Land North East of Culcheth
Technical Appendix

Peel Holdings (Management) Ltd

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
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URBAN DESIGN

RANDALL THORP
CHARTERED LANDSCAPE ARCHITECTS

Land North East of Culcheth

Landscape Sensitivity Assessment of Culcheth and Landscape Appraisal of Proposed Residential Development on Land North East of Culcheth

September 2017

Prepared for:

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Contents

1.	Introduction	5
2.	Methodology	6
3.	Planning Policy and Baseline Landscape Character Assessment	10
4.	Landscape Sensitivity of The Study Area	16
5.	Site Description and Landscape Sensitivity of the Site	19
6.	Conclusion	22

Appendices

Appendix A - Figures 1 - 3

Figure 1 - Warrington Borough Context Plan

Figure 2 – Landscape Character of the Study Area

Figure 3 - Site Features

Appendix B - Extract from the Warrington Landscape Character Assessment

Appendix C – Extract from the Wigan Landscape Character Assessment

Appendix D - Illustrative Masterplan

1. Introduction

1.1. Randall Thorp LLP has been commissioned by Peel Holdings to produce an assessment of the landscape sensitivity of Culcheth; a landscape appraisal for a site, Land North East of Culcheth; and provide advice in relation to the development potential of the site.

1.2. This report has been prepared in response to the Warrington Borough Council Local Plan Settlement Profiles – Outlying Settlements document, published in July 2017, which states that a sustainable settlement extension to Culcheth *"could have detrimental impacts on Green Belt and the character of Culcheth."*

1.3. The settlement of Culcheth is located within the north eastern part of the Borough, close to the junction of the M6 and M62 to the south west and the A580 to the north. The site is located immediately adjacent to the settlement of Culcheth, enclosed by residential development to the south and west, and by the wooded embankment of the Manchester to Liverpool railway line to the north. The strategic location of Culcheth within the Warrington Borough and the site location are shown on **Figure 1, Appendix A.**

2. Methodology

Guidance

2.1. This Landscape Sensitivity Assessment has been prepared in accordance with "Guidelines for Landscape and Visual Impact Assessment" (GLVIA3), Third Edition. Chapter 5 of GLVIA sets out the methodology for the assessment of landscape effects.

Study Area

2.2. For the purposes of the report a landscape Study Area, which encompasses the wider landscape context of Culcheth has been adopted. **Figure 2, Appendix A** illustrates the Study Area.

Approach

2.3. The principle objectives of the assessment are:

Firstly

- To describe and evaluate the existing landscape character of the Study Area;
- To assess the value and sensitivity of the Study Area;

Secondly

- To describe and evaluate the existing landscape character of the Land North East of Culcheth site;
- To assess the value and sensitivity of the site; and
- To advise on the development potential of the site taking into account the landscape assessment set out above.

Baseline Studies

2.4. The baseline study identifies the landscape character and components of the Culcheth settlement and of the site within the Study Area shown in **Figure 2, Appendix A**.

2.5. Desktop analysis has been carried out to gain a first-hand understanding of the landscape surrounding the settlement of Culcheth; and to establish the contribution this landscape currently makes in terms of landscape quality, character, value, green infrastructure functions and accessibility.

2.6. The following documents have been reviewed as part of the desk study:

- Warrington Landscape Character Assessment – Prepared 2007
- Warrington Local Plan Core Strategy – Adopted July 2014
- Warrington Borough Council Local Plan – Settlement Profiles July 2017
- Wigan Landscape Character Assessment – Prepared 2009

Methodology for appraising the sensitivity of the landscape

2.7. The guidance in GLVIA3 underpins the complete process of landscape and visual impact assessment and states that the value of the landscape should be considered as part of the baseline studies. **'Landscape value'** and **'susceptibility to change'** are taken into account when establishing the overall **sensitivity** of a landscape prior to making an assessment of the landscape impacts. In broad terms landscape 'sensitivity' is defined as a considered combination of the value of the landscape with its susceptibility to change.

2.8. GLVIA3 suggests two approaches to determining landscape value, the first applies to areas where there are existing landscape characterisation studies and where there are landscape designations in place, and the second which applies when there is no existing evidence base. It goes on, however to suggest (para 5.29) that in practice a combination of these approaches is most effective.

2.9. In the case of this settlement there is a published assessment, Warrington: A Landscape Character Assessment (LCA) (Prepared in 2007), which sets out the key landscape characters in the Warrington Borough. This LCA does not attach any values to any particular landscape type or landscape area. It is an objective assessment of the 2007 landscapes within the Warrington Borough.

2.10. In addition Box 5.1 on page 84 of GLVIA lists a range of factors that are generally agreed to help in valuing landscapes.

Box 5.1

Range of factors that can help in the identification of valued landscapes

- **Landscape quality (condition)**: A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic quality**: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
- **Representativeness**: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests**: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value**: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects**: A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations**: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)

2.11. The value of the landscape within the Study Area is assessed in this report using a combination of the considerations set out in Box 5.1 of GLVIA3 and the key characteristics identified in the Warrington Landscape Character Assessment.

2.12. 'Susceptibility to change' is defined at paragraph 5.40 of GLVIA3 which states:

> *"This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of planning policies and strategies".*

2.13. The level of susceptibility to change of any landscape will depend on both its existing characteristics and on the characteristics of the development being proposed. A landscape may have a high susceptibility to change if the elements are proposed which are completely new/ alien in the context of the landscape, or where new elements would be highly visible in an open view. Likewise a landscape would have a low susceptibility to change if the site is not widely visible and the new elements proposed are already found in the existing environment.

2.14. In summary, when undertaking a landscape assessment, landscape sensitivity is the starting point, and this is determined by considering value and susceptibility together. The assessment of the effects on the landscape as the result of a particular scheme is then conducted by considering the magnitude of change to the baseline alongside the sensitivity of the landscape to reach a considered conclusion.

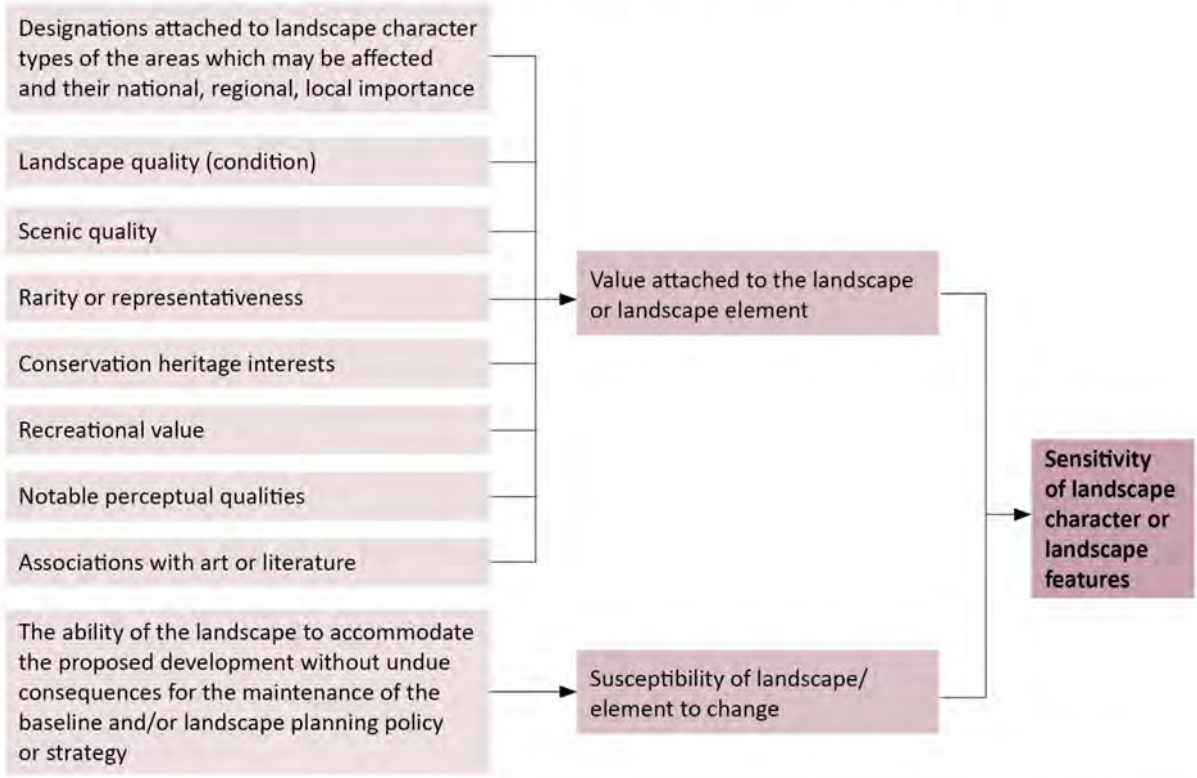
Methodology for the Site Specific Landscape Appraisal

2.15. The second part of the assessment uses the findings of the sensitivity appraisal of the study area to determine the sensitivity of the site, as well as the magnitude of change to the baseline as a result of a proposed residential development within the site.

2.16. In line with GLVIA3, the site assessment is based on the consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. – residential development) and on the magnitude of change likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the likely effects on the landscape character.

2.17. The considerations contributing to establishing the significance of landscape effects are indicated in **Diagram 1**.

Diagram 1: Considerations contributing to establishing the significance of landscape effects.



3. Planning Policy and Baseline Landscape Character Assessment

Planning Policy

3.1. The Warrington Local Plan Core Strategy was adopted by Warrington Borough Council (WBC) on 21st July 2014 and replaced the previously Adopted Unitary Development Plan as the reference document for planning applications.

3.2. The majority of the landscape that surrounds the settlement of Culcheth and the Land North East of Culcheth site is indicated as Green Belt, which is set out within Policy CS 5 – Overall Spatial Strategy – Green Belt.

3.3. This policy is not a landscape policy but a strategic planning policy and Green Belt designation cannot be considered to add landscape value in GLVIA terms.

3.4. Warrington Borough Council recognises the need for Green Belt release in order to accommodate the Borough's housing and economic requirements.

3.5. Culcheth (Former Newchurch Hospital) Conservation Area is located in the north western part of the settlement and is identified in Policy QE8 – Historic Environment. The Local Plan recognises the value of the heritage assets within the Borough and sets out this policy to appropriately protect and enhance these areas.

3.6. Within the Study Area surrounding the Culcheth settlement are three Local Wildlife Sites, designated and protected by Policy QE5 – Biodiversity and Geodiversity of the Local Plan. Eleven Acre Common is located to the south west of Culcheth in open land between the settlement edge and a disused railway line. Silver Lane Ponds are located to the south of Culcheth, and Hitchfield Wood is a woodland located within agricultural land to the north east of Culcheth.

3.7. In the very south eastern corner of the Study Area lies Holcroft Moss, which is a nationally designated Site of Special Scientific Interest as it is thought to "r*epresent the only area of lowland bog in Cheshire which has not been cut for peat."*

Landscape Character Assessment

3.8. **Figure 2, Appendix A** shows the extent of the Landscape Character Areas that surround the settlement of Culcheth within the Study Area, within which the sensitivity assessment is based.

3.9. Warrington Borough Landscape Character Assessment (2007) sets out and describes, on an area by area basis, the Borough's landscape, its cultural history, landscape sensitivity and landscape change, together with recommended management and landscape objectives. The

Borough is divided into broad Landscape Character Types; these are then divided into more detailed Landscape Character Areas.

3.10. The settlement of Culcheth and the landscape surrounding it fall within Landscape Character Type 1 "Undulating Enclosed Farmland", and within Landscape Character Areas 1C "Winwick, Culcheth, Glazebrook and Rixton," and 1D "Croft." The landscape surrounding Culcheth to the south and south-east falls within Landscape Character Type 2 "Mossland Landscape" and Landscape Character Area 2B "Holcroft and Glazebrook Moss, The landscape around Glazebrook to the east is classified as Landscape Character Type 5 "River Flood Plain and Landscape Character Area 5B "River Glaze."

3.11. The land to the north west of the Study Area and north of the A580 fall within the Wigan Borough. The landscape surrounding Lowton is classified within the Wigan Landscape Character Assessment as Landscape Character Type 1 "Undulating Enclosed Farmland" and Landscape Character Area 1A "East Lancashire Road Corridor Lowton Heath to Lately Common."

3.12. The landscape of the Study Area surrounding Culcheth is dissected by a number of major transport corridors, with the A580 and M62 forming east to west linear features to the north and south of Culcheth respectively. These roads also form parts of the boundaries to Character Area 1C, with the M62 forming part of the boundary to Character Area 2B. The M6 is located to the west of Culcheth on a north to south alignment through the western part of Character Area 1C.

3.13. The Manchester to Liverpool railway line, which is raised on wooded embankments runs east to west to the north of Culcheth, but south of the A580. A now disused railway line sweeps around the south-western extent of the settlement within Landscape Character Areas 1C and 2B. Part of this disused line is currently used as Culcheth Linear Park.

3.14. A network of A and B roads cut through the Study Area providing good links to the wider area. Culcheth is described as *"a large nucleated settlement"* and sits at the junction of the A574 Warrington Road, the B5207 and Wigshaw/Mustard Lane. These roads provide connections to Glazebury and the A580 to the north east, Birchwood Technology Park to the south, Lowton to the north west, and Croft, Winwick, the A49 and the Motorway network to the south west. To the east of Culcheth, the B5212 Holcroft Lane joins Warrington Road, providing access to Glazebrook to the south-east.

3.15. **Appendix B** includes extracts of the relevant landscape character area description from the Warrington Landscape Character Assessment.

Landscape Character Area 1C – Winwick, Culcheth, Glazebrook and Rixton

3.16. The relevant key characteristics of Landscape Character Area 1C are:

- *Sweeping views to the north and east from the areas of Culcheth and Glazebrook;*
- *Medium to often large-scale mainly arable fields;*

- *Lack of hedgerow trees;*
- *Hedgerows between fields often fragmented;*
- *Deciduous wooded backdrops;*

3.17. Landscape Character Area 1C is described within the Warrington Landscape Character Assessment as:

> *"These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The area stretches in an arc from the River Mersey in the south, through Glazebrook to Culcheth in the north and finally wrapping around Winwick in the west."*
>
> *"The agriculture predominantly consists of arable fields, intensely cropped, with poorly maintained remnant hedgerow with few hedgerow trees. Small deciduous woodlands form backdrops to views within the landscape."*

Landscape Character Area 1D – Croft

3.18. The relevant key characteristics from Landscape Character Area 1D are:

- *Historic field patterns;*
- *Gently undulating landscape containing intimate scale linear strip fields;*
- *Gapped and fragmented hedgerows supplemented by post and wire fencing;*
- *Numerous hedgerow oaks in groups or isolated;*
- *Predominantly pastureland;*
- *Association of fields to adjoining properties or gardens or horse paddocks;*
- *Red brick and sandstone farms;*
- *Limited and often linear views;*
- *Settlement pattern of older properties reflected in the field patterns.*

3.19. Landscape Character Area 1D is described within the Warrington Landscape Character Assessment as:

> *"Its landscape comprises of a series of small, linear fields closely associated with the village and contrasts markedly with the larger, and more rectangular, field patterns of the surrounding land defined under Area 1.3 Glazebrook, Culcheth and Winwick."*
>
> *"Many of Croft's fields are long and narrow, bordered with ditches and divided by hawthorn hedges frequently containing groups of mature hedgerow trees. Views are linear and strongly contained between the field hedges. They are clearly medieval in origin, 'fossilised' in the landscape through later enclosure and exhibit the characteristic 'S' shape in plan as the result of years of ploughing by oxen or horses."*
>
> *"Judging from historical maps, it is clear that the small scale field pattern was once a lot more extensive but due to the removal of hedgerows and field boundaries in more recent times, a more expansive, large scale field system has developed to the surrounding*

areas."

"The soil type around Croft is heavy clay with fields used both for arable and pasture farming. The smaller field system has, in many cases, led to larger extended linear gardens with a number of the pasture fields succumbing to the demand used for horse grazing."

Landscape Character Area 2B – Holcroft and Glazebrook Moss

3.20. The relevant key characteristics from Landscape Character Area 2B are:

- *"Level" basin form to mossland areas;*
- *Expansive views towards the Pennines;*
- *General absence of hedgerows and hedgerow trees;*
- *Predominantly expansive arable farmland;*
- *Visually dominant elevated sections of disused railway;*
- *Visually dominant landfill site at Silver Lane;*
- *Open and exposed;*

3.21. Landscape Character Area 2B is described within the Warrington Landscape Character Assessment as:

"Holcroft and Glazebrook Moss form a continuous area of mossland separated from Risley and Rixton Mosses to the south-west by a narrow causeway known as Old Hall Lane, situated on slightly higher land between Milverton Farm and New Hall Farm."

"Their landscape character is similar to that of the adjacent Rixton Moss, although field sizes become larger from south to north with fewer dividing ditches. Arable crops appear more extensive and less varied. The impression of 'isolation' within the area is less marked with views tending more towards the east and the Pennines."

"The edges of the mossland are indistinct, visually feathering into bordering areas."

"The landfill site at Silver Lane is a dominant and alien feature in an otherwise flat landscape. The site is currently active, although completed sections are now 'over soiled' and planted with mainly native woodland species."

Landscape Character Area 5B – River Glaze

3.22. The relevant key characteristics from Landscape Character Area 5B are:

- *Flat land associated with the floodplain*
- *Narrow, linear river corridor*
- *Small scale*
- *Mainly rural character*
- *Small 'river cliffs' and levees*

- *Enclosed views*
- *Associated linear footpath route*
- *Notable absence of trees to the river bank*

3.23. Landscape Character Area 5B is described within the Warrington Landscape Character Assessment as:

> *"The River Glaze forms the north-eastern boundary to the Borough, flowing in a southerly direction from Lately Common, Glazebury in the north to its confluence with the River Mersey adjacent to Hollins Green in the south. The river has cut a small discreet valley profile locally with low 'river cliffs' and has a narrow, discontinuous floodplain. This has created linear enclosed views along the river."*
>
> *"The floodplain areas present an attractive, largely rural character consisting of grazing pasture although small areas of residential and commercial land have also been developed on the floodplain at Lately Common. Trees to the riverbanks are noticeably absent."*
>
> *"The river appears to have been straightened artificially in some sections and flows mainly between raised levee banks. Its character however, still retains a 'natural' feeling, being set in a rural landscape. Roads and development generally have 'turned their backs' to the river, affording little in the way of views or access. However a footpath route known as the Glazebrook Trail runs adjacent to the river on the eastern bank outside the Borough boundary."*
>
> *"The river is relatively narrow and crossings by small bridges to farms and farmland are easily afforded. More substantial bridges include the A580 Pennington Bridge, the railway bridge at Glazebury, the M62 bridge at Holcroft Moss and the A57 bridge at Hollins Green."*

3.24. **Appendix C** includes extracts of the relevant landscape character area description from the Wigan Landscape Character Assessment.

Wigan Landscape Character Area 1A – East Lancashire Road Corridor Lowton Heath to Lately Common

3.25. The relevant key characteristics of Landscape Character Area 1A are:

- *Medium to often large-scale fields, mainly cereal crops*
- *Lack of hedgerow trees*
- *Hedgerows between fields often gapped*
- *Deciduous wooded backdrops to the south and west*
- *Limited internal views*
- *The A580 road and its embankments*
- *Views of residential urban edge to the north*

- *Mainly flat land particularly to the east associated with Carr Brook and Pennington Brook*
- *Undulating ground to the west associated with Newton Brook and Millingford Brook*

3.26. Landscape Character Area 1A is described within the Warrington Landscape Character Assessment as:

> *"These areas form an agricultural landscape buffer to the densely developed residential areas of Golborne and Leigh to the north. Views within the area are limited due to the low-lying and relatively flat nature of the land and due to surrounding development and high hedgerows, particularly to the East Lancashire Road (A580). The East Lancashire Road is visually dominant throughout much of the area, particularly where it runs on embankments. Most of the land is closely associated with the East Lancashire Road and merges into larger areas of similar character to the south within Warrington Borough. The areas are typified by a medium to large-scale field pattern consisting of mainly arable land with poorly maintained remnant hedgerows with few hedgerow trees."*

4. Landscape Sensitivity of the Study Area

4.1. The landscape within the Study Area is not designated for its landscape value.

4.2. The value of the landscape surrounding the settlement of Culcheth is considered below using the guidelines of GLVIA3 Box 5.1.

Landscape Value

- **Landscape Quality (Condition):** The landscape surrounding Culcheth is primarily agricultural. To the north, east and west *"The agriculture predominantly consists of arable fields, intensely cropped, with poorly maintained remnant hedgerows with few hedgerow trees. Small deciduous woodlands form backdrops to views within the landscape."* To the south the landscape consists of a mixture of arable farmland with areas of mossland woodland. The condition and *"function of the arable land is totally dependent upon drainage and water level management."* The character and condition of the settlement of Culcheth is described as being: *"augmented by a series of conventional private housing estates of low architectural merit, many interconnected through a maze of loop roads. The village is sited on a generally gently north sloping area of undulating land."* Culcheth is considered to be a *"particular example of poorly-planned housing estate expansion."*
- **Scenic Quality:** The *"intensely cropped"* agricultural landscape is not renowned for its scenic quality due to its openness and the presence of major transport corridors. The woodlands to the north east of Culcheth *"help to create backdrops and form a more interesting landscape, breaking down the long, interrupted views"* providing attractive landscape features and some scenic quality in places. The scenic quality of the landscape to the south east of Culcheth is in its *"open and exposed"* nature and *"expansive views towards the Pennines."*
- **Rarity:** There are no elements within the landscape to the west, north and east of the Study Area that are considered to be rare. Holcroft Moss in the very south east of the Study Area is *"a relatively small area of woodland, scrub and rough grassland. It represents the only area of lowland bog in Cheshire which has not been cut for peat."* Intact lowland raised bogs are "*one of the rarest and most threatened habitats in Europe."* The field patterns of parts of the landscape immediately surrounding the settlement of Croft have shown little change over time, the retention of *"the core of an old agricultural landscape is extremely rare within the Borough and a significant asset worthy of retention."*
- **Representativeness:** The majority of the study area is representative of an agricultural landscape with an irregular field pattern and some areas of woodland. Aside from Holcroft Moss lowland bog, and the small scale historic field pattern closely associated with the settlement of Croft, the landscape of the Study Area does not contain elements which are considered to be particularly important examples.
- **Conservation Interests:** There are a number of listed buildings within the Study Area.

The Culcheth (Former Newchurch Hospital) Conservation Area is located in the western part of Culcheth and consists of a group of houses set around an oval driveway within a mature wooded setting. Larger more institutional buildings are located in the eastern part of the conservation area, next to Twiss Green Lane and include a former school and hospital annex, administrative and workshop buildings, and a dominant water tower. With the exception of the water tower, which is visible from Twiss Green Lane and the surrounding landscape, the buildings within this conservation area are surrounded by existing residential properties of Culcheth. There is a high conservation interest within the south eastern part of the Study Area with the lowland bogs of Holcroft Moss classified as a SSSI. There is local conservation interest in the three Local Wildlife Sites near to Culcheth and some trees to the north east of Culcheth which are protected by Tree Preservation Orders.

- **Recreation Value:** There is an extensive Public Right of Way network within the landscape around Culcheth, including Culcheth Linear Park, which is located on the former railway line around the southern boundary of Culcheth. Leigh Golf Club is located immediately north west of Culcheth and there are formal sports pitches located around Shaw Street and associated with schools on the eastern edge of the settlement.
- **Perceptual Aspects:** The A580, M62 and M6 are associated with this Study Area, along with the Manchester to Liverpool railway line and the settlements of Culcheth and Winwick. It is therefore not valued for any wildness or tranquil qualities. The landscape to the south east has *"sweeping long distance views in all directions."*
- **Associations:** There are no known associations of the Character Area with any published art, literature or folklore which would add to its landscape value.

4.3. The landscape value of Study Area is therefore considered to be ***Medium***.

Susceptibility to Change

4.4. Due to the presence of major transport corridors, and existing settlements within the Study Area, coupled with the *"intensely cropped"* arable farmland forming the majority of the landscape. The susceptibility to change of the landscape surrounding Culcheth within the Study Area is considered to be ***Low***.

Conclusion in respects of the Landscape Sensitivity

4.5. As can be ascertained from the description of the Study Area and its value, there is nothing to indicate that there is anything about the character of Study Area, which should be considered remarkable or out of the ordinary, with the exception of Holcroft Moss in the very south east of the Study Area, which is a national conservation interest and lies 3km from the site. The Study Area identifies some features of value that are site specific and would be subject to further assessment or mitigation measures.

4.6. The landscape sensitivity of the Study Area results from the consideration of the landscape value and its susceptibility to change. As the ***landscape value of the Study Area is considered to be Medium, and the susceptibility to change of the Study Area is considered to be Low.*** The landscape sensitivity of Study Area is considered to be ***Medium - Low***.

4.7. The Warrington Borough Council Local Plan: Settlement Profiles – Outlying Settlements Document (July 2017) states that the sustainable settlement expansion *"could have detrimental impacts on the Green Belt and character of Culcheth."* For the reasons set out above the landscape surrounding Culcheth is considered to have a Medium - Low sensitivity, and therefore able to accommodate change. The landscape to the south of Culcheth is considered to be more important in Green Belt terms as Culcheth is well contained by the disused railway line along the settlement boundary, and this open area of land provides a physical and visual gap between Warrington Town and Culcheth.

4.8. Overall the settlement of Culcheth has the capacity to accommodate residential development without any significant adverse impacts on the landscape character, in particular the north eastern extents of the settlement area.

5. Site Description and Landscape Sensitivity of the Site

Site Description

5.1. **Figure 3, Appendix A** shows the site in relation to Culcheth and its landscape features and context.

5.2. The site is situated at the north-eastern edge of Culcheth and is currently in use as arable farmland with an irregular field pattern. It is contained by existing residential development along the majority of its western boundary with an existing field boundary forming the remainder. The southern boundary is defined by existing residential development and Culcheth High School.

5.3. The site is well contained to the north by the existing Manchester to Liverpool railway line which runs from east to west on a raised, wooded embankment. The eastern boundary of the site follows the existing field boundaries through the landscape before following the A574 Warrington Road. These field boundaries are defined by existing hedgerows, trees and woodlands, including Hitchfield Wood, which is designated as a Local Wildlife Site.

5.4. The topography of the site generally slopes from south to north. There are two watercourses within the site. Jibcroft Brook flows from west to east through the northern part of the site alongside existing field boundaries, which are well treed. It then skirts along the northern edge of Hitchfield Wood and continues east within a woodland belt towards Glaze Brook. The second watercourse within the site is a tributary to Jibcroft Brook, entering the site from the southern boundary and flowing north through Wellfield Woods, before joining the west to east branch of Jibcroft Brook in the northern part of the site.

5.5. Wellfield Woods is a strong feature within the landscape and divides the site into two sections, providing a sense of enclosure within the western parts of the site. The field pattern within this western part of the site is smaller than that to the east of Wellfield Woods, and the field boundaries within the western part of the site contain more trees.

5.6. The fields within the eastern part of the site are larger, with fewer trees along their boundaries. The exception being the wooded embankment of the Manchester to Liverpool railway line to the north, and the field boundaries that form the eastern edge of the site. Hitchfield Wood is a dominant feature in the landscape and helps to create a visually well contained landscape in combination with the other woodland belts along the eastern edge of the site.

