk to Site users and the risk should be considered low to moderate pending further investigation.

4.0 Preliminary Ground Engineering Appraisal

4.1 Preliminary Ground Model

Based on the available information, it is anticipated that the Site is likely underlain by a sequence of predominately topsoil or Made Ground over Devensian Till over the Tarporley Siltstone Formation of siltstone, mudstone and sandstone. Groundwater is likely to be present within the superficial deposits and the bedrock.

4.2 Plausible Geohazards

The geohazards listed below have been identified to follow guidance presented in the HA document HD22/08 'Managing Geotechnical Risk' (2008) which aims to identify and manage the geotechnical risks associated with a scheme throughout its lifespan, from planning to construction to maintenance.

The following geohazards are considered to be substantial ground related risks associated with the proposed development. A substantial risk is defined by Delta-Simons in Appendix G.

- It is considered possible that relict foundations from the former farm buildings/former tank and basements may be present on-Site which should be considered during the development phase;
- An infilled pond may be present within the east of the Site which should be investigated to mitigate the risk of potential unacceptable differential settlement, if developed on, or the masterplan designed to avoid construction in this area;
- Localised soft-spots of clay or may be present which may require localised deepening of foundations; and
- Mature trees are present along the western and southern boundaries; foundations within the vicinity may require deepening due to the risk of heave / settlement within the root zones.

Potential solutions and further steps to address the aforementioned issues are discussed in Section 5.

5.0 Development Considerations

5.1 Potential Remediation Requirements & Solutions

Soils	The existing topsoil and subsoil is considered likely to be suitable for reuse during redevelopment, subject to analysis. Approximately a quarter of the Site, in the north, is likely to contain Made Ground and may require a clean cover system in proposed gardens and soft landscaped areas. If contamination and / or ACMs are identified, then this may have an impact on waste disposal costs.
Groundwater	Significant widespread groundwater contamination is not anticipated.
Ground Gas	It is considered unlikely that a significant ground gas risk exists. It would be prudent to allow for basic ground gas protection measures in the north of the Site where Made Ground and potential fuel storage is considered likely, until monitoring data is available for interpretation.
Building Fabric & Services	Widespread contamination at the Site is considered unlikely. However, services are recommended to be placed in clean corridors. A drinking water pipeline assessment may be required following soils chemical results. Aggressive ground chemistry may attack buried concrete and therefore there may be a requirement for gas protection measures to be put in place at the Site. Suspected asbestos roofing was identified at the Site and may be present within the shallow soils.

5.2 Geotechnical Considerations

Foundations & Floor Slabs	The shallow ground conditions are anticipated to comprise topsoil or Made Ground over Devensian Till over the Tarporley Siltstone Formation of siltstone, mudstone and sandstone. Groundwater is likely to be present within the superficial deposits and the bedrock. Future development may be founded on the shallow clay deposits using traditional strip footings, with the exception of localised soft-spots, should these be present. The former pond area may contain Made Ground and organic matter at depth; allowance should be made for provision of a piled foundation solution for plots over the former pond footprint. Mature trees are present along the western and southern boundaries; foundations within the vicinity may require deepening due to the risk of heave / settlement within the root zones.
Groundworks	The existing farm complex is likely to be underlain by Made Ground and contain foundations / below ground obstructions. A strategy should be developed to identify and remove these as part of the Site preparation works.
External Works	California Bearing Ratio testing will be required to determine road construction thickness. Consideration will need to be given for the potential for differential settlement to affect road surfaces and services and appropriately mitigated within the design.
Ground Instability	The Envirocheck indicates that the potential for collapsible, compressible, ground dissolution, landslide, running sands and shrinking or swelling clay stability hazards are indicated to be very low to no hazard at the Site.

6.0 Conclusions & Recommendations

6.1 Land Contamination

Contamination Risks Associated with Ownership (Current Use)	There is considered to be a **Low** risk of enforcement action by the regulatory authorities under Part 2A of the Environmental Protection Act, the Water Resources Act or the Environmental Damage Regulations, whilst the Site remains in its current use. The potential for legal action by surrounding landowners / Third Parties based on the potential for contamination to migrate off-Site (ongoing or historically) is considered to be **Low**.
Potential Contaminated Land Development Risks	Widespread contamination is considered unlikely and the preliminary risk assessment has identified a **Moderate/Low** risk of soil/groundwater contamination and hazardous ground gas at the Site. Suspected asbestos roofing was identified at the Site and may be present within the shallow soils.
Plausible Geotechnical Development Risks	There are potentially geotechnical development risks at the Site. Future development may be founded on the shallow clay deposits using traditional strip footings, with the exception of localised soft-spots, should these be present. The former pond area may contain Made Ground and organic matter at depth; allowance should be made for provision of a piled foundation solution for plots over the former pond footprint. The existing farm complex is likely to be underlain by Made Ground and contain foundations / below ground obstructions. A strategy should be developed to identify and remove these as part of the Site preparation works. Mature trees are present along the western and southern boundaries; foundations within the vicinity may require deepening due to the risk of heave / settlement within the root zones.
Recommendations	Delta-Simons considers that intrusive investigation of the Site is required prior to the residential redevelopment in order to further assess the potentially infilled pond and area of the former tank, to identify the ground conditions and provide geotechnical information. It is recommended that an asbestos management survey is completed prior to demolition of the buildings on Site. Any groundworkers who are required to perform sub-surface work at the Site should be made aware of the possibility of encountering localised contamination and asbestos. Working methods should be amended to remove or reduce risk and appropriate levels of PPE provided and utilised. Toolbox talks given to contractors prior to the commencement of works. A 'hotspot' protocol should be in place during the redevelopment for groundworkers to act upon should suspected contamination be identified. Good standards of personal hygiene should be observed.

Appendix A - Limitations

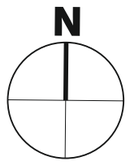
Limitations

The recommendations contained in this Report represent Delta-Simons professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client and others. Delta-Simons conclusions, opinions and recommendations has been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Appendix B – Proposed Development Plan



notes:

This drawing is the copyright of Paddock Johnson Partnership Limited and may not be used without their prior written consent.

Written dimensions to be taken in preference to scaled dimensions.

Due to the inaccuracies of scanning, scanned images should not be scaled.

Accommodation:

Type 'A':	5 bedroom detached	(2100 sq.ft)	4no.
Type 'B':	5 bedroom detached	(1900 sq.ft)	6no.
Type 'C':	4 bedroom detached	(1400 sq.ft)	14no.
Type 'D':	3 bedroom detached	(900 sq.ft)	10no.
total			34 units

NOTE: the above excludes the barn building

rev	date	description	by

status: FEASIBILITY

client: Lane End Strategic Land

project: New Housing
Dingle Lane
Appleton

drawing title: Proposed Site Plan

drawing no: **16163-102**

scale: 1:1000 sheet: A3

date: 11/01/17 by: SH checked: SH

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e: admin@paddockjohnson.com w: www.paddockjohnson.com

Appendix C – Site Photographs

Site Photographs

1a

1b

Photographs 1a and 1b – Former barn used for storage of feed and a car

Photograph 2 – Suspected asbestos roof panels on barn building

Photograph 3 – Looking south from centre of Site, towards the former barn (whitewashed walls still present on two sides)

Photograph 4 – Stables, yard and lean-to in east of Site

Photograph 5 – Land drain in southern corner of western field

Photograph 6 – Covers for surface water drains, understood to feed to Dood's Brook to the south-west

Photograph 7 – Empty jerry cans

Photograph 8 – Standing water in garden tea room

Photograph 9 – Area of former tank in west of Site

Photograph 10 – Hardstanding in poor repair across Site

Photograph 11 – Garden pond in north-west of Site

Photograph 12 – Manure stockpile in east of Site

Photograph 13 – Overgrown area with waste materials in centre of Site

Appendix D – Historical Maps

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Electricity Transmission Line
Pylon
Sloping Masonry
Pole
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

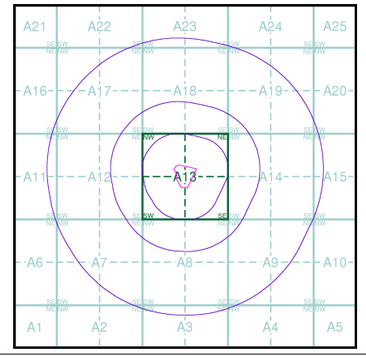
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

Envirocheck®
LANDMARK INFORMATION GROUP®

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1849	3
Cheshire	1:10,560	1881 - 1882	4
Lancashire And Furness	1:10,560	1894	5
Lancashire And Furness	1:10,560	1896	6
Cheshire	1:10,560	1899	7
Lancashire And Furness	1:10,560	1908	8
Cheshire	1:10,560	1910 - 1911	9
Cheshire	1:10,560	1910 - 1911	10
Cheshire	1:10,560	1910 - 1911	11
Lancashire And Furness	1:10,560	1929	12
Lancashire And Furness	1:10,560	1929	13
Lancashire And Furness	1:10,560	1929	14
Lancashire And Furness	1:10,560	1938	15
Cheshire	1:10,560	1938	16
Cheshire	1:10,560	1938	17
Ordnance Survey Plan	1:10,000	1954	18
Ordnance Survey Plan	1:10,000	1970	19
Manchester	1:25,000	1975	20
Ordnance Survey Plan	1:10,000	1981 - 1987	21
Warrington	1:10,000	1984	22
Ordnance Survey Plan	1:10,000	1992 - 1993	23
10K Raster Mapping	1:10,000	1999	24
10K Raster Mapping	1:10,000	2006	25
VectorMap Local	1:10,000	2017	26

Historical Map - Slice A



Order Details

Order Number:	139211948_1_1
Customer Ref:	Dingle Farm
National Grid Reference:	362770, 384590
Slice:	A
Site Area (Ha):	2.01
Search Buffer (m):	1000

Site Details

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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Fireproof Building
- Prominent Fireproof Building
- Non-fireproof Building
- Non-fireproof Building (non-dwelling)
- Factory, mill, and flour mill, with chimneys
- Factory, mill, and flour mill, without chimneys
- Power Station, drawn to scale
- Hydroelectric Power Station
- Radio Station, drawn to scale
- Telephone Station, drawn to scale
- Abandoned Open-pit Mine or Quarry
- Open-pit Salt Mine
- Pit
- Oil Deposit or Well
- Oil Seepage
- Tailings Pile
- Fuel Storage Tanks
- Natural Gas Tank
- Bench Mark
- Drill Hole
- Burial Mound
- Triangulation Point on Burial Mound
- Single-track Railroad
- Double-track Railroad and Station Building
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Lawns
- Citrus Orchard
- Wet Ground
- Scattered Vegetation

243,8 Values for prominent elevations

186.0 Numbers for spot elevations, depth soundings, contour lines, etc.

0,2 Velocity of the current, width of river bed, depth of river

Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	ъ (–)
Д д (D)	Л л (L)	У у (U)	ы (Y)
Е е (E)	М м (M)	Ф ф (F)	ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Partly Demolished Buildings
- Demolished Buildings
- Built-Up Area with Fireproof Buildings Predominant
- Built-Up Area with Non-Fireproof Buildings Predominant
- Individual Fireproof Building
- Prominent Industrial Building
- Individual Dwelling, Fireproof
- Ruins of an Individual Dwelling
- Factory or Mill Chimney
- Factory or Mill with Chimney
- Factory or Mill without Chimney
- Mine or Open Pit Mine
- Operating Shaft or Mine
- Non-Operating Shaft or Mine
- Salt Mine
- Tailings Pile
- Pit
- Stone Quarry
- Gas Pump or Service Station
- Fuel Storage or Natural Gas Tank
- Oil or Natural Gas Derrick
- Small Hydroelectric Power Station
- Power Station
- Transformer Station
- Cemetery
- Burial Mound (height in metres)
- Triangulation Point on Burial Mound
- Triangulation Point
- Bench Mark
- Bench Mark (monumented)
- Telegraph Office
- Telephone Station
- Radio Station
- Radio Tower
- Airfield or Seaplane Base
- Landing Strip
- Main Highway
- Highway under Construction
- Improved Dirt Road (former truck road)
- Double-track Railroad with First Class Station
- Dismantled Railroad
- Railroad Under Construction
- Shore Embankment
- River or Ditch with Embankment
- Direction and velocity of current
- Well
- Water Reservoir or Rain Water Pit
- Spring
- Isobath with value
- Heavy (Index) Contour Line
- Contour Line and Value
- Half Contour Line
- Spot Elevation Value
- Coniferous
- Deciduous
- Mixed
- Scrub

Key to Numbers on Mapping

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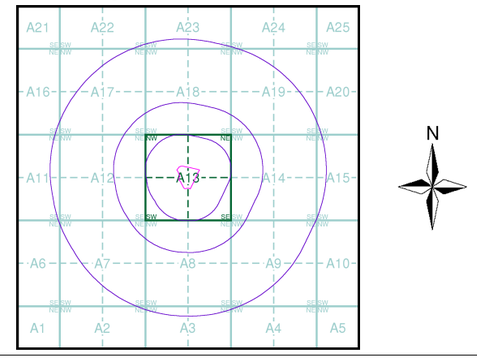
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1849	3
Cheshire	1:10,560	1881 - 1882	4
Lancashire And Furness	1:10,560	1894	5
Lancashire And Furness	1:10,560	1896	6
Cheshire	1:10,560	1899	7
Lancashire And Furness	1:10,560	1908	8
Cheshire	1:10,560	1910 - 1911	9
Cheshire	1:10,560	1910 - 1911	10
Cheshire	1:10,560	1910 - 1911	11
Lancashire And Furness	1:10,560	1929	12
Lancashire And Furness	1:10,560	1929	13
Lancashire And Furness	1:10,560	1929	14
Lancashire And Furness	1:10,560	1938	15
Cheshire	1:10,560	1938	16
Cheshire	1:10,560	1938	17
Ordnance Survey Plan	1:10,000	1954	18
Ordnance Survey Plan	1:10,000	1970	19
Manchester	1:25,000	1975	20
Ordnance Survey Plan	1:10,000	1981 - 1987	21
Warrington	1:10,000	1984	22
Ordnance Survey Plan	1:10,000	1992 - 1993	23
10K Raster Mapping	1:10,000	1999	24
10K Raster Mapping	1:10,000	2006	25
VectorMap Local	1:10,000	2017	26

Russian Map - Slice A



Order Details

Order Number:	139211948_1_1
Customer Ref:	Dingle Farm
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Search Buffer (m):	1000

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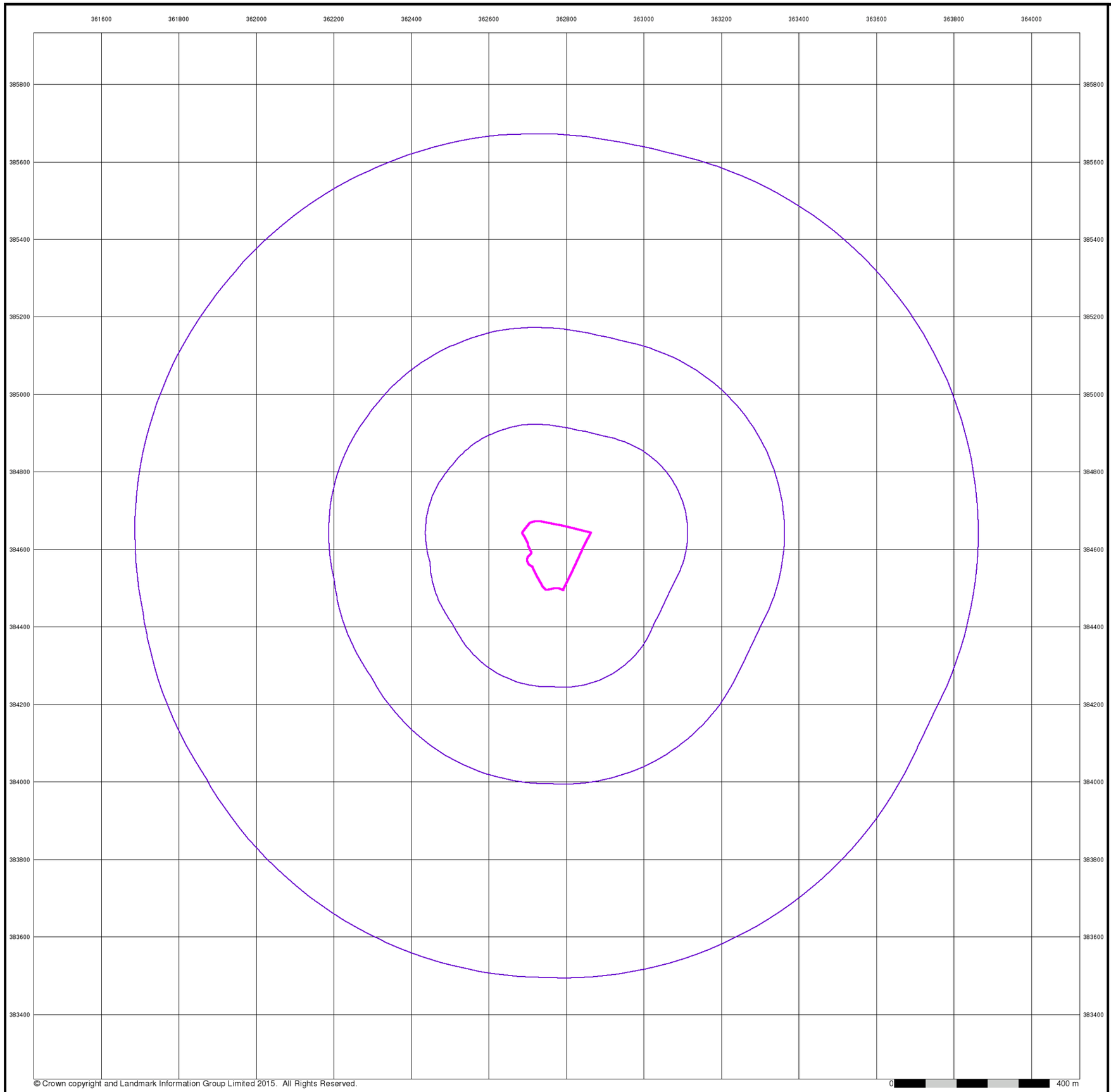

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Lancashire And Furness

Published 1849

Source map scale - 1:10,560

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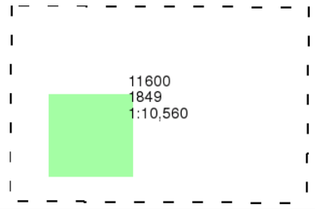
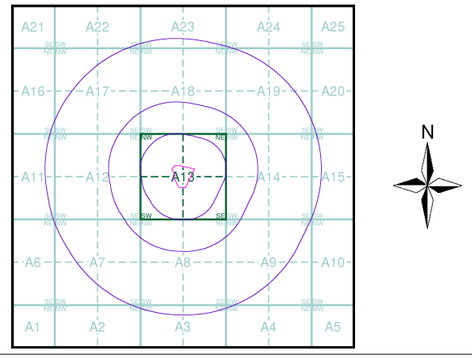
Map Name(s) and Date(s)



Historical Map - Slice A



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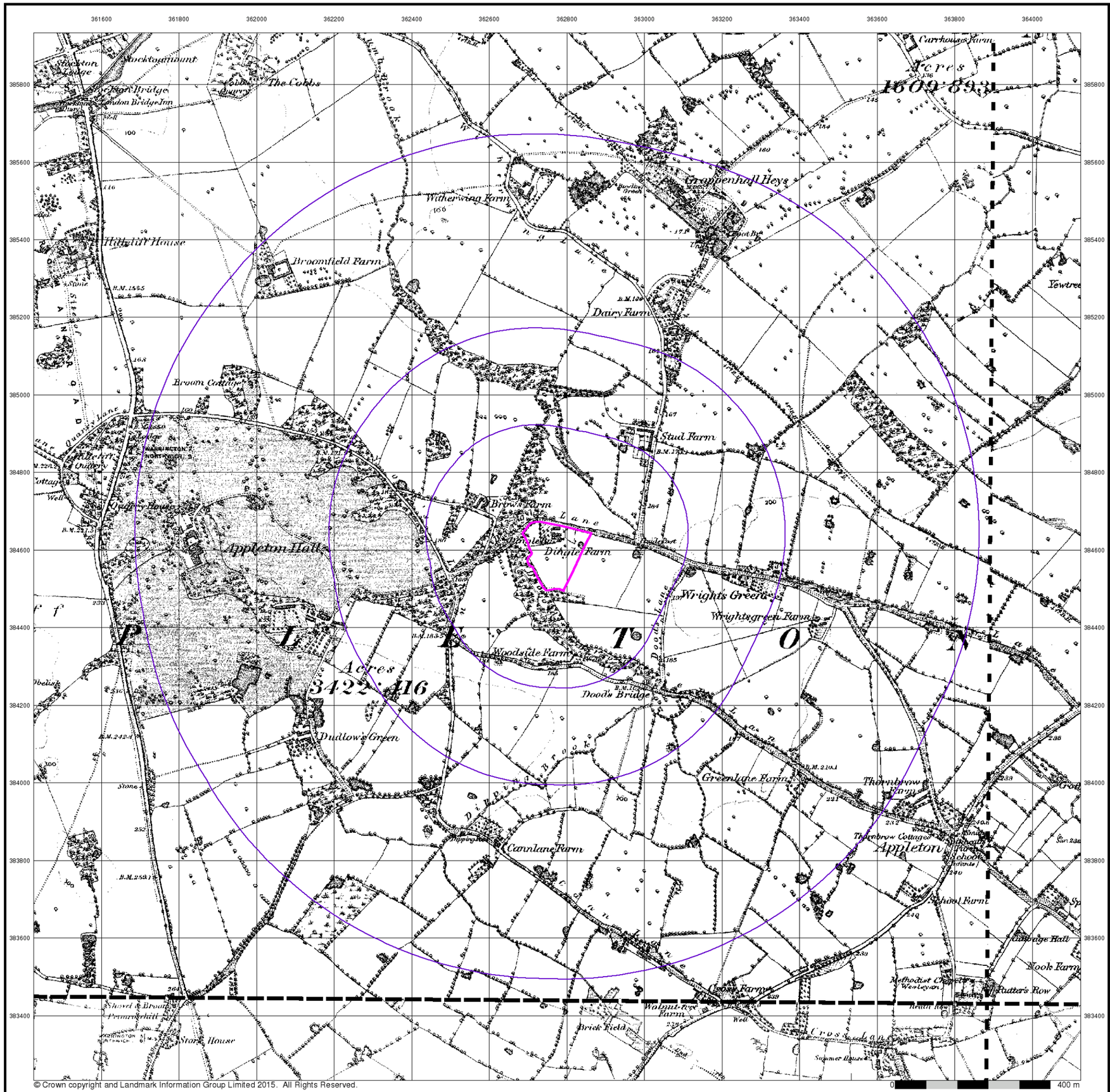

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Cheshire

Published 1881 - 1882

Source map scale - 1:10,560

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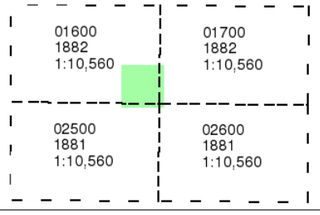
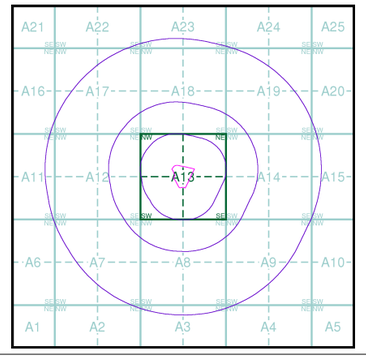
Map Name(s) and Date(s)



Historical Map - Slice A



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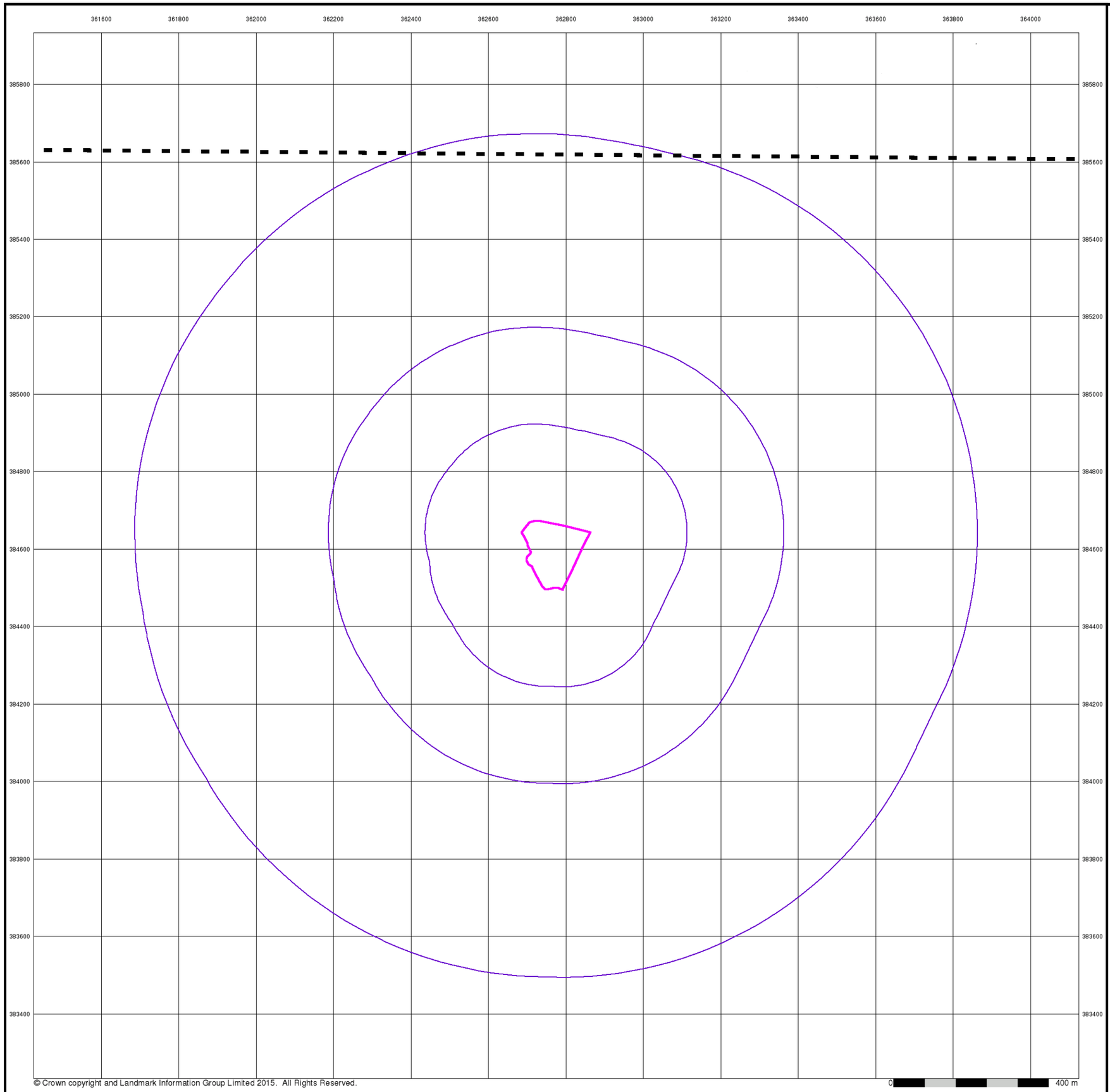

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Lancashire And Furness

Published 1894

Source map scale - 1:10,560

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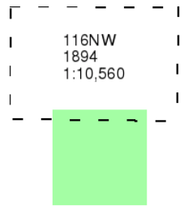
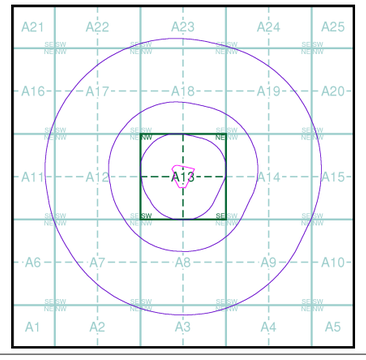
Map Name(s) and Date(s)



Historical Map - Slice A



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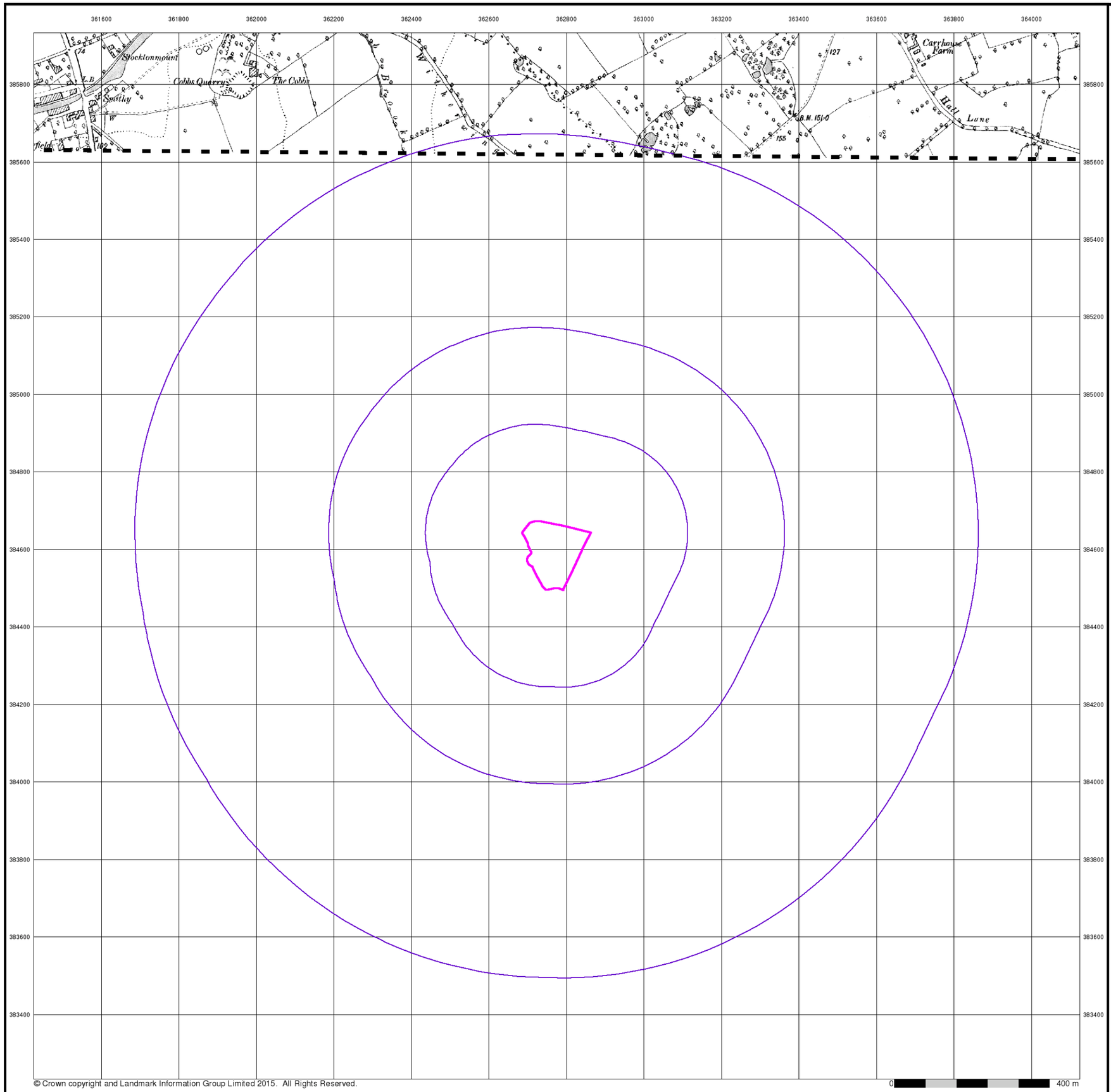

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Lancashire And Furness

Published 1896

Source map scale - 1:10,560

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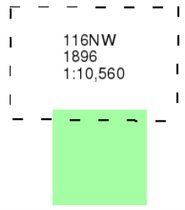
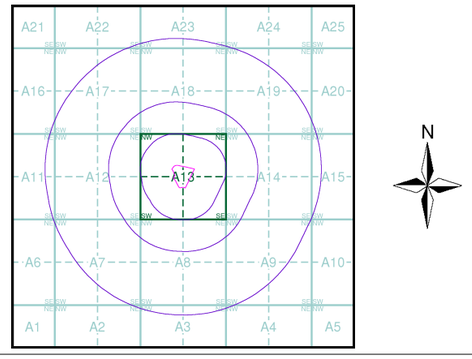


Historical Map - Slice A



Order Details

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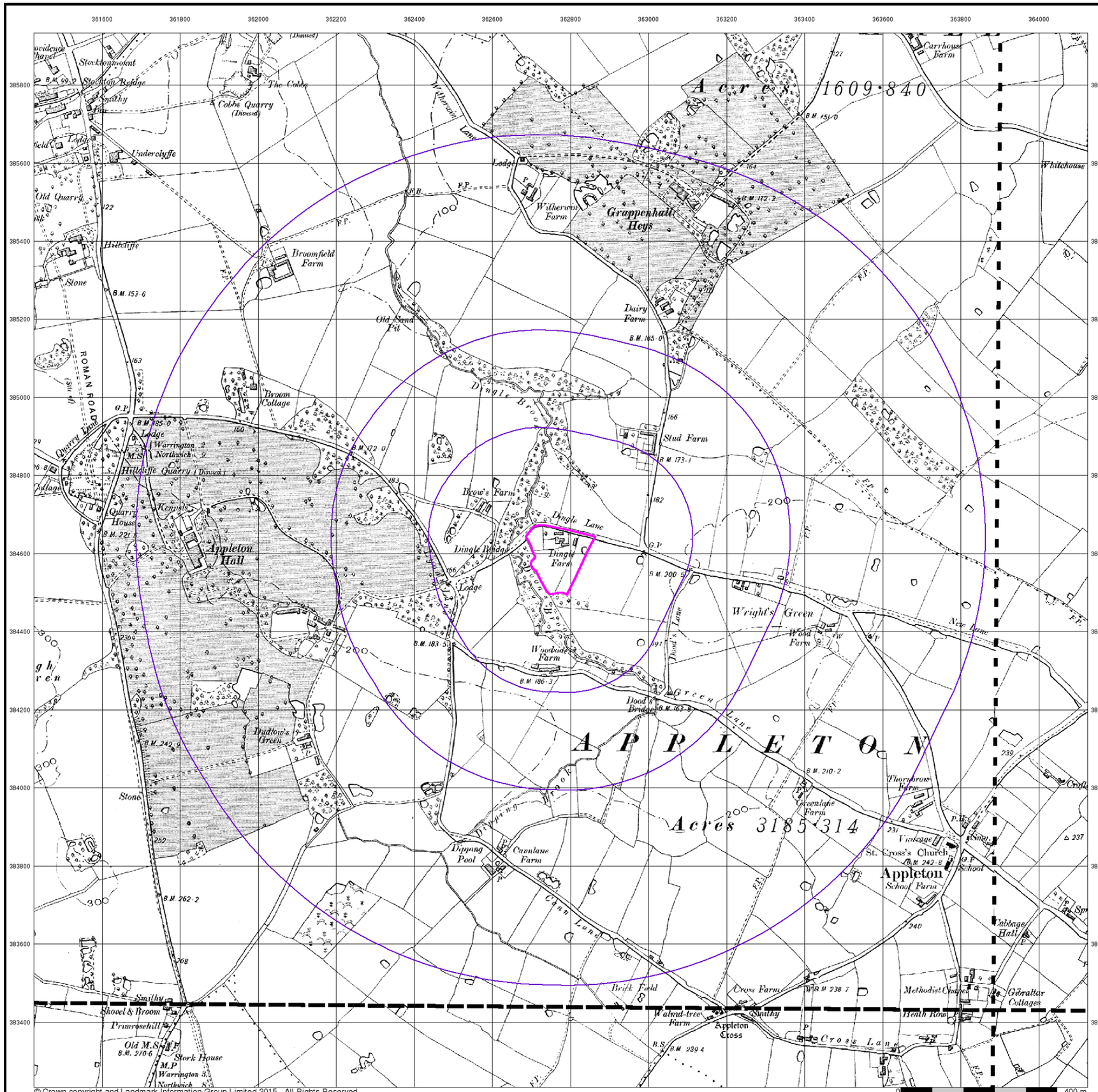

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Cheshire

Published 1899

Source map scale - 1:10,560

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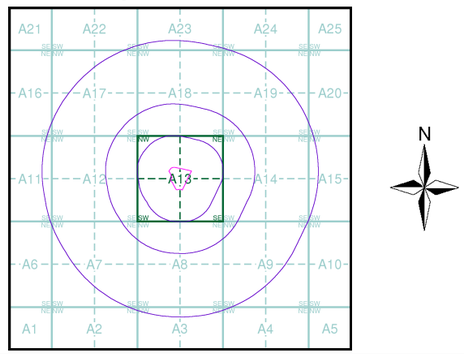
Map Name(s) and Date(s)

016SE 1899 1:10,560	017SW 1899 1:10,560
025NE 1899 1:10,560	026NW 1899 1:10,560

Historical Map - Slice A



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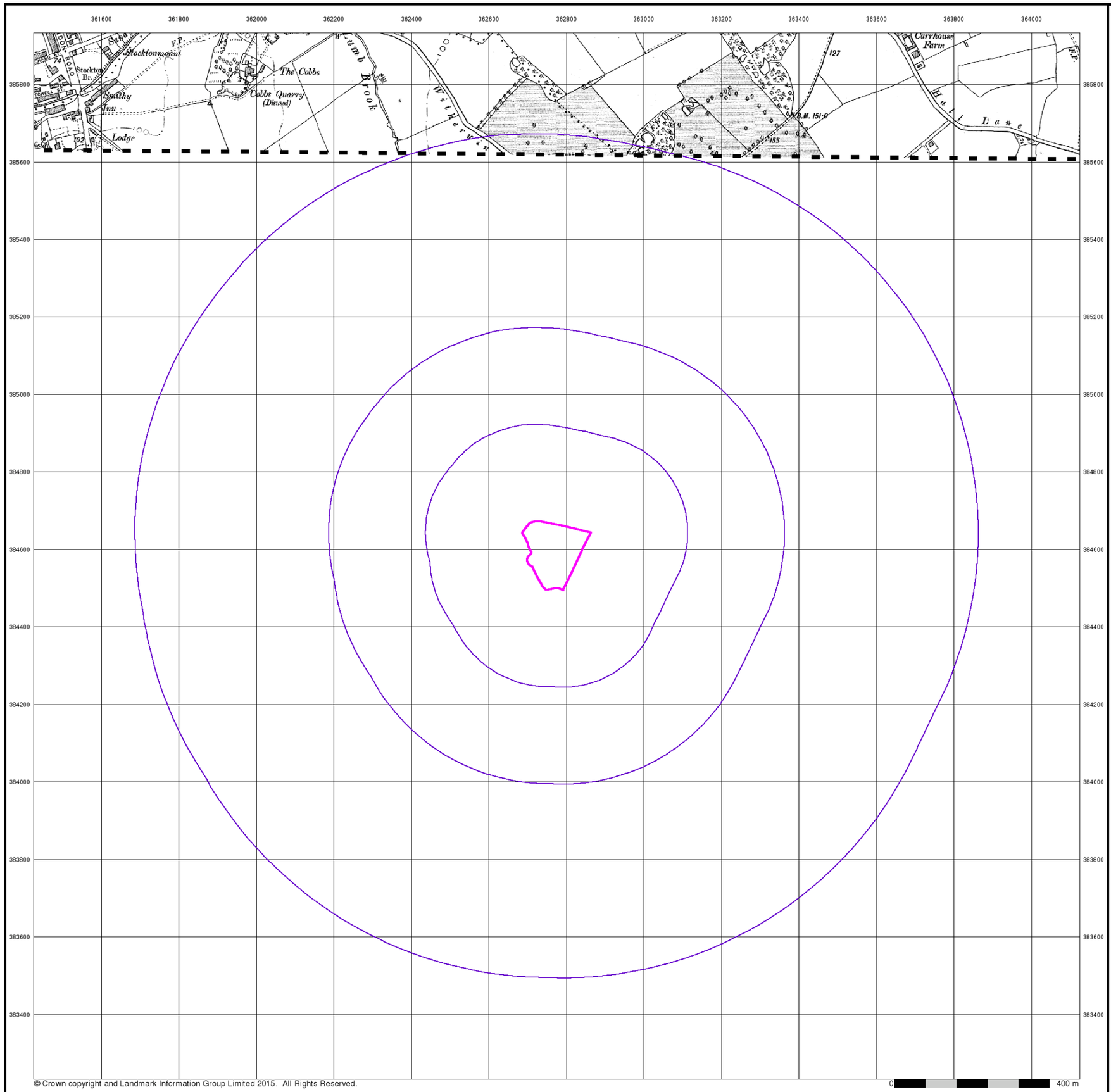