5.7. There are seven Public Rights of Way that run through the site, providing connections from Culcheth to the wider landscape to the north and east. These routes are confined to the existing field boundaries and provide connections to the landscape to the north of the railway line, and Glazebury to the north-east of Culcheth.

Landscape Sensitivity of the Site

5.8. The sensitivity of the land surrounding the settlement of Culcheth is appraised in Chapter 4.0 of this assessment. The site is representative of the Study Area and therefore its landscape sensitivity is considered to be ***Medium - Low***.

Magnitude of Change

5.9. A proposed illustrative masterplan for the development of the site is appended to this assessment (**Appendix D**). This Illustrative masterplan has been used to establish the potential magnitude of change to the sites baseline landscape as a result of a proposed sustainable settlement extension.

Size and Scale

5.10. There would be a loss of arable farmland as a result of developing the site, although this farmland is described as *"intensely cropped"* and is therefore not considered to be of high value. Existing landscape features such as trees, woodlands, hedgerows and watercourses would be retained as much as possible, including Hitchfield Wood, which is of local conservation importance.

5.11. The proposed masterplan would result in a sustainable settlement extension to Culcheth, however as the site is bordered by existing residential development to the south and west, it would not alter the character of the surrounding area significantly. The western boundary of the site would respond to the setting of the Culcheth (former Newchurch Hospital) Conservation Area, which is already surrounded by residential development on three sides, by setting development back behind a green corridor.

5.12. The proposed masterplan would make a contribution to the landscape by providing a housing development within a well landscaped setting, with existing landscape features preserved within a Country Park in the north eastern parts of the site. New woodland and tree planting on the northern and eastern site boundaries and throughout the site would be in keeping with the relevant recommended management and landscape objectives of the Warrington Landscape Character Assessment. The existing Public Rights of Way would be set within green corridors and provide recreational links within the public open space network.

Geographical Extent

5.13. The geographical area over which the effects would be felt would be at site level and within the immediate setting of the site, where residential development would replace arable farmland. At a Study Area scale, the effects would be reduced as the site forms a small proportion of the arable farmland landscape within the Study Area around Culcheth. The existing landscape pattern and landscape features would be retained as much as possible with new tree and woodland planting complementing the existing character. This could achieve the relevant recommended management and landscape objectives identified within the Warrington Landscape Character Assessment.

Duration and Reversibility

5.14. The construction effects of the proposed development would be temporary with effects

upon completion permanent. Proposed landscape mitigation and tree planting would reduce these permanent effects as they mature.

5.15. The magnitude of change of the site is therefore considered to be ***Medium – Low***.

Landscape Effects of Development

5.16. The masterplan demonstrates that the site could be developed, and with good design contribute to the landscape and its existing character. The relevant recommended management and landscape objectives within the Warrington Landscape Character Assessment are:

- *Conserve and manage existing woodlands to encourage habitat diversity;*
- *Conserve and manage remaining hedgerows;*
- *Consider additional native woodland planting; and*
- *Consider the use of native planting to soften and screen new development.*

5.17. Planting new hedgerows and woodland around the northern and eastern boundaries of the site as part of the proposed Illustrative Masterplan would enhance woodland connectivity, screen the new development and strengthen existing field boundaries in keeping with the objectives of the Landscape Character Assessment. It would also allow a new defensible Green Belt boundary to be created which would not impact on "*the strategic importance of the Green Belt between Culcheth and the main urban area of Warrington*."

5.18. There is no reason why a well-designed development that preserves the existing landscape features and Public Rights of Way within a green infrastructure network, and responds sensitively to the setting of the existing conservation area near to the west of the site would have any significant effects on the character of Culcheth or the wider landscape of the Study Area.

6. Conclusion

6.1. The assessment of the Study Area and the land surrounding the settlement of Culcheth demonstrates a ***Medium - Low*** landscape sensitivity.

6.2. The assessment concludes that the site is representative of the character of the Study Area and has a strong association with the existing settlement of Culcheth.

6.3. Development of the site is considered to result in a ***Medium – Low*** magnitude of change. With appropriate good design and well-thought-out landscape mitigation measures the overall effects of development on the landscape are not considered to be significant.

6.4. For the reasons outlined above, this report considers the Land North East of Culcheth site to be a sustainable and achievable location to be allocated for new housing development within the new Warrington Borough Local Plan without having any significant *"detrimental impacts on Green Belt and the character of Culcheth"* which are alluded to in the Warrington Borough Council Local Plan: Settlement Profiles – Outlying Settlements Document (July 2017).

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ENVIRONMENTAL PLANNING
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Land North East of Culcheth

Landscape Sensitivity Assessment of Culcheth and Landscape Appraisal of Proposed Residential Development on Land North East of Culcheth

Appendices

September 2017

Prepared for:

PEEL

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CHARTERED LANDSCAPE ARCHITECTS

Land North East of Culcheth

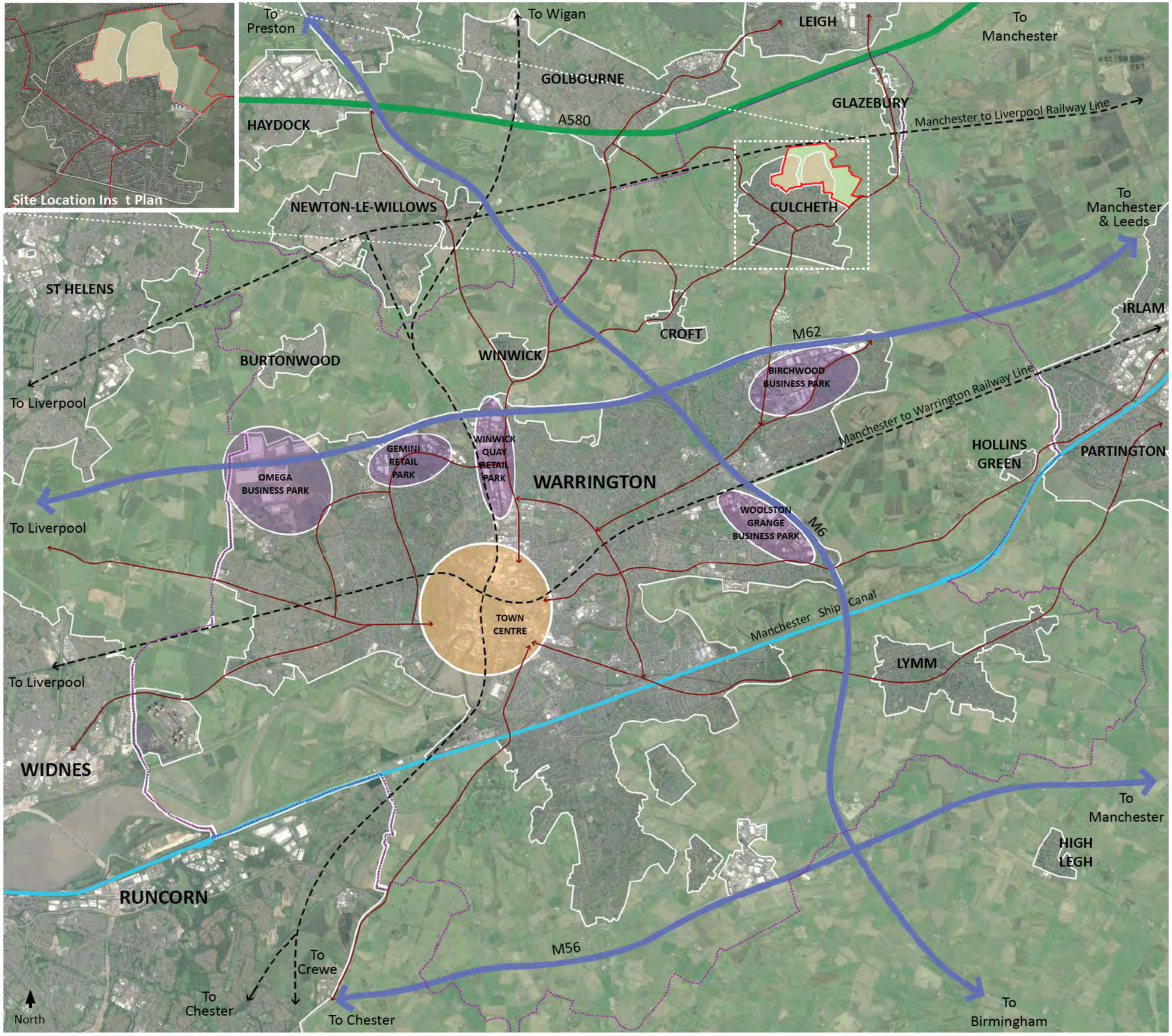
Landscape Sensitivity Assessment of Culcheth and Landscape Appraisal of Proposed Residential Development on Land North East of Culcheth

Appendix A:
Figures 1 - 3

September 2017

Prepared for:

PEEL



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KEY:

- Urban area
- Primary employment areas
- Warrington town centre
- Manchester Ship Canal
- Warrington Borough boundary
- Motorway
- A580 East Lancashire Road
- Key A and B road connection
- Railway line
- Potential trategic housing sites (green belt release)

PEEL

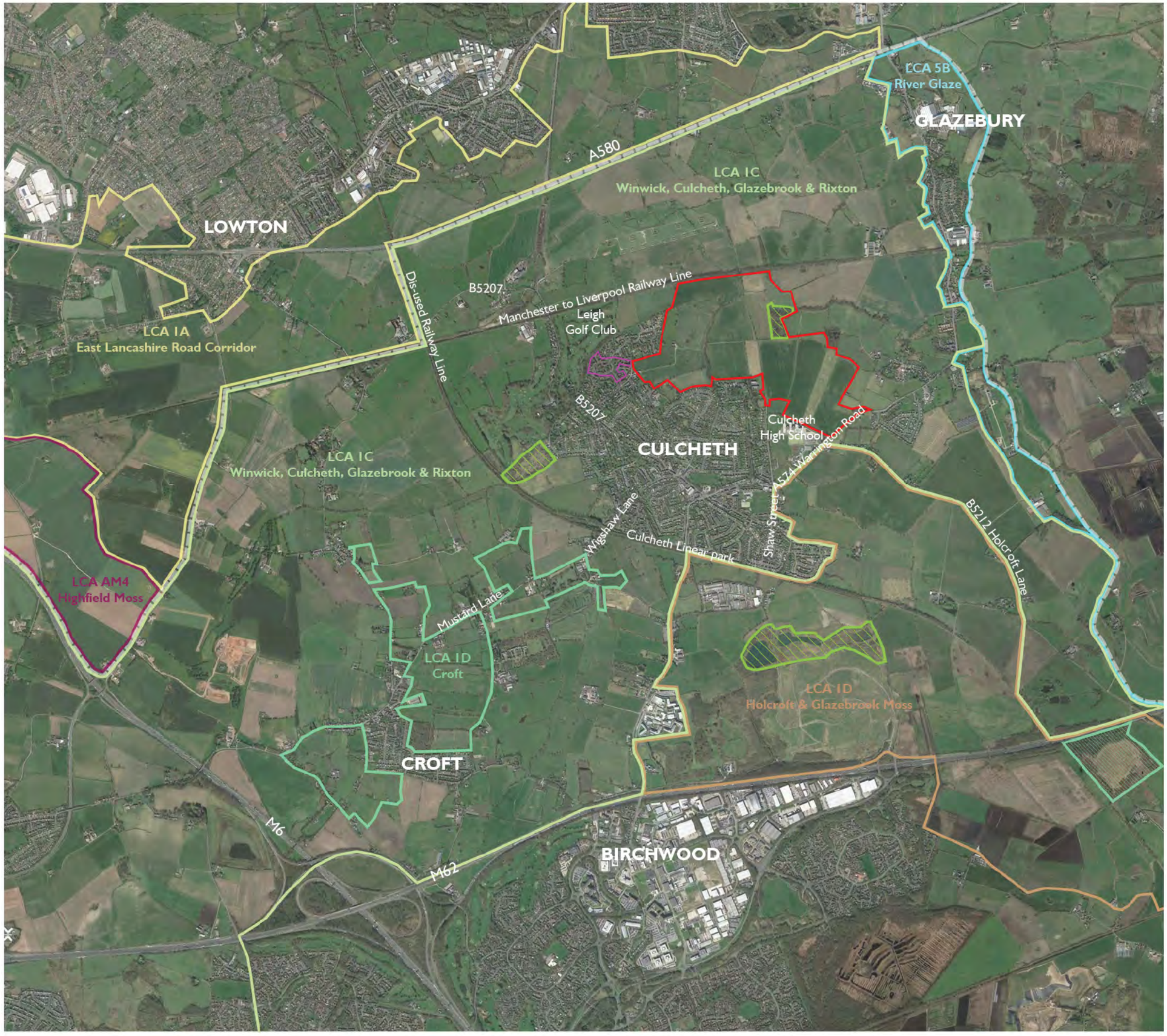
Warrington Local Plan Sites

North East Culcheth

Appendix A: Figure 1
Warrington Context

Drwg No: 630CC-05E
Drawn by: SB
Rev by: AH/MF
QM Status: Checked
Scale: NTS @ A3

Date: 13.09.17
Checker: SR
Rev checker: SR
Product Status: For Issue



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KEY:

- Site boundary
- Culcheth (Former New Church Hospital) Conservation A ea
- Warrington Borough Boundary
- Holcroft Moss SSSI (LPCS QE5 Eu opean Sites International Impor ance)
- Local Wildlife Sites (LPCS QE5 Biodiveristy & Geodiveristy)

Warrington Landscape Character Type 1: Undulating Enclosed armland

- Landscape Character Area 1C: Winwick, Culcheth, Glazebrook & Rixton
- Landscape Character Area 1D: Cro

Warrington Landscape Character Type 2: Mossland Landscape

- Landscape Character Area 1D: Holcroft + Gla ebrook Moss

Warrington Landscape Character Type 5: River Flood Plain

- Landscape Character Area 5B: River Glaze

Wigan Landscape Character Type 1: Undulating Enclosed armland

- Landscape Character Area 1A: East Lancashire Road Corridor

St. Helens Landscape Character Type 2: Agricultural Moss

- Landscape Character Area AM4: Highfield Mos

PEEL

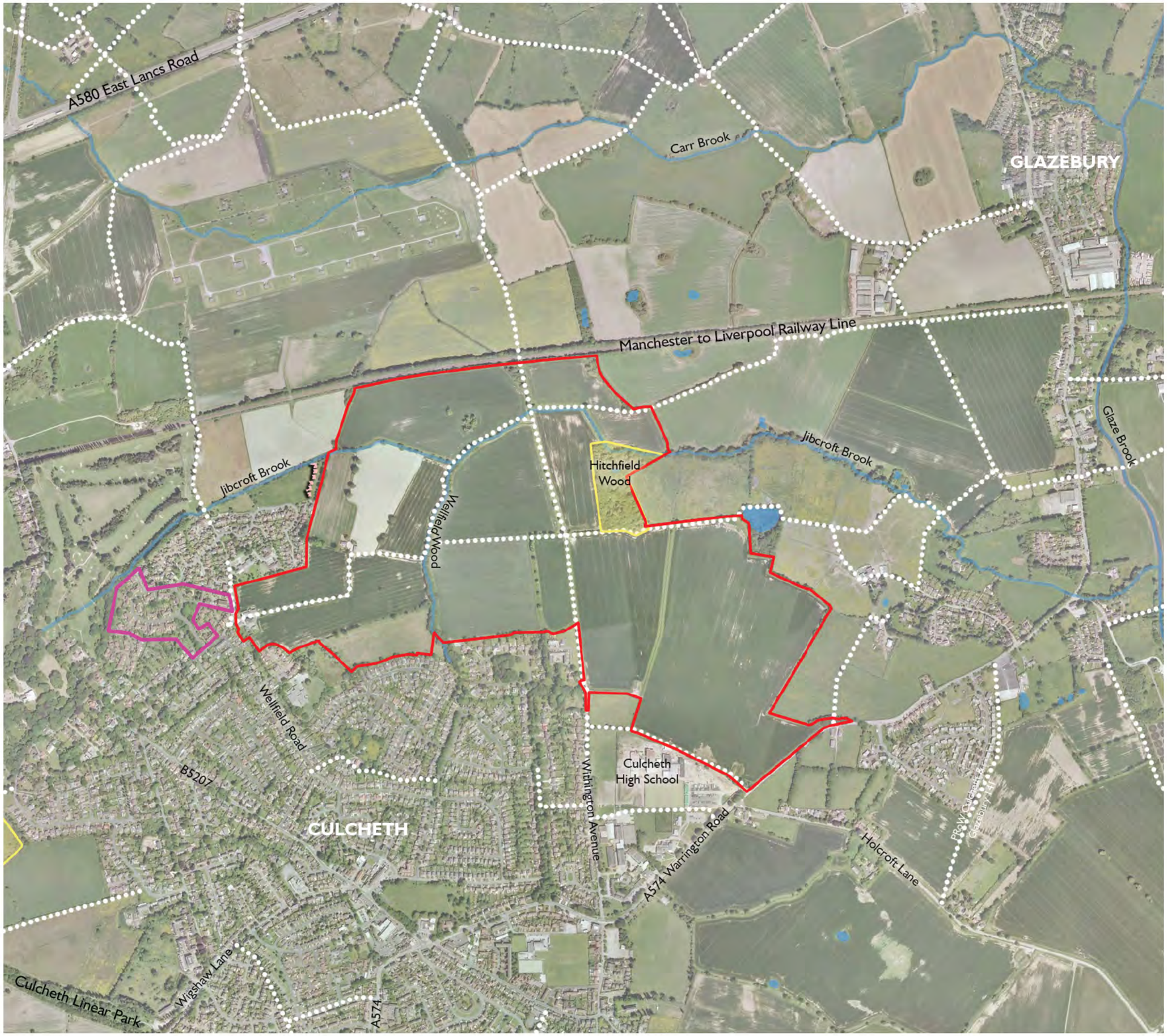
Warrington Local Plan Sites

North East Culcheth Study Area

Appendix A: Figure 2
Landscape Character of the Study Area

Drwg No: 630CC-01A
Drawn by: MF
Rev by:
QM Status: Checked
Scale: 1:25,000 @ A3

Date: 30.08.17
Checker: SR
Rev checker:
Product Status: Confide tial eview



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KEY:

- Site boundary
- Existing housing d velopment not shown on aerial photo
- Public Right of Way
- Existing ater bodies/ watercourses
- Policy QE5 - Local Wildlife Site
- Policy QE8 - Culcheth (Former Newchurch Hospital) Conservation A ea

PEEL

Warrington Local Plan Sites

North East Culcheth

Appendix A: Figure 3
Site Features Plan

Drwg No: 630CC-02
Drawn by: GH/MF
Rev by: -
QM Status: checked
Scale: 1:5000 @ A3

Date: 30.08.17
Checker: SR
Rev checker:
Product Status: Confide tial eview

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Land North East of Culcheth

Landscape Sensitivity Assessment of Culcheth and Landscape Appraisal of Proposed Residential Development on Land North East of Culcheth

Appendix B: Extract from the Warrington Landscape Character Assessment

September 2017

Prepared for:

PEEL

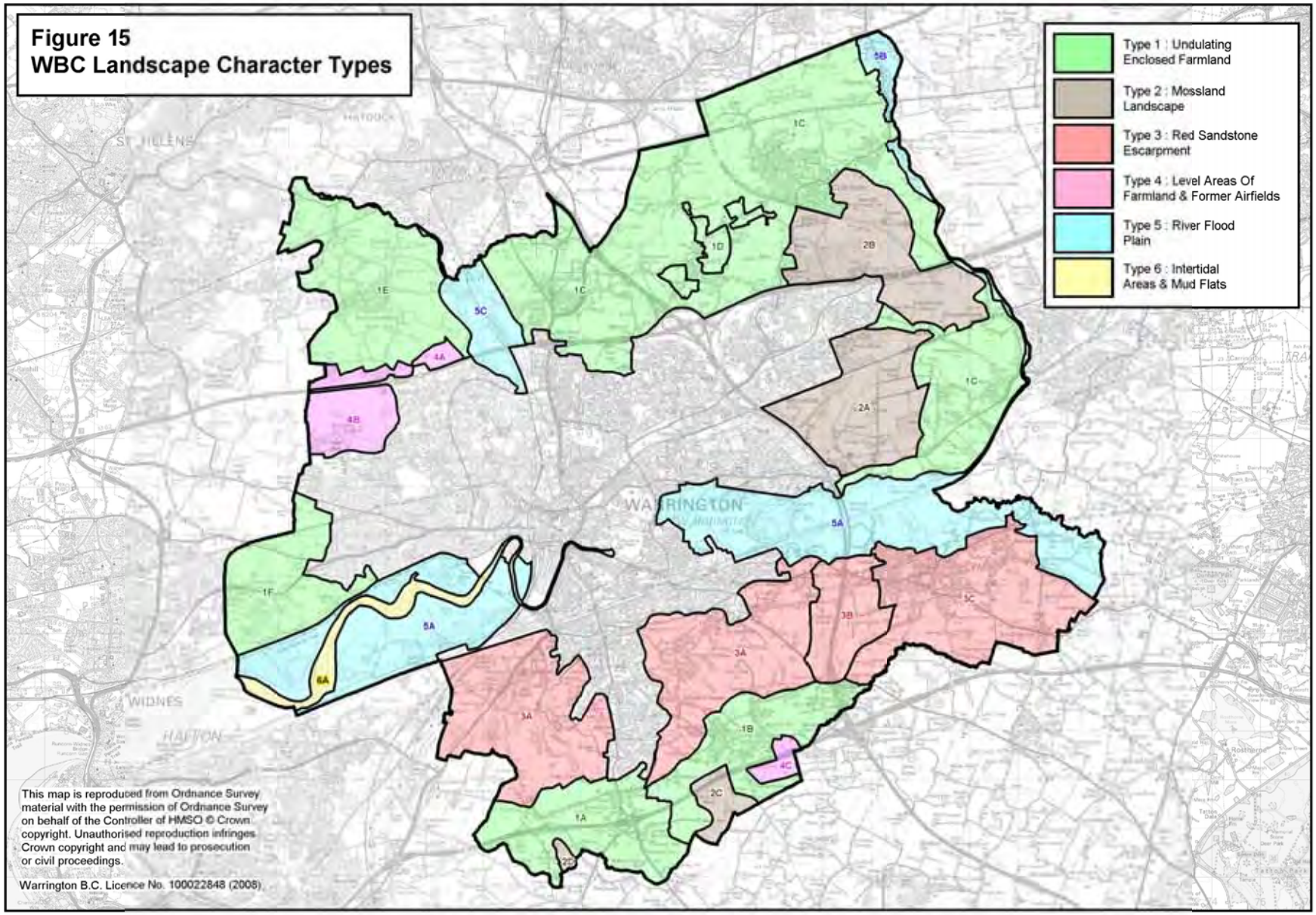
Figure 15
WBC Landscape Character Types
Type 1 : Undulating Enclosed Farmland
Type 2 : Mossland Landscape
Type 3 : Red Sandstone Escarpment
Type 4 : Level Areas Of Farmland & Former Airfields
Type 5 : River Flood Plain
Type 6 : Intertidal Areas & Mud Flats
ST HELENS
WARRINGTON
WIDNES
HALTON
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Landscape Character Areas
Type 1 : Undulating Enclosed Farmland
1C - Winwick, Culcheth, Glazebrook & Rixton
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TYPE 1. UNDULATING ENCLOSED FARMLAND

AREA 1.C WINWICK, CULCHETH, GLAZEBROOK AND RIXTON

Description

These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The area stretches in an arc from the River Mersey in the south, through Glazebrook to Culcheth in the north and finally wrapping around Winwick in the west.

The agriculture predominantly consists of arable fields, intensely cropped, with poorly maintained remnant hedgerows with few hedgerow trees. Small deciduous woodlands form backdrops to views within the landscape.

Areas of heavy clay soils have necessitated comprehensive land drainage systems although these are not always effective, leading to ephemeral areas of standing water in low areas at times of heavy rainfall. Other areas of lighter soils, particularly those just east of the village of Winwick, around Southworth, are better drained and heavily cultivated.

The area contains three significant knolls to the north-west of this area, one is the large knoll on which Winwick Church stands; a second to the north, is defined by Cop Halt Farm and the third is at Wood Head Farm just west of the Parkside Road crossing of the M6. The A49 road north from Warrington runs just to the west of Winwick Church over the larger knoll and then just to the east of Cop Halt Farm before crossing Oswald's Brook at Red Bank. It therefore follows the line of higher ground.

Associated with these knolls is another unusual feature, Oswald's Brook, forming an anomaly within the gently undulating landscape. The Borough boundary to the north of Winwick follows the line of Oswald's Brook, a fairly deeply incised stream running from the east and discharging into Newton Brook which in turn discharges into Sankey Brook. The valley of Oswald's Brook is narrow, wooded and contains low exposed red sandstone cliffs.

West of Hollins Green are the Rixton Clay Pits, an area of disused clay pits, some flooded, some partially flooded and some partially filled; these pits have been colonised by native species, creating a rich melange of habitats and a visually complex series of intimate spaces.

Immediately north of Rixton Clay Pits and abutting Risley Moss to the west is Rixton Landfill Site. This is a domestic refuse facility, which currently presents a whaleback form with a high

ridge running north – south. The landfill site is visually very prominent in the landscape, particularly dominating Rixton Moss to the west. Views from the south however are screened by Rixton Clay Pits. There appears to be little or no mitigation works to reduce the impact of the site.

North of Southworth Hall is a large sand quarry, screened by mounding and planting. This sand pit adjoins an old colliery tip to the north and to the west, part of which (adjacent to the M6) has been reclaimed.

Photo 32a . South elevation of the historic Winwick Church - a very conspicuous landmark.

Key Characteristics:

- Sweeping views to the north and east from the areas of Culcheth and Glazebrook
- Sweeping views to the south from the Winwick area
- Medium to often large-scale mainly arable fields
- Lack of hedgerow trees
- Hedgerows between fields often fragmented
- Deciduous wooded backdrops
- Rixton Clay Pits
- Rixton Landfill Site

Cultural History

Two important roads pass north-south through this area, the A49 through Winwick and the B5212 Holcroft Lane / A574 through Glazebury. Winwick Road was a former Roman Road of great strategic importance leading down to the bridge over the Mersey in Warrington. Holcroft Lane, to the east, was of lesser strategic importance, but took people through the relatively narrow gap between the mosses of the north side of the Mersey occupied by the River Glaze. This was the route taken by the Duke of Cumberland in December 1745 in pursuit of the retreating army of Bonnie Prince Charlie. Holcroft Lane is to the west of the River Glaze valley leading from Wigan down to the ford of the River Mersey at Warburton. Both roads were also important from ancient times for the movement of salt northwards from the Cheshire saltpans.