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Lancashire And Furness

Published 1908

Source map scale - 1:10,560

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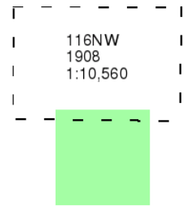
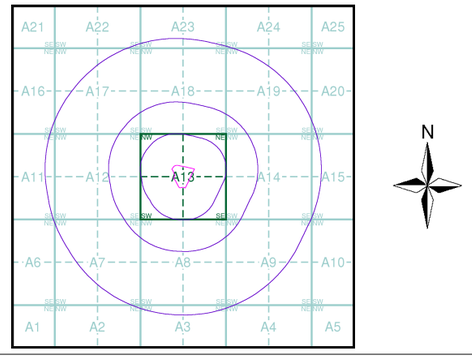
Map Name(s) and Date(s)



Historical Map - Slice A



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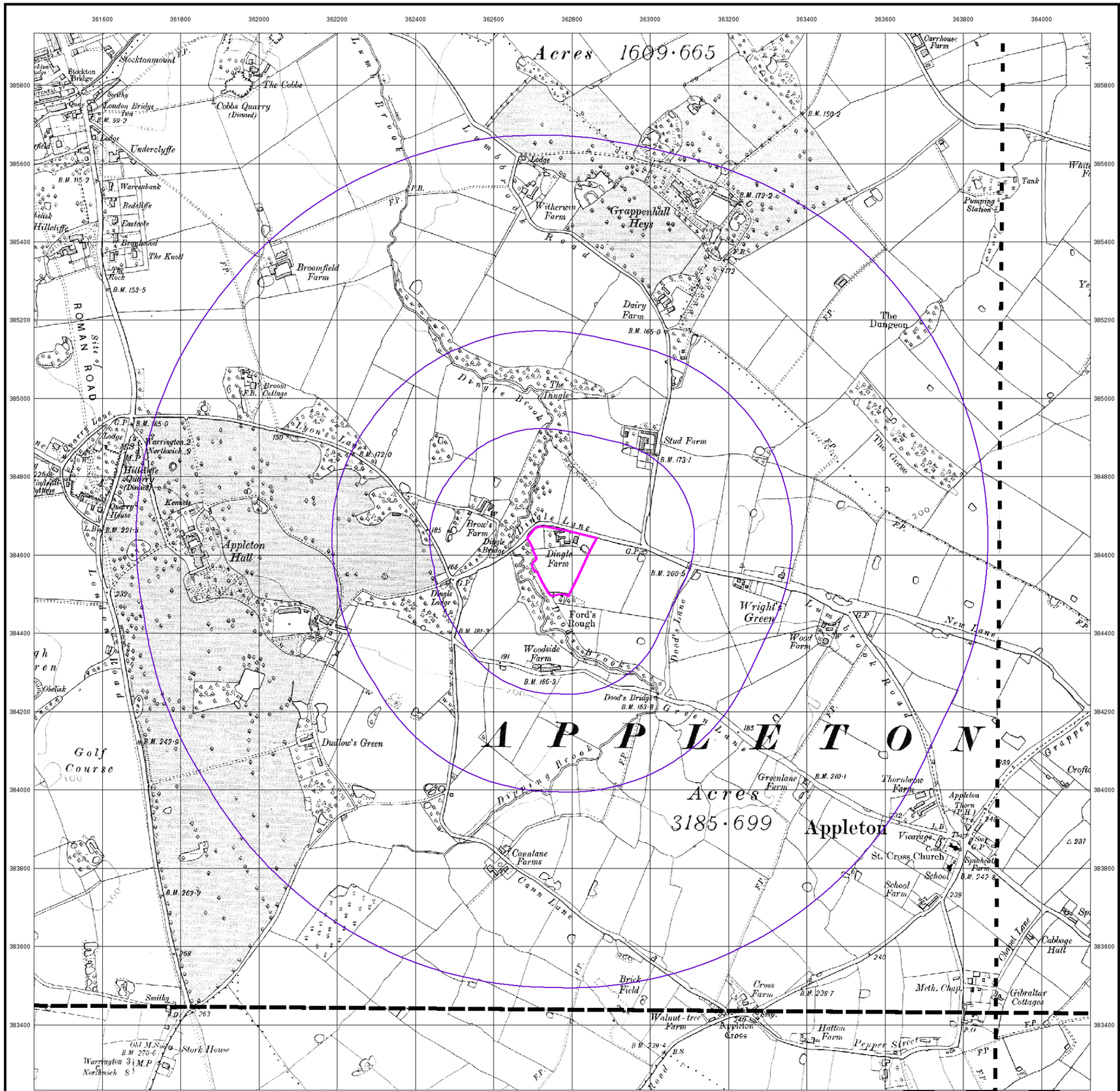

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Cheshire

Published 1910 - 1911

Source map scale - 1:10,560

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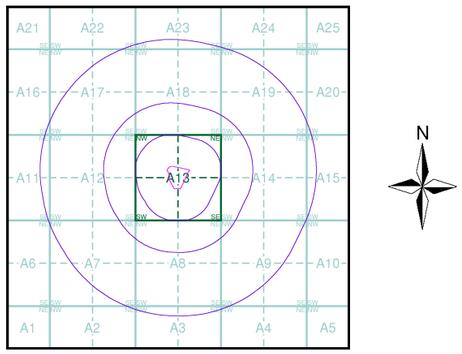
Map Name(s) and Date(s)

016SE 1911 1:10,560	017SW 1910 1:10,560
025NE 1911 1:10,560	026NW 1910 1:10,560

Historical Map - Slice A



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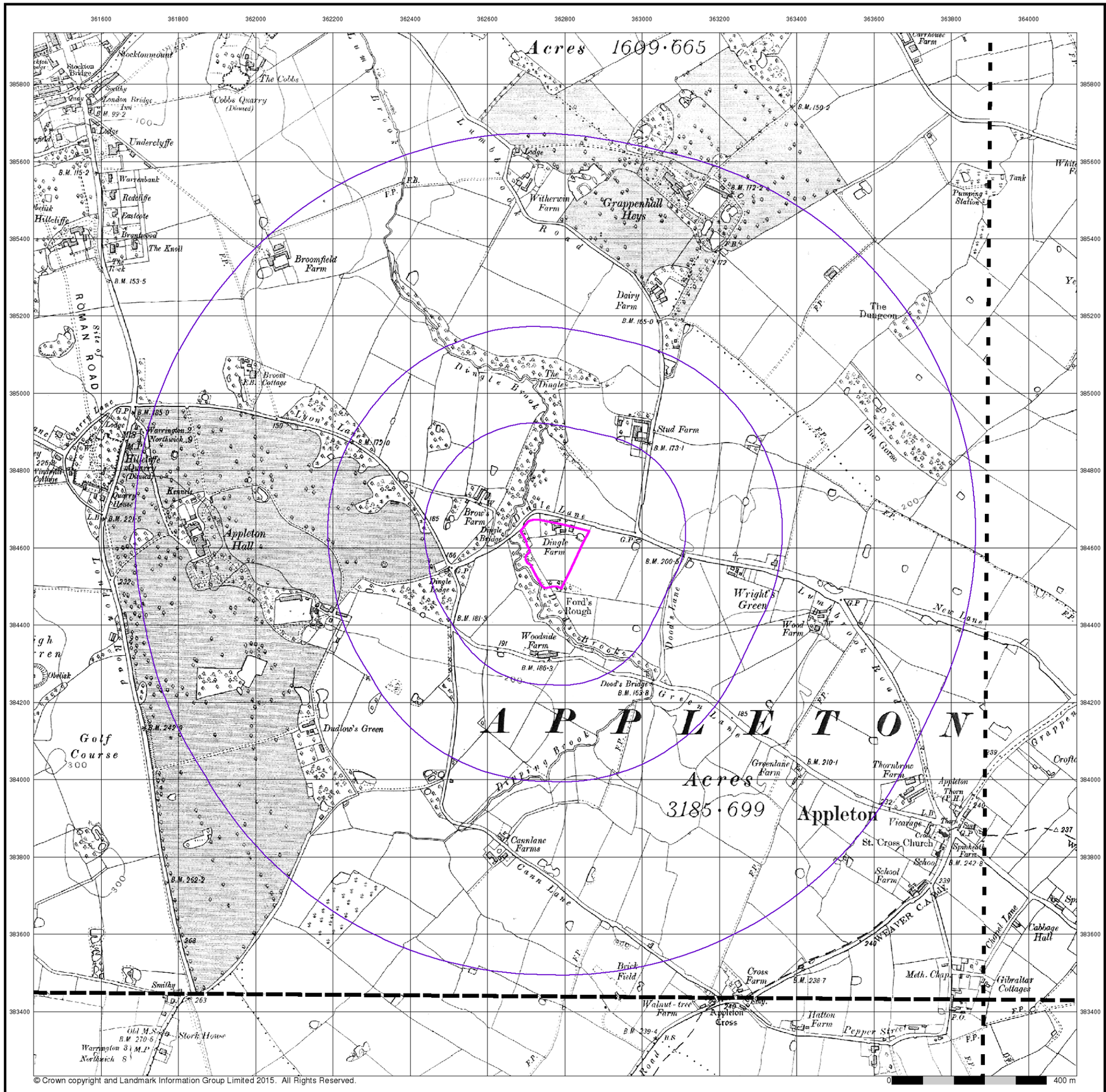

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LANDMARK INFORMATION GROUP®

Cheshire

Published 1910 - 1911

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Historical Map - Slice A

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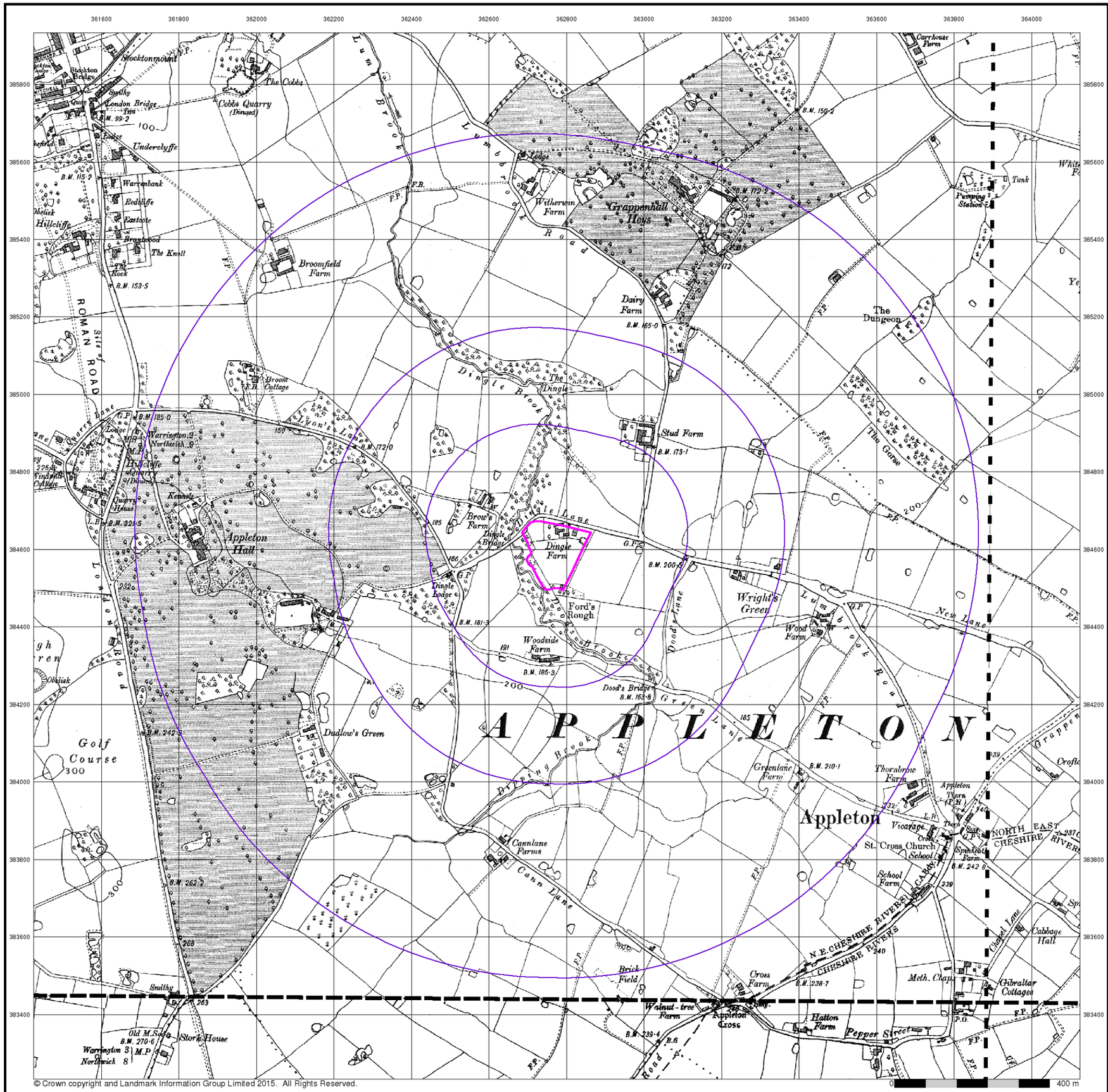

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Envirocheck®

LANDMARK INFORMATION GROUP®

Cheshire

Published 1910 - 1911

Source map scale - 1:10,560

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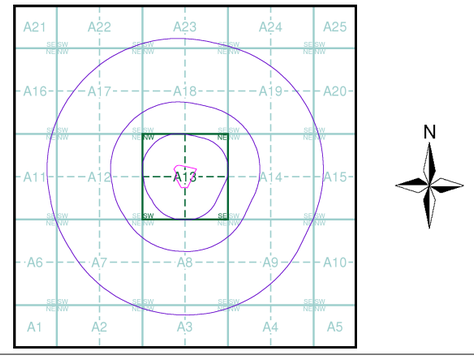
Map Name(s) and Date(s)

016SE 1911 1:10,560	017SW 1910 1:10,560
025NE 1911 1:10,560	026NW 1910 1:10,560

Historical Map - Slice A



Order Details

Order Number:	139211948_1_1
Customer Ref:	Dingle Farm
National Grid Reference:	362770, 384590
Slice:	A
Site Area (Ha):	2.01
Search Buffer (m):	1000

Site Details

Dingle Farm, Dingle Lane, WARRINGTON, WA4 5NB

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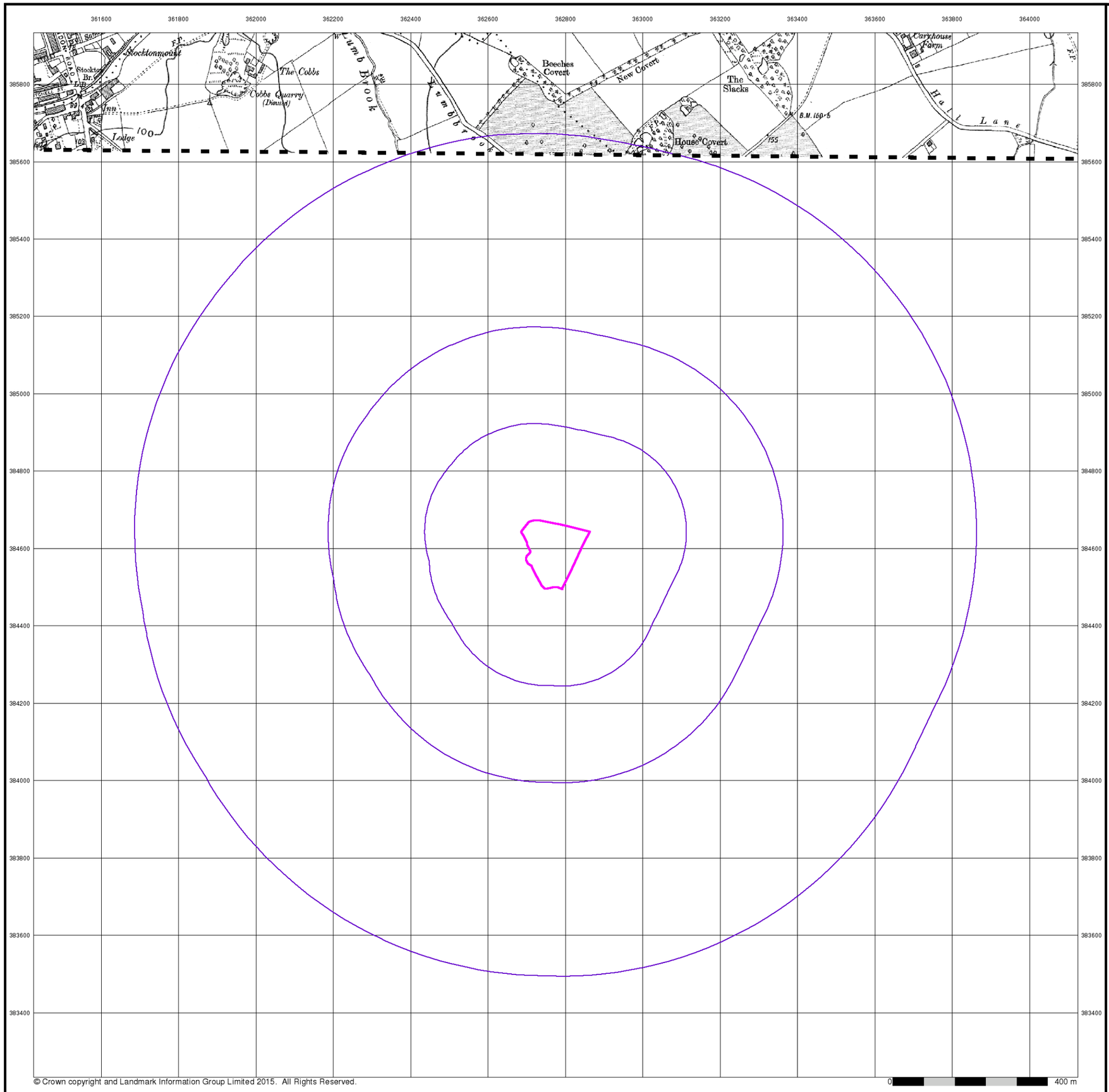