A third important road runs east-west through the south of the area, the A57 Manchester Road. This road follows the high ground north of the River Mersey flood plain and to the south of the great basin formed by Rixton Moss. The road connects with the M6 to the west and with the B5212 to the east. It is a long-established road and has some important historic sites along it. Rixton Old Hall is just south of the road at the edge of the Mersey flood plain; Rixton New Hall is just to the east. Hollins Green, a small village just north of the road contains a churchyard on an ancient circular-plan site with a footpath called ‘The Weint’ running around it –suggestive of a pre-Roman origin. The lowest ford on the Mersey was at Warburton and the road from Warburton joins the A57 just west of Hollins Green.

A fourth, locally important road runs east – west to the north of the area, connecting Winwick, Croft, Culcheth and Glazebury. Although classed today as a minor road, it connects with the more important north-south roads referred to above and is significant in that a number of moated or high status sites are located either at the roadside or close to the route. These include Winwick Church, Myddleton Hall, Southworth Hall and the former sites of Old Kingnall Hall and Kingnall Hall. A tumulus is sited just north of the road near Myddleton Hall. This evidence suggests that the road is probably ancient.

Winwick, the local high point, has clearly been the site of habitation for some time. A group of five barrows or burial mounds have been discovered at Winwick, two in the late C19th and two in modern times. One of these barrows, much disturbed, revealed Beaker pottery.

Another barrow was discovered at Southworth Hall Farm, Croft, east of Winwick, comprising a more extensive cemetery of over 800 burials possibly focused on the Bronze Age burial mound.

There are also a number of medieval manors scattered throughout this area, based on local halls. These include Culcheth, Holcroft, Peasfurlong, Risley, Kenyon and Southworth, of which Culcheth was the principal manor. Parts of these manorial holdings reached into the adjacent mosslands and it is probable that the mosses were exploited for hunting and for fuel. There are references to Culcheth having four plough-lands in 1212. Holcroft and Hurst appear to have had a number of water mills, implying a fairly substantial area of cereals. The site of at least one mill is probably close to Holcroft Hall - to the south of the Hall in the southern arm of Crow Wood. The 1832 Tithe Map records the name of this arm of woodland as Mill Ground. The picture of medieval Glazebrook, Culcheth and Winwick appears to be of mixed farmland, as now, with cereals being grown on the lighter soils such as around Southworth and grazing being practised on the heavier clay soils.

Holcroft Hall is one of a chain of probably early medieval sites (many of the others being moated) which stood along the line of Pennington Brook / Glaze Brook and running north – south along the road between Wigan and the Mersey ford at Warburton. These building complexes would have had some strategic value as is confirmed by the recent discovery of a Bronze Age promontory fort and settlement at nearby Little Woolden Hall on the eastern side of the River Glaze (just outside the Borough boundary).

Photo 69. Holcroft Hall viewed from Holcroft Lane, Chat Moss in the distance.

Holcroft Hall has some local fame through its connection with Colonel Thomas Blood of Crown Jewels fame. Colonel Blood married Maria Holcroft in 1650, the daughter of the owner of Holcroft Hall, Colonel John Holcroft.

Colonel Holcroft was a staunch Parliamentarian and was in command of the garrison of Lancaster when the Earl of Derby besieged and took it in 1643. In 1648, Blood served under Colonel Holcroft, during the pursuit of the Scots Army, ultimately defeated by Cromwell at Worcester. On the death of Colonel Holcroft, Blood engaged in an unseemly and murderous struggle for the possession of Holcroft Hall, but was beaten to it by his brother-in-law, Thomas Holcroft.

The present building at Holcroft is the core of what was evidently a large manor house built around a central courtyard. Little remains of the original buildings, but part of the original structure is probably incorporated in an old barn to the west of the house, now in a ruinous state.

Winwick Church, standing on the elevated ground north of Warrington dominates much of the area. The present structure was built probably around the early 1300s and extensively rebuilt around 1530, the famous architect A.W.N. Pugin designed the chancel in 1847-8. The church is dedicated to St Oswald and the church site is probably far older than the existing structure. It certainly existed in the Domesday Book and commemorates King Oswald of Northumbria, a prominent Christian, killed in battle at Maserfield or Macerfeld (site unknown, possibly on or near St Oswalds Brook, bordering Ashton in Makerfield north on the A49.

Much academic argument states that it was most probably near Oswestry) fighting against the ferocious pagan King Penda of Mercia and his Welsh allies in 641AD. Winwick was in Saxon times the centre of a large ancient parish of eleven townships, forming the southern half of the hundred of Newton, including the royal estate centre of Newton itself.

The high ground around Winwick had great strategic importance as it was the nearest defensible ground north of the Warrington bridge over the River Mersey. Certainly King Penda and his army could have marched through here to attack King Oswald of Northumbria (if a battle did indeed take place at Ashton in Makerfield) and local legends of a great Saxon battle near here could be realistic. St Oswald's Well and Oswald's Brook to the north of the area could possibly commemorate such an action – on the same site as the battle of the Red Bank?

The strategic importance of the area again was emphasised in the Civil Wars, Warrington was held at this time by the Earl of Derby for the King, but the town was taken by Parliamentary troops in 1643. On 23rd May 1643, the Roundhead troops of Colonel Assheton routed a body of Royalists at Winwick. *'Whilst the duty (of prayer and fasting) was in performing tidings came of the taking of Winwick Church and steeple, they on the steeple standing on terms till God sent a deadly messenger out of a fowling piece to one of them; also a strong hall [the rectory] possessed by professed Roman Catholics and stored with provision, as if it had been purposely laid in both for our supply and ease';* Civil War Tracts (Chet. Soc.), 138.

From: 'Townships: Winwick with Hulme', A History of the County of Lancaster: Volume 4 (1911), pp. 140-42.

In 1648, a battle took place at Red Bank, adjacent to Newton Brook at the crossing with the A49 former Roman military road. The Duke of Hamilton invaded England at the head of an allied army of Scottish Covenanters and north country Royalists, having evaded Cromwell and his troops in Scotland. Cromwell dispatched troops to pursue the Scots, particularly his powerful cavalry, inflicting a heavy defeat on the Scots at Preston and destroying their allied Royalist cavalry, Cromwell's cavalry harried the until then largely unscathed Scots forces on their way south.

Unsurprisingly, the Roundhead cavalry on several occasions caught up with the Scots, who detached a powerful force to hold up Cromwell's cavalry while the main force marched through Warrington and broke the bridge to force Cromwell to a crossing further to the east .

Photo 40. Cop Halt Farm, the Scottish HQ in 1648, viewed from the north near Newton Brook.

The detached rearguard held a narrow pass on the A49 road at Red Bank, where the road crossed the small but steep sided Oswald's Brook valley via a small bridge, close to the confluence of Oswald's Brook with Newton Brook. The Scottish forces constituted of a group of pike and muskets, numbering at least 4,000, under command of Major-General William Baillie who traditionally is supposed to have his headquarters at Cop Halt Farm behind the Scots army's left flank. The south bank of Oswald's Brook / Newton Brook constituted a formidable obstacle to the Roundhead cavalry and so attacks were delayed until the Roundhead infantry came up. On 19th August 1648, there came a fierce battle where the infantry of both sides charged each other with pikes while musketeers of each side engaged on the flanks. The battle was resolved when the powerful Roundhead cavalry crossed Oswald's Brook to the east via a lane, (now the A573) and then turned right to take a line parallel to the course of the brook through the fields, crashing into the right flank of the Scots infantry. The Scots carried out a dogged retreat south until they reached an area close to Winwick Church, which they then defended until finally forced to surrender.

Cromwell's own account of the action was, *'We could not engage the enemy until we came within three miles of Warrington, and then the enemy made a stand at a pass near Winwick. We held them in some dispute till our army came up, they maintaining the pass with great resolution for many hours, ours and theirs coming to push of pike and very close charges, and forced us to give ground; but our men, by the blessing of God, quickly recovered it, and charging very home upon them, beat them from their standing, where we killed about a thousand of them and took (as we believe) about two thousand prisoners, and prosecuted them home to Warrington town';*
Civil War Tracts, 264.

Cromwell also stated, *'…and the commissioners deputed by me have received and are receiving all the arms and ammunition; which will be, as they tell me, about 4,000 complete arms: and as many prisoners: and thus you have their infantry totally ruined'.*

Civil War Tracts 287-8.

A further account states: *'The greatest stand they (the Scots) made was between Newton and Winwick, in a strait passage in that lane that they made very strong and forcible, so that Cromwell's men could not fight them. But by the information of the people thereabouts and by their direction they were so guided into the fields that they came about so that they drove them up to that little green place of ground short of Winwick church and there they made a great slaughter of them, and then pursued them to Warrington'.*

Lancs. War (Chet. Soc.), 66.

Photo 34. Church Green, Winwick, the site of mass slaughter of Scots by Cromwell's troops.

It is a local tradition that Gallows Croft, a small area on the Newton side of Red Bank was the spot where a number of Scots / Royalist prisoners were summarily hung at the end of the battle.

This is Warrington's only recorded battlefield. Although it is not on the English Heritage Register of Battlefields, the significance of what was clearly a substantial action – not a mere skirmish, in terms of casualties and prisoners - and the unspoilt nature of the area suggests that the site of the Red Bank Battle and pursuit should be afforded some protection.

Kenyon Hall, indicated on the 1849 O.S. is now incorporated into Leigh Golf Club, Culcheth and the extensive parkland is now a golf course.

Culcheth was originally a small village probably founded after 1066 (it is not mentioned in Domesday) but was certainly in existence in 1212 when the de Culcheths built a Hall. In 1246 the last male de Culcheth died, leaving his estate between four daughters, whose descendants became the Holcrofts, the Risleys and the Peasfurlongs, the remaining daughter retaining the name ‘de Culcheth’.

A water mill is mentioned in a deed of 1270, presumably powered by water from one of the local streams. It may be that it was on the site of Daisy Bank Mill, a cotton mill, (rare in this area) demolished in recent times. In 1751 an Enclosure Act enclosed some of the land around the village. Culcheth is unusual in that it retains its village green; although this is somewhat broken up, it is well used and popular.

In 1774, the last of the Culcheth family died without an heir and the estate was sold to the Withington family in 1824. The Withingtons planted many groves of trees in the area, including trees along Culcheth Hall Drive.

In 1560 a church was built in Culcheth, named New Church to distinguish it from the old church of St Oswald at Winwick, the original parish church. In 1903, New Church was burnt down and another church was built on the site to replace it. A workhouse was established near the village centre around 1660. In 1903, the Salford Board of Governors built the Culcheth Cottage Homes as an orphanage. It was converted to a hospital for mentally handicapped people after WWII, but this closed in the 1970s. The buildings have been refurbished and sold as private homes in recent times.

A local High School was built in 1932 at the junction of Withington Avenue and Warrington Road and this school is still flourishing.

Rixton was a small village held by Allan de Rixton from the Duke of Lancaster. His seat was a great hall at Rixton Hall, extended and improved in the C17th. In the period 1658 – 1748, New Rixton Hall or Little Hall, was built.

The Warburton family held the manor of Glazebrook, but in 1384, they ceded it to Hamo de Mascy, Lord of the manor of Rixton. The combined manors became known as Rixton-with-Glazebrook from then on. The Tempest family owned most of Rixton-with-Glazebrook, as well as Broughton Hall, throughout the C18th and C19th. By 1750, the Tempests were sharing the estate with the Patten family, while the Tinsley brothers owned Glazebrook Hall with 137 acres.

Thomas Patten bought Glazebrook Hall and 600 acres of woodland and 33 acres of farmland and the chapel. Thomas Patten died in 1874; Wilson Patten inherited the estate and further developed it in the 1880s.

The imposing structure of Mount Pleasant, close to the junction of Glazebrook Lane and Manchester Road, was built in 1851 for Charles Tempest, and had 40 acres of land attached.

Many of the local Lords of the Manor were Catholics and suffered at the hands of the Protestant majority between Elizabethan times and Roundhead times. These recusants were often deprived of their lands or fined by losing part of their lands. This caused some disruption to land holdings during this period.

The Manchester – Liverpool railway line, now operated as a secondary line, was opened in 1830, its creator being the great engineer George Stephenson. It crosses the area running east west just north of Culcheth, having run through Glazebury to the east on an embankment. Stephenson had great difficulties in crossing Chat Moss to the east with the railway. Originally designed as a cable railway i.e. with static engines at each end and cables between, it had particularly easy gradients of up to 1:2,000. When the ‘Rocket’ won the Rainhill Trials in 1829, it was assigned to this line, becoming the first locomotive powered railway in the world. Stations on this line originally stood at Kenyon Junction (built between 1833 and 1837, closed 1961) and at Glazebury and Bury Lane (closed 1958).

Photo 61a. Culcheth Carrs storage facility.

A second main railway line running east-west through the area and through Glazebrook was constructed later in the C19th by the Cheshire Lines Committee and is now the main line between Manchester and Liverpool. Two other railway lines, now disused, were also constructed in the C19th. One of these joined the main line just west of Glazebrook and ran through Holcroft Moss before emerging into this area again south of Culcheth. Part of this disused railway is now Culcheth Linear Park. The park unfortunately does not extend along the full length of the track. The other disused track is the Bolton and Leigh Railway, built in 1828 (before the Manchester – Liverpool line), which ran to the west of Culcheth Carrs. Both of these lines were extensively used for coal traffic.

The A580 trunk road was opened by King George V in 1934 and was England's first intercity highway, linking Manchester and Liverpool. The name East Lancashire Road refers to the original and unattained objective of ultimately extending the road into East Lancashire.

A section of the road adjoins the boundary of Warrington Borough north of Culcheth Carrs and runs east to the junction with Warrington Road at Lately Common. This is built on an embankment to overcome the marshy ground problems of Culcheth Carrs.

The M6 motorway now replaces the A49 and Holcroft Lane as the strategic route through the area. The M62 is a similarly important strategic route running east-west through the area and the junction between the two motorways occupies and visually dominates a substantial area.

In WWII, an ammunition storage facility was constructed on Culcheth Carrs, accessed from a railway line (now closed) to the west. This facility, now in private ownership, with its concrete bunkers surrounded with soil is still in use as storage. It now has a prominent row of lightening conductors along the roofs. The name Culcheth Carrs refers to the large marshy area in which the store was built, drained by Carr Brook flowing to the east.

There were a number of military camps in the villages in the area. In Croft there is a disused camp to the east of Lady Lane. In Glazebrook there are two disused and now heavily overgrown campsites south of Bank Street. In Culcheth, two camps were built in the village, Ariel East and Ariel West, Ariel West was occupied by the Fleet Air Arm. Culcheth Hall was occupied by the army throughout WWII.

Winwick Hospital, closed in 1998, was one of the largest mental health hospitals in Europe. Almost all of the original buildings have now been demolished and replaced by a large-scale development of private housing. The Winwick Hospital site is designated as a SBI (Site of Biological Importance) Grade C.

Rixton Clay Pits is an extensive area of excavations from which boulder clay was extracted and used in the local brickworks. Clay is still extracted from the north of the area, but the bulk of the workings, some 13.99 ha., ceased to be used for extraction in the 1960s. The resultant landform is a complex mosaic of ponds, mounds, woodland and clearings and is exceptionally rich in wildlife. The site was designated as an SSSI (Site of Special Scientific Interest) because of the presence of great crested newts (Triturus cristatus) and is locally designated as an SBI (Site of Biological Importance) Grade A. There are a number of wild flower species of some interest, including marsh orchids, sedges and centaury. The site is managed by Warrington Borough Council as a nature reserve.

Key cultural elements in the landscape:

- The A49 major historic route north south
- Historic Halls and associated with the River Glaze
- Winwick Church
- Ancient burial sites around Southworth Hall
- Red Bank (Winwick) English Civil War Battlefield
- Stephenson’s Manchester to Liverpool railway line and other historic railway lines
- A580 East Lancashire Road
- Culcheth Carrs WWII munitions storage site

- Kenyon Hall Parkland
- Winwick Hospital (site of)
- Rixton Clay Pits

Landfill and Mineral Extraction

There are no landfill operations within this area, however, there are visual impacts to the area from adjacent landfill sites. There are two active landfill sites adjacent to the area. The first at Silver Lane, has an impact on land to the north and east with a slightly lesser impact to the west. The second is at Rixton, having a visual impact on land to the east, around Hollins Green.

To the south of the area, within the River Mersey floodplain, there are two other landfill operations. The first is a non-hazardous wastes operation at Butchersfield, now complete, restored and planted. It has a high domed form and is visible from areas to the south up to the M62 motorway. The second is an adjacent landfill area to the west, formed from dredgings from the Manchester Ship Canal. This is now colonised by scrub, but permission has been sought to deposit additional material in this area and works have recently commenced.

Mineral extraction within the area comprises of sandstone extraction adjacent to Southworth Hall Farm and clay extraction west of Moat Lane and at Chapel Lane, Hollins Green. On completion of the extraction from the Southworth Hall site, which is well screened with planted embankments, the pit will be backfilled with inert fill and the land restored to agricultural use. Adjacent to the sand pit and close to the M6 motorway is a former colliery spoil heap which has now been reclaimed.

Map evidence suggests that the area around Winwick Church was widely used for quarrying on a small scale. These quarries appear to have been filled in during recent times. Other areas of land north-east of Winwick Chuch are possible small sand quarry sites, pre-dating the larger workings at Southworth Hall Farm. A substantial lake between Myddleton Hall Farm and the M6 is the result of gravel extraction in the recent past.

North-west of Hermitage Green is a colliery spoil heap which is sited outside the Warrington Borough boundary and therefore outside this character area. However, this spoil heap does have a visual impact on the character area. This spoil heap is a relic of the former Parkside Colliery and occupies an area of land formed by an elbow bend in Newton Brook. A planning application has recently been submitted (2007) for this area which impinges into the Warrington Borough.

Agricultural Land Classification

The bulk of the land around Winwick, Culcheth, Glazebrook and Rixton is Grades 2 and 3, reflecting a mixture of soil types, from sandy soils to the west to heavier clay soils (derived from brick earths) to the east. A further area of Grade 3 land is currently occupied by Rixton

Clay Pits together with a few fields to the east. A strip of land around the B5212 running south from Glazebrook down to Hollins Green is Grade 2.

Photo 54. View southwest from Sandy Brow Lane, showing the landscaped bunding around Southworth sand quarry in the left background.

Landscape Sensitivity

The Glazebrook, Culcheth and Winwick areas form a large tract of land with a similar character. The largely open countryside, dominated by arable crops, leads to long wide vistas. Although the land is gently undulating, any vertical structure or building stands out in the landscape as a dominant element. Views are also unrestricted by the scarcity of hedgerows and hedgerow trees, often suggesting a 'prairie like' simple landscape of waving crops or ploughed fields in winter. They are therefore generally visually sensitive to development.

Current visually intrusive elements to this landscape are the landfill sites within and adjoining these areas at Rixton, Butchersfield next to the River Mersey and at Silver Lane, Risley. These are huge, single mounds breaking through the surrounding gently undulating landscape and standing out incongruously as major features. The mounding associated with the sand extraction site at Kenyon is more subtly integrated into the landscape following a much lower and undulating profile.

Woodlands in the Glazebrook, Culcheth and Winwick areas tend to be the exception in the landscape and are generally on a small scale and isolated. Where woodlands are present, particularly in the Glazebury and north Culcheth areas, they help to create backdrops and form a more interesting landscape, breaking down long, uninterrupted views.

Key elements of landscape sensitivity:

- Wide, open vistas
- Simple, low, undulating landscape sensitive to vertical forms, particularly on local high points

Landscape Change

In common with the Stretton and Appleton areas, the landscape has tended towards the amalgamation of fields into larger units, with the resulting loss of hedgerows and hedgerow trees. The remaining hedgerows and hedgerow trees have little function within the arable, agricultural landscape and are often gapped and poorly maintained.

Photo 92b: An active clay pit at Rixton.

To maintain arable crop production, drainage to the clay soils has been essential, particularly at their margins with the adjoining mosslands of Holcroft, Glazebrook and Rixton Moss.

Woodland cover has also been reduced to maximise crop production and although often small and well scattered, woodlands now provide an important recreational resource. These are well used often with footpath connections to the surrounding villages.

Considerable landscape change has occurred locally in the Rixton area, through the extraction of clay for brick making. Most of these workings have left a landscape of discarded spoil and deep pit excavations now filled with water. The discarded spoil areas have naturally regenerated, largely with native trees and shrubs, and the area has become an important wildlife habitat and recreational resource for walking and fishing.

Communication routes have also substantially changed the landscape, carving it into ever-smaller parcels of land, requiring bridges, cuttings and embankments. The M62 and M6 motorways are particularly dominant features, cutting through the Winwick, Croft and Glazebrook areas with 2 main railway lines running east-west through Glazebury to the north and Glazebrook to the south – forming major obstacles to accessing farmland to either side.

A disused railway line runs from Wigan through Golborne and Culcheth to Glazebrook Moss, where it originally joined the main Manchester to Liverpool line. This has now been left as an historic feature in the landscape – easily recognisable by its linear vegetation clad embankments and cuttings running through the arable farmland. A section of the route has been utilised as a recreational footpath known as Culcheth Linear Park.

The construction of pylon routes have been additional impositions on the landscape and are common, intrusive features to the arable landscapes of Winwick and Kenyon.

Other landscape changes took place during the Second World War and can be evidenced today by the mounds and bunkers at Culcheth Carrs along the Borough's north-eastern boundary. Relatively new changes in the landscape have occurred in order to improve the viability of farming. Former agricultural land is now under consideration for alternative uses such as fishing ponds, golf courses, driving ranges and horse grazing. Fishing ponds and a driving range have now developed near Culcheth whilst demand for horse grazing paddocks is widespread adjoining the main village centres.

Landscape change to the area is summarised as follows:

- The imposition of landfill sites
- The past impact of roads and railways
- The past impact of pylons and power lines
- The enlargement of field sizes

- Substantial reduction in hedgerows and hedgerow trees
- Decline in management of remaining hedgerows and hedgerow trees
- Constant improvement of soil fertility for arable crops by drainage and fertilisers
- Pressure for horse grazing
- Changes from farmland to fishing and golfing facilities
- Disused railway lines
- Former Second World War munitions storage bunkers
- Clay extraction and restoration

Recommended Management and Landscape Objectives

Although much of the area's original small-scale field patterns have been lost, a strong framework of medium to large field boundaries is still present and forms a major part of the landscape's character. In order to retain this character, it is imperative to encourage the retention, enhancement and better management of the remaining hedgerows, together with the re-introduction of new hedgerow trees. Horse keeping should not be encouraged at the expense of traditional farming and in particular the destructive effects of horses browsing trees and frequently de-barking trees should be monitored.

The battlefield site of Red Bank should be preserved in its current, largely unspoiled state and opportunities should be considered for wider interpretation of this site, together with the associated Winwick Church.

The area's woodlands should be seen not only as important visual elements in an otherwise open landscape, but also as important recreational assets. The careful consideration of additional and woodland extension plantings should therefore be encouraged.

New development can be seen to have a major impact on the landscape, particularly where structures of mass and high elevations are concerned. The siting and size of such structures should therefore be carefully considered through visual impact studies and potential landscape mitigation.

The existing landfill sites currently form artificial dome or whaleback shaped profiles in the landscape. Flatter, lower and more undulating profiles appear to blend more sympathetically with the existing landscape. Elevations should be as low as feasibly possible, if necessary taking a greater area of land to minimise their visual impact. Restoration landscape schemes for such areas should not only consider wildlife and 'amenity space' but should also look to retain the land for productive use. Timber and biomass fuel production should be considered.

Management of the Landscape:

- Restore and enhance remaining field patterns by additional hedgerow planting

- Reintroduce hedgerow trees

- Conserve and manage existing woodlands to encourage habitat diversity

- Conserve and manage remaining hedgerows

- Consider additional native woodland planting

- Consider the use of native planting to soften and screen new development

- Investigate an extension of Culcheth Linear Park to the south, following the old railway line towards Glazebrook

Settlement

Settlements in the area include Hollins Green, Glazebrook, Glazebury, Fowley Common, Culcheth, Croft, Kenyon, Hermitage Green and Winwick.

Hollins Green is a small, nucleated settlement adjacent to the west side of junction of Manchester Road and Glazebrook Lane. There are very few older properties in the village, most are modern houses in a cul-de-sac development. The village occupies a generally flat site just north of the Mersey flood plain.

Glazebrook is a linear settlement along Glazebrook Lane, centred on the bridge over the Manchester/Liverpool railway line at Glazebrook station. It comprises of a small number of older properties and a number of modern houses and bungalows, occupying an area between Glazebrook Moss to the west and the edge of the flood plain to the River Glaze to the east.

Glazebury is essentially a linear settlement built along the A574 Warrington Road and sandwiched between the floodplain of the River Glaze and the extensive, formerly marshy area of Culcheth Carrs. It has a predominance of terraced housing built perhaps 100 years ago. There is a large garden centre, Bents, located to the east of the main road. At the northern end of the village, to the south-west of the junction between the A574 and the A580 (East Lancashire Road) is Lately Common, a flat area of common ground.

Buildings of note in the countryside around Glazebury include the north barn at Hurst Hall c. C15th, formerly a hall building Listed Grade II*; south barn at Hurst Hall c. early C17th, Listed Grade II and the Church of All Saints, Warrington Road, Glazebury, built 1851 and Listed Grade II. South of Glazebury, Holcroft Hall built in the late C15th – early C16th, with many alterations is Listed Grade II* and is the relict of a far larger courtyard site of the same period.

Fowley Common is a hamlet adjoining Glazebury, comprising of a small group of older properties and a public house with additional properties built after WWI. Fowley Common is located in a gently sloping south-east facing hollow, a tributary valley of the valley of the River Glaze. To the east of Fowley Common is a Local Authority housing estate built around Churchill Avenue. The estate comprises flat-roofed houses, which look particularly alien and locally quite visually dominant when viewed from the south.

Culcheth is a large nucleated settlement based around the junction of Warrington Road, Wigshaw Lane and Common Lane. Originally the settlement was close to the road junction, where a few older buildings are located. The settlement has been augmented by a series of conventional private housing estates of low architectural merit, many interconnected through a maze of loop roads. The village is sited on a generally gently north sloping area of undulating land.

Buildings of note in the countryside around Culcheth include Kenyon Hall, an early C19th building in Twiss Green, Listed Grade II, together with the contemporary Lodge to Kenyon Hall and associated gate posts, Listed Grade II. Brookhouse Farmhouse, Wigshaw Lane, built c. 1744 is Listed Grade II. On Warrington Road, south of Culcheth are a number of Listed buildings, including Hope Farmhouse, an early C19th farmhouse, Listed Grade II, the associated barn at Hope Farmhouse, a late C17th building Listed Grade II and Newchurch Old Rectory, a former rectory now a private house, Listed Grade II.

Croft was a dispersed settlement which historically began to coalesce around Lord Street and later infilled along Smithy Lane and Lord Street. A large estate occupies the area east of Pasture Drive and much of the village area is of similar housing type.

Croft is sited on undulating, gently south sloping land, north-east of the wide, flat floored valley of Cockshot Brook, now almost entirely occupied and certainly dominated by the M6 and M62 motorway junction. Within the village, the Catholic Church of St Lewis, Mustard Lane, built 1827 is Listed Grade II. St Lewis Presbytery, Mustard Lane, contemporary with the church is also Listed Grade II. The parish church of Christ's Church, Lady Lane, built in 1833 is Listed Grade II.