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Lancashire And Furness

Published 1929

Source map scale - 1:10,560

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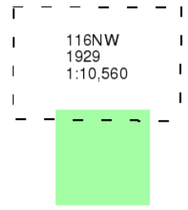
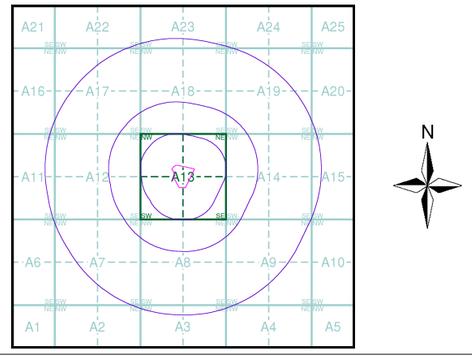


Historical Map - Slice A



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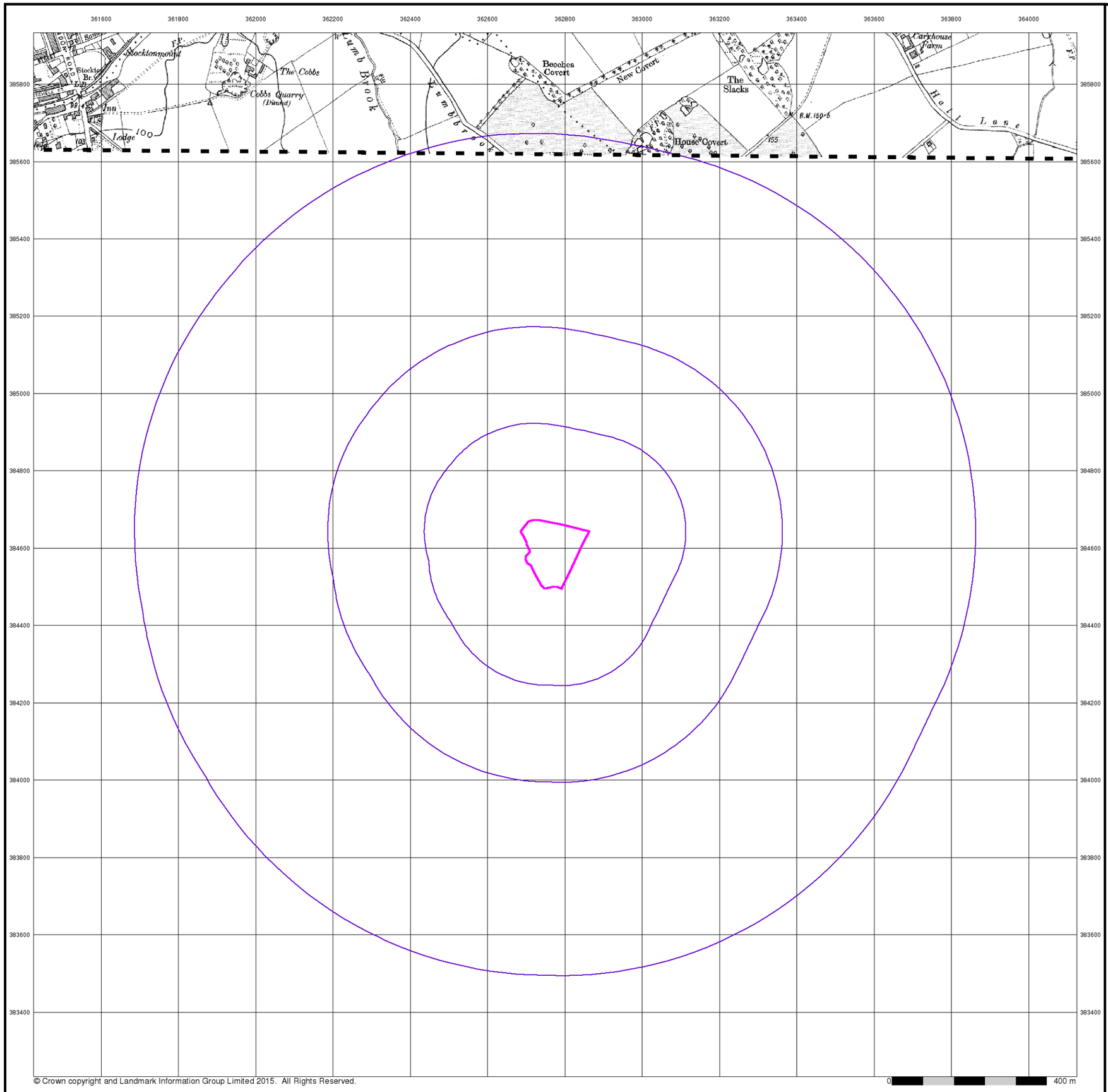

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Lancashire And Furness

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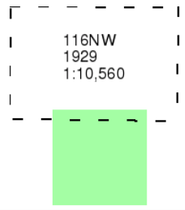
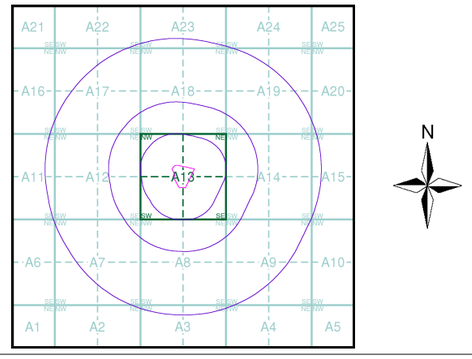


Historical Map - Slice A



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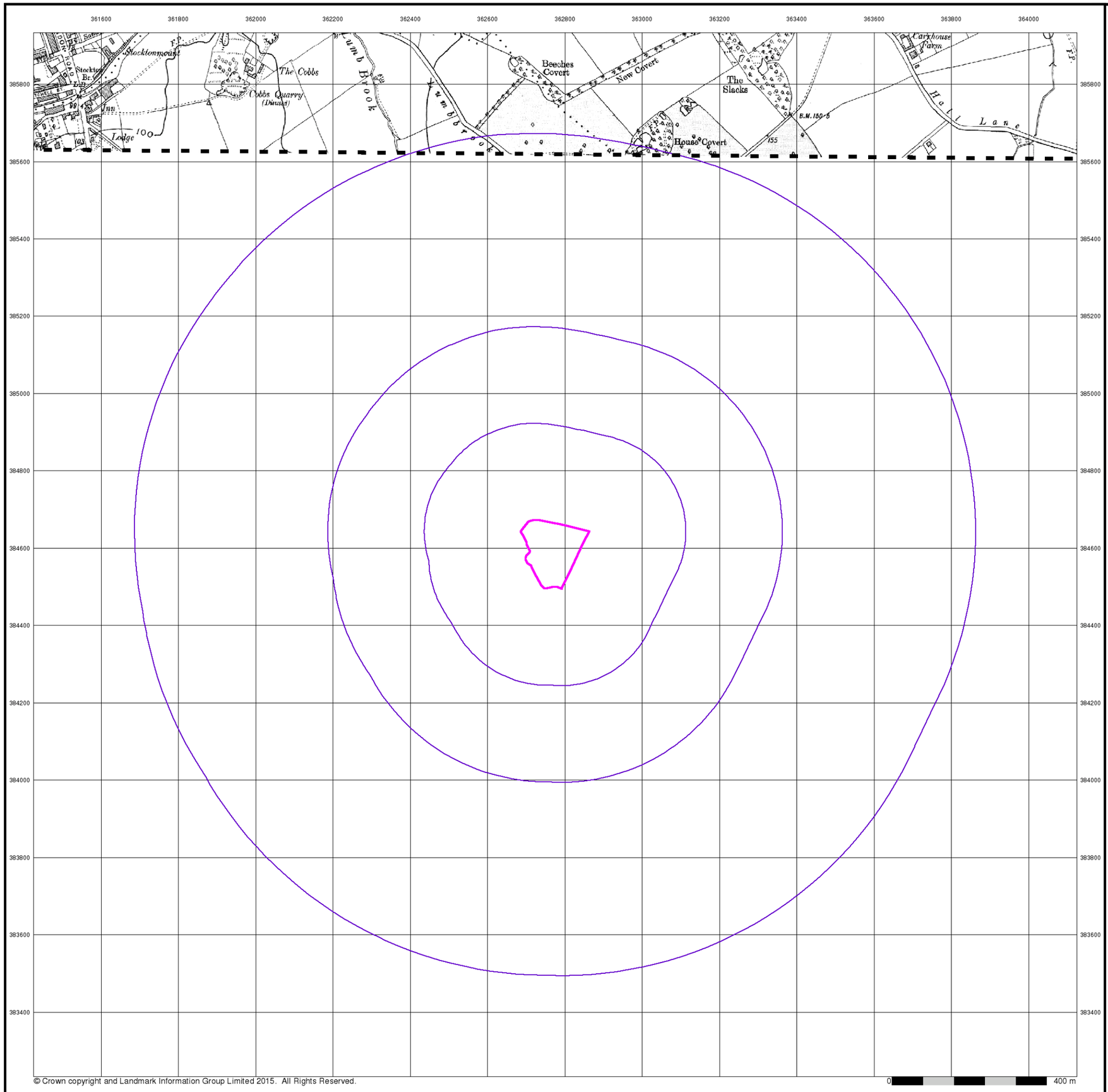

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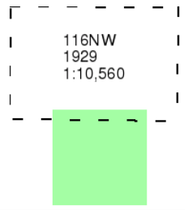
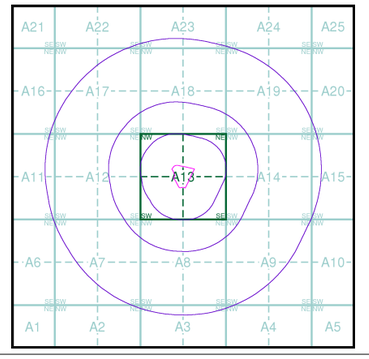


Historical Map - Slice A



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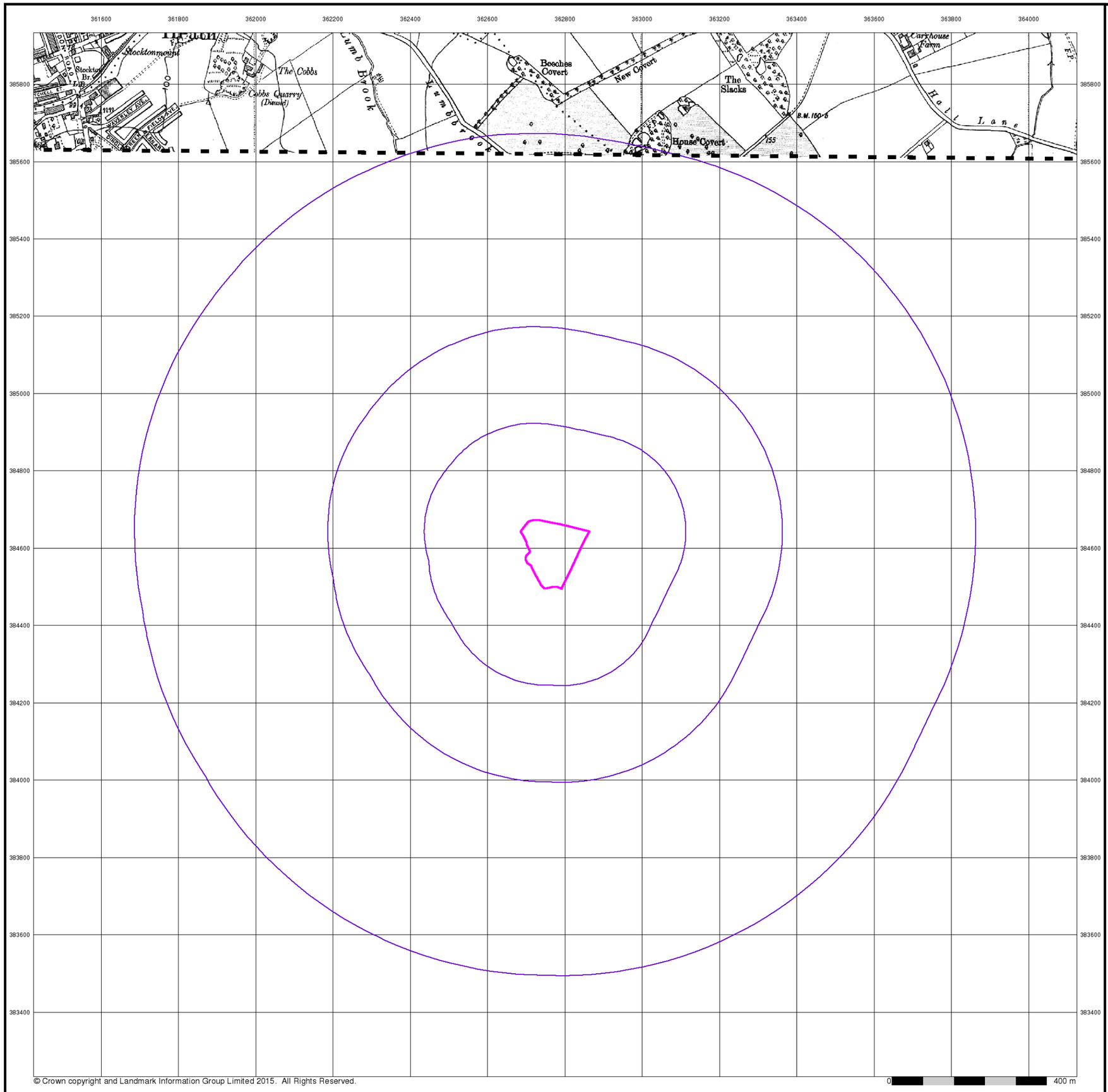

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Lancashire And Furness

Published 1938

Source map scale - 1:10,560

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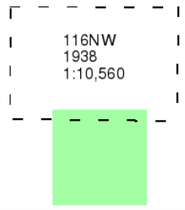
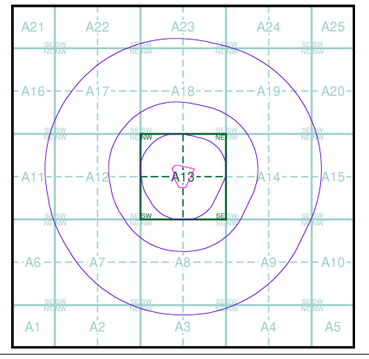


Historical Map - Slice A



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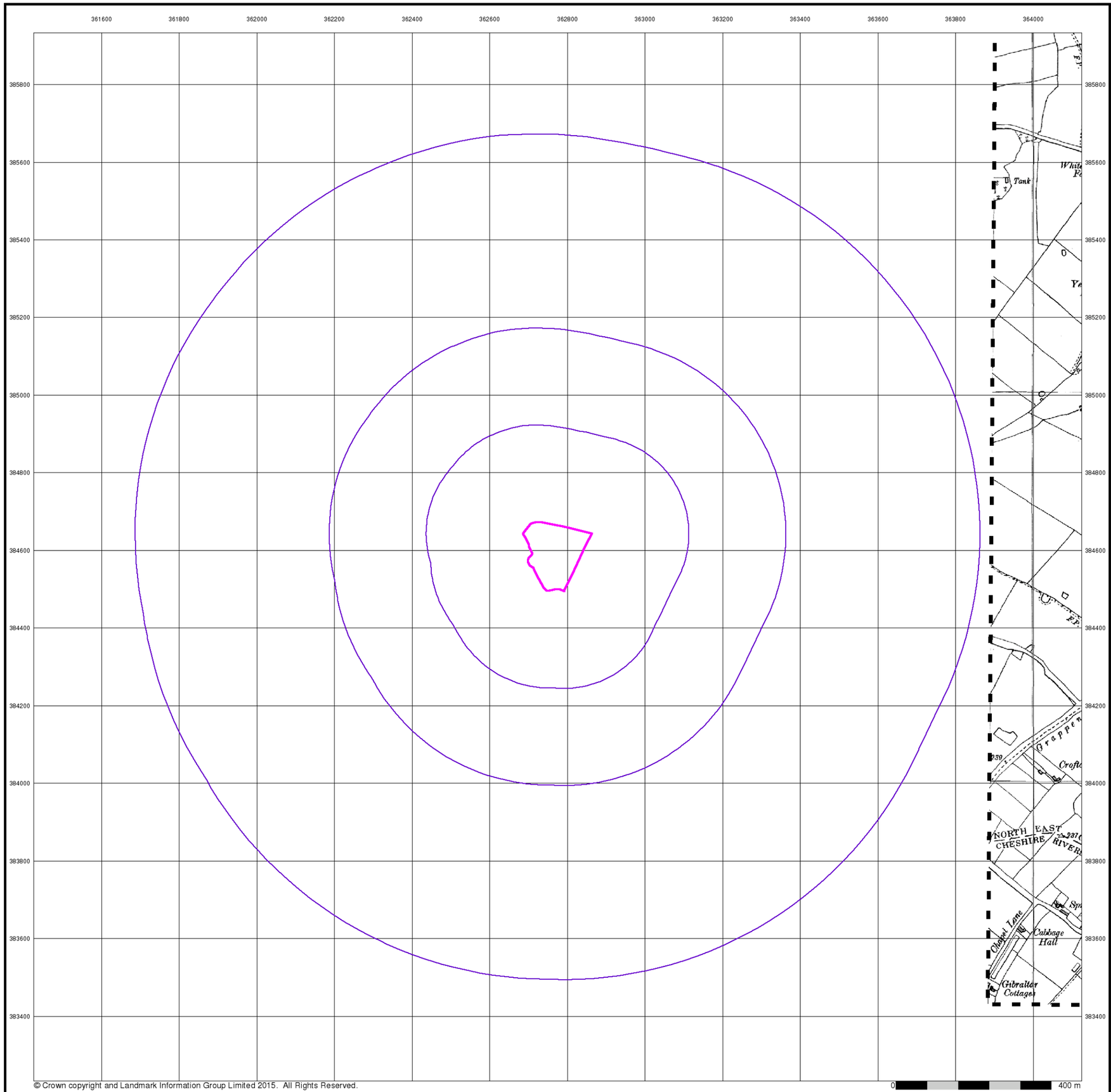

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Cheshire

Published 1938

Source map scale - 1:10,560

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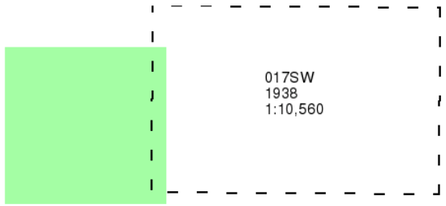
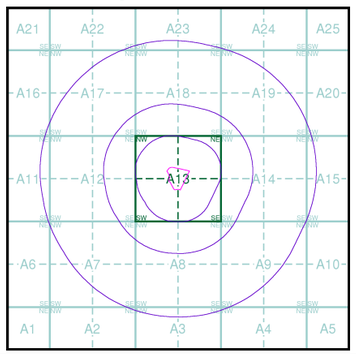


Historical Map - Slice A



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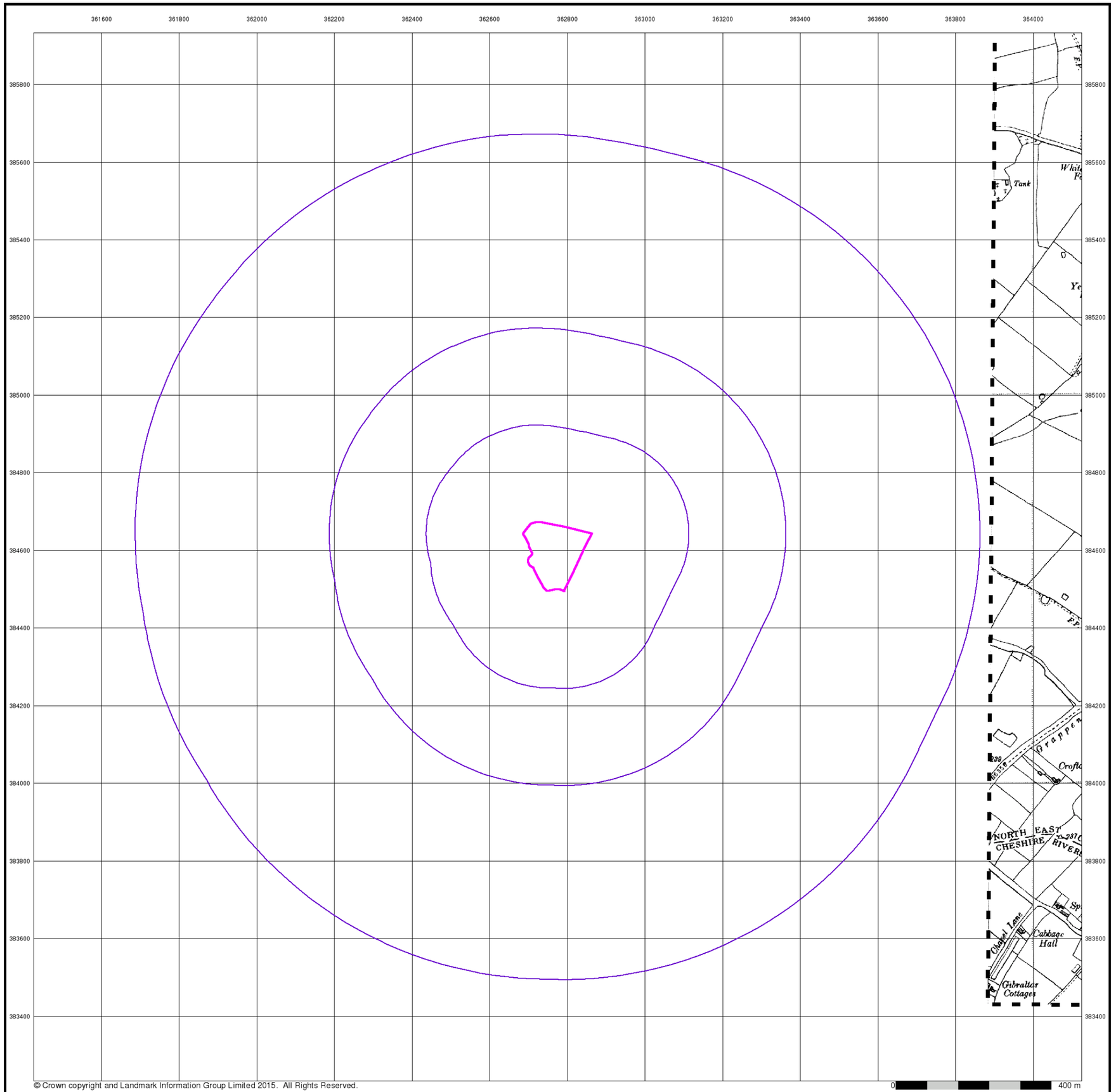

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Cheshire

Published 1938

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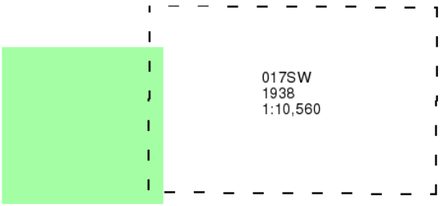
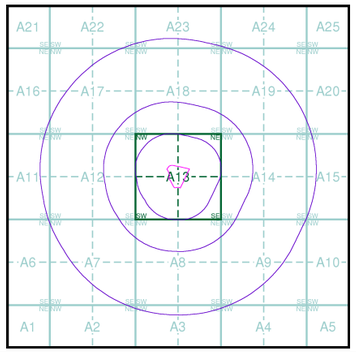


Historical Map - Slice A



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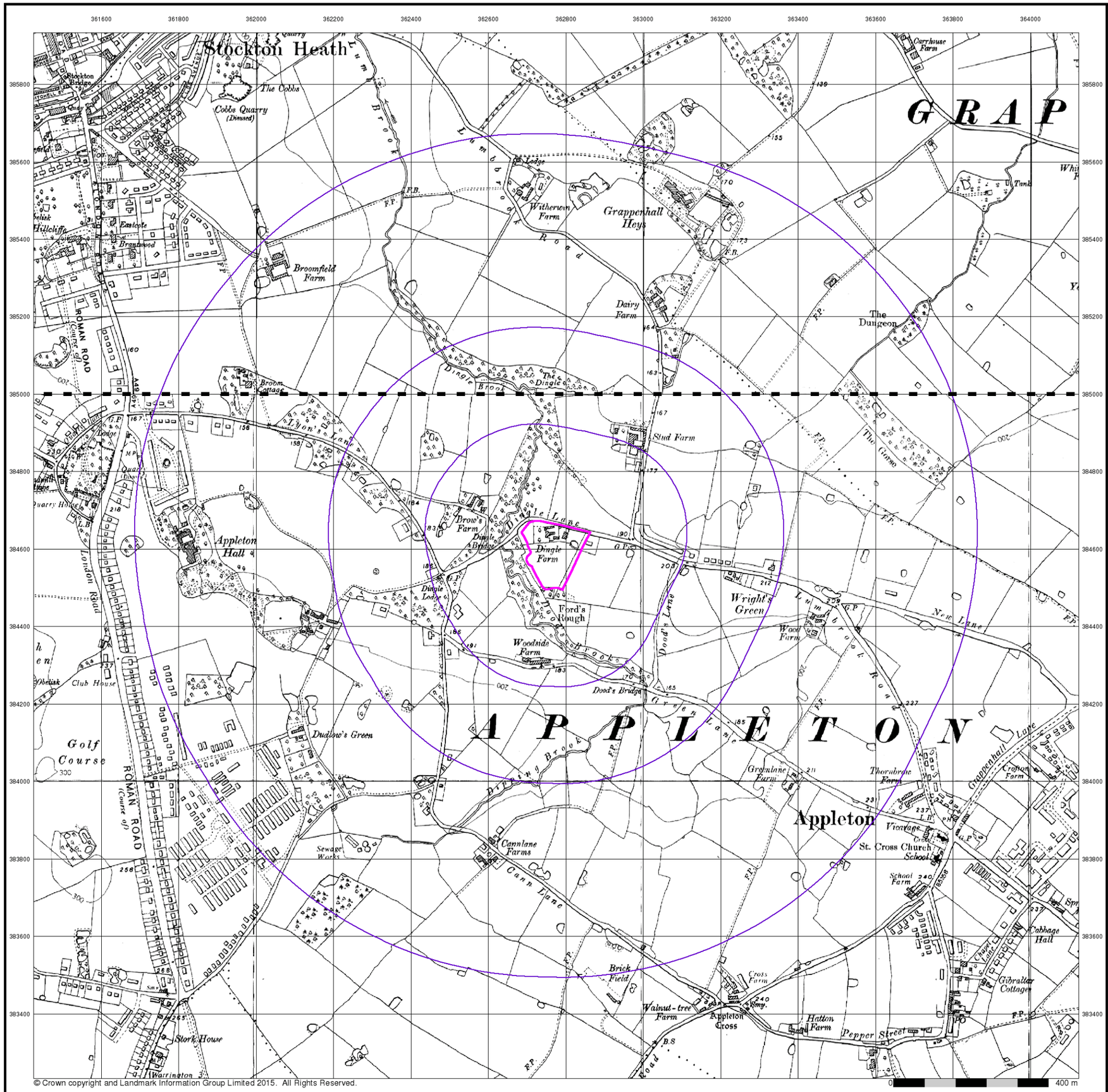

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Ordnance Survey Plan

Published 1954

Source map scale - 1:10,000

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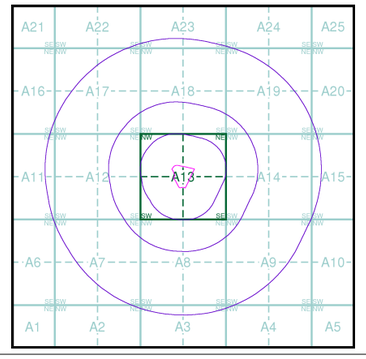
Map Name(s) and Date(s)

SJ68NW
1954
1:10,560

SJ68SW
1954
1:10,560

Historical Map - Slice A



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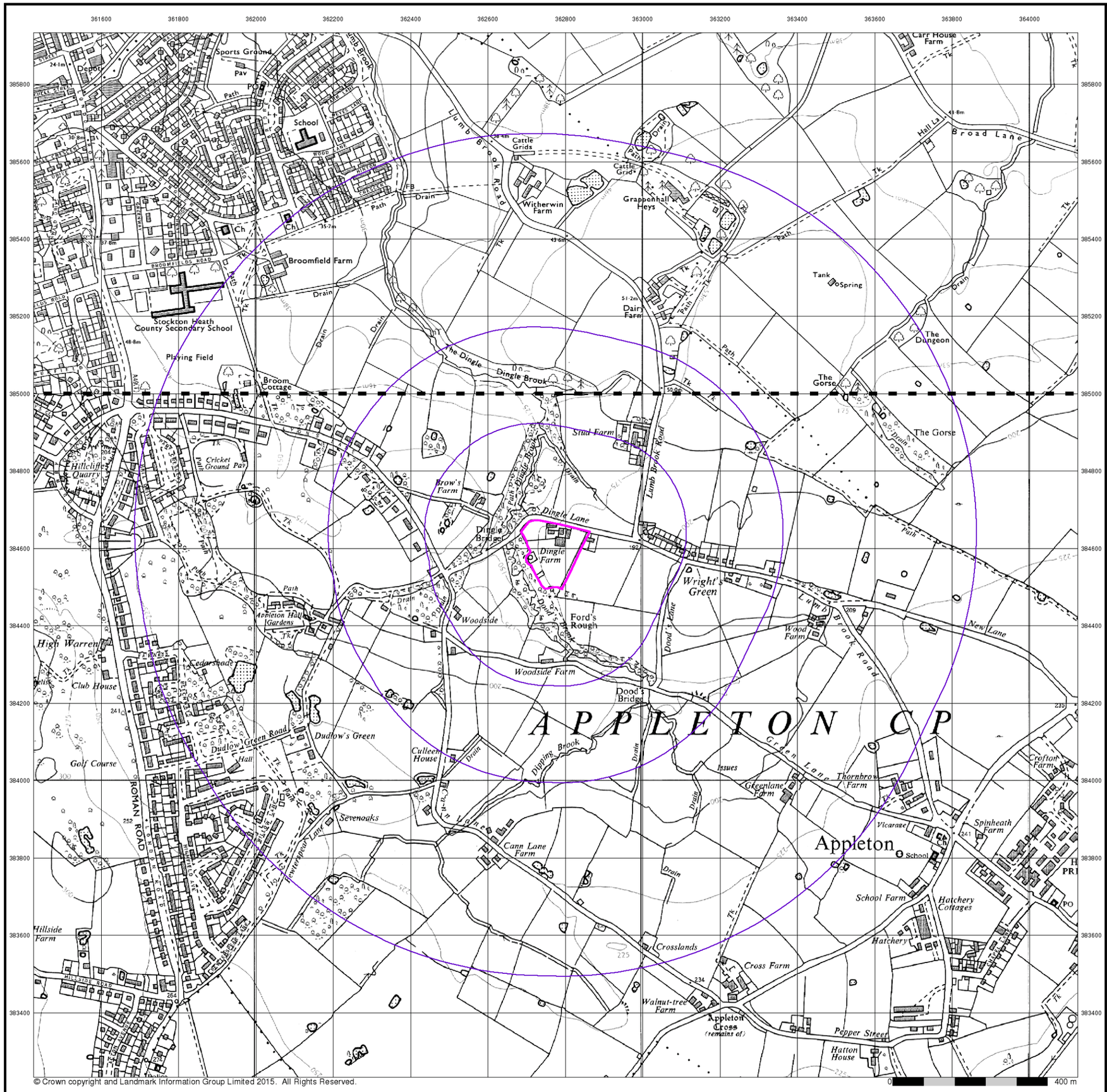

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Ordnance Survey Plan

Published 1970

Source map scale - 1:10,000

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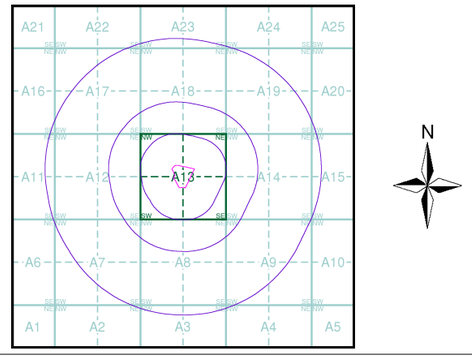
Map Name(s) and Date(s)

SJ68NW
1970
1:10,000

SJ68SW
1970
1:10,560

Historical Map - Slice A



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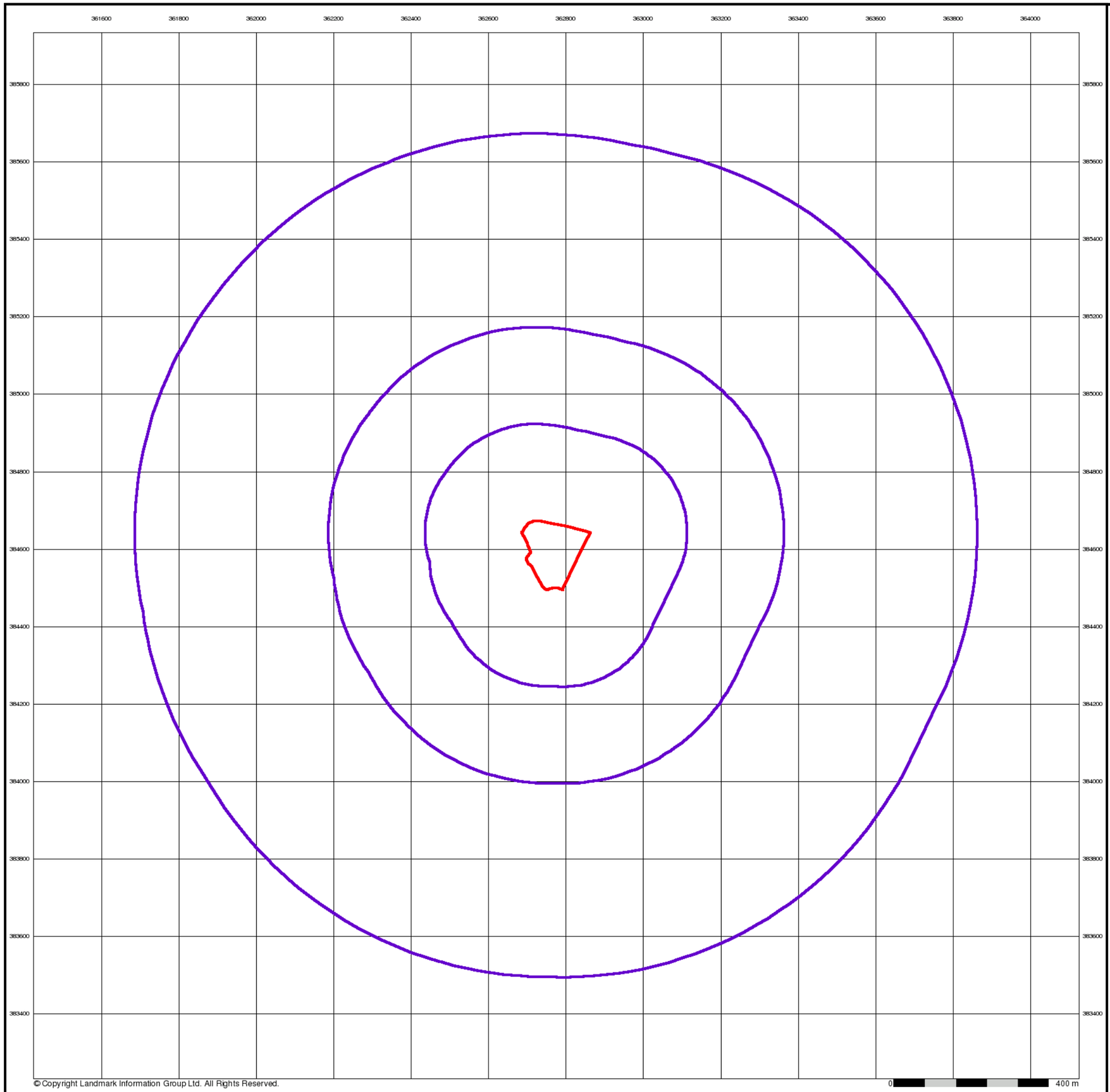

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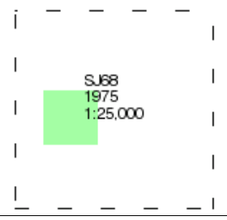
Manchester

Published 1975

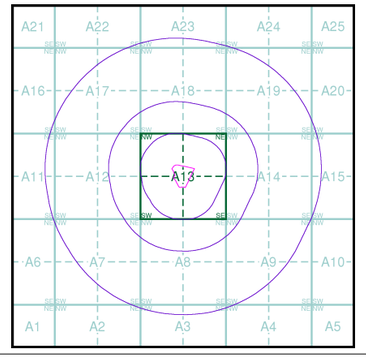
Source map scale - 1:25,000

These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.
They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)



Russian Map - Slice A



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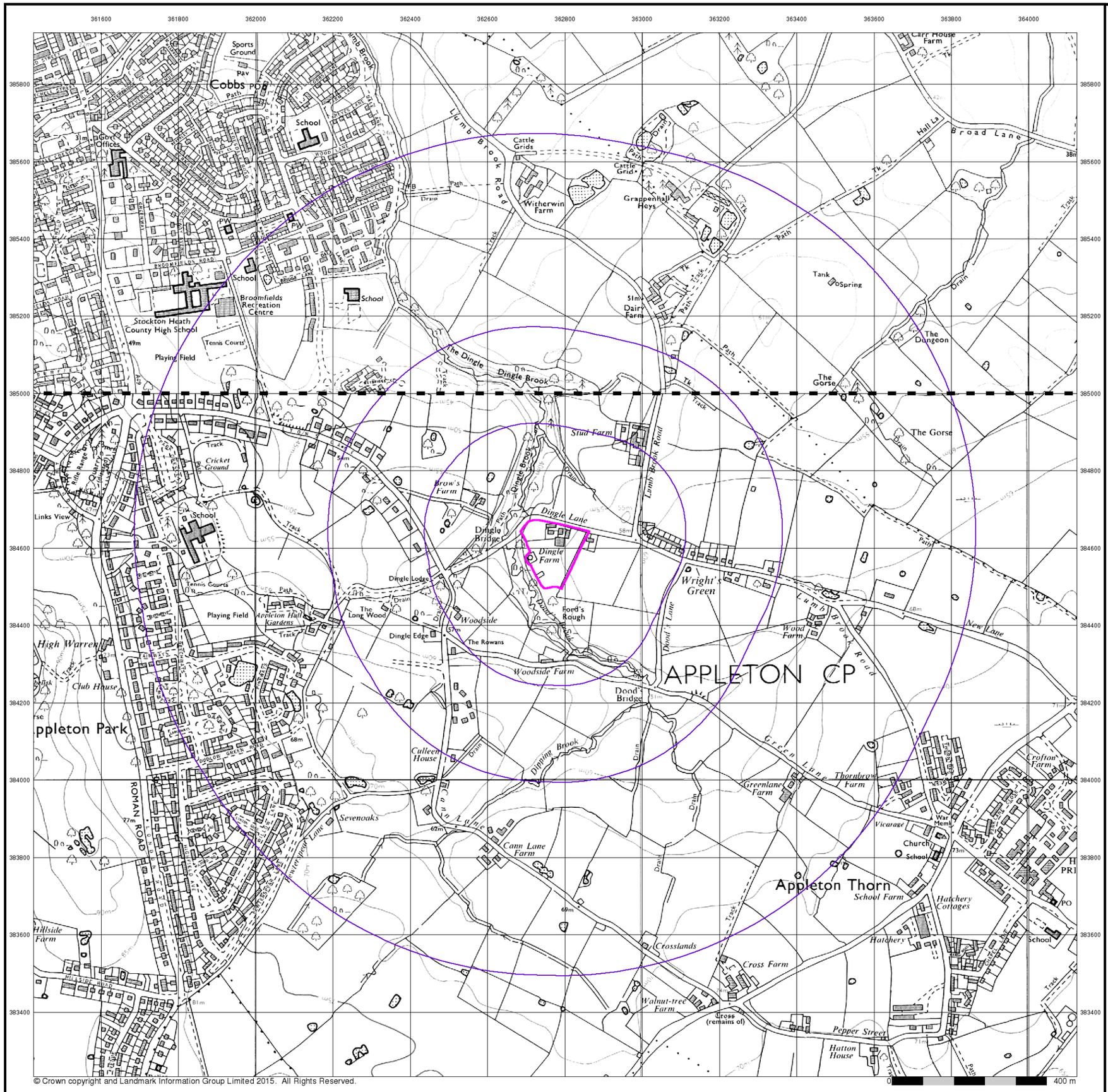