Just south of Croft, Eaves Lane Farmhouse c. 1703, on Spring Lane is Listed Grade II, as is Springfield Farmhouse, Spring Lane, a late C18th Grade II building.

Kenyon is an attractive collection of three small hamlets, Kenyon, New Lane End and Turret Hall. Both Kenyon and Turret Hall comprise of a small group of farm complexes. New Lane End is a similar group of farm complexes augmented with a few detached properties. Kenyon and New Lane End are located on almost flat ground, while the hamlet around Turret Hall is sited on the north-west side of Cockshot Brook.

Hermitage Green is a small hamlet on the junction between Hermitage Green Lane, Golborne Road and Parkside Road. In common with Kenyon, it is a small collection of farms augmented with some detached houses and a Public House. It is sited in a shallow valley, overlooking the steeper sided valley of Newton Brook to the north-west.

Winwick is a nucleated village standing to the east of the local high point, dominated by Winwick Church. The church is of great architectural significance, dedicated to St Oswald, it dates from the early C13th and has elements designed by Pugin in Victorian times. It is Listed Grade I. The oldest part of Winwick is clearly adjacent to the church. Generally, the older houses of the village are sited along Myddleton Lane and Golbourne Road. A series of infill estates have been built around the junction between these roads at various dates. A relatively modern bungalow estate forms the south-eastern edge of the village. The village has been greatly augmented with the development of the Winwick Hospital site, but this is detached from the body of the village and can almost be considered as a separate satellite development. Within the Winwick Hospital site is a Roman Catholic church, built c. 1900 and Listed Grade II.

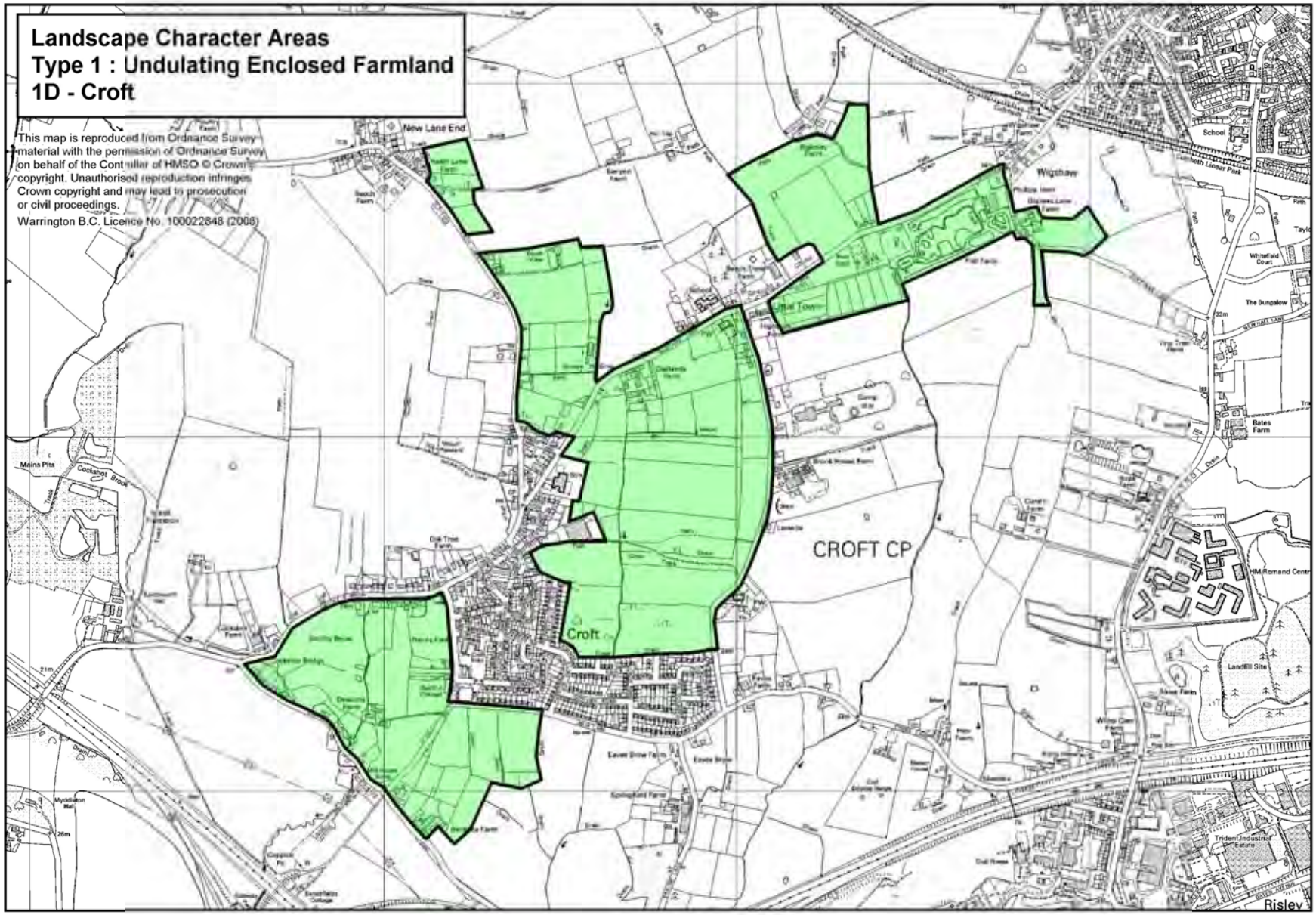
Buildings of note in the countryside around Winwick include Myddleton Hall c 1658, Listed Grade II*, Myddleton Hall Farmhouse c. 1656, Listed Grade II, the Manor House, Golborne Road c. 1717, Listed Grade II, Church House Farmhouse, Golborne Road, early C17th, Listed Grade II and Ivy House, Delph Lane 1840, Listed Grade II. Southworth Hall and Turret Hall near Winwick are also of some importance, being more recent buildings on older sites.

Farmsteads of note as aggregated groups of agricultural buildings include Clare's Farm in Croft, Mount Pleasant Farm in Rixton, Milverton and Ormerod Farms in Rixton, Hole Mill Farm in Holcroft and Dukinfield in Glazebury.

Cop Halt Farm, sited on a knoll south of Newton Brook and east of Sankey valley is a particularly visually dominant farmstead, seen from the Sankey Valley as well as from Winwick and from Wargrave to the north.

Within the area are three building complexes with significant landscape impact. Two of these are to the east of Warrington Road - Risley Remand Centre, with its high escape-proof walls, associated secure areas and car parking the and the Taylor Industrial Estate a gated private industrial estate. The third complex is the former Mental Hospital at Winwick, the original buildings of which have now been largely removed and replaced by a three storey housing complex.

Photo 94. An angler at one of the former clay pits at Rixton, now a tranquil and very beautiful pond.


Landscape Character Areas
Type 1 : Undulating Enclosed Farmland
1D - Croft
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CROFT CP
Croft
New Lane End
Wigshaw
Oak Tree
Bates Farm
Mains Pits
Cockshot Brook
Landfill Site
HM Remand Centre
Trident Industrial Estate
Risley

TYPE 1. UNDULATING ENCLOSED FARMLAND

AREA 1.D CROFT

Description

The village of Croft and its surrounding landscape is situated to the north of the study area between Culcheth and Winwick. Its landscape comprises of a series of small, linear fields closely associated with the village and contrasts markedly with the larger, and more rectangular, field patterns of the surrounding land defined under Area 1.3 Glazebrook, Culcheth and Winwick.

Many of Croft's fields are long and narrow, bordered with ditches and divided by hawthorn hedges frequently containing groups of mature hedgerow trees. Views are linear and strongly contained between the field hedges. They are clearly medieval in origin, 'fossilised' in the landscape through later enclosure and exhibit the characteristic 'S' shape in plan as the result of years of ploughing by oxen or horses.

Judging from historical maps, it is clear that the small scale field pattern was once a lot more extensive but due to the removal of hedgerows and field boundaries in more recent times, a more expansive, large scale field system has developed to the surrounding areas.

The soil type around Croft is heavy clay with fields used both for arable and pasture farming. The smaller field system has, in many cases, led to larger extended linear gardens with a number of the pasture fields succumbing to the demand used for horse grazing.

Key Characteristics:

- Historic field patterns
- Gently undulating landscape containing intimate scale linear strip fields
- Gapped and fragmented hedgerows supplemented by post and wire fencing
- Numerous hedgerow oaks in groups or isolated
- Predominantly pastureland
- Association of fields to adjoining properties or gardens or horse paddocks
- Red brick and sandstone farms
- Limited and often linear views

- Settlement pattern of older properties reflected in the field patterns

Photo 53. A view of one of the former strip fields at Croft with the characteristic ‘S’ shape to the hedgerow clearly visible.

Cultural History

The Manor of Croft was for many years held with the neighbouring Manor of Southworth by the lords of Makerfield. Towards the end of the C17th both manors were held as one. Like several other manors in the north of Warrington, some of the inhabitants appear to have been recusants and to have been duly punished or fined, sequestration of land occurring more than once. This may have contributed to the apparent plethora of ownerships in such a small village. In 1817 an Independent Methodist Chapel was built in the village, while in 1839 a small chapel was built by the Unitarians. A number of boundary disputes are recorded in the Parish of Croft, one at least dating back to 1287. The overall impression is that this Parish was very much divided and lacked a powerful lord, who would otherwise have been in a position to enforce enclosures.

The field patterns of this area are represented in the landscape as post medieval enclosure of a medieval strip system. Where in other villages the owners of the strips collaborated in the exchange of strips to provide themselves with a larger agglomeration of land, in Croft they clearly did not. The result was a series of long narrow fields.

This was probably not as entirely bad for farmers as it might suggest, since the heavy clay land was more appropriate for dairy farming than for arable farming.

Part of this area of Croft, known as Croft Grasslands is an SBI (Site of Biological Importance) Grade C.

Key cultural elements in the landscape:

- The post medieval strip fields

Landfill and Mineral Extraction

There are no landfill or mineral extraction operations within this area.

Agricultural Land Quality

This area is scheduled grade 3 agricultural land, with a small amount of grade 2 land to the extreme south.

Landscape Sensitivity

The linear, small-scale field patterns which characterise this part of the Croft area are dependent on the retention of the current hedgerows. The Croft landscape is therefore extremely sensitive to both the neglect and/or removal of hedgerows and their associated hedgerow trees. The distinctive Croft landscape occupies relatively small vestigial areas associated with the village. It is therefore very sensitive to the loss of land due to changes in land use, such as village expansion and new building.

Key elements of landscape sensitivity:

- Strong rural/historic agricultural character
- Small scale liner field patterns
- Hedgerows and hedgerow trees

- Loss of land due to changes in land use/building

Landscape Change

The Croft landscape and field patterns have, in essence, changed little from the Ordnance Survey map of 1854. This retention of the core of an old agricultural landscape is extremely rare within the Borough and a significant asset worthy of retention. Changes to the landscape are, however, slowly occurring resulting in a weakening of the field patterns. A number of the hedgerows are poorly maintained and gapped, some with hedgerow sections missing. The original field patterns can still be discerned however by remaining mature 'hedgerow' trees left in a linear form.

Photo 53b: Another view of the Croft fields showing the beginnings of deterioration as the hedge becomes gapped and posts and wire are used to make up.

Major landscape changes have occurred to all the agricultural areas surrounding Croft, due to the use of the land for arable crops. As a consequence, hedgerows have become less functional and fields have been enlarged. Croft however appears to have returned to its use of pasture land and grazing, with less demand for larger field sizes. Grazing patterns are now changing with an increasing demand for horse paddocks, particularly adjacent to the housing areas. This does not appear to be directly threatening the field patterns but is giving

rise to more post and wire fencing and an acceleration of the neglect in traditional hedgerow management and upkeep.

Hedgerow trees are browsed by horses and livestock generally, resulting in a landscape of mainly mature trees with few young trees to take their place. Trees left in pasture without their original hedgerow protection are exposed to damage to bark, roots and general 'poaching' and are also in decline.

Red brick and sandstone form buildings are now less used as working farms and in a number of locations have been restored or converted for private dwellings.

Landscape change to the area is summarised as follows:

- Slow but continual neglect of hedgerows and hedgerow trees
- Pressure to provide horse grazing paddocks with associated post and wire fencing
- Reduction in the number of working farms and their conversion to private dwellings

Recommended Management and Landscape Objectives

The main character of the area is based on small scale linear pasture fields bounded by hedgerows and hedgerow trees. The main landscape objective should therefore be to retain, enhance and restore the existing historic and intimate character of the landscape.

Management of the landscape:

- Retain existing hedgerows and hedgerow trees
- Support and encourage traditional hedgerow management
- Support and encourage new hedgerow and hedgerow tree planting to infill gaps and missing hedge sections
- Protect exposed mature trees in pasture from further damage by browsing stock
- Protect new hedgerow and tree planting from browsing damage by grazing stock
- Encourage the retention of traditional pastoral grazing as opposed to changing to horse grazing paddocks

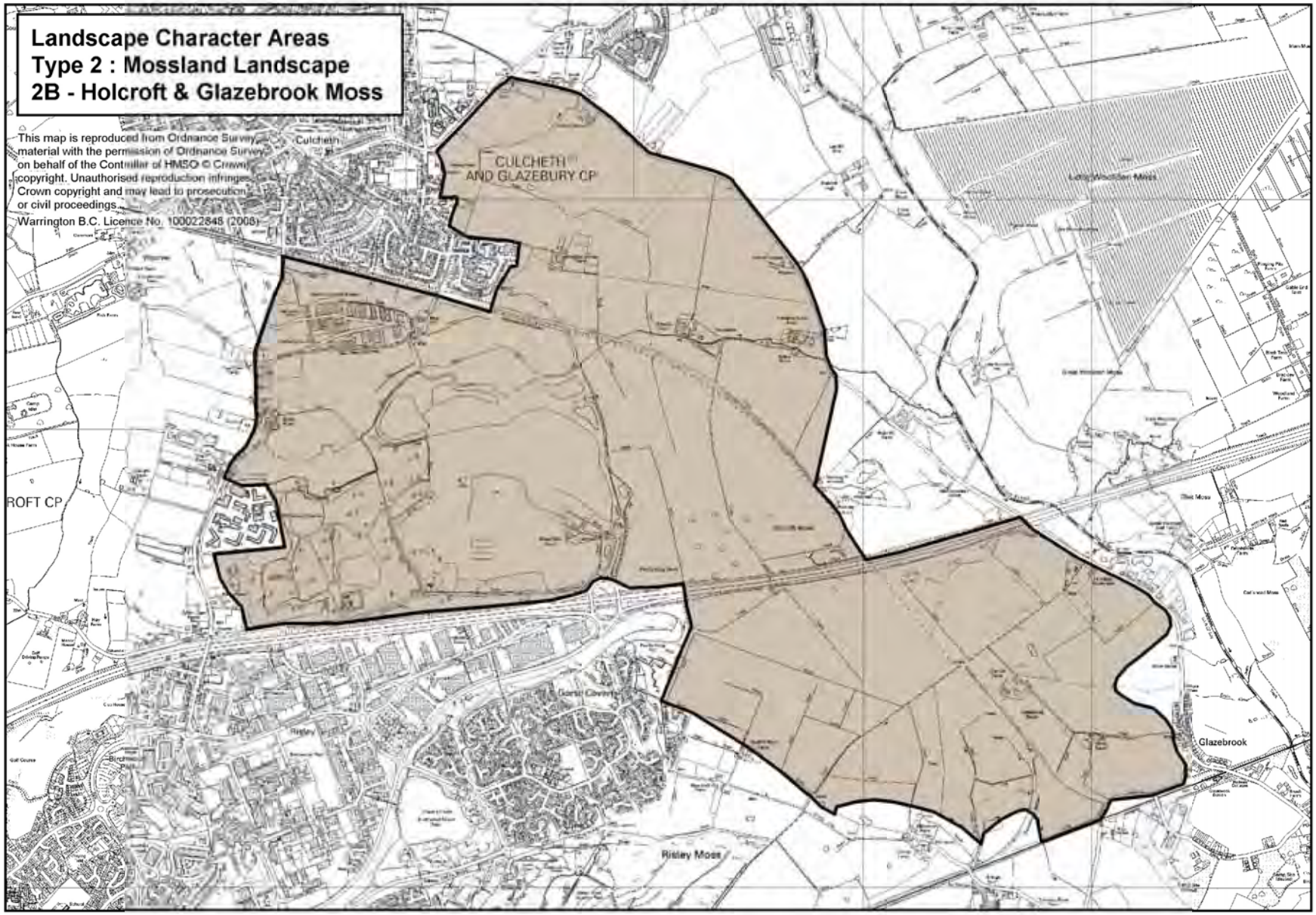
- Promote the restoration and replanting of local orchards

Settlement

The village of Croft is built around a triangle of roads, New Lane (to the south), Lady Lane (to the east) and Smithy Lane, Lord Street and Mustard Lane (to the west and north). Originally the core of the village was built around the latter three roads, but it has expanded from 1850.

Croft was a dispersed settlement which historically began to coalesce around Lord Street and later infilled along Smithy Lane and Lord Street. A large estate occupies the area east of Pasture Drive and much of the village area is of similar housing type. Croft is sited on undulating, gently south sloping land, north-east of the wide, flat floored valley of Cockshot Brook, now almost entirely occupied and certainly dominated by the M6 and M62 motorway junction.

The settlement associated with the medieval fields is east of Heath Lane and on the village perimeters. It often comprises of small farms with the medieval fields attached.


Landscape Character Areas
Type 2 : Mossland Landscape
2B - Holcroft & Glazebrook Moss
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CULCHETH AND GLAZEBURY CP
ROFT CP
Glazebrook
Risley Moss

TYPE 2 MOSSLAND LANDSCAPE

AREA 2.B HOLCROFT AND GLAZEBROOK MOSS

Description

Holcroft and Glazebrook Moss form a continuous area of mossland separated from Risley and Rixton Mosses to the south-west by a narrow causeway known as Old Hall Lane, situated on slightly higher land between Milverton Farm and New Hall Farm.

Their landscape character is similar to that of the adjacent Rixton Moss, although field sizes become larger from south to north with fewer dividing ditches. Arable crops appear more extensive and less varied. The impression of 'isolation' within the area is less marked with views tending more towards the east and the Pennines.

The edges of this mossland are indistinct, visually feathering into bordering areas.

The landfill site at Silver Lane is a dominant and alien feature in an otherwise flat landscape. The site is currently active, although completed sections are now 'over soiled' and planted with mainly native woodland species.

Key Characteristics:

- 'Level' basin form to mossland areas
- Expansive views towards the Pennines
- General absence of hedgerow and hedgerow trees
- Predominantly expansive arable farmland
- Visually dominant elevated sections of a disused railway
- Visually dominant landfill site at Silver Lane
- Open and exposed

Cultural History

At the core of the Holcroft and Glazebrook Moss area is Holcroft Moss, part of which was was bought by Cheshire Wildlife Trust in 1990 as a wildlife reserve. This is a relatively small area of woodland, scrub and rough grassland. It represents the only area of lowland bog in Cheshire which has not been cut for peat although the water level has been reduced by

drainage ditches. To the east of Holcroft Moss and just west of Hole Mill Farm is an area of former peat cuttings. Holcroft Moss is an important area for bird watching and possesses a number of rare mossland plant species.

Photo 78a. Hoyle's Moss Farm, near Risley Moss looking north across Holcroft Moss

In common with Risley Moss there were numerous small fields around the moss edge in 1845 with many lanes and tracks radiating out from the moss. Today there is little evidence of these and almost the whole area is farmed. The M62 cuts through the mossland areas and is in a cutting for much of its length, adversely affecting the conservation of the moss by increasing the effects of drainage and physically severing the mossland to either side.

A disused railway line also runs across the mossland, from Culcheth down to the southeast of the area, formerly joining the Manchester/Liverpool railway line near Glazebrook station. This line is broken by the M62 motorway route, running east-west across the area. To the north of the M62, the line is elevated on an embankment, whilst to the south it is approximately at ground level. The disused line becomes the Culcheth Linear Park to the north of the area.

Risley Remand Centre opened in 1964. In 1990, it was designated a Category C Male Training Prison and continues in that role. It has a high, roll-topped concrete perimeter security wall, with visitor parking to the Warrington Road frontage and is now partially screened from view to the south and east by the mass of the Silver Lane landfill site.

Taylor Business Park was originally built as a Ministry of Supply depot to house workers employed at the Risley Ordnance Factory. Known as the Newchurch site, it became a naval supply depot when Risley Ordnance Factory ceased production. In 1962, the Ministry of

Supply Department of Atomic Energy, who were then using the site, were moved to new premises at Risley as part of the newly established Atomic Energy Commission. The Taylor family then purchased the site to house their Lathom Engineering Company Ltd. The Taylor Business Park was formed on the sale of Lathom Engineering Co. Ltd some time shortly after 1970.

Key cultural elements in the landscape:

- The Holcroft Moss Nature Reserve
- The M62 motorway
- Silver Lane landfill site
- The disused railway line (connecting to Culcheth Linear Park)
- Disused peat cuttings
- HM Remand Centre, Risley
- The Taylor Business Park
- The Manchester – Liverpool main railway line

Landfill and Mineral Extraction

A very substantial area of landfill occupies land north of the M62 motorway to the north of Silver Lane. A large part of this site has already been seeded and planted, but there is currently no public access due to security problems associated with methane gas recovery and power generation. The landfill has been progressed from west to east and has involved covering listed buildings (see 'Settlement' below). The landfill operations are currently at the eastern end of the site, in clear view of observers throughout this landscape area. The landform has a major adverse impact when viewed from Junction 11 on the M62.

Peat-cutting operations have historically taken place on Holcroft Moss, but these have now ceased.

Photo 73. Landfill at Silver Lane, Risley viewed from the disused Culcheth railway line near Frank's Farm.

Agricultural Land Classification

The wet area of Holcroft Moss, centering on a zone around the M62, is unclassified. All around this area is a zone of Grade 1 agricultural land. North and south of this area is an area of Grade 2 agricultural land. To the north it is on the north-east side of the disused railway line. To the south there is a small zone of Grade 2, extending into the adjacent landscape area. The remainder of the area is Grade 3 agricultural land.

Photo 70: Suburban edge –Housing at Culcheth viewed from the footpath near Ratcliffe House farm – across a mossland landscape.

Landscape Sensitivity

The landscape sensitivity of the area is very similar to that of the adjoining Rixton, Woolston and Risley Mosses. The function of the arable land is totally dependent upon drainage and water level management, with potential problems of 'wind blow' erosion to exposed soils in dry, windy weather.

As with all mosslands, buildings are located around the mossland fringes, where firmer foundations can be more easily achieved. Large fields of mainly grain crops predominate with very few public footpaths. The scale and openness of the landscape does not appear welcoming to recreational use, although views out of the area towards the Pennines are extremely attractive. The flatness of the landscape is very prone to the impact of large scale mounding and it is therefore unfortunate that the mosslands have been selected for landfill, as evidenced by the very large site at Silver Lane, Risley.

Key elements of landscape sensitivity:

- Very sensitive to water levels and drying out
- Prone to windblow and erosion
- Prone to subsidence of structures and buildings
- Open, unrestricted views
- Potential footpath erosion on the peat
- Mossland woodlands and undisturbed areas are a haven for specialised wildlife but sensitive to disturbance.
- Sensitive to the imposition of high structures and/or mounding

Landscape Change

In common with the adjoining mosslands, these areas would originally have been seen as uninhabitable and dangerous prior to drainage, with the access road skirting the mossland fringe between Glazebrook and Culcheth (B5212). The construction of the main Manchester to Liverpool railway later in the C19th by the Cheshire Lines Committee and the more recent M62 motorway, have both been undertaken through the moss, largely in cuttings. This has further reduced the water table and created more workable and productive farmland.

A more visually prominent railway line through the area is the now disused line which ran from Leigh and connected with the Manchester to Liverpool railway near Glazebrook. Construction across the moss was undertaken here on an embankment, forming a notable linear feature, now tree clad, through the flat arable landscape.

The landfill site at Silver Lane, Risley is a more recent change in the landscape on a large and dramatic scale. This has fundamentally and unfavourably altered the flat landscape of the moss by introducing a visually intrusive, isolated high mound.

Landscape change is summarised as follows:

- Drainage of the mosslands altering the landscape from marsh and woodland to agricultural land
- Past construction of Liverpool to Manchester railway line and M62 motorway
- Past construction of Leigh branch line railway embankment

- The imposition of landfill

Recommended Management and Landscape Objectives

- Retain, monitor and adjust current water levels within the mosslands to avoid fluctuations, drying out and potential wind erosion

- Consider the balanced needs of both agriculture and wildlife habitat

- Consider the merits of higher water levels in areas of less productive mossland, promoting greater habitat diversity and wildlife value

- Retain the existing quiet and tranquil character of the mosses without encouraging recreational use or built development

- Consider methods of landscape mitigation to reduce the visual impact of the landfill site at Silver Lane, Risley

- Retain the basic landscape structure of the mossland fields and ditches, whilst encouraging a greater diversity of native flora to the ditches and trackway verges

Settlement

There is very little settlement within this area. A few small farms such as Franks Farm, Church Farm and Ratcliffe House Farm are scattered around the edges of the moss, in most cases on the drier, non-peaty soils. Old Abbey Farmhouse, Silver Lane was an early to mid C17th Farmhouse built on an earlier moated site and Listed Grade II. Associated with this was a nearby barn which was probably late C17th, also Listed Grade II. Both buildings have been covered by the landfill at Silver Lane.

Photo 73c: View across Holcroft Moss from the disused Culcheth railway line near Frank's Farm.

Landscape Character Areas
Type 5 : Flood Plain
5B - River Glaze
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TYPE 5. FLOOD PLAIN

AREA 5.B RIVER GLAZE

Description

The River Glaze forms the north-eastern boundary to the Borough, flowing in a southerly direction from Lately Common, Glazebury in the north to its confluence with the River Mersey adjacent to Hollins Green in the south. The river has cut a small discreet valley profile locally with low 'river cliffs' and has a narrow, discontinuous floodplain. This has created linear enclosed views along the river.

The floodplain areas present an attractive, largely rural character consisting of grazing pasture although small areas of residential and commercial land have also been developed on the floodplain at Lately Common. Trees to the riverbanks are noticeably absent.

The river appears to have been straightened artificially in some sections and flows mainly between raised levee banks. Its character however, still retains a 'natural' feeling, being set in a rural landscape. Roads and development generally have 'turned their backs' to the river, affording little in the way of views or access. However a footpath route known as the Glazebrook Trail runs adjacent to the river on the eastern bank outside the Borough boundary.

The river is relatively narrow and crossings by small bridges to farms and farmland are easily afforded. More substantial bridges include the A580 Pennington Bridge, the railway bridge at Glazebury, the M62 bridge at Holcroft Moss and the A57 bridge at Hollins Green.

Key Characteristics:

- Flat land associated with the floodplain
- Narrow, linear river corridor
- Small scale
- Mainly rural character
- Small 'river cliffs' and levees
- Enclosed views
- Associated linear footpath route
- Notable absence of trees to the river bank

Cultural History

The flood plain of the River Glaze has no settlements within it, but there is a tradition of ancient and historic sites immediately adjacent, in most cases making use of the defensive barrier of the river. The B5212, Holcroft Lane, follows the course of the river on its western side and represents the latest usage of a key passageway through the adjacent mosses of Chat Moss to the east and Holcroft Moss as well as Culcheth Carrs to the west.