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Ordnance Survey Plan

Published 1981 - 1987

Source map scale - 1:10,000

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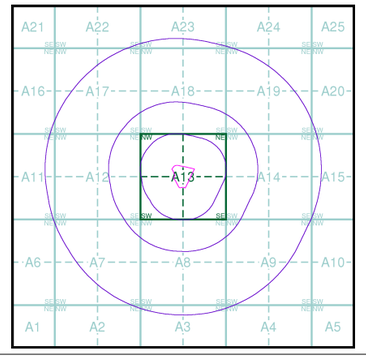
Map Name(s) and Date(s)

SJ68NW
1987
1:10,000

SJ68SW
1981
1:10,000

Historical Map - Slice A



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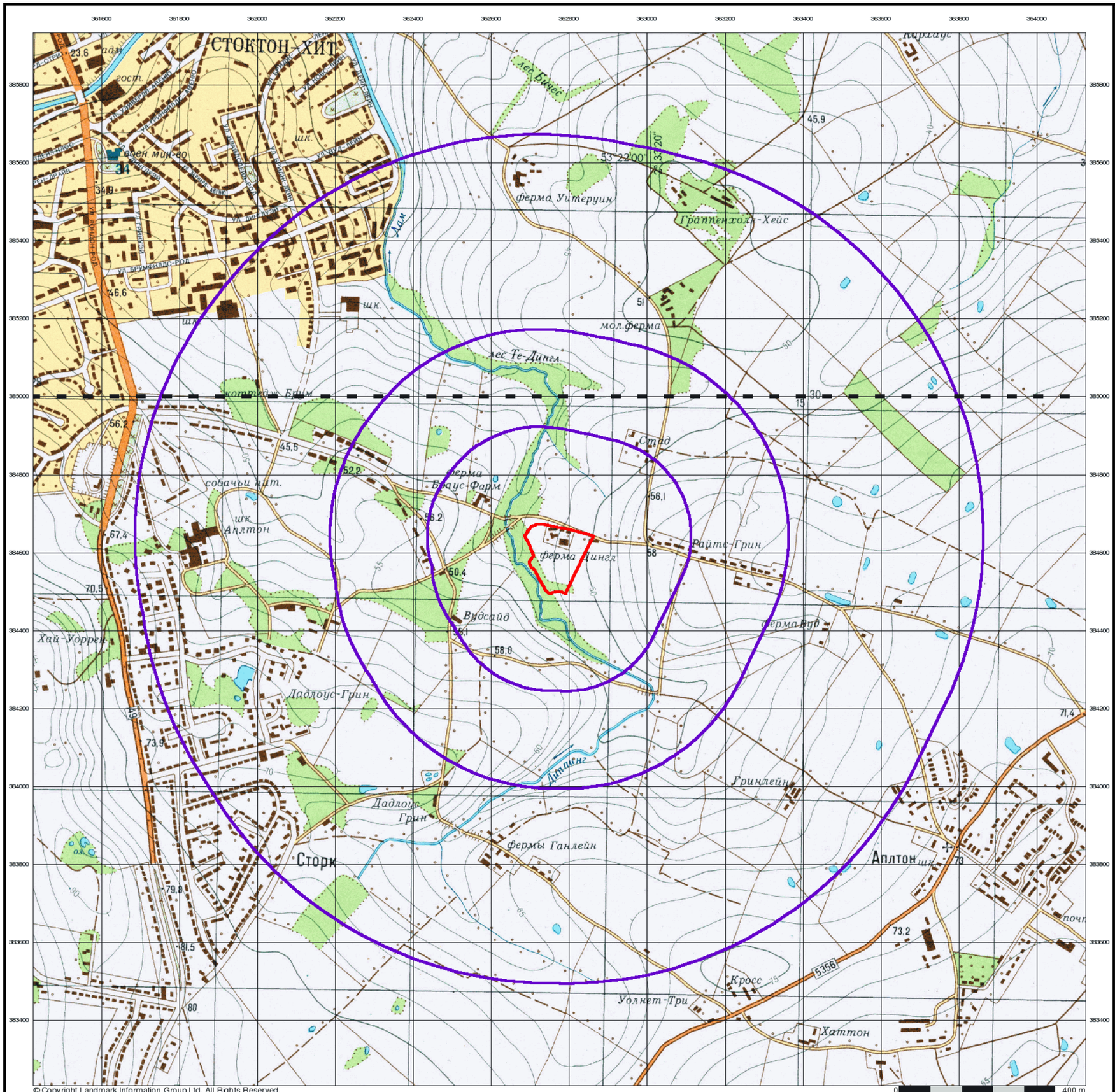

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Warrington

Published 1984

Source map scale - 1:10,000

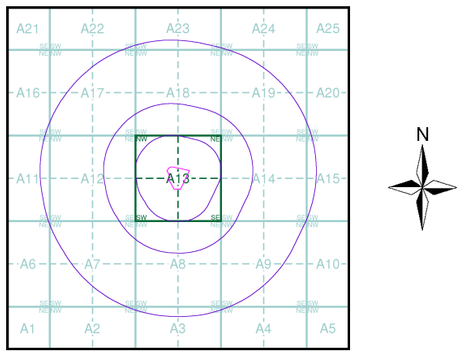
These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.
They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)

SJ68NW
1984
1:10,000

SJ68SW
1984
1:10,000

Russian Map - Slice A



Order Details

Order Number:	139211948_1_1
Customer Ref:	Dingle Farm
National Grid Reference:	362770, 384590
Slice:	A
Site Area (Ha):	2.01
Search Buffer (m):	1000

Site Details

Dingle Farm, Dingle Lane, WARRINGTON, WA4 5NB

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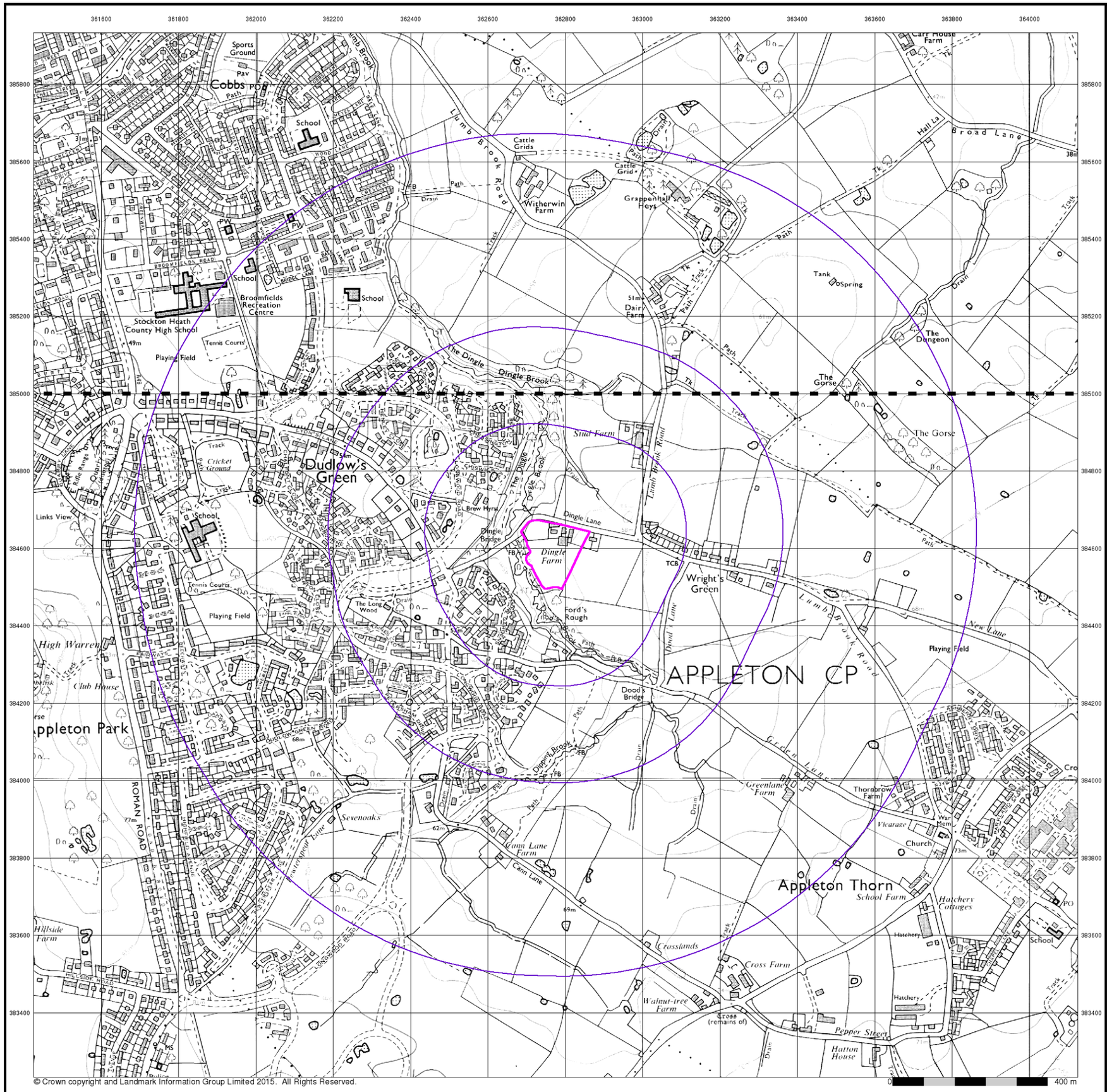

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Ordnance Survey Plan

Published 1992 - 1993

Source map scale - 1:10,000

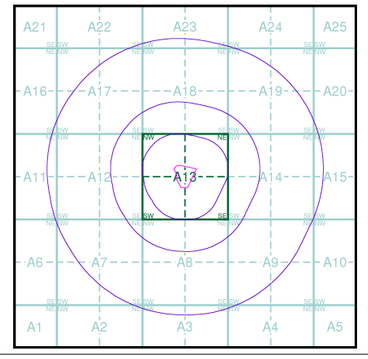
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ68NW
1993
1:10,000

SJ68SW
1992
1:10,000

Historical Map - Slice A



Order Details

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Slice:	A
Site Area (Ha):	2.01
Search Buffer (m):	1000

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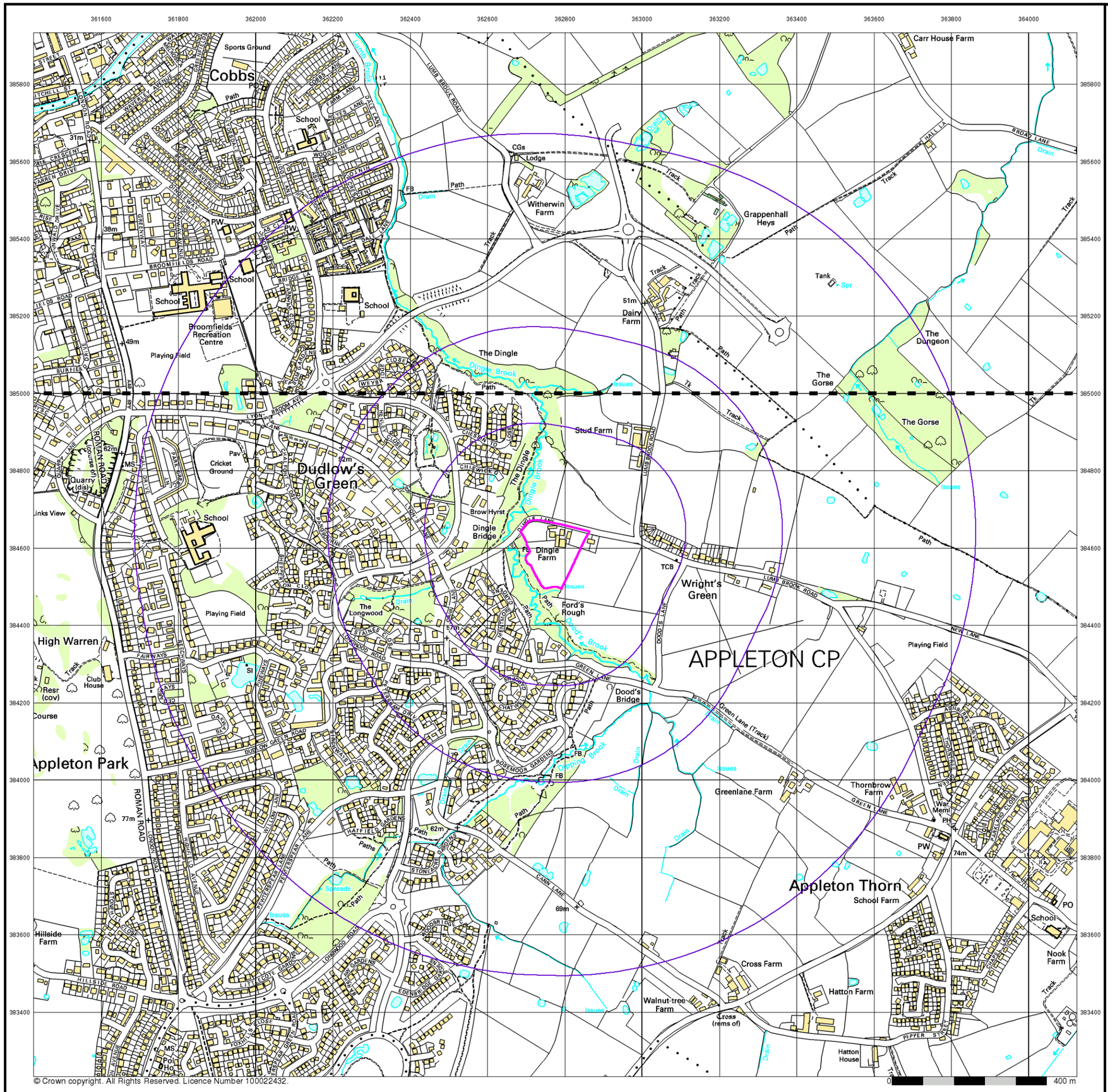

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10k Raster Mapping

Published 1999

Source map scale - 1:10,000

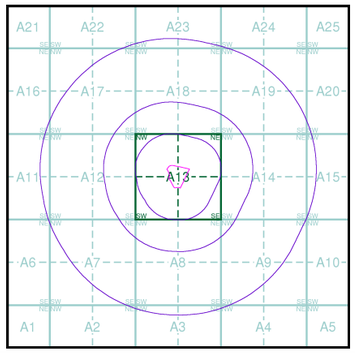
The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SJ68NW
1999
1:10,000

SJ68SW
1999
1:10,000

Historical Map - Slice A



Order Details

Order Number:	139211948_1_1
Customer Ref:	Dingle Farm
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Slice:	A
Site Area (Ha):	2.01
Search Buffer (m):	1000

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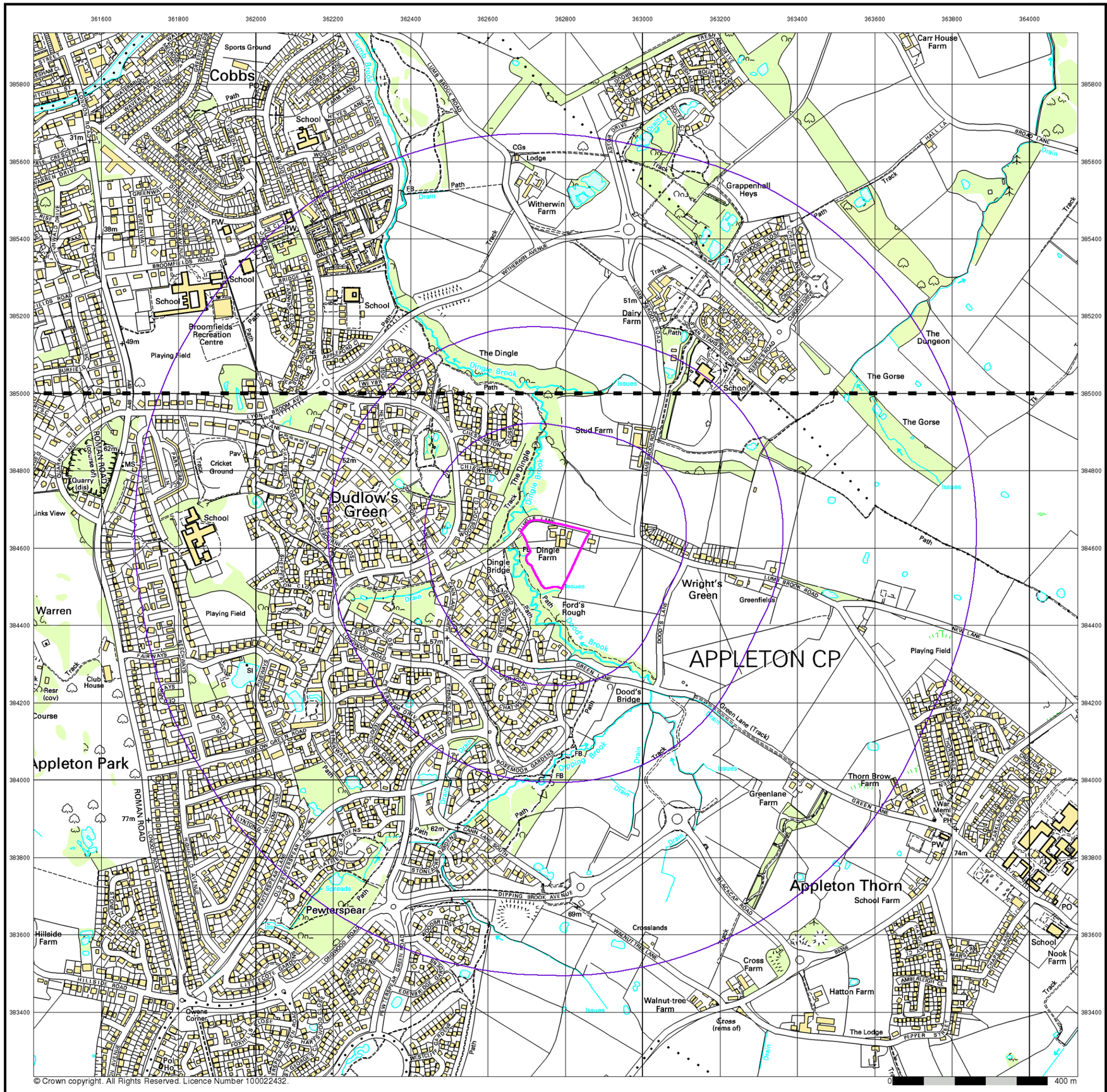

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0 400 m

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10k Raster Mapping

Published 2006

Source map scale - 1:10,000

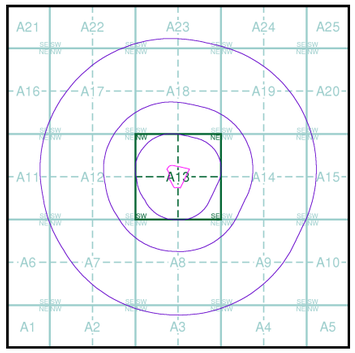
The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SJ68NW
2006
1:10,000