There is some evidence that the great reservoirs formed by the adjacent mosslands did in historic times on occasion fail.

'Thus Chat Moss burst, with an eruption of peat mud, a little before the time when Camden visited Lancashire during the reign of Queen Elizabeth, when, as he tells us, 'the great peat moss or swamp of Chat Moss burst, and sent down a torrent of peat, earth and water, into the River Irwell,' through the pretty little valley of Glazebrook'.
Baines, T. 'Lancashire and Cheshire' Vol.1.1867.

The effect of such a cataclysmic event can only be guessed at, but it may be significant that there are no historic buildings within the flood plain. They are all safely above flood level.

Photo 75b: The gentle setting of the River Glaze looking south from the bridge to Great Woolden Hall.

Immediately east of the valley of the Glaze, Great Woolden Hall stands just south of the M62 bridge. An adjacent area of land has been the site of some archaeological interest since the 1980s when the presence of a double ditched promontory enclosure dating to the late Iron

Age was noted. This has subsequently been the subject of excavation and the site has been given the status of Scheduled Ancient Monument. The site occupies a steeply sloped promontory on the east side of the River Glaze. Great Woolden Hall is accessed via an attractive small bridge.

On the north side of the M62 and again on the east side of the Glaze, Little Woolden Hall is an attractive Georgian building standing in the remains of a designed landscape.

Holcroft Hall is located on the western side of the Glaze and is Listed Grade II. It may well have had a moat or moats associated with it but any evidence for this has been expunged with the use of the area as a gravel pit. Crow Wood on the south side of Holcroft Hall has a number of overgrown wet areas within it, thought to be millponds from a series of mills which are recorded in association with Holcroft Hall in late medieval times.

The floodplain has been used as water meadows for a long historic period. Although the floodplain is still largely used for grazing, flooding seldom occurs due to the artificial levee banks.

Adjacent to Great Woolden Hall is a section of the river known as 'Germans'. During the First World War German prisoners sought permission to excavate a section of the river and straighten it so that they could enjoy a swim in warmer weather. This section is no longer used for swimming.

North of Holcroft Hall a modern sewage works occupies much of the valley floor. Still further north, the river valley is in close proximity to Glazebury, but has few features of note within it and is apparently devoid of cultural associations.

South of Glazebrook, which like Glazebury has few associations with the river, is another sewage works on the Irlam (Salford) side of the river.

Key cultural elements in the landscape:

- The presence of a number of historic sites an either side of the flood plain
- The use of the flood plain as water meadows
- The presence of sewage works in the valley

Landfill and Mineral Extraction

There are two landfill operations which have taken place within the flood plain in recent

times. The first, a small area of inert fill immediately south-west of the M62 crossing of the

River Glaze has been deposited within the last 5 years. The second, sand and gravel

extraction to the area immediately north of Holcroft Hall, on the west side of the river valley, has subsequently been backfilled with inert waste and returned to agricultural use.

Agricultural Land Quality

The whole of the flood plain is considered Grade 3 and locally suffers from autumn/winter flooding.

Landscape Sensitivity

The valley of the River Glaze and its flat floored, gently meandering course remains as a reasonably continuous linear feature in the landscape. This quality only breaks down where it is served by development such as the sewage works in the Glazebury area.

Within the agricultural areas, the artificial levee banks only appear to protect narrow pasture fields and serve to diminish the traditional rural character of the area.

Key elements of landscape sensitivity:

- Sensitive to severance by development
- Artificial levee banks and channel straightening degrade traditional flood meadows

Landscape Change

The landscape of the area has altered little following the enclosures. Only where development has taken place into the floodplain has the landscape character been radically altered. Small lengths of channel straightening and levee construction have, in part, diminished the area's overall character and created a more dangerous channel in terms of higher and steeper bank sides. Flood meadows have been lost as a consequence. Riverside trees and shrubs may also have been lost during this work.

Landscape change to the area is summarised as follows:

- Levees and straightening to the river channel
- Loss of flood meadows
- Previous bridge constructions
- Previous development into the floodplain in the Glazebury area
- Loss of riverside trees and shrubs

Recommended Management and Landscape Objectives

The existing character over much of the area is attractive and rural with the river forming a unifying element. The low river cliffs in particular create a very small scale (in terms of width) and distinctive landscape. In order to retain these qualities, it is essential to prevent any further development in the flood plain. The area's landscape and nature conservation value can be vastly improved by the reintroduction of meander curves, differential bank profiles and the removal of levees where practicable. Similar work to this has been undertaken by the Environment Agency to Whittle Brook.

In addition, tree planting to the riverbanks would greatly enhance the appearance of the

valley and diversify habitats.

It would appear unfortunate that the Glazebrook Trail footpath is mainly situated out of sight of the river, parallel to but just outside the river corridor. The existing valley of the Glaze could easily 'absorb' in visual terms an increase in passive recreation and a repositioning of the footpath closer to the river would form an excellent alternative alignment for the trail.

Management of the landscape:

- Investigate, with the Environment Agency, opportunities for the reintroduction of meander curves, differential bank profiles and the selective removal of levees
- Consider opportunities for the re-establishment of water meadows
- Investigate and encourage opportunities for tree planting to the riverbanks
- Investigate the opportunity of re-aligning the Glazebrook Trail within the river valley.

Settlement

There is no settlement within the area.

RANDALL THORP
CHARTERED LANDSCAPE ARCHITECTS

Land North East of Culcheth

Landscape Sensitivity Assessment of Culcheth and Landscape Appraisal of Proposed Residential Development on Land North East of Culcheth

Appendix C: Extract from the Wigan Landscape Character Assessment

September 2017

Prepared for:

7.0 LANDSCAPE CHARACTER TYPES AND AREAS

Introduction

The landscape of Wigan has been characterised by the methods described within Chapter 2 Methodology.

After careful consideration, six distinct **landscape character types** have been discerned and are represented as follows:

Type 1	Undulating Enclosed Farmland
Type 2	Elevated Enclosed Farmland
Type 3	Steep-Sided Wooded Valleys
Type 4	Wetlands and Flashes
Type 5	Degraded and Restored Landscapes
Type 6	Mossland

Each landscape character type represents a part, or number of parts, of Wigan Borough which are readily recognisable by their homogenous character. This may be reflected in the area's topographical or geological characteristics, its ecology, land use or cultural history. In many cases it is a combination of all these factors.

Each of the landscape character types is composed of discrete **landscape character areas.** These bear all the fundamental characteristics of the landscape character type but also have a distinct recognisable local character and identity. The full list of landscape character areas is detailed below, under each landscape character type heading.

Type 1	**Undulating Enclosed Farmland**
Area 1.A	East Lancashire Road Corridor Lowton Heath to Lately Common
Area 1.B	Aspull Common, Leigh to Bamfurlong
Area 1.C	Edge Green to Land Gate
Area 1.D	Boars Head, Lower Haigh and Hindley Hall
Area 1.E	Fragmented areas including Alder Farm (Hindley), Bickershaw/Crankwood, Hag Fold, Howe Bridge/Atherton Hall, Shakerley / Mosley Common, Hindsford Brook, Garrett Hall and Higher Green(Astley).
Type 2	**Elevated Enclosed Farmland**
Area 2.A	Billinge and Orrell Ridge
Area 2.B	Douglas/Gathurst Valley
Area 2.C	Shevington and Standish Spurs
Area 2.D	Standish Crest
Area 2.E	Aspull Ridge

Type 3	**Steep-Sided Wooded Valleys**
Area 3.A	Smithy Brook
Area 3.B	Dean Brook and Ackhurst Brook
Area 3.C	Calico Brook, Hullet Hole Brook and Worthington Brook
Area 3.D	Mill Brook and Frodsham's Brook
Area 3.E	River Douglas (Adlington Park to Bottling Wood)
Area 3.F	Borsdane Brook
Type 4	**Wetlands and Flashes**
Area 4.A	Appley Bridge to Martland Mill
Area 4.B	Wigan Flashes
Area 4.C	Hey Brook Corridor
Area 4.D	Pennington Flash
Area 4.E	Hope Carr
Type 5	**Degraded and Restored Landscapes**
Area 5.A	The Three Sisters
Area 5.B	Kirkless
Area 5.C	Ince Moss/Amberswood Common
Area 5.D	Hindley Derelict and Reclaimed Land
Area 5.E	Bickershaw
Area 5.F	Dangerous Corner
Area 5.G	Pickley Green
Area 5.H	Gin Pit
Area 5.I	Astley Green
Type I	**Mossland**
Area 6.A	Highfield Moss
Area 6.B	Bedford Moss and Moss Side, Astley
Area 6.C	Astley Moss

Landscape Character Types

Landscape Character Types comprise of one or more Landscape Character Areas of broadly similar character. Each landscape character type is dealt with in turn and is identified by a location plan illustrating both the **Landscape Type** and sub-divisions of **Landscape Areas**, followed by a description of the landscape and its setting.

This is summarised by identifying the key characteristics which contribute to make the character type distinctive. The landscape description is followed by a brief overview of cultural history for the character type as a whole.

Landscape Character Areas

These provide a more detailed landscape description of the individual areas concerned and are again summarised by their key characteristics. This is followed by a more detailed description of each area's cultural history and its relationship with the landscape – summarised by the key cultural elements in the landscape.

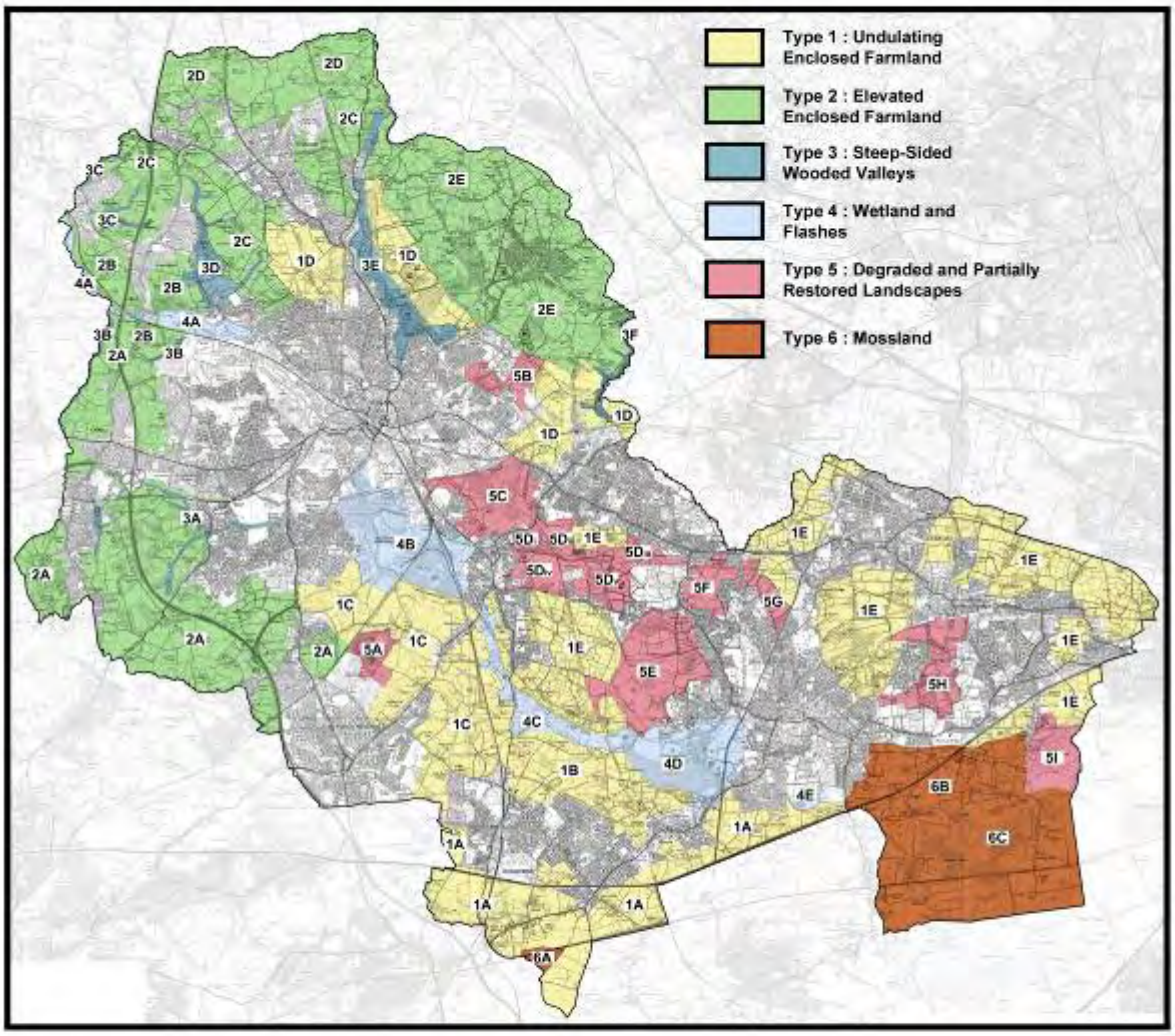
This section continues to discuss landscape sensitivity and change:

- Landscape sensitivity considers the physical and visual features in the landscape which, if lost or altered, would change the area's character. The key elements of landscape sensitivity are summarised.

- Landscape change discusses those elements which are in the process of changing and have changed or contain aspects of the area's landscape character. These have been observed on site and have also been considered from the data provided by the Countryside Agency's Countryside Quarterly counts (CQC).

- Recommended Management and Landscape Objectives. This section considers the existing merits and de-merits of the area's landscape in relation to its sensitivity and existing or potential change envisaged. A series of management recommendations are made to retain, alter or enhance the present landscape.

- Photographs taken as part of the field survey work have been selected to illustrate the main landscape type and character areas together with other features which may be important to the text.


Type 1 : Undulating Enclosed Farmland
Type 2 : Elevated Enclosed Farmland
Type 3 : Steep-Sided Wooded Valleys
Type 4 : Wetland and Flashes
Type 5 : Degraded and Partially Restored Landscapes
Type 6 : Mossland

AREA 1.A EAST LANCASHIRE ROAD CORRIDOR LOWTON HEATH TO LATELY COMMON

Description

These areas form an agricultural landscape buffer to the densely developed residential areas of Golborne and Leigh to the north. Views within the area are limited due to the low-lying and relatively flat nature of the land and due to surrounding development and high hedgerows, particularly to the East Lancashire Road (A580). The East Lancashire Road is visually dominant throughout much of the area, particularly where it runs on embankments. Most of the land is closely associated with the East Lancashire Road and merges into larger areas of similar character to the south within Warrington Borough. The areas are typified by a medium to large-scale field pattern consisting of mainly arable land with poorly maintained remnant hedgerows with few hedgerow trees.

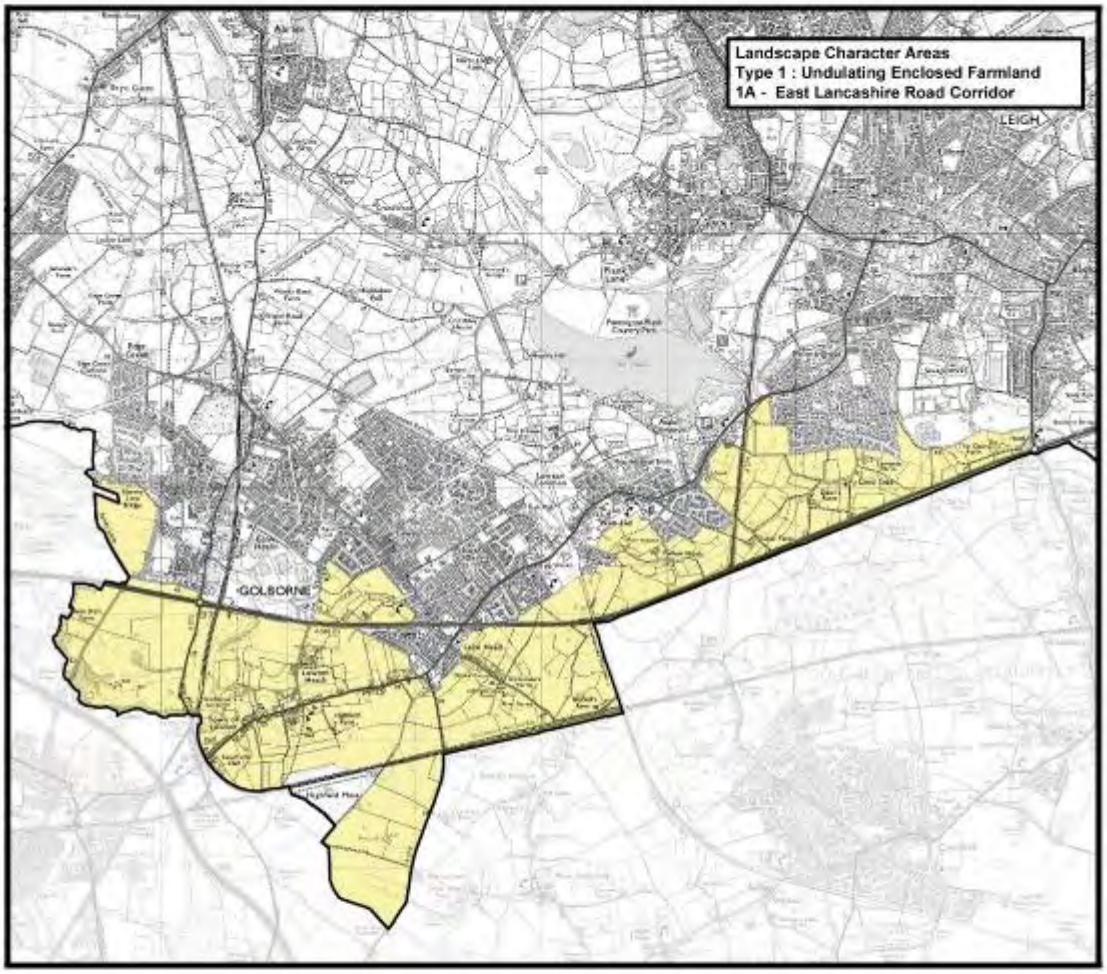
Photo. 12 View east from Warrington Road.

Small deciduous woodlands form backdrops to views within the landscape, mainly to the south at Haydock Park and along the course of Newton Brook. The land is relatively flat and low-lying to the east with more strongly undulating ground to the west. Along the western boundary the land drops steeply into the discrete valleys of Newton Brook to the west and its tributary Millingford Brook to the east. To the east of Golborne's Dale Bridge, Millingford Brook flows through a much more shallow valley profile. Carr Brook and Pennington Brook are located to the east of the area, forming minor stream tributaries to the River Glaze. The latter flow through low-lying areas of marshy ground and rough pasture.

The area is traversed by a large number of footpaths, including part of the Glazebrook Trail.

Key Characteristics:

- Medium to often large-scale fields, mainly cereal crops
- Lack of hedgerow trees
- Hedgerows between fields often gapped
- Deciduous wooded backdrops to the south and west
- Limited internal views
- The A580 road and its embankments
- Views of residential urban edge to the north
- Mainly flat land particularly to the east associated with Carr Brook and Pennington Brook
- Undulating ground to the west associated with Newton Brook and Millingford Brook


Landscape Character Areas
Type 1 : Undulating Enclosed Farmland
1A - East Lancashire Road Corridor
LEIGH
GOLBORNE

Cultural History

The East Lancashire road corridor contains a number of historic routes. The A572 Newton Road formed the early east/west route from Newton le Willows through to Leigh, in a north-east to south-west general direction via Lane Head, Lowton St Marys, Lowton Common and Pennington. The latter settlements were probably agricultural hamlets before the Industrial Revolution. The A573 Warrington / Wigan Road runs north-south through the area via Golborne.

It is probable that much of this area was concerned with textile production in the C17th and C18th, possibly producing flax and linen. By the C19th, with the repeal of the Corn Laws and the increasing amount of coal and associated industrial enterprises in the area, a local demand was created for wheat production. Increasing mechanisation in the C20th meant that farmers could dispense with many hedgerows and these were removed to produce the far larger fields present today.

The A580 trunk road was opened by King George V in 1934 and was England's first intercity highway, linking Manchester and Liverpool. The name East Lancashire Road refers to the original and unattained objective of ultimately extending the road into East Lancashire. A section of the road forms the boundary of Wigan Borough with Warrington Borough between Lately Common and Lowton St Marys. This section of the road was built on an embankment to overcome the marshy ground problems of Culcheth Carrs on the Warrington side of the road. Old Carr House, north of the road, is sited on the same marshy ground.

The Manchester – Liverpool railway line, now operated as a secondary line, was opened in 1830, its creator being the great engineer George Stephenson. It crosses the area running east west just south of Lowton Heath, having passed through Glazebury to the east on an embankment. Stephenson had great difficulties in crossing Chat Moss to the east with the railway. Originally designed as a cable railway i.e. with static engines at each end and cables between, it had particularly easy gradients of up to 1:2,000. When the 'Rocket' won the Rainhill Trials in 1829, it was assigned to this line, becoming the first locomotive powered railway in the world.

The main west coast railway line runs through the area just east of the A575 Warrington Road.

To the west of the area is Haydock Park. The racecourse at Haydock is within St Helens Borough. The racecourse was founded in 1752 at Newton-le-Willows on Golborne Heath and transferred to its current location in 1898. Haydock Park Golf Course occupies to site of Golborne Park, a site of some antiquity. Golborne Hall at the centre has substantially been demolished, but there are entrance lodges on the Golborne Road and the Warrington Road entrances. The parkland was designed on the north side of Millingford Brook and Ellam's Brook and like Haigh Hall appears to be mainly C19th plantation overlaid on semi-natural woodland in the river valley. South of the former Hall and in Newton-le-Willows is Castle Hill, a motte which may be related.

There are a number of colliery shafts in this area, although all mining activity has now ceased and all evidence of mining within the area is minimal. The Golborne Pit disaster of March 1979, when 10 miners lost their lives, is still very much in the memories of local people.

Key cultural elements in the landscape:

- Historic local roads
- Golborne Hall and Golborne Golf Course.
- The A580 East Lancashire Road.
- Stephenson's Manchester – Liverpool Railway line

Landscape Sensitivity and Change

The landscape at Lowton Heath to Lately Common has already illustrated its sensitivity to incremental development such as local housing expansion and golf course construction to the development of industrial and commercial estates and the construction of new roads such as the recently constructed Lowton St Marys by-pass (A579). These developments have all served to divide and fragment the agricultural land, reducing agricultural viability and leaving the area prone to further infill development, particularly to the north of the A580.

Arable land to the south of the A580 has had little need for hedgerows and hedgerow trees and these are consequently in a poor condition. Hedgerows are similarly in decline to the north of the A580 due to the increase in horse grazing, with barbed wire fencing relied upon for functioning field boundaries.

The area is particularly sensitive to views from the A580 and A573 (Warrington Road).

Key elements of landscape sensitivity:

- Subject to development pressure, further fragmenting the area
- Prone to pressure from the urban fringe, reducing agricultural viability
- Restricted views (mainly from A580)
- Continuing loss of hedgerows and hedgerow trees

Key elements of landscape change:

- Loss of agricultural land to development
- Declline of hedgerows and hedgerow trees
- Increase of barbed wire fences
- Increase of marginal land under urban pressure
- Enlargement of field sizes

Recommended Management and Landscape Objectives

Although much of the area's original small-scale field patterns have been lost, a strong outline of medium to large field boundaries are still present and form a major part of the landscape's character. In order to retain this character, it is imperative to encourage the retention, enhancement and better management of the remaining hedgerows, together with the re-introduction of new hedgerow trees. Mechanical cutting of existing hedgerows should not be at the expense of young hedgerow trees, which farmers should be encouraged to plant. Where possible, new hedgerows should be introduced, preferably along the line of former hedges, but in particular around the perimeter of the area adjacent to new development. Equestrian uses should not be encouraged at the expense of traditional farming and in particular the destructive effects of horses browsing and frequently de-barking trees should be monitored.

Woodlands are scarce in the area although they form a prominent and important part of the landscape character within the adjoining landscape to the south. Woodlands should be seen not only as important visual elements in an otherwise open landscape, but also as important recreational assets. They are also valuable in softening the often stark effects of new development abutting agricultural land, particularly where this has been rendered less viable by development. However, no large scale woodland planting should be undertaken within close proximity to the ecologically important wetlands of the Hey Brook Corridor and the Abram Flashes in Area 4C to the north. Therefore careful consideration of additional woodland planting should be encouraged only where biodiversity issues are fully explored. In particular, woodland 'edge' planting to existing woodland should be carried out using native species. Connectivity of hedgerows to small ponds, woodlands and other habitats should be an objective of both management and any proposed planting.

New development can be seen to have a major impact on the landscape, particularly where structures of mass and high elevations are concerned. The design, siting and size of such structures should therefore be carefully considered through visual impact studies and potential landscape mitigation. Views of new development from the East Lancashire Road (A580) are particularly important in this regard.

Management of the Landscape:

- Restore and enhance remaining field patterns by additional hedgerow planting
- Reintroduce new hedgerow trees.
- Encourage the rapid removal of eyesores such as derelict steel barns, tipped materials, refuse etc. particularly when these are easily viewed from major routes.
- Conserve and manage remaining hedgerows
- Conserve and manage existing woodlands to encourage habitat diversity
- Consider additional native woodland planting particularly in relation to the urban fringe.
- Consider the use of new or enhanced existing native woodland planting to soften and screen new development.

- Discourage horse grazing unless hedgerows and hedgerow trees have ensured protection and good management.

- Encourage maintenance and enhancement of visually prominent structures in and around the landscape area, such as old cotton mills, etc

- Encourage and monitor public access routes through the area, preferably along field boundaries rather than across open fields. Create, where possible, circular routes and ensure adequate waymarking. Use derelict railway lines where possible and link to similar routes outside the Borough.

- Discourage development to the south of the A580. Consider any desired development north of the A580 in association with landscape open space and woodland planting.

- No large scale woodland planting should be undertaken within close proximity to the ecologically important wetlands of the Hey Brook Corridor.

RANDALL THORP
CHARTERED LANDSCAPE ARCHITECTS

Land North East of Culcheth

Landscape Sensitivity Assessment of Culcheth and Landscape Appraisal of Proposed Residential Development on Land North East of Culcheth

Appendix D: Illustrative Masterplan

September 2017

Prepared for:

PEEL

Masterplan Area 1 Measures:

Developable area:	25.74 ha / 63.60 ac
Spine Roads:	3.79 ha / 9.37 ac
Green Infrastructure:	29.33 / 72.48 ac

Masterplan Area 2 Measures:

Developable area:	14.33 ha / 35.41 ac
Spine Roads:	0.68 ha / 1.68 ac
Green Infrastructure:	22.24 ha / 54.96 ac

Total Measures (Areas 1 and 2):

Developable area:	40.07 ha / 99.02 ac
Spine Roads:	4.47 ha / 11.05 ac
Green Infrastructure:	51.57 ha / 127 ac

This site could deliver 900 units at a density of 22/ha or 9/ac

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

RANDALL THORP

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Key

- Proposed site boundary
- Existing vegetation
- Existing watercourses and waterbodies
- Proposed woodland buffer
- Proposed development cell
- Proposed open space
- Potential school extension
- Sites with planning applications / recently developed
- Proposed new sports pitches
- Retained PRoWs
- Proposed pedestrian links
- Proposed primary road
- Proposed vehicular access
- Potential emergency link

PEEL

Warrington Local Plan Sites

North East Culcheth
Conceptual Masterplan:
Areas 1 and 2

Drwg No: 630CC-13A	Date: 21.09.17
Drawn by: SR/AH	Checker: SR
Rev by:	Rev checker:
QM Status: Checked	Product Status: Confide tial eview
Scale: NTS	

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
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CHARTERED LANDSCAPE ARCHITECTS

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LAND NORTH EAST OF CULCHETH
WARRINGTON

FLOOD RISK AND UTILITIES APPRAISAL

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C1283/NM/DOR/EAJ/2017112

Shepherd Gilmour
Consulting Engineers

Report Title: *Land North East of Culcheth, Warrington*
Flood Risk and Utilities Appraisal

Client: *Peel Investments (North) Ltd*

Report Status: *Version Rev V2*

Date of First Issue: *1st September 2017*

Date of Last Issue: *29th September 2017*

Prepared by: [redacted]

Checked & Approved:

Version	Date	Initials	Comments
-	01.09.2017	NM	First Issue
V1	15.09.2017	NM	Updated to reflect new masterplan
V2	28.09.2017	NM	Updated to reflect new masterplan

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CONTENTS

Contents 4
List of Tables 4
List of Figures 4
List of APPENDICES 5

SECTION 1 INTRODUCTION 6

SITE LOCATION 6
TOPOGRAPHY 7
PRELIMINARY PROPOSALS 8

SECTION 2 PRELIMINARY FLOOD RISK ADVICE 9

GOV.UK PLANNING ADVICE MAPS 9
ENVIRONMENT AGENCY DATA 10
FLOOD ZONE GUIDANCE 11

SECTION 3 EXISTING DRAINAGE INFRASTRUCTURE 12

PUBLIC SEWERS 12
PRIVATE DRAINAGE 13
PRELIMINARY DEVELOPMENT DRAINAGE 13

SECTION 4 UTILITIES INFRASTRUCTURE 14

ELECTRICITY 14
TELECOMMUNICATION 14
MAINS WATER 15
GAS 16

SECTION 5 HEALTH AND SAFETY EXECUTIVE CHECK 17

NHP MAIN 17
GLAZEBURY ORICA EXPLOSIVES STORAGE DEPOT 19

SECTION 6 CONCLUSION 20

LIST OF TABLES

TABLE 2.1 FLOOD RISK CLASSIFICATION 11
TABLE 2.2 DEVELOPMENT TYPES (ABSTRACT) 11
TABLE 5.1 HSE DEVELOPMENT CLASSIFICATION 18
TABLE 5.2 HSE DECISION MATRIX 18

LIST OF FIGURES

FIGURE 1.1 RED LINE BOUNDARY 6
FIGURE 1.2 SITE PLAN (OS MAP) 7
FIGURE 1.3 CONCEPTUAL MASTERPLAN (RANDALL THORP) 8
FIGURE 2.1 GOV.UK FLOOD MAP FOR PLANNING 9
FIGURE 2.2 DETAILED FLOOD MAP (EA) 10
FIGURE 3.1 COMBINED UU SEWER PLAN 12
FIGURE 4.1 ELECTRICITY ASSETS- EAST OF SITE (ENW) 14

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FIGURE 4.2 UU EASTERN RECORD PLANS 15
FIGURE 4.3 CADENT GAS RECORD PLANS 16
FIGURE 5.1 PLANNING ADVICE MAP – NHP MAIN (HSE) 17
FIGURE 5.2 PLANNING ADVICE MAP – GLAZEBURY ORICA (HSE) 19

LIST OF APPENDICES

APPENDIX A	SITE CONCEPTUAL MASTERPLAN
APPENDIX B	ENVIRONMENT AGENCY PRODUCT 4 DATA
APPENDIX C	SEWER AND POTABLE WATER RECORDS
APPENDIX D	ELECTRICITY RECORDS
APPENDIX E	TELECOMMUNICATION REOCRDS
APPENDIX F	GAS RECORDS
APPENDIX G	HSE PRE-PLANNING ADVICE

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SECTION 1 INTRODUCTION

1.1. Shepherd Gilmour Infrastructure Ltd (SGi) has been engaged by Peel Investments (North) Limited (hereafter "the Applicant") to provide Preliminary Planning Advice in support of development known as Land North East of Culcheth in the forthcoming representations to the Warrington Local Plan.

SITE LOCATION

1.2. The proposed site is located to the immediate north-east of the village of Culcheth in Warrington. The site is approximately 96ha in total and consists of agricultural fields and isolated areas of woodland.

- Nearest Postcode: WA3 4AN
- OS Coordinates: 365977E, 396264N
- OS Grid Reference: SJ 659962

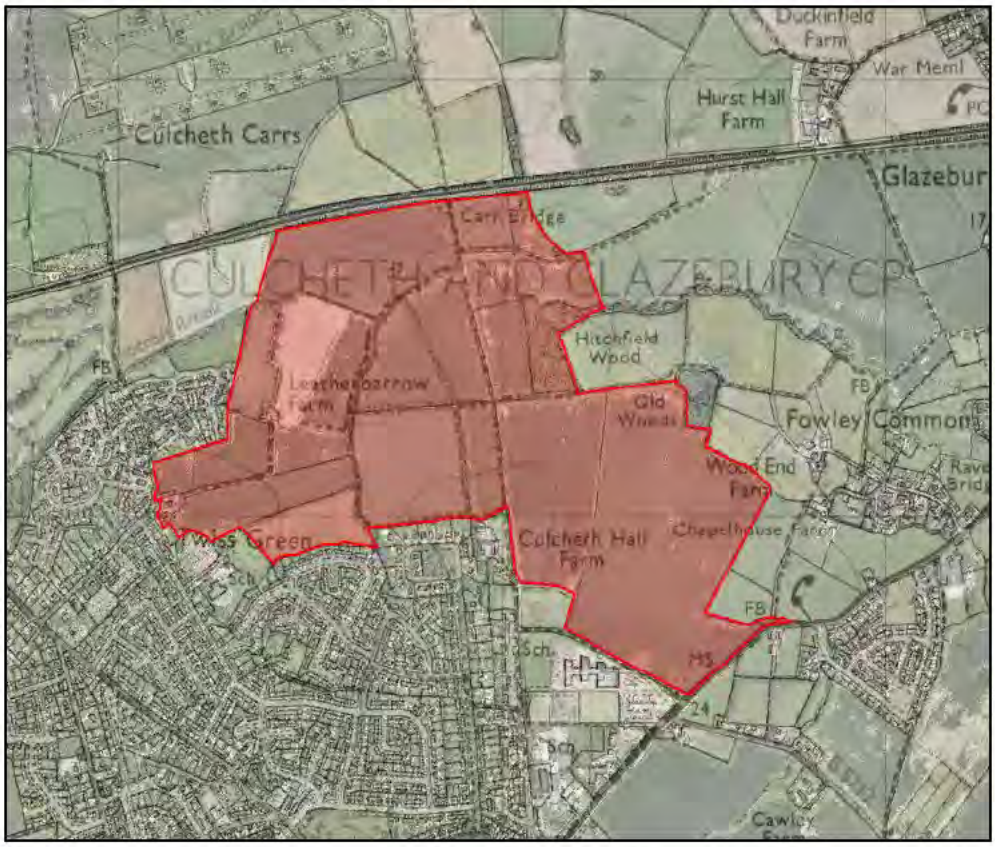

Figure 1.1 Red Line Boundary

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TOPOGRAPHY

1.3. Based on Ordnance Survey maps, the site ranges in level between 20-25m AOD and generally falls in level from the south to the north/north east.

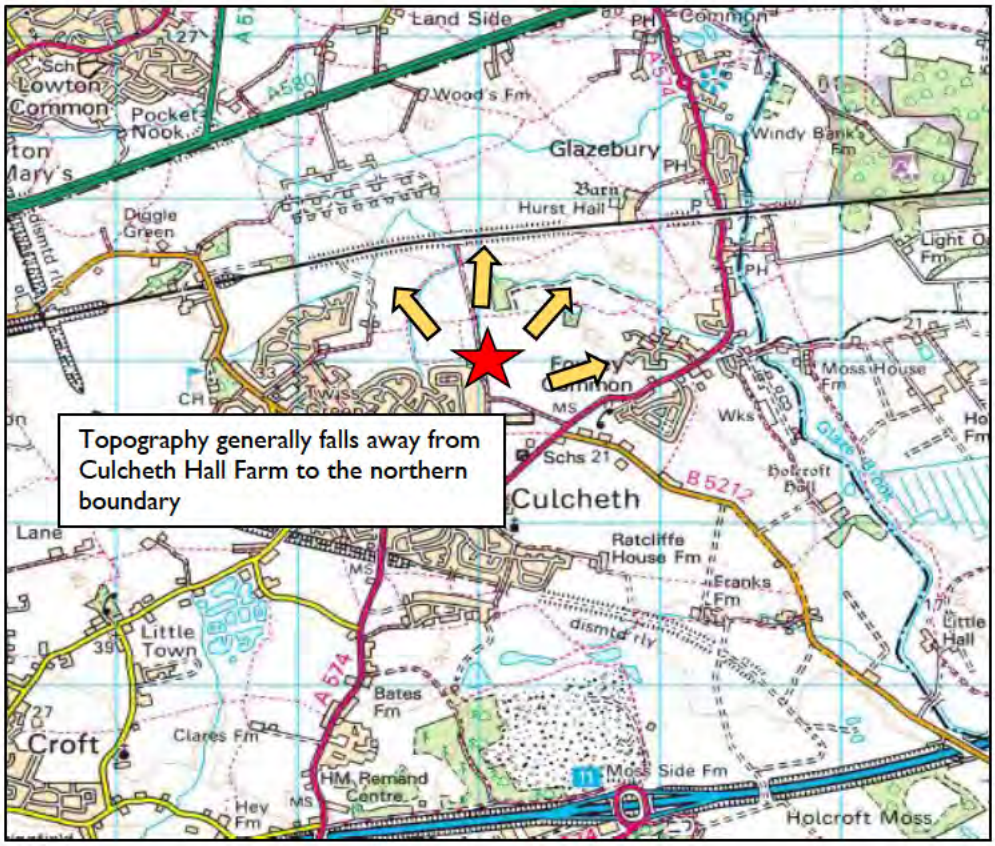

Figure 1.2 Site Plan (OS Map)

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PRELIMINARY PROPOSALS

1.4. The client's conceptual masterplan is shown in **Figure 1.3 and Appendix A.** This estimates that up to 900 homes could be delivered within the southern and western section of the site. The remainder of the development will consist of country parks to provide a landscape buffer and existing features such as Wellfield Wood, Hitchfield Wood and Jibcroft Brook will be retained and protected.

Figure 1.3 Conceptual Masterplan (Randall Thorp)

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SECTION 2 PRELIMINARY FLOOD RISK ADVICE

GOV.UK PLANNING ADVICE MAPS

2.1. The Gov.UK online Flood Maps provide initial information on any flood zoning onsite. These maps indicate that the majority of the site is located within Flood Zone 1 (low probability of fluvial flooding) with some small areas close to Jibcroft Brook indicated as Flood Zones 2 and 3 (medium and high probability of fluvial flooding.

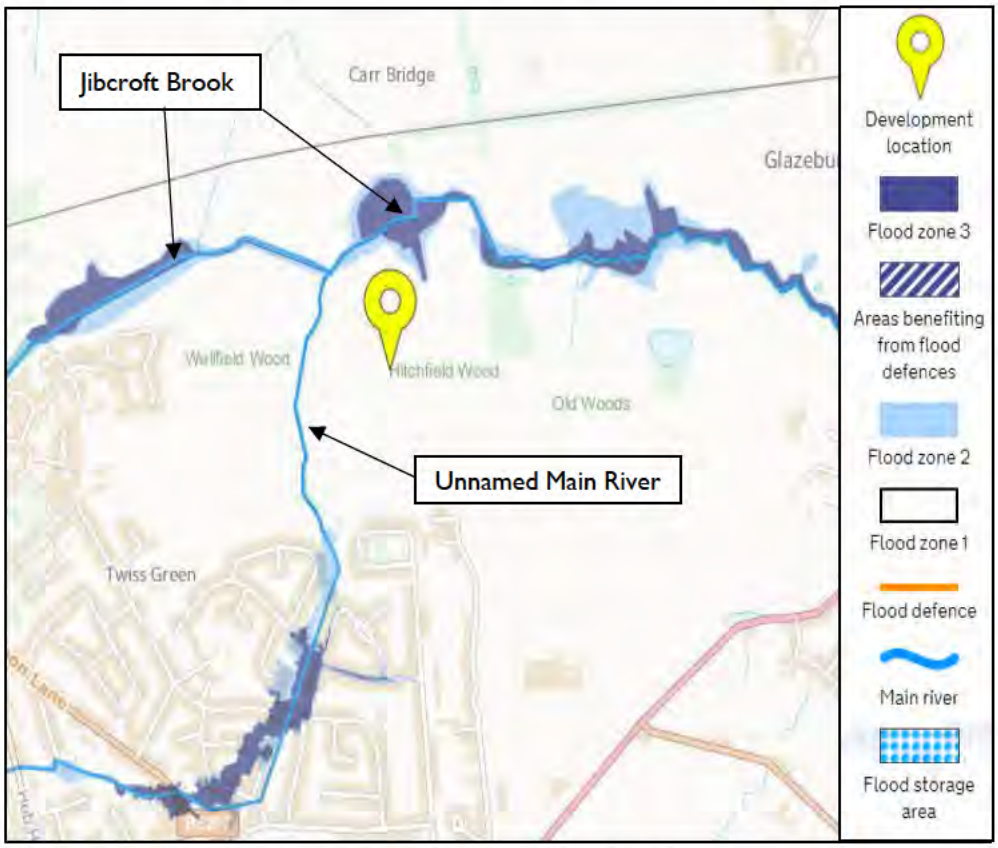

Figure 2.1 Gov.UK Flood Map for Planning

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ENVIRONMENT AGENCY DATA

2.2. The latest flood data and maps has been requested from the Environment Agency (EA) and indicate similar flood zoning **(Figure 2.2)**. The Product 4 data also includes estimated flood levels which can be used in conjunction with a topographical survey during the detailed design stage. This information has been included within **Appendix B**.

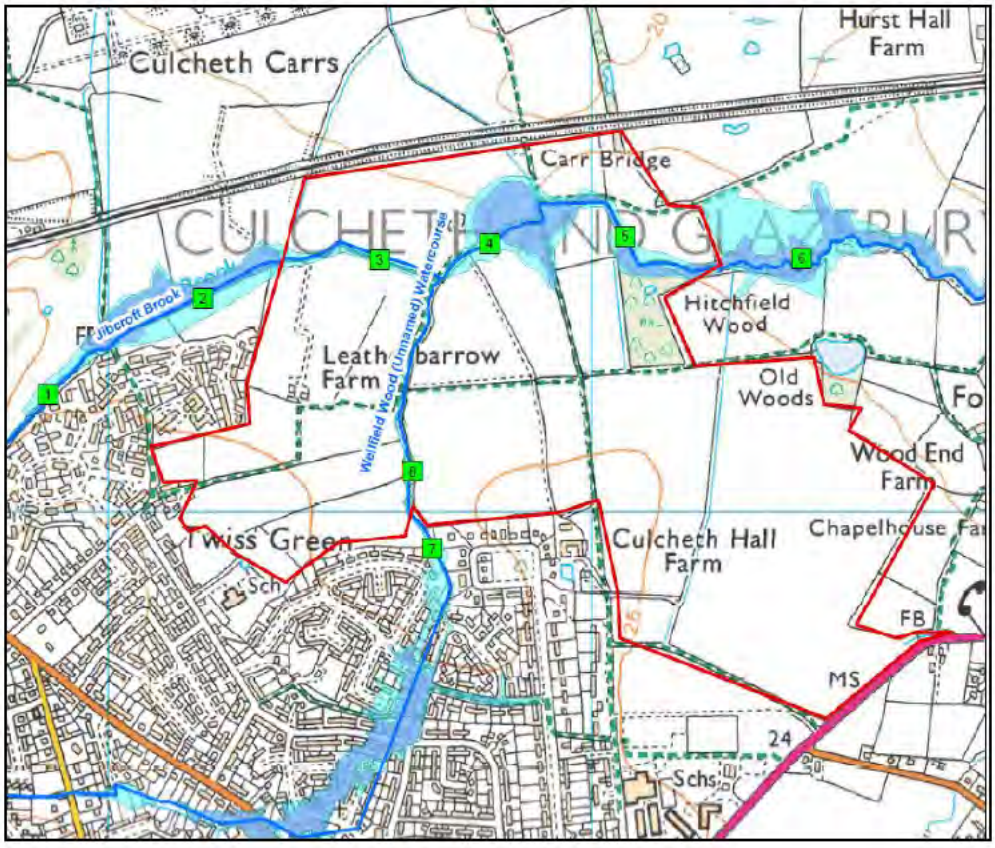

Figure 2.2 Detailed Flood Map (EA)

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FLOOD ZONE GUIDANCE

2.3. The Flood Risk and Coastal Change Guidance indicates which, development type is suitable for each Flood Zone as shown in **Table 2.1 & 2.2**.

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
1	✓	✓	✓	✓	✓
2	✓	Exception Test Required	✓	✓	✓
3a	Exception Test Required	x	Exception Test Required	✓	✓
3b	Exception Test Required	x	x	x	✓

Table 2.1 Flood Risk Classification

Highly Vulnerable	• Police stations, Ambulance stations and Fire stations and Command Centres. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes & park homes intended for permanent residential use. • Installations requiring hazardous substances consent.
More Vulnerable	• Hospitals. • Residential institutions • Residential dwelling, student halls, drinking establishments/nightclubs and hotels. • Non–residential - Health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste.
Less Vulnerable	• Police, ambulance and fire stations which are not required during a flood. • Shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non–residential institutions not included in 'more vulnerable'; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which are not required during times of flood. • Sewage treatment works.

Table 2.2 Development Types (Abstract)

2.4. The conceptual masterplan indicates that all residential developments (i.e. more vulnerable development) will be in the southern section of the site and thus within Flood Zone 1. Therefore, the client's preliminary proposals meet the requirements of the NPPF.

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SECTION 3 EXISTING DRAINAGE INFRASTRUCTURE

PUBLIC SEWERS

3.1. The public sewers in the vicinity of the proposed site are owned and maintained by United Utilities (UU). Copies of their records have been requested and are included in **Appendix C** of this report.

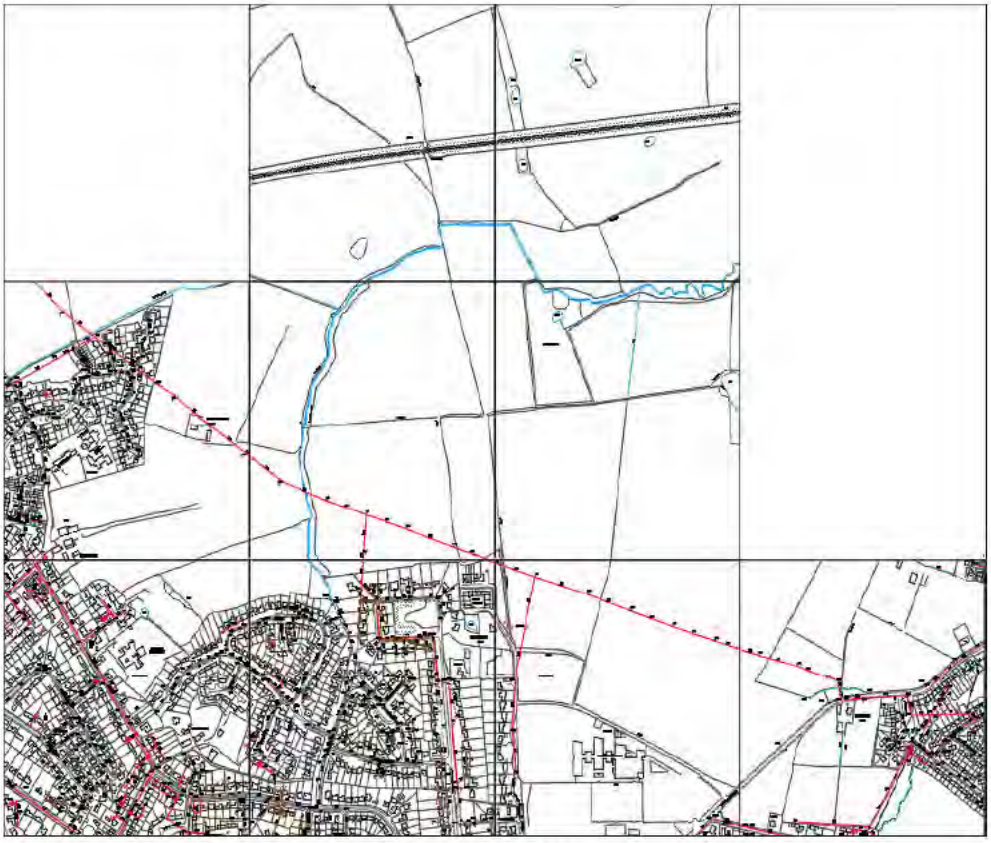

Figure 3.1 Combined UU Sewer Plan

Surface Water Sewers

3.2. According to United Utilities records there does not appear to be any surface water sewers onsite. The surface water sewers that collect and convey runoff from the surrounding developments discharge into the surrounding waterbodies.

Foul Water Sewers

3.3. According to United Utilities records there does not appear to be any foul water sewers onsite. Foul water sewers which collect effluent from the surrounding developments discharge directly/indirectly into the onsite combined sewer.

Combined Water Sewers

3.4. According to United Utilities records there is a 450mm diameter combined water sewers which passes through the site. The sewer flows in a west to east direction

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and is between 2m and 4m deep. Based on the diameter and depth there is likely to be a requirement for a 4m offset each side of the centreline of the sewer (Sewers for Adoption 6th Edition).

PRIVATE DRAINAGE

3.5. There is no known private drainage onsite.

PRELIMINARY DEVELOPMENT DRAINAGE

Surface Water Drainage

3.6. Based on the topography and development proposals/location it should be possible to discharge any runoff from the development into the onsite waterbodies. This is in accordance with the runoff destination hierarchy set out in Paragraph 080 of the Flood Risk and Coastal Change Guidance document.

3.7. Note that any surface water runoff rates must be agreed by the Environment Agency and/or Lead Local Flood Authority, dependent on the type of watercourse.

Foul Water Drainage

3.8. Foul effluent generated by the development should be able to connect into the onsite combined sewer. At the stage the need for off-site reinforcement is unknown and United Utilities should be consulted as soon as practically possible.

Sewer Diversions

3.9. At this stage, it is difficult to assess if any sewer diversions would be required. More information is required and any diversion can be addressed at a later stage.

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SECTION 4 UTILITIES INFRASTRUCTURE

ELECTRICITY

4.1. Electricity in the area is supplied by Electricity North West (ENW). There records identify a 33kV overhead transmission line passing through the centre of the site and 11kV cables within Warrington Road and Hurst Lane. There are also LV cables to the south, west and eastern boundaries which serve the existing residential areas.

4.2. The need for offsite reinforcement to meet the power demands of the development is unknown. Discussions with ENW should be undertaken as soon as practically possible.

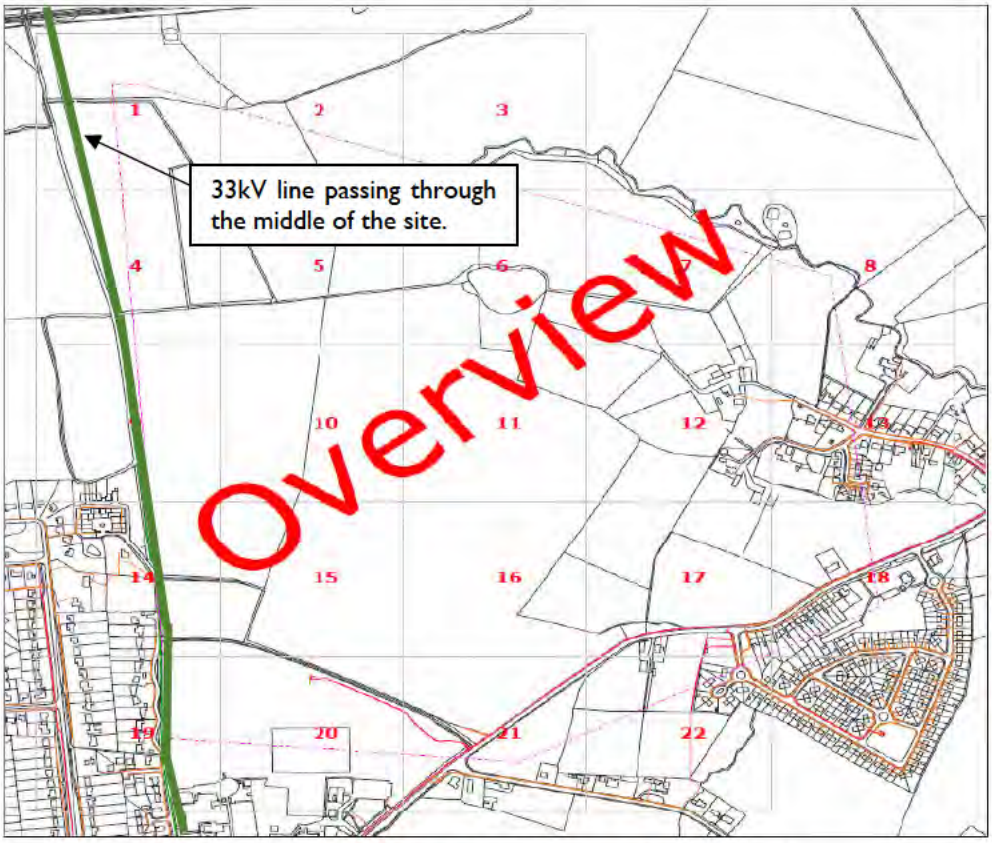

Figure 4.1 Electricity Assets- East of Site (ENW)

4.3. A copy of the ENW asset records has been included within **Appendix D**.

TELECOMMUNICATION

4.4. Openreach records show services around the perimeter of the site serving the existing dwellings. Their records do not show any services onsite but telecom poles and overhead cables were noted onsite. These appear to be serving the onsite farm buildings.

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4.5. A supply from the existing perimeter infrastructure may be possible but it is unknown if there is sufficient capacity available at this time. Discussions with Openreach should be undertaken as soon as practically possible.

4.6. A copy of Openreach records has been included within **Appendix E**.

MAINS WATER

4.7. United Utilities records show services around the perimeter of the site and a 6" PV main passing through the eastern section of the site. These appear to be serving the onsite farm buildings.