SJ68SW
2006
1:10,000

Historical Map - Slice A



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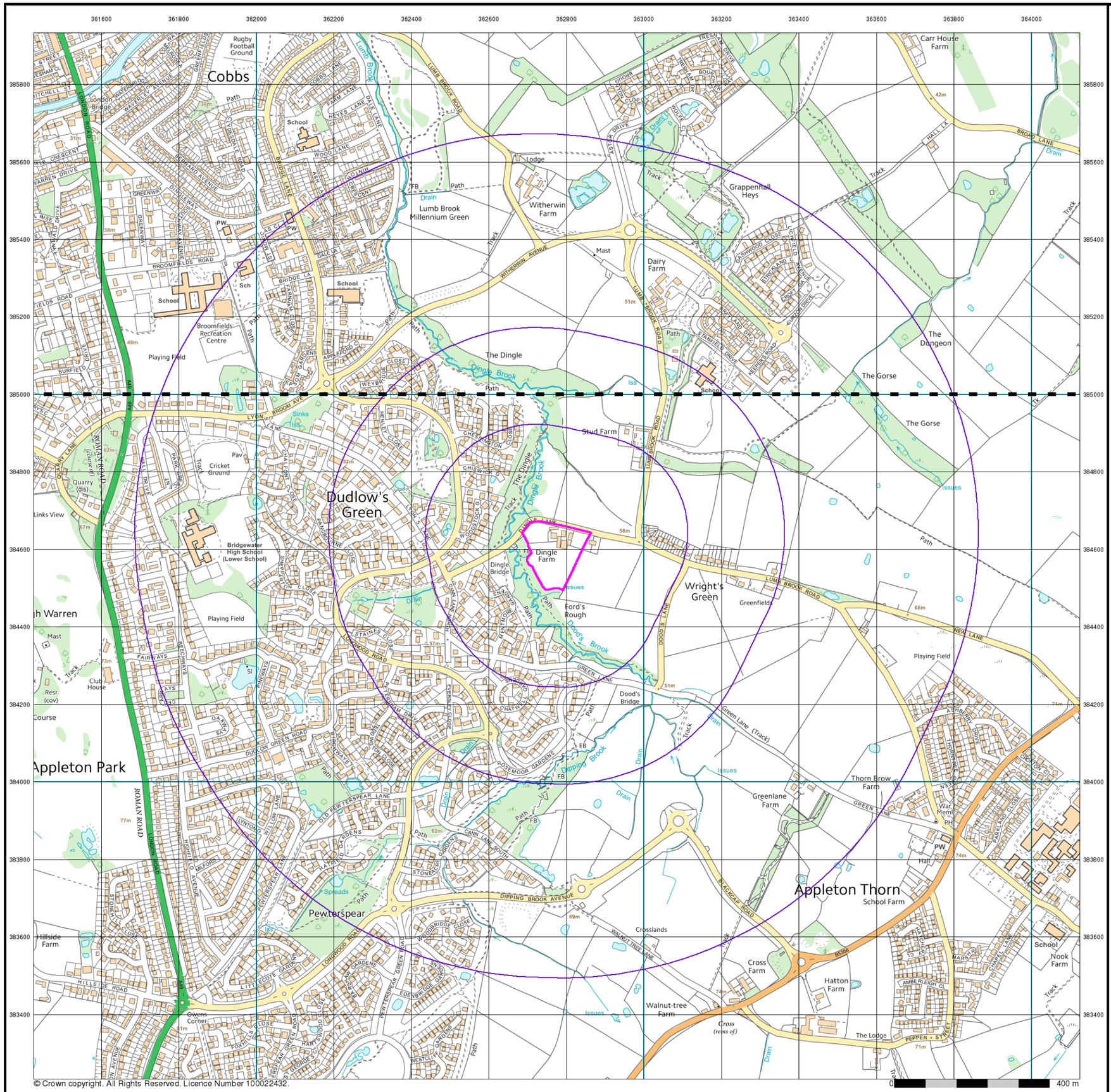

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VectorMap Local

Published 2017

Source map scale - 1:10,000

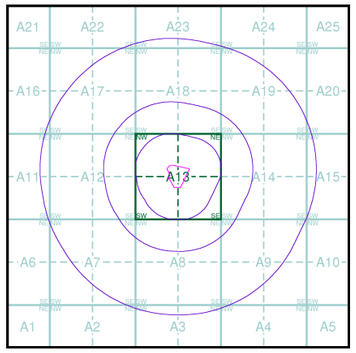
VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SJ68NW 2017 Variable

SJ68SW 2017 Variable

Historical Map - Slice A



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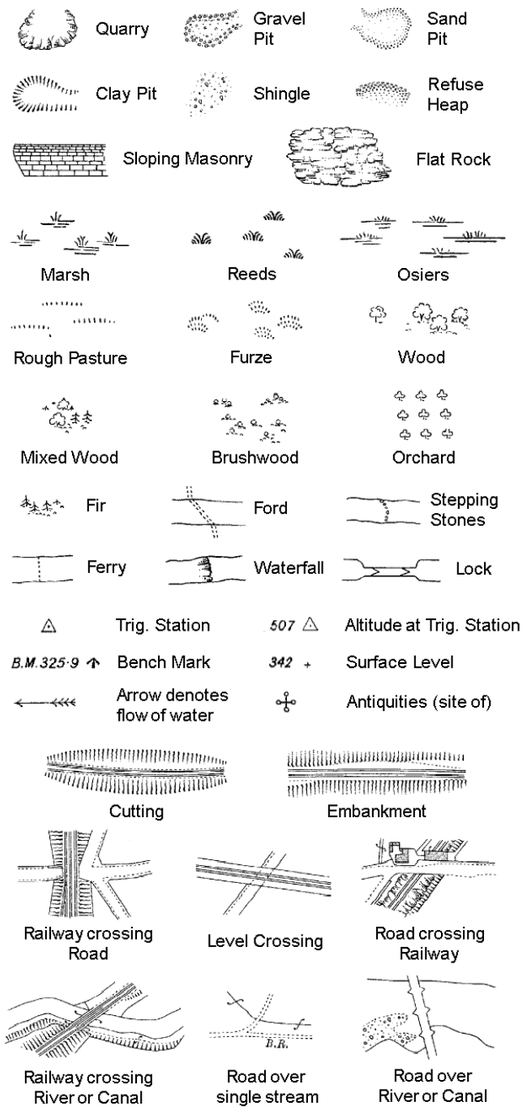
Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)

County & Civil Parish Boundary

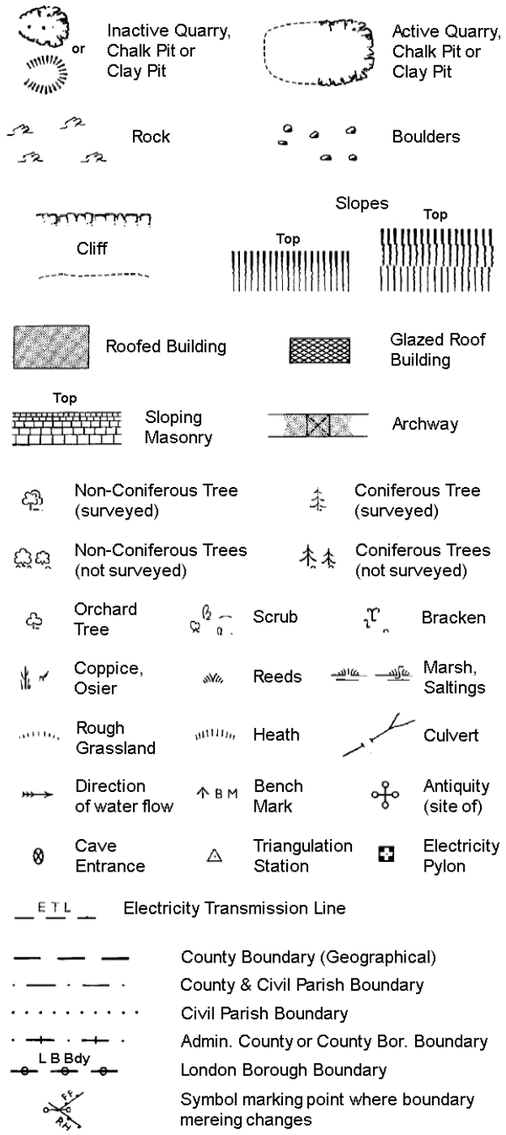
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

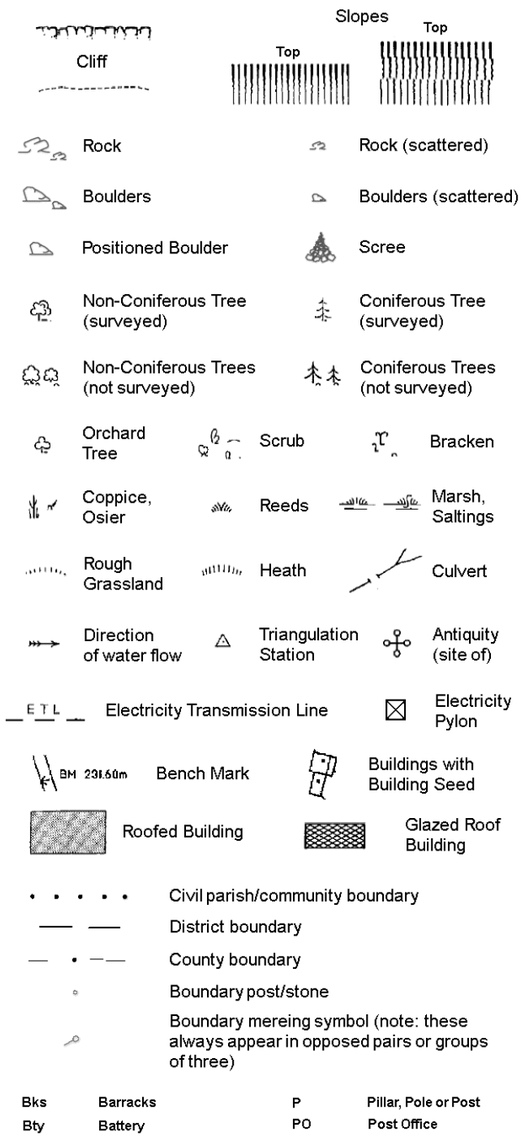
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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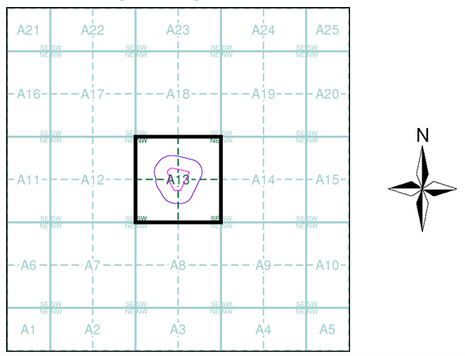
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:2,500	1877	2
Cheshire	1:2,500	1898	3
Cheshire	1:2,500	1910	4
Ordnance Survey Plan	1:1,250	1966	5
Ordnance Survey Plan	1:2,500	1967	6
Additional SIMs	1:1,250	1977 - 1987	7
Additional SIMs	1:2,500	1984	8
Additional SIMs	1:1,250	1984 - 1990	9
Additional SIMs	1:1,250	1987	10
Ordnance Survey Plan	1:1,250	1989	11
Additional SIMs	1:1,250	1989	12
Large-Scale National Grid Data	1:1,250	1993	13
Large-Scale National Grid Data	1:2,500	1993	14
Large-Scale National Grid Data	1:1,250	1994	15
Large-Scale National Grid Data	1:1,250	1996	16
Historical Aerial Photography	1:2,500	2001	17

Historical Map - Segment A13



Order Details

Order Number:	139211948_1_1
Customer Ref:	Dingle Farm
National Grid Reference:	362770, 384590
Slice:	A
Site Area (Ha):	2.01
Search Buffer (m):	100

Site Details

Dingle Farm, Dingle Lane, WARRINGTON, WA4 5NB

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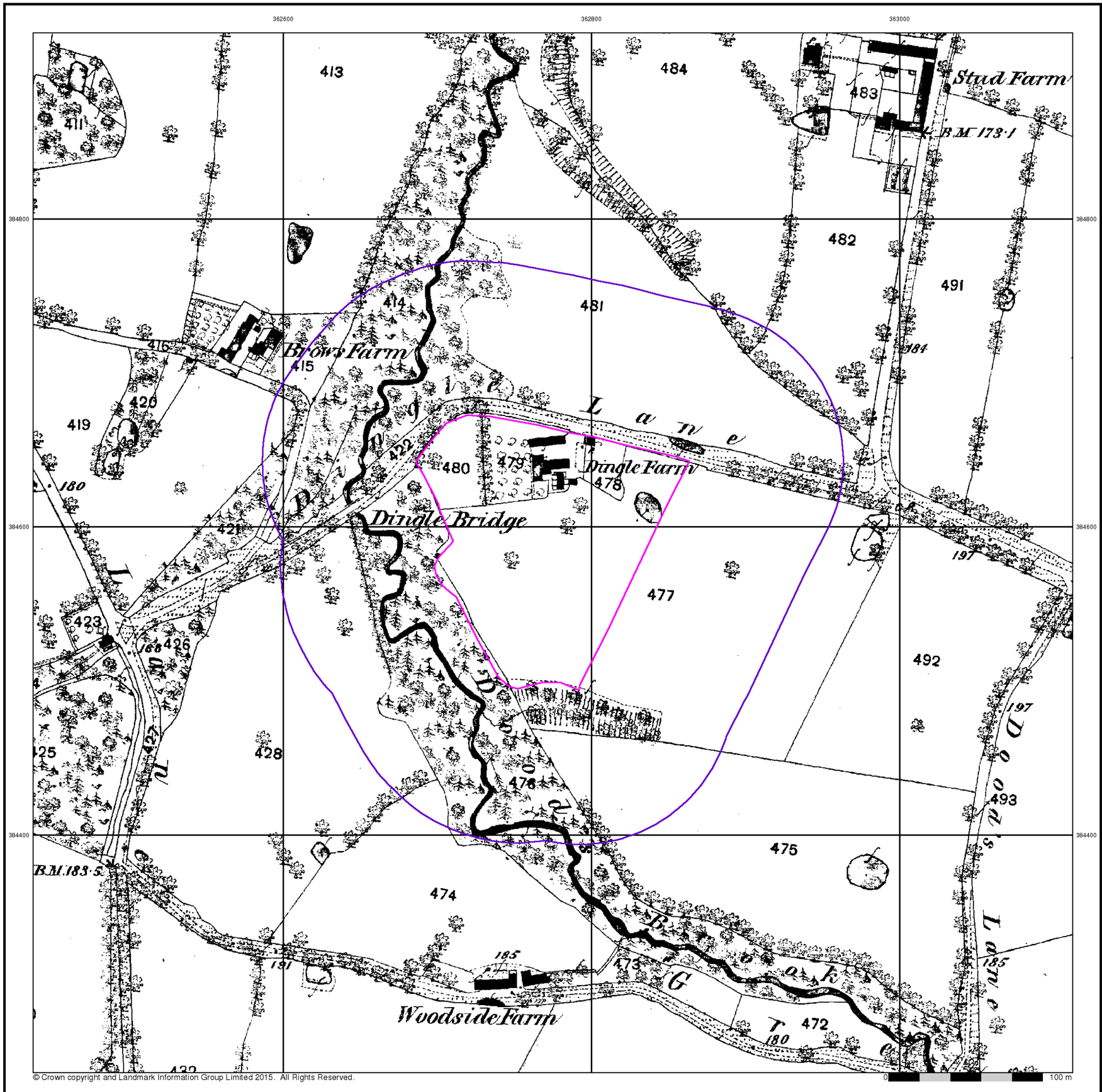

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Cheshire

Published 1877

Source map scale - 1:2,500

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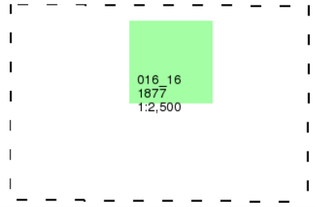
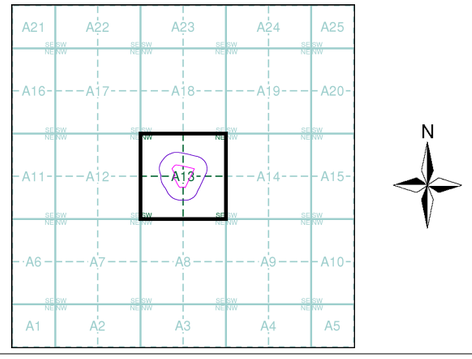
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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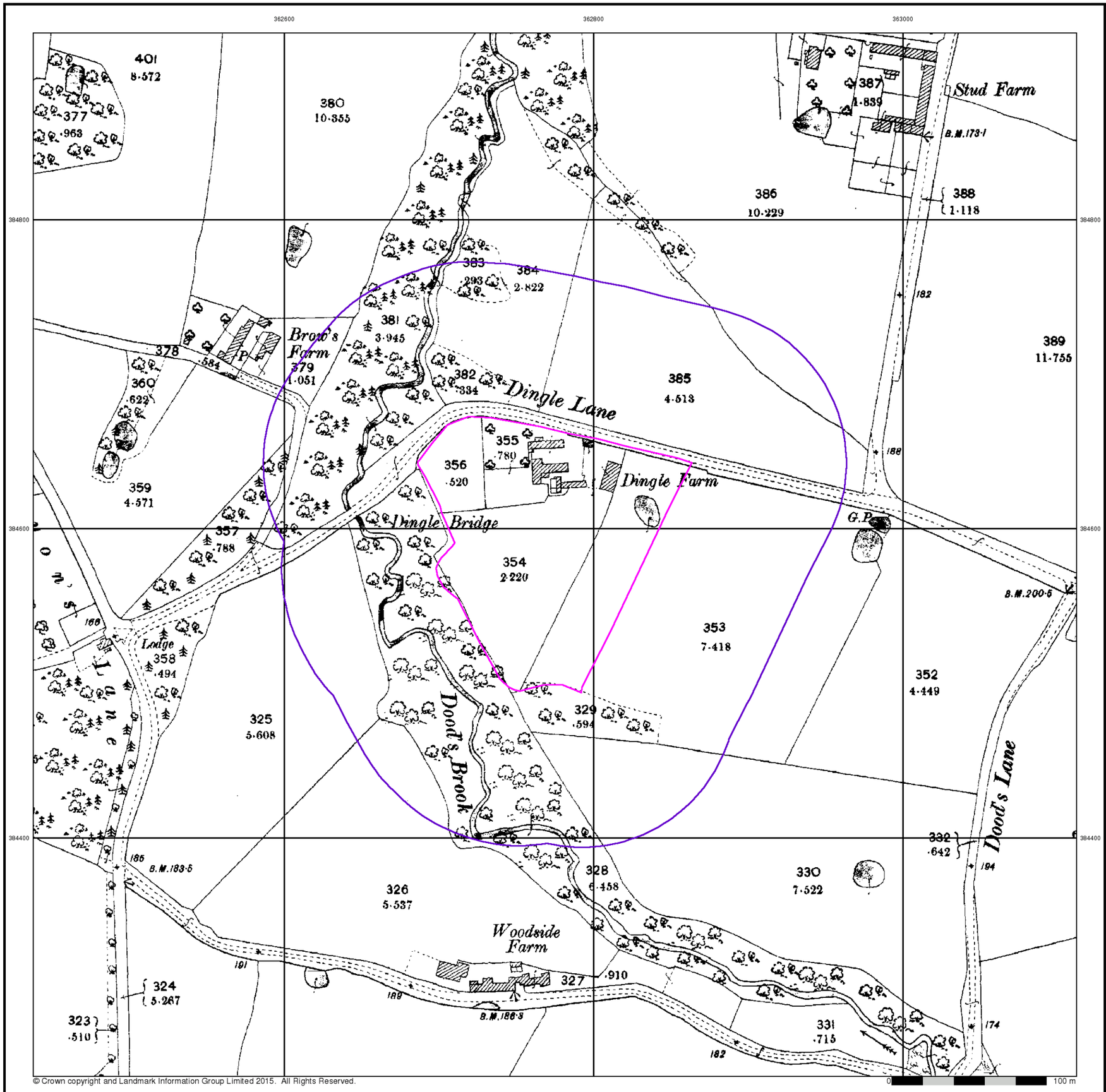