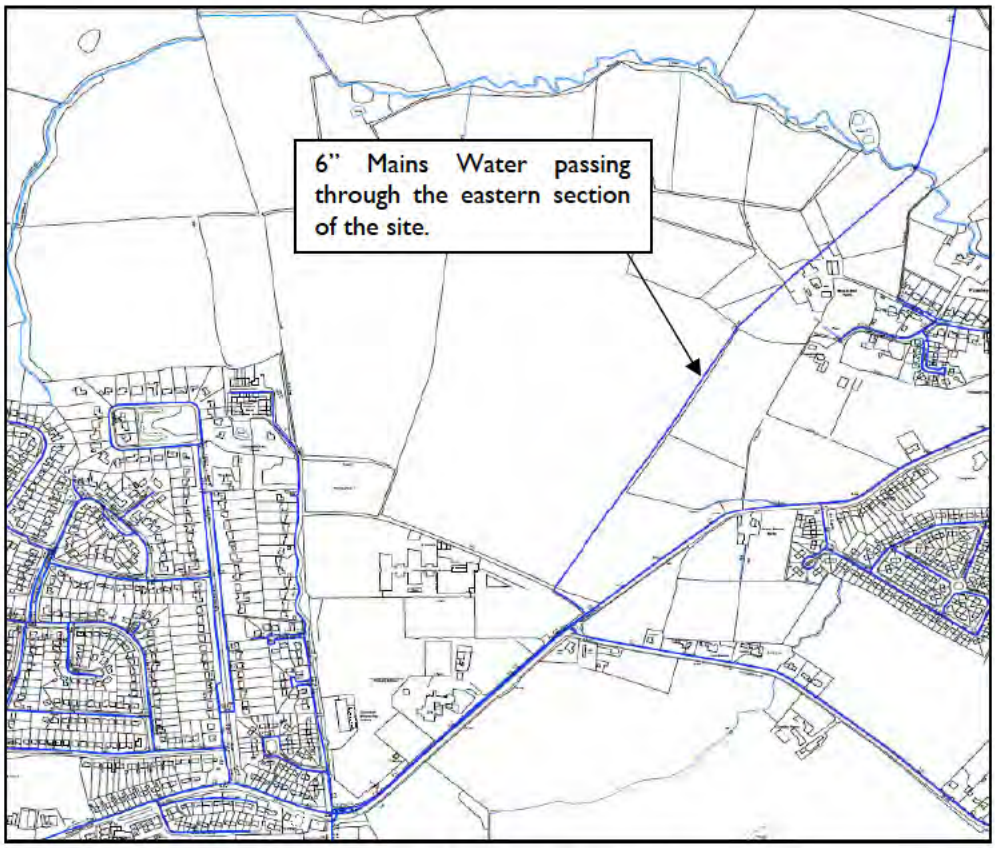

Figure 4.2 UU Eastern Record Plans

4.8. It is unknown at this stage whether there is sufficient capacity available for the proposals, or whether offsite reinforcement to meet the water supply demands of the development will be required. Discussions with UU should be undertaken as soon as is practical.

4.9. A copy of the UU asset records has been included within **Appendix C**.

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GAS

4.10. Cadent/National Grid records show services around the perimeter of the site and a National High Pressure main (NHP) passing through the centre of the site. Due to the scale/quality of the records any further information such as size, depth etc. is obscured. This NHP main is likely to have an associated easement but the exact dimensions are unknown at this stage.

4.11. The need for offsite reinforcement to meet the gas supply demands of the development is unknown. Discussions with Cadent/National Grid should be undertaken as soon as practically possible.

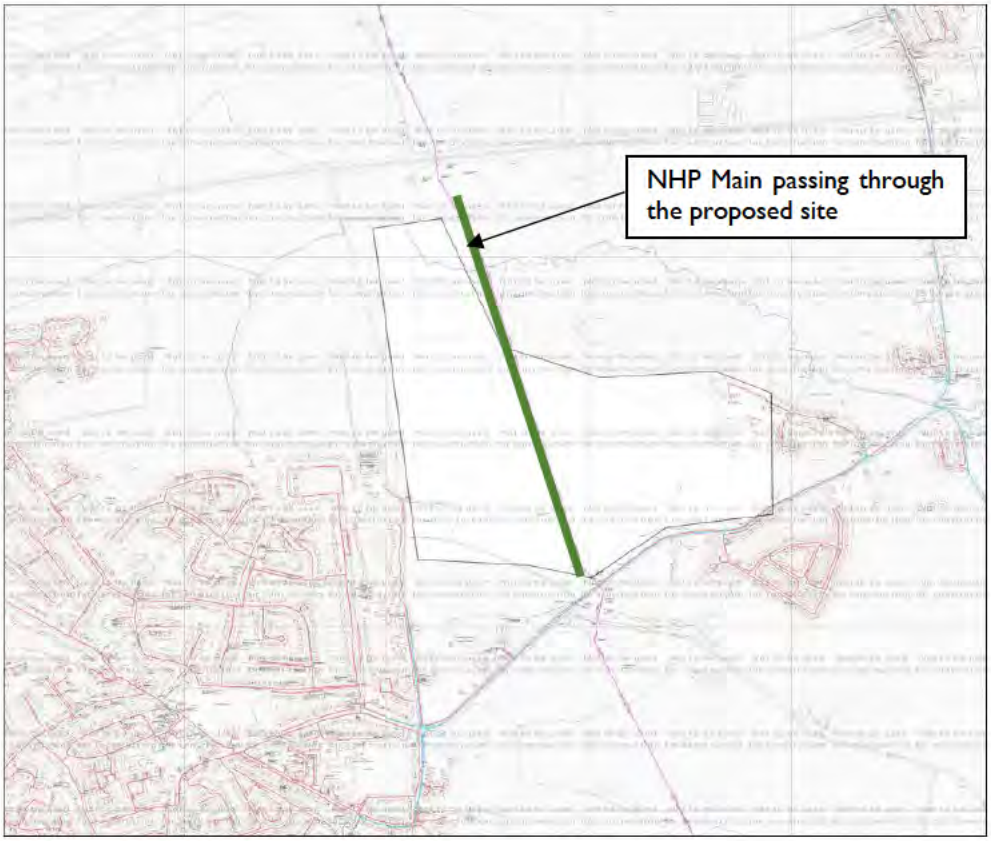

Figure 4.3 Cadent Gas Record Plans

4.12. A copy of Cadent/National Grid records has been included within **Appendix F**.

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SECTION 5 HEALTH AND SAFETY EXECUTIVE CHECK

5.1. A preliminary consultation with the Health and Safety Executive indicated that the proposed site is located near or on a major hazard site or major accident hazard pipeline. The plans provided highlighted two risk areas.

NHP MAIN

5.2. The National High Pressure main that passes through the centre of the site is considered a major accident hazard pipeline. The HSE have assessed the risk and applied a "consultation distance" which consists of three zones.

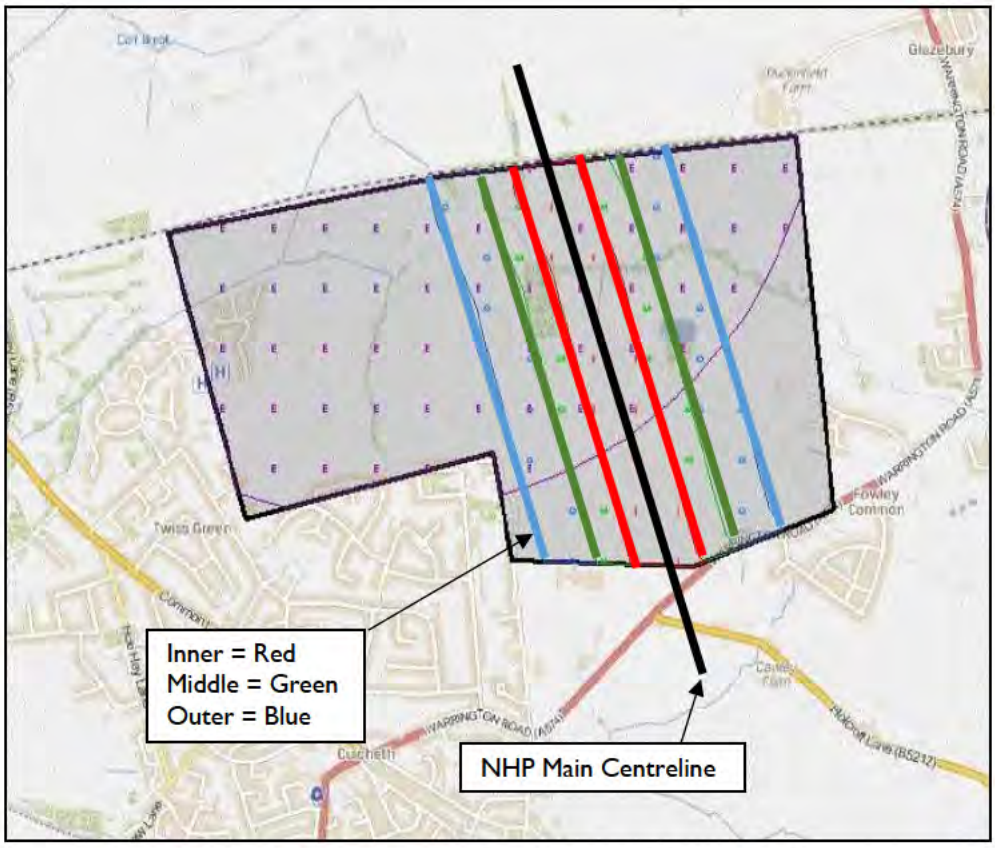

Figure 5.1 Planning Advice Map – NHP Main (HSE)

Consultation Zoning

5.3. The consultation distance consists of three zones known as the Inner, Middle and Outer. These zones along with the sensitivity level of the development (**Table 5.1**) will determine if the HSE will advise against the proposed development (**Table 5.2**).

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Development Type	Examples	Development Detail and Size	Justification
DT2.1 Housing	Houses, flats, retirement flats / bungalows, residential caravans, mobile homes	Developments up to and including 30 dwelling units and at a density of no more than 40 per hectare (**Level 2**)	Development where people live or are temporarily resident. It may be difficult to organise people in the event of an emergency
	Exclusions		
	Very small developments including infill and back land developments	DT2.1 x 1 Developments of 1 or 2 dwelling units (**Level 1**)	Minimal increase in numbers at risk
	Larger housing developments	DT2.1 x 2 Larger developments for more than 30 dwelling units (**Level 3**)	Substantial increase in numbers at risk
		DT2.1 x 3 Any developments for more than 2 dwelling units at a density of more than 40 dwelling units per hectare (**Level 3**)	High density development

Table 5.1 HSE Development Classification

Level of Sensitivity	Developments in Inner Zone	Development in Middle Zone	Development in Outer Zone
1	Don't Advise Against	Don't Advise Against	Don't Advise Against
2	Advise Against	Don't Advise Against	Don't Advise Against
3	Advise Against	Advise Against	Don't Advise Against
4	Advise Against	Advise Against	Advise Against

Table 5.2 HSE Decision Matrix

5.4. The development proposals would be considered a **Level 3** type and as such should only occur in the outer zone. Due to the scale of the proposals the Additional Rule 1 would apply and it would be considered a Straddling development.

Straddling Development

5.5. Development types that "straddle" zone boundaries will normally be considered as being in the innermost zone to the major hazard unless the following conditions apply;

- Less than 10% of the area marked on the application for that particular development type inside that boundary, or

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- It is only car parking, landscaping (including gardens of housing) parks and open spaces, golf greens and fairways or access road etc. associated with the development; that are permitted in the inner of the zones.

5.6. If the above conditions can be met, then the development type will be considered to be in the OUTERMOST zone.

5.7. According to the site conceptual masterplan (which indicates the HSE zoning), no housing is proposed within the inner zone, and only a small portion within the middle zone. The land within the inner zone is designated as a country park and open land which is permitted in this zone.

GLAZEBURY ORICA EXPLOSIVES STORAGE DEPOT

5.8. The Glazebury Orica Explosive Storage Depot is located to north of the site and is classed as a major hazard. The HSE have assessed the risk and indicated an explosive interest zone as shown in **Figure 5.2**.

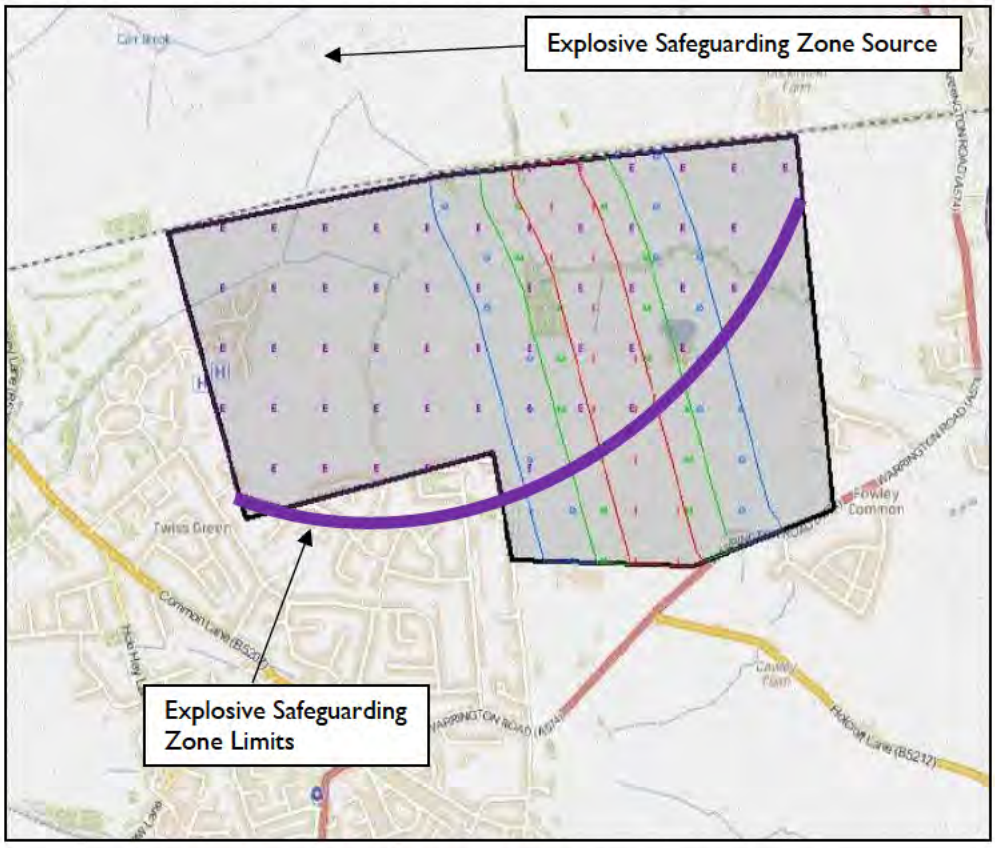

Figure 5.2 Planning Advice Map – Glazebury Orica (HSE)

5.9. At this stage, we are unware of the impact this will have up on the proposals. We would therefore recommend that discussions with the HSE Explosives Inspectorate are undertaken as soon as practically possible.

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SECTION 6 CONCLUSION

6.1. This preliminary planning advice statement provides an overview of the existing infrastructure on or around the proposed site and evaluates flood risk issues that may potentially influence the conceptual masterplan. In summary, the statement confirms that;

a) That majority of the proposed residential areas are within Flood Zone 1 (low probability). In accordance with the Flood Risk and Coastal Change Guidance, these proposals are acceptable in this flood zone.

b) The proposed surface water runoff generated by the proposals should discharge to one or more of the onsite waterbodies. Flow rates to be agreed with the Environment Agency or Lead Local Flood Authority (depending on the status of waterbody).

c) The proposed foul water effluent will discharge to the onsite combined water sewer that flows through the centre of the site in a west to east direction. Flow rates and any offsite/onsite upgrade works are to be agreed with United Utilities.

d) Any combined water sewer diversions should be investigated further once the masterplan layout is fixed.

e) Early discussions with Electricity North West are required to establish the proposed electricity route(s) to the site.

f) The existing Openreach infrastructure that surrounds the site could be able to cater for the site proposals. However early discussions with Openreach should be undertaken.

g) Early Discussions with United Utilities are required to establish the proposed mains water route(s) to the site.

h) Early Discussions with Cadent/National Grid are required to confirm the onsite easement associated with the NHP main and establish the future proposed gas main route(s) to the site.

i) Early discussions with Health and Safety Executive are required to confirm consulting distances associated with the NHP main and the Glazebury Orica site. Upon confirmation, the conceptual masterplan can be adjusted to suit to avoid any future objections during the planning process.

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APPENDIX A

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Masterplan Area Measures:

Total site area:	96.10 ha / 237.47 ac
Total developable area outside of gas main consultation zones:	30.40 ha / 76.65 ac
Total developable area within gas main consultation zones:	9.67 ha / 23.89 ac
Inner Zone	*0.00 ha / 0.00 ac*
Middle Zone	*0.62 ha / 1.53 ac*
Outer Zone	*9.05 ha / 22.35 ac*
Spine Road:	4.47 ha / 11.05 ac
Total Green Infrastructure:	51.57 ha / 127.43 ac

This site could deliver 900 units depending on development density

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

RANDALL THORP

Canada House, 3 Chepstow Street, Manchester M1 5FW
0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

Key

- Proposed site boundary
- Existing vegetation
- Existing watercourses and waterbodies
- Proposed woodland buffer
- Proposed development cell
- Proposed open space
- Potential school extension
- Sites with planning applications / recently developed
- Proposed new sports pitches
- Retained PRoWs
- Proposed pedestrian links
- Proposed primary road
- Proposed vehicular access
- Potential emergency link
- High Pressure Gas Main & Easement
- Inner Consultation Zone
- Middle Consultation Zone
- Outer Consultation Zone

PEEL

Warrington Local Plan Sites

North East Culcheth Conceptual Masterplan: Area 1 & 2 with Easements

Drwg No: 630CC-16	Date: 25.09.17
Drawn by: AH	Checker: SR
Rev by:	Rev checker:
QM Status: Checked	Product Status: Confide tial eview
Scale: NTS	

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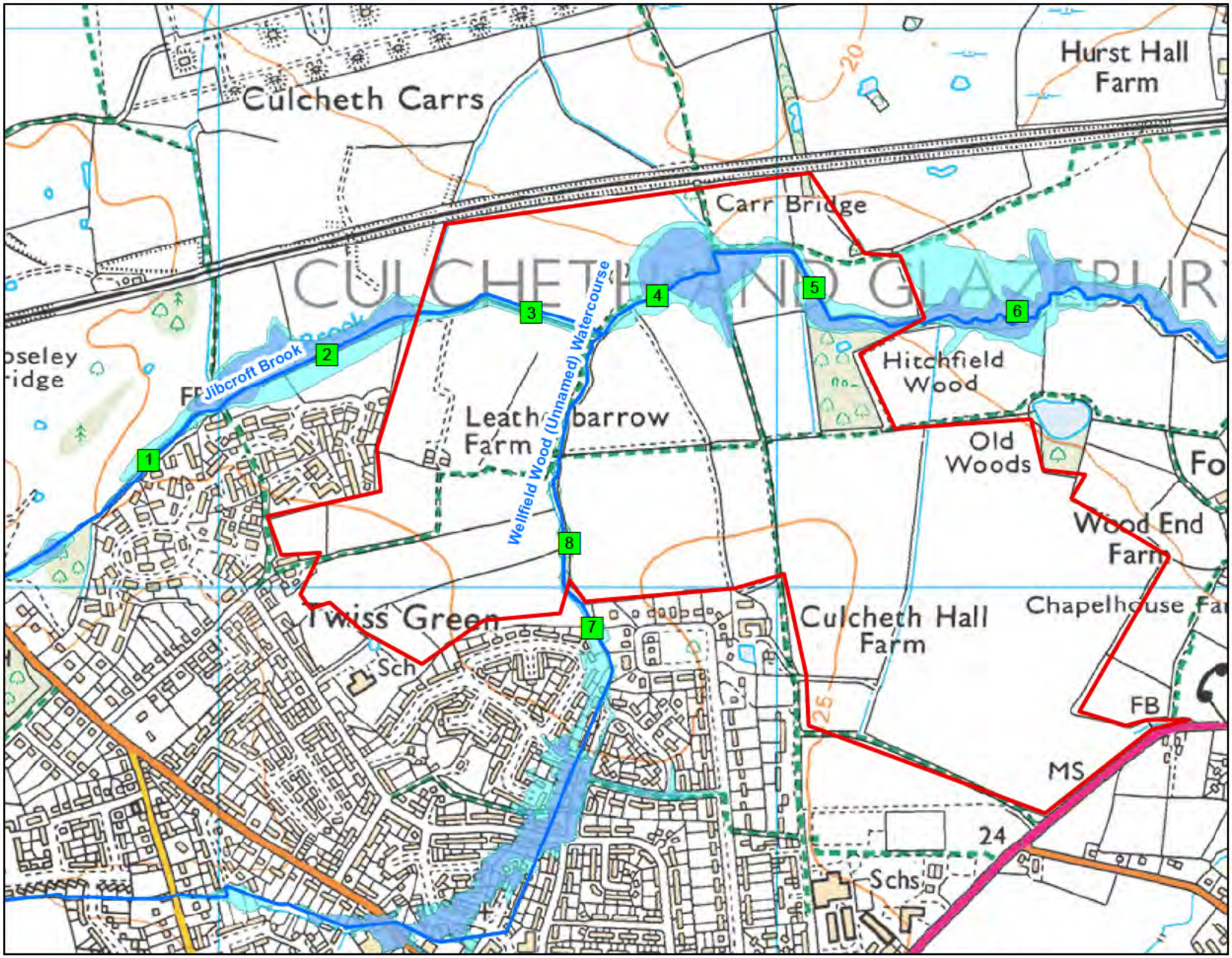
APPENDIX B

Detailed Flood Map centred North-East of Culcheth, Warrington. Created 08/08/2017 [GMM55801AB]



Environment Agency

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N

Legend

- Site Location
- Model Measurements
- Main River
- Flood Zone 3
- Flood Zone 2

Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 08708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

					Undefended		
Map Reference	Model Node Reference	Easting	Northing	Data	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + Climate Change*	0.1 % AEP (1 in 1000 year)
1	Jibcroft Brook 2008	364877	396228	Modelled Water Level (m aodN)	23 33	23.40	23.51
				Modelled Flow (cumecs)	4.81	5.77	9.03
2		365195	396416	Modelled Water Level (m aodN)	21 37	21.40	21.46
				Modelled Flow (cumecs)	4.81	5.77	9.03
3		365561	396491	Modelled Water Level (m aodN)	20 03	20 09	20.20
				Modelled Flow (cumecs)	5.19	6.22	9.66
4		365787	396522	Modelled Water Level (m aodN)	19 31	19 38	19.52
				Modelled Flow (cumecs)	6.27	7.52	11.48
5		366068	396536	Modelled Water Level (m aodN)	17 98	18 04	18.17
				Modelled Flow (cumecs)	6.27	7.52	11.48
6		366431	396493	Modelled Water Level (m aodN)	17 22	17 29	17.45
				Modelled Flow (cumecs)	7.02	8.42	12.74
7	Wellfield Wood Unnamed 2010	365670	395928	Modelled Water Level (m aodN)	22.12	22.16	22.19
				Modelled Flow (cumecs)	1.97	2.19	2.33
8		365629	396079	Modelled Water Level (m aodN)	20.77	20 82	20.85
				Modelled Flow (cumecs)	1.96	2.19	2.33

Model data taken from Jibcroft Brook 2008 Study & Wellfield Wood Unnamed 2010 Study

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

*Climate Change Scenario - 20% increase in flow. We only hold climate change measurements based on the previous climate change guidance. The new climate change guidance is available at https://www gov.uk/guidance/flood-risk-assessments-climate-change-allowances. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.
For further guidance on climate change within the GMMC area please see the attachment 'Flood risk assessments: Climate change allowances'. Particularly section 3, table B which shows the Local precautionary allowances for potential climate change impacts.

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APPENDIX C

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United Utilites Water Limited

Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone 0370 751 0101

Property.searches@uuplc.co.uk

Your Ref: LAND AT CULCHETH- EAST OF S
Our Ref: [redacted]
Date: 21/8/2017

Shepherd Gilmour Infrastructure
SGi Consulting Colchester House
40 Peter Street

Manchester
M2 5GP

FAO: [redacted]

Dear Sirs

Location:

I acknowledge with thanks your request dated 18/08/17 for information on the location of our services.

Please find enclosed plans showing the approximate position of our apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read our access statement before you start work to check how it will affect our network.
http://www.unitedutilities.com/work-near-asset.aspx.