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Cheshire

Published 1898

Source map scale - 1:2,500

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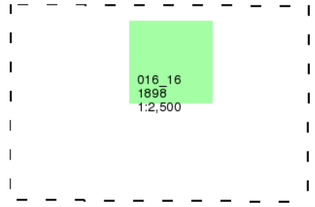
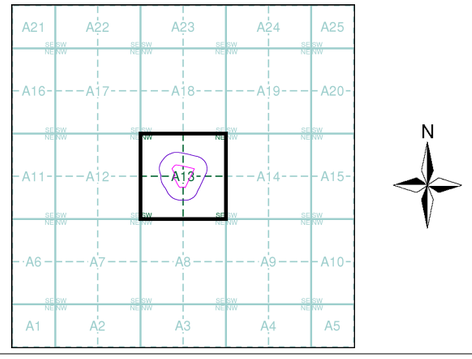
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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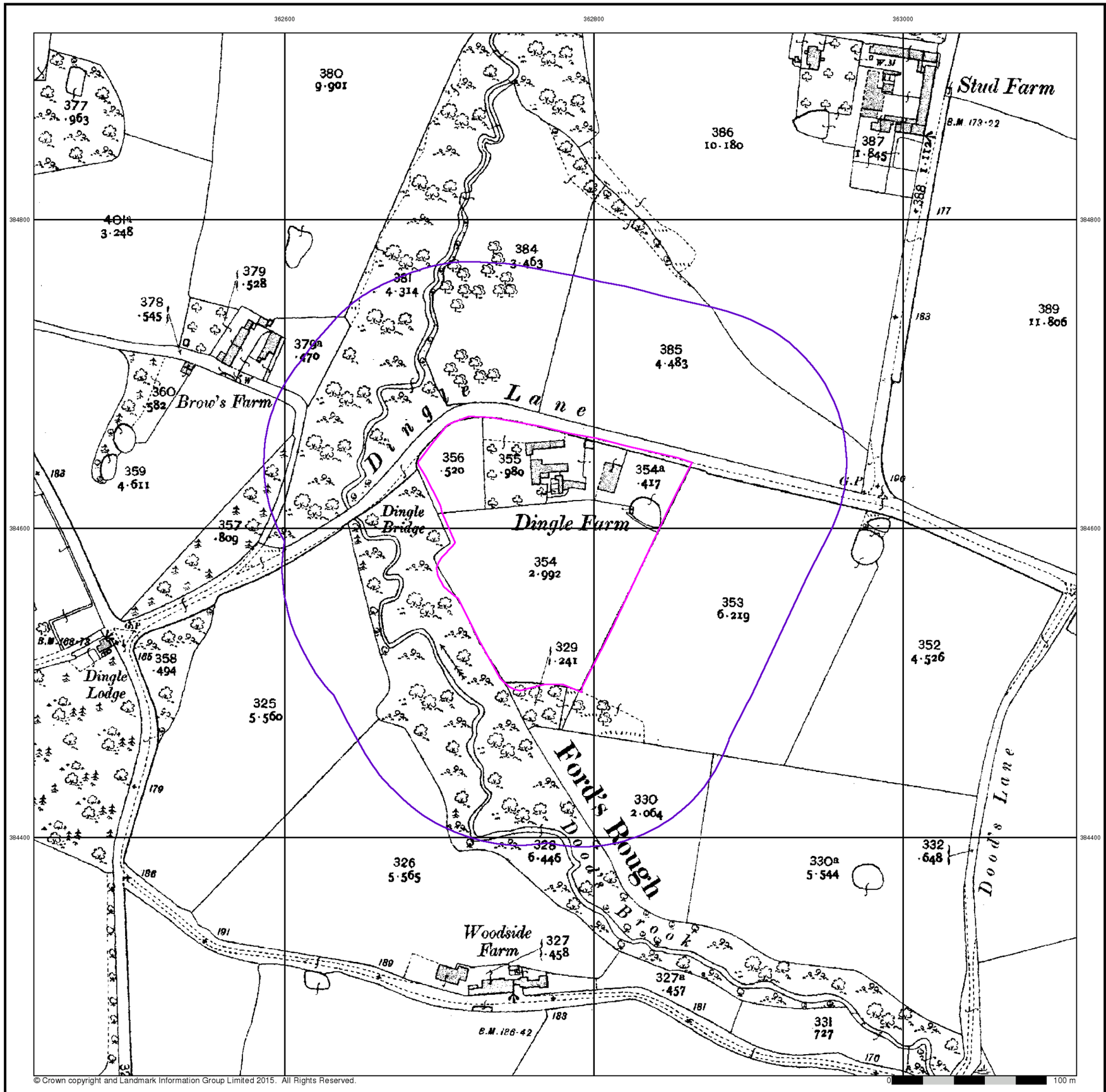

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Cheshire

Published 1910

Source map scale - 1:2,500

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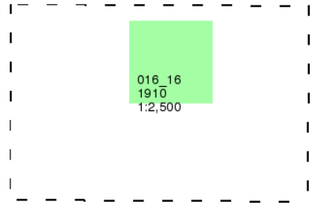
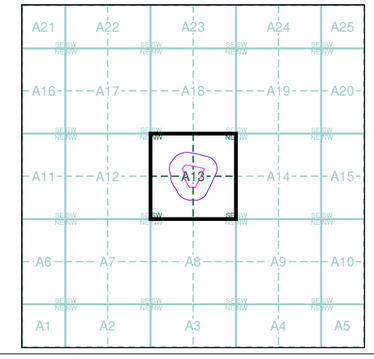
Map Name(s) and Date(s)



Historical Map - Segment A13



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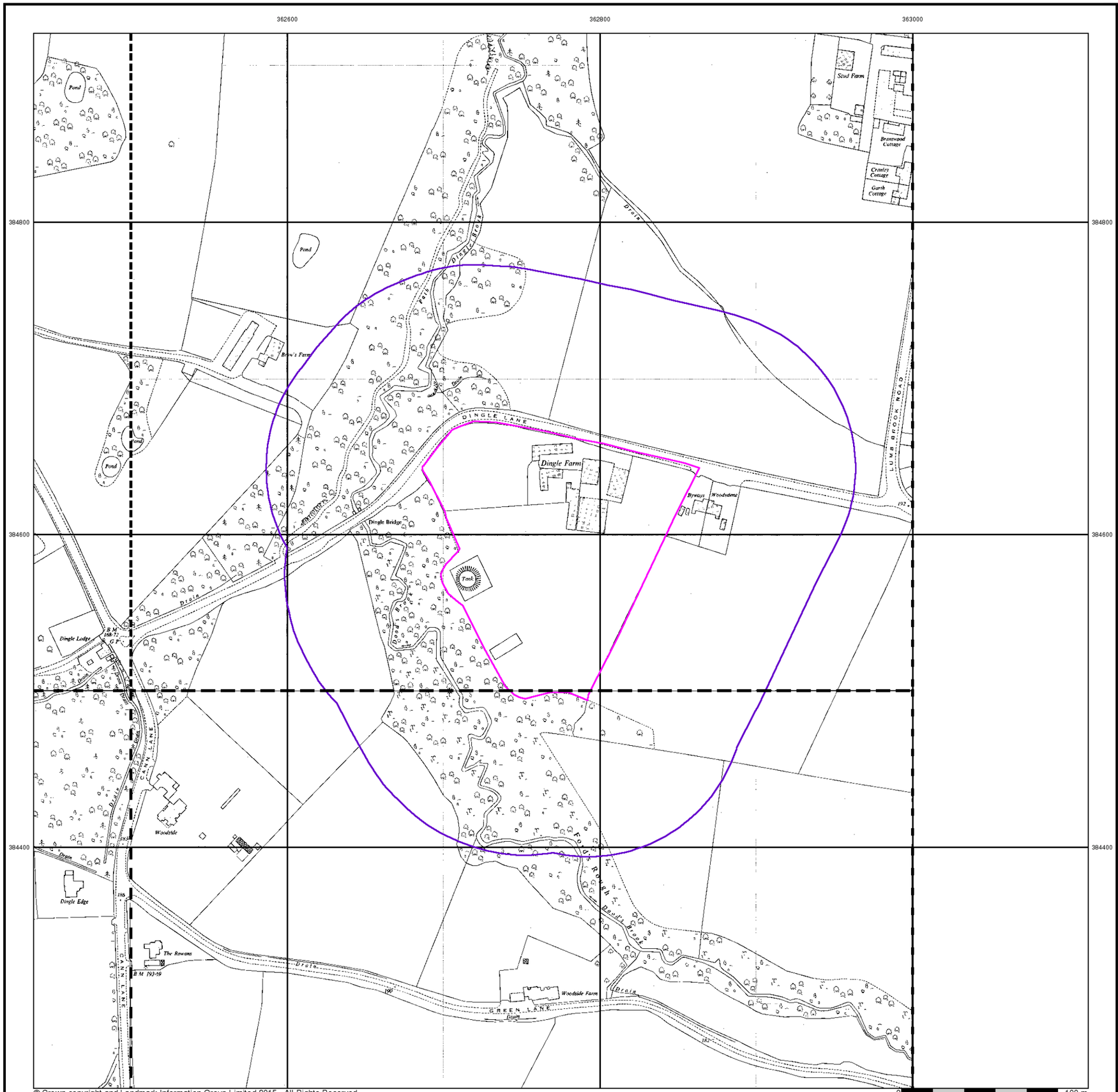

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Ordnance Survey Plan

Published 1966

Source map scale - 1:1,250

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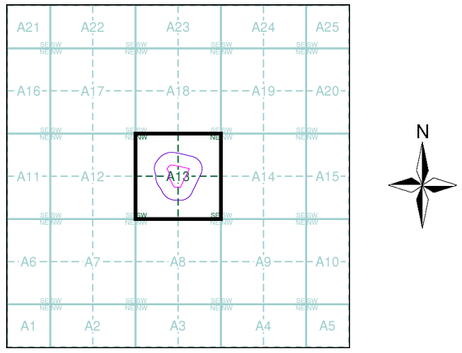
Map Name(s) and Date(s)

SJ6284NW 1966 1:1,250	SJ6284NE 1966 1:1,250
SJ6284SW 1966 1:1,250	SJ6284SE 1966 1:1,250

Historical Map - Segment A13



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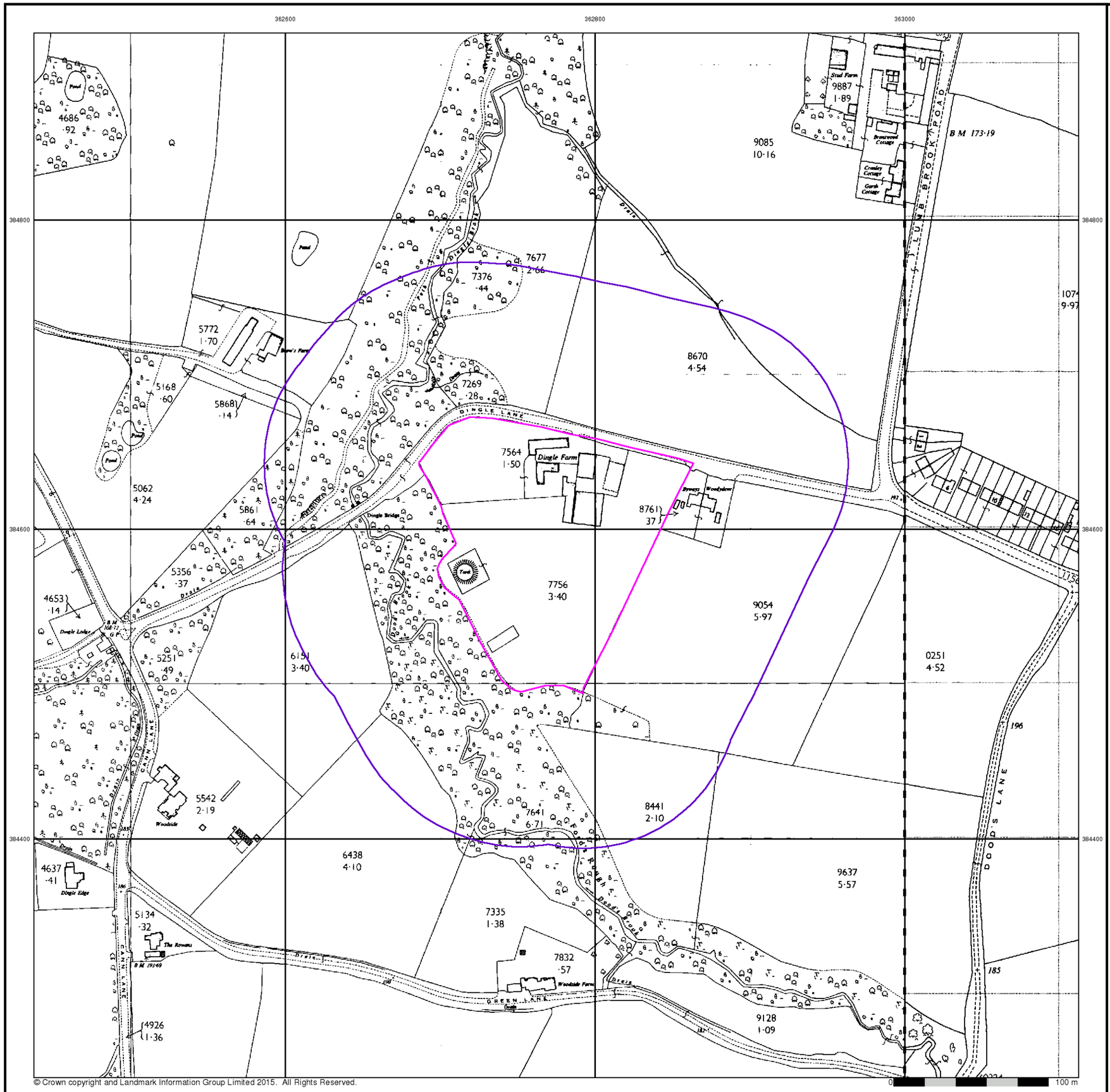

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Ordnance Survey Plan

Published 1967

Source map scale - 1:2,500

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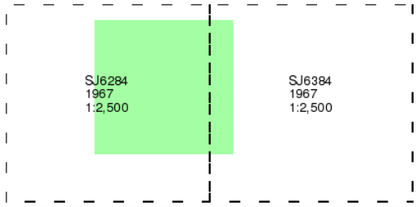
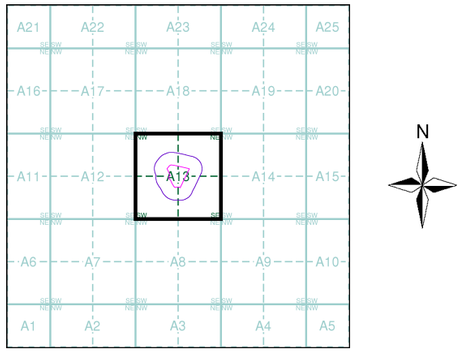


Historical Map - Segment A13



Order Details

Order Number:	139211948_1_1
Customer Ref:	Dingle Farm
National Grid Reference:	362770, 384590
Slice:	A
Site Area (Ha):	2.01
Search Buffer (m):	100

Site Details

Dingle Farm, Dingle Lane, WARRINGTON, WA4 5NB

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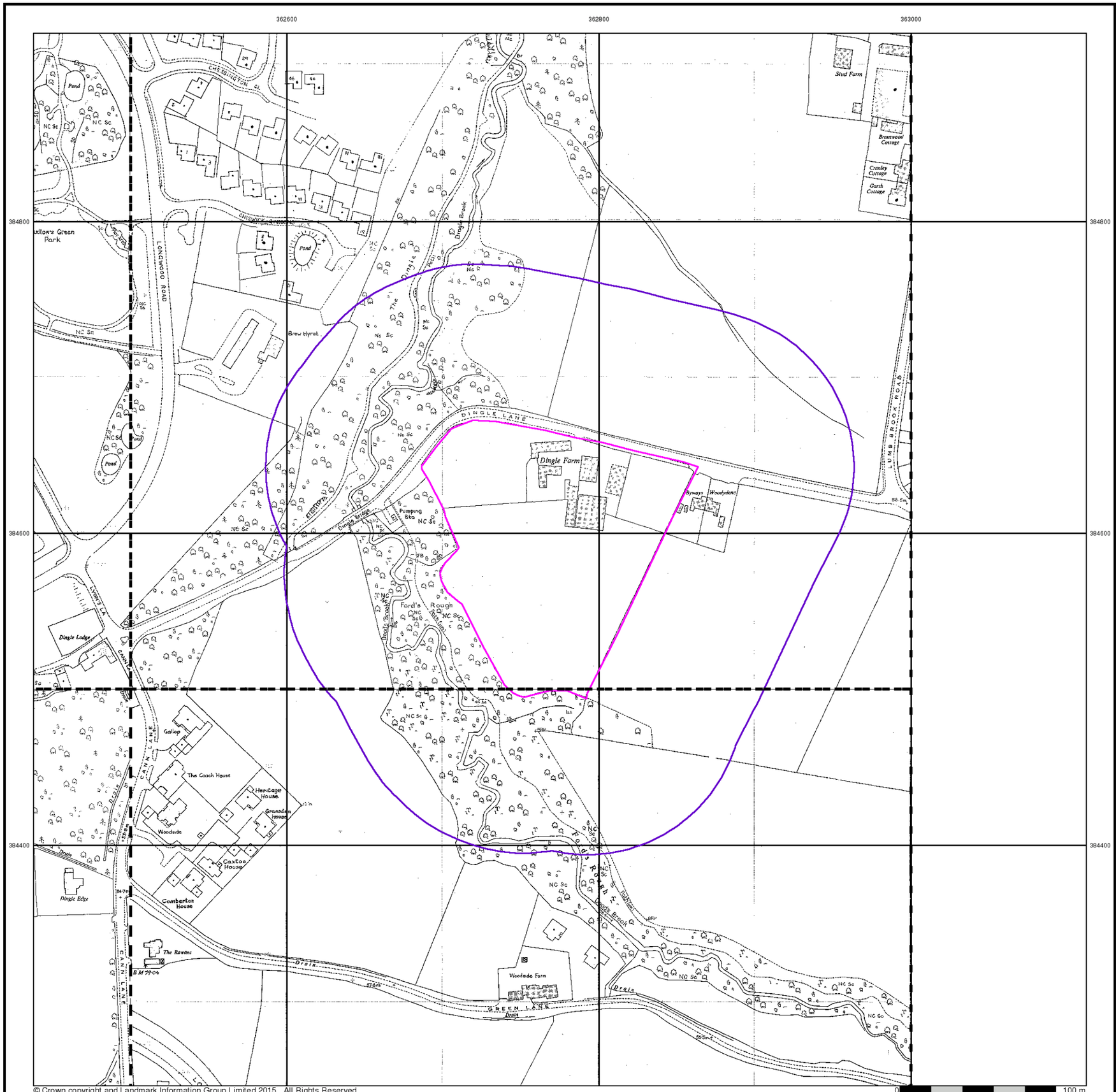

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Additional SIMs

Published 1977 - 1987

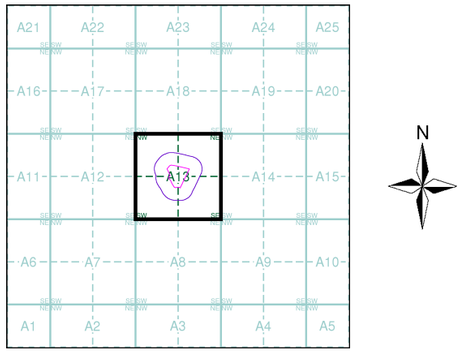
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ6284NW 1987 1:1,250	SJ6284NE 1987 1:1,250
SJ6284SW 1977 1:1,250	SJ6284SE 1987 1:1,250

Historical Map - Segment A13



Order Details

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