I trust the above meets with you requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please telephone us on [redacted]

Yours Faithfully,

[redacted]

TERMS AND CONDITIONS - WASTERWATER & WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self-construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

1. This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
2. This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
3. In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only and given in accordance with the best information available. The nature of the relevant system and/or its actual position may be different from that shown on the plan and UUWL is not liable for any damage caused by incorrect information provided save as stated in section 199 of the Water Industry Act 1991. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
4. The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
5. The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
6. This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
7. No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
8. If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
9. This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

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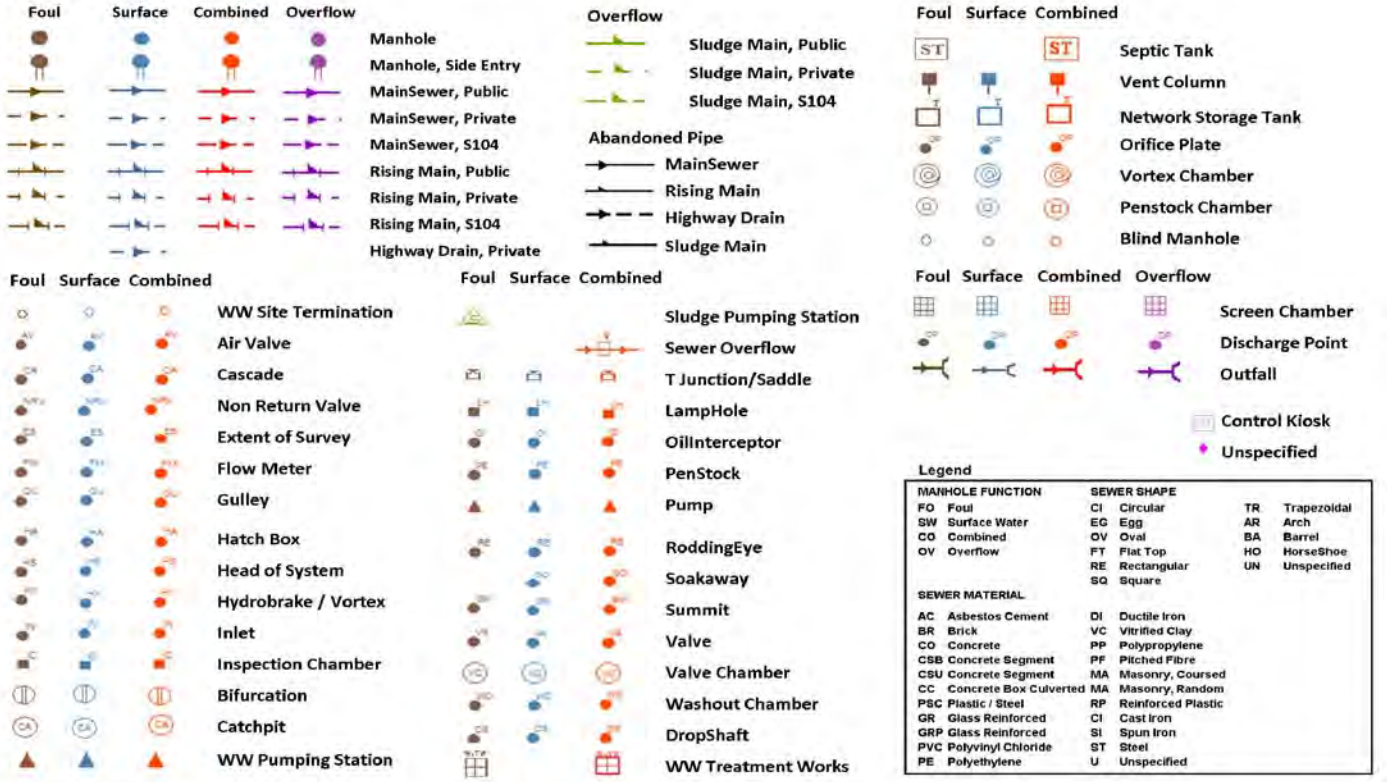
WASTE WATER SYMBOLOGY



Legend

MANHOLE FUNCTION		SEWER SHAPE			
FO	Foul	CI	Circular	TR	Trapezoidal
SW	Surface Water	EG	Egg	AR	Arch
CO	Combined	OV	Oval	BA	Barrel
OV	Overflow	FT	Flat Top	HO	HorseShoe
		RE	Rectangular	UN	Unspecified
		SQ	Square		

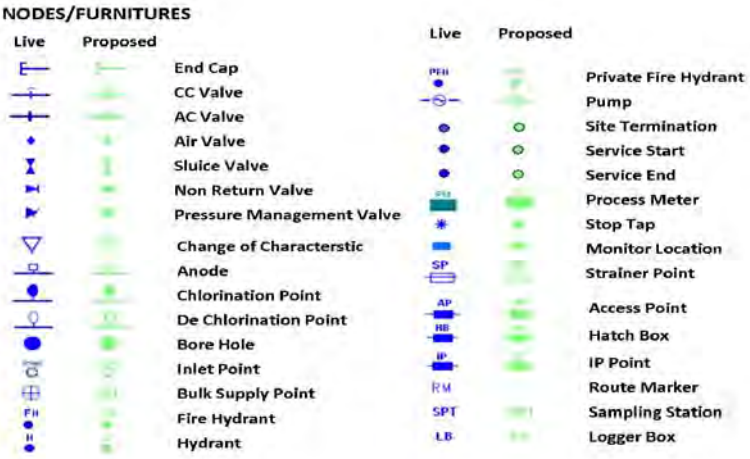
SEWER MATERIAL			
AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	VC	Vitrified Clay
CO	Concrete	PP	Polypropylene
CSB	Concrete Segment	PF	Pitched Fibre
CSU	Concrete Segment	MA	Masonry, Coursed
CC	Concrete Box Culverted	MA	Masonry, Random
PSC	Plastic / Steel	RP	Reinforced Plastic
GR	Glass Reinforced	CI	Cast Iron
GRP	Glass Reinforced	SI	Spun Iron
PVC	Polyvinyl Chloride	ST	Steel
PE	Polyethylene	U	Unspecified

CLEAN WATER SYMBOLOGY

PIPE WORK

ABANDONED PIPE

NODES/FURNITURES



PROPERTY TYPES

Legend

MATERIAL TYPES		LINING TYPES	
AC	ASBESTOS CEMENT	CL	CEMENT LINING
CI	CAST IRON	TB	TAR OR BITUMEN
CU	COPPER	ERL	EPOXY RESIN
CO	CONCRETE		
DI	DUCTILE IRON	INSERTION TYPES	
GI	GALVANISED IRON		
GR	GREY IRON	DD	DIE DRAWN
OT	OTHERS	DR	DIRECTIONAL DRILLING
PB	LEAD	MO	MOLING
PV	uPVC	PI	PIPELINE
SI	SPUN IRON	SL	SLIP LINED
ST	STEEL		
UN	UNKONWN		
PE	POLYETHYLENE		

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad	Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad

OS Sheet No: SJ6596NE

Scale: 1:1250 Date: 21/08/2017

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WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
TJunction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

Control Kiosk
Unspecified

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
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GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6596NE

Scale: 1:1250 Date: 21/08/2017

0 Nodes

Sheet 1 of 1

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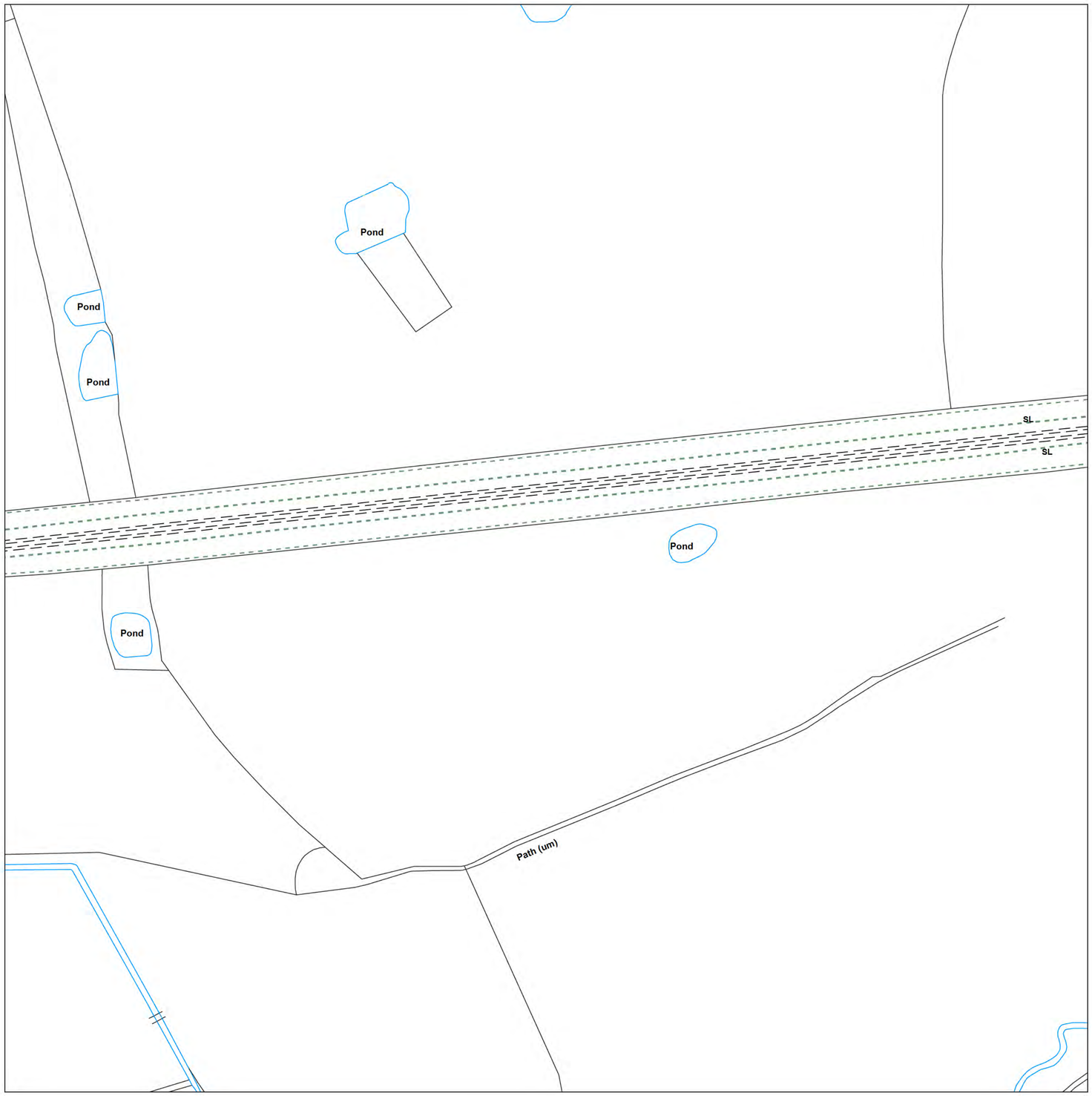
SEWER RECORDS



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OS Sheet No: SJ6696NW

Scale: 1:1250 Date: 21/08/2017

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
TJunction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall

Control Kiosk
Unspecified

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

Reline Cover Func Invert Size x Size y Shape Matl Length Grad Reline Cover Func Invert Size x Size y Shape Matl Length Grad

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

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GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6696NW
Scale: 1:1250 Date: 21/08/2017
0 Nodes
Sheet 1 of 1

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SEWER RECORDS

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad
5100	22.28	CO	19.38	450		CI	CO	96.28	688
6100	22.04	CO	19.19	450		CI	CO	85.22	
7000	23.51	CO							
7001	23.63	CO							
8000	24.24	CO							
9000	24.91	CO	19.24	450		CI	CO	98.4	229

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad

OS Sheet No: SJ6596SE

Scale: 1:1250 Date: 21/08/2017

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WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
TJunction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole
Screen Chamber
Discharge Point
Outfall

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

Foul Surface Combined Overflow

Control Kiosk
Unspecified

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6596SE
Scale: 1:1250 Date: 21/08/2017
6 Nodes
Sheet 1 of 1

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SEWER RECORDS

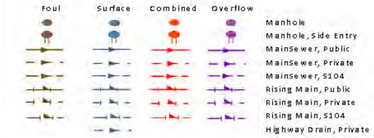
Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad	Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

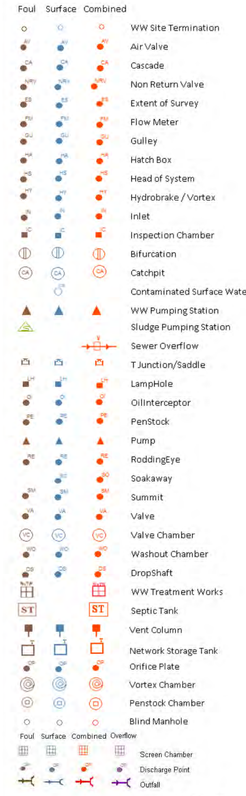
OS Sheet No: SJ6696SW

Scale: 1:1250 Date: 21/08/2017

Printed By: Property Searches

WASTE WATER SYMBOLOGY





ABANDONED PIPE

- MainSewer
- Rising Main
- Highway Drain
- Sludge Main

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
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CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6696SW
Scale: 1:1250 Date: 21/08/2017
0 Nodes
Sheet 1 of 1

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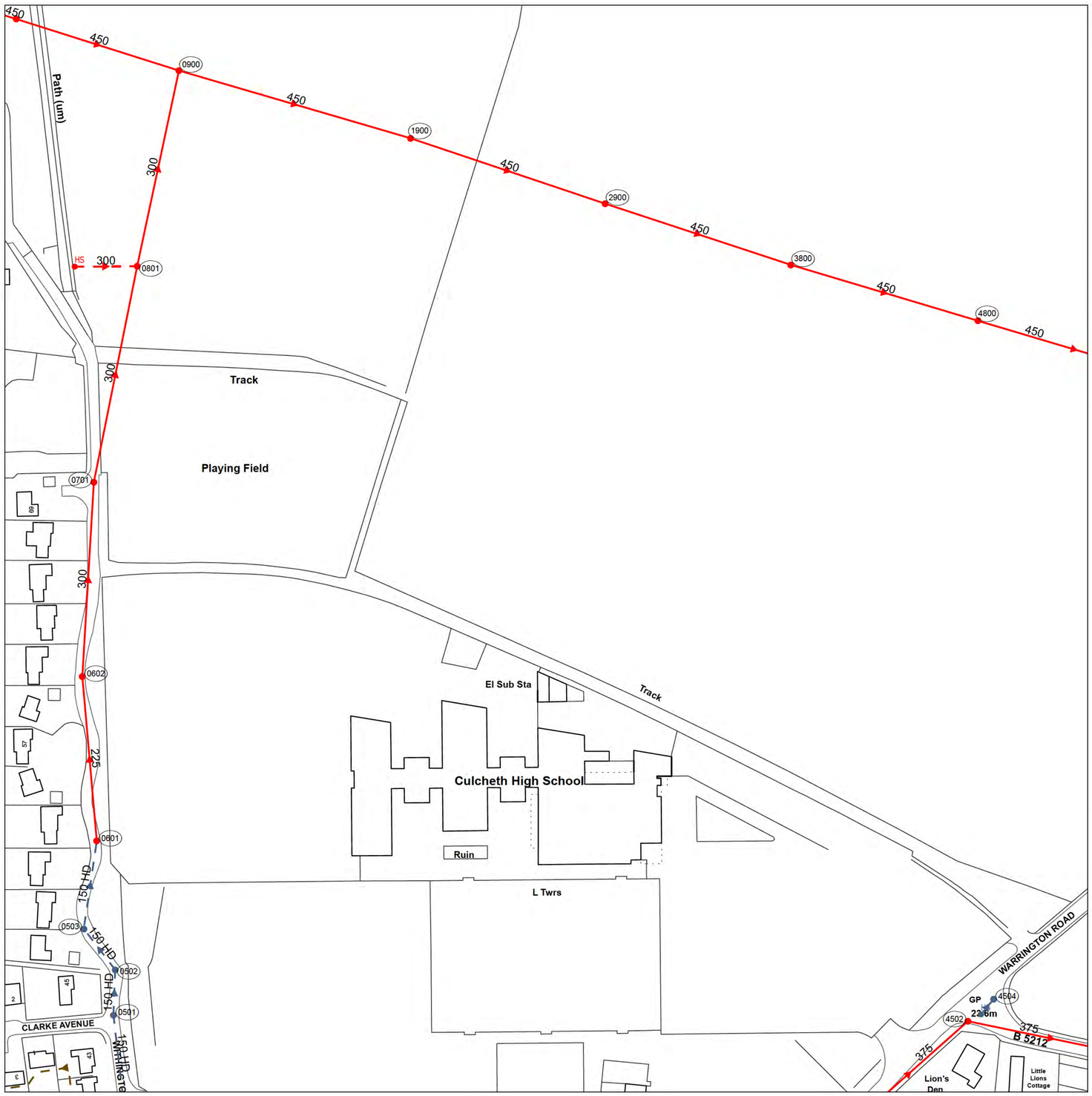
SEWER RECORDS



Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad
0501	26.09	SW	24.02	150		CI	VC	20.94	81
0502	25.27	SW	23.76	150		CI	VC	23.84	85
0503	25.04	SW							
0601	24.73	CO	22.82	225		CI	VC	76.28	123
0602	24.55	CO	22.2	300		CI	VC	89.94	150
0701	24.84	CO							
0801	24.27	CO							
0900	23.8	CO							
0901	24.44	CO							
1900	22.4	CO							
2900	22.6	CO							
3800	22.94	CO							
4502	23.41	CO							
4504		SW							
4800	22.55	CO							
0802		CO		300		CI	VC	28.75	
4505		SW	0	150		CI	VC	9.29	

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad

Printed By: Property Searches

OS Sheet No: SJ6695NW

Scale: 1:1250 Date: 21/08/2017

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
T Junction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall

Control Kiosk
Unspecified

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
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GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6695NW
Scale: 1:1250 Date: 21/08/2017
17 Nodes
Sheet 1 of 1

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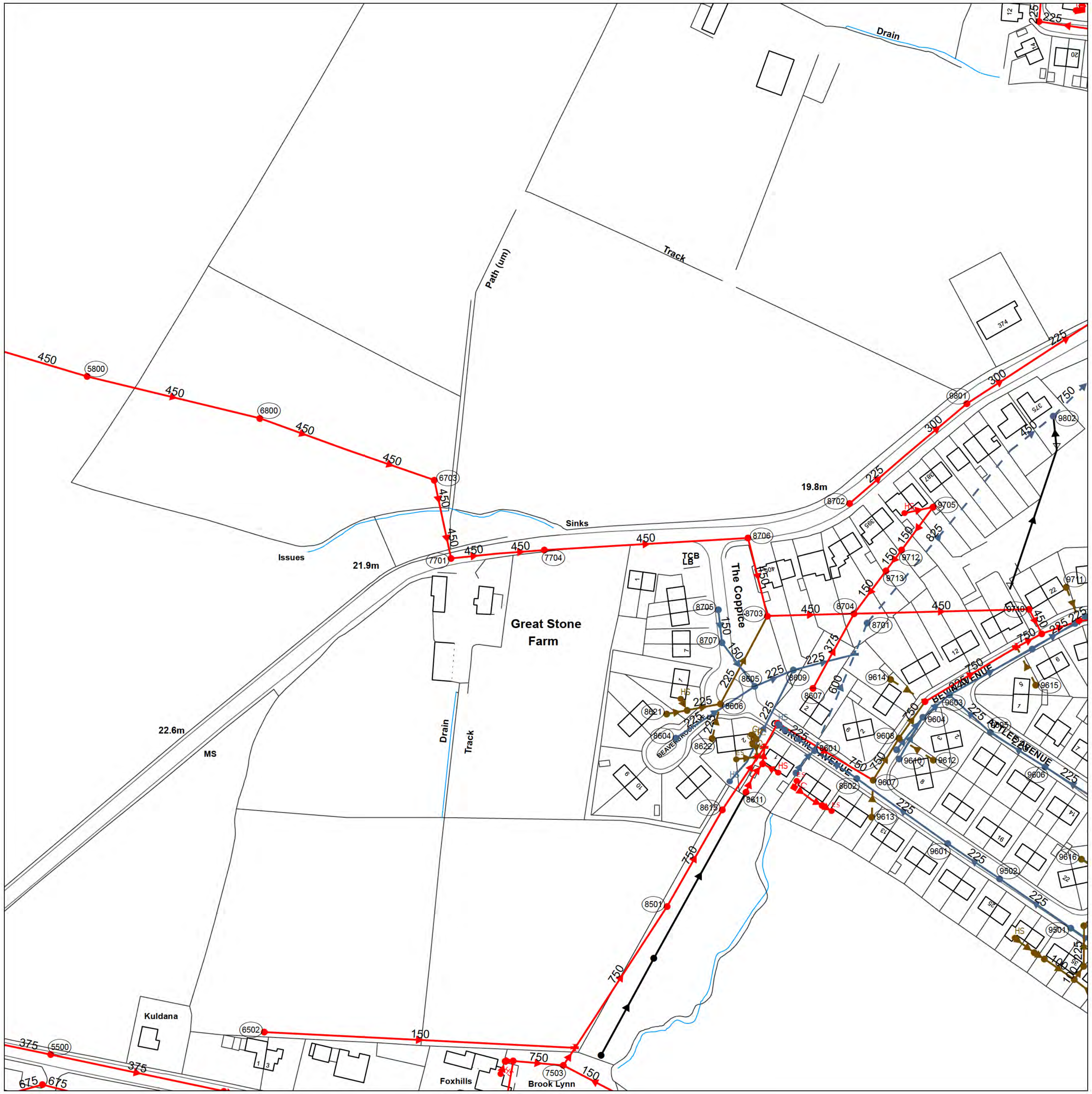
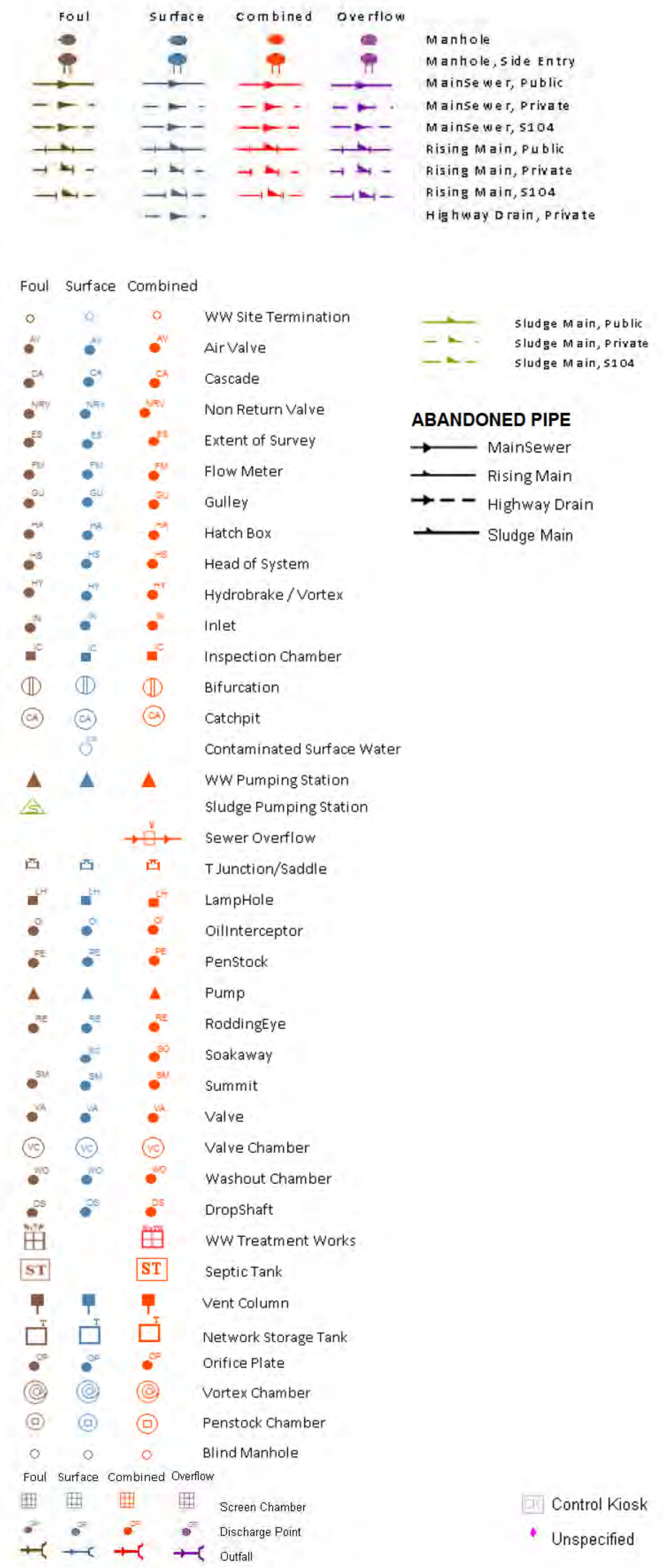
SEWER RECORDS



Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad
5500	22 9	CO	18.75	375		CI	VC	81.6	
5502	23.1	CO							
5800	22.47	CO	18.27	450		CI	CO	82.04	293
6502		CO							
6703	21.44	CO							
6800	22.44	CO							
7501		CO							
7503		CO							
7504		CO							
7701	21.43	CO							
7704	21.05	CO							
8501	20.72	CO	17.29	750		CI	CO	51.44	147
8601		SW							
8602	20.69	SW	18.69	225		CI	VC	23.37	
8603	20.28	SW							
8604	20.39	SW							
8605	20.05	SW	19.23	225		CI	VC	19.37	
8606	20.18	FO							
8607	20.13	CO							
8608	20.52	CO	18.22	375		CI	VC	7.59	
8609	20.04	SW							
8610		SW							
8611		CO	0	375		CI	CO	7.84	
8612		FO							
8615	20.43	CO							
8617	20	CO	16.57	750		CI	CO	51.34	
8621		FO		225		CI	VC	9.58	
8622		FO		225		CI	VC	16.45	
8627		FO							
8629		CO							
8632		CO							
8701		SW		825		CI	CO	103.41	
8702	19 8	CO	0	225		CI	VC	35.37	
8703	19.92	CO	17.66	450		CI	VC	39.98	500
8704	18.76	CO							
8705		SW	0	150		CI	VC	15.37	
8706	19.84	CO	17.56	450		CI	VC	37.08	
8707		SW							
9501	21.86	SW	19.86	225		CI	VC	39.99	108
9502	21.55	SW	19.46	225		CI	VC	28.93	96
9503	21.99	FO							
9504		FO							
9505		FO		100		CI	VC	5.52	
9506		FO		100		CI	VC	16.73	
9509		FO							
9601	21.24	SW	19.14	225		CI	VC	51.62	147
9602	20.48	SW	19.75	225		CI	VC	9.9	
9603	20.73	SW							
9604	20.67	SW							
9605	20.86	SW							
9606	21.15	SW							
9607		FO							
9608	20.74	FO							
9609	20.45	CO							
9610		SW	0	150		CI	VC	22	
9612		FO		0		CI	UN	18.87	
9613		FO		0		CI	UN	16.99	
9614		FO		0		CI	UN	18.93	
9615		FO		0		CI	UN	19.74	
9616		FO		225		CI	VC	21.81	
9701	20.76	SW							
9702	20.71	SW							
9703	20.74	CO							
9704	20 9	CO							
9705		CO	0	150		CI	VC	24.63	
9710	20.57	CO	0	450		CI	VC	12.68	
9711		FO		0		CI	UN	16.59	
9712		CO	0	150		CI	VC	12	
9713		CO	0	150		CI	VC	24.68	
9801		CO							
9802		SW							
9901		CO							
9902		CO							
0703	20.78	SW							
6701		CO							
7502		CO							
7505		CO							
7702		CO							
7703		CO							
8613		SW	0	225		CI	VC	59.62	
8614		SW	0	225		CI	VC	4.03	
8616		CO	0	100		CI	VC	8.24	
8619		SW							
8620		CO							
8623		FO							
8628		FO							
8631		CO		100		CI	VC	5.15	
8634		CO							
8635		FO							
8636		FO							
9507		FO							
9508		FO		100		CI	VC	6.96	
9611		SW							
9706		CO							
9709		SW							
9714		CO	0	150		CI	VC	13.42	
9803		CO							
9903		CO							
7400		CO							
8618		CO							
8624		FO							
8625		CO							
8637		FO							
8708		SW							
9617		CO							
7501		CO							
7502		CO							
9707		SW							
9708		SW							

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad

WASTE WATER SYMBOLOGY



LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

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GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6695NE
Scale: 1:1250 Date: 21/08/2017
109 Nodes
Sheet 1 of 1

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SEWER RECORDS

OS Sheet No: SJ6695NE

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Scale: 1:1250 Date: 21/08/2017

Extract from
Map of Water Mains

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available

The actual positions may be different from those shown on the plan, private service pipes may be shown where a known record is available.

United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown. Crown copyright and database rights [2016] Ordnance Survey 100022432.

Land At Culcheth - East Of Site

Printed By: Property Searches Date: 21/08/2017

DO NOT SCALE

Approximate Scale: 1:5000

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United Utilites Water Limited

Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone 0370 751 0101

Property.searches@uuplc.co.uk

Your Ref: LAND AT CULCHETH- WEST OF !
Our Ref: [redacted]
Date: 18/8/2017

Shepherd Gilmour Infrastructure
SGi Consulting Colchester House
40 Peter Street

Manchester
M2 5GP

FAO:

Dear Sirs

Location:

I acknowledge with thanks your request dated 17/08/17 for information on the location of our services.

Please find enclosed plans showing the approximate position of our apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read our access statement before you start work to check how it will affect our network.
http://www.unitedutilities.com/work-near-asset.aspx.

I trust the above meets with you requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please telephone us on [redacted]

Yours Faithfully,

[redacted]

TERMS AND CONDITIONS - WASTERWATER & WATER DISTRIBUTION PLANS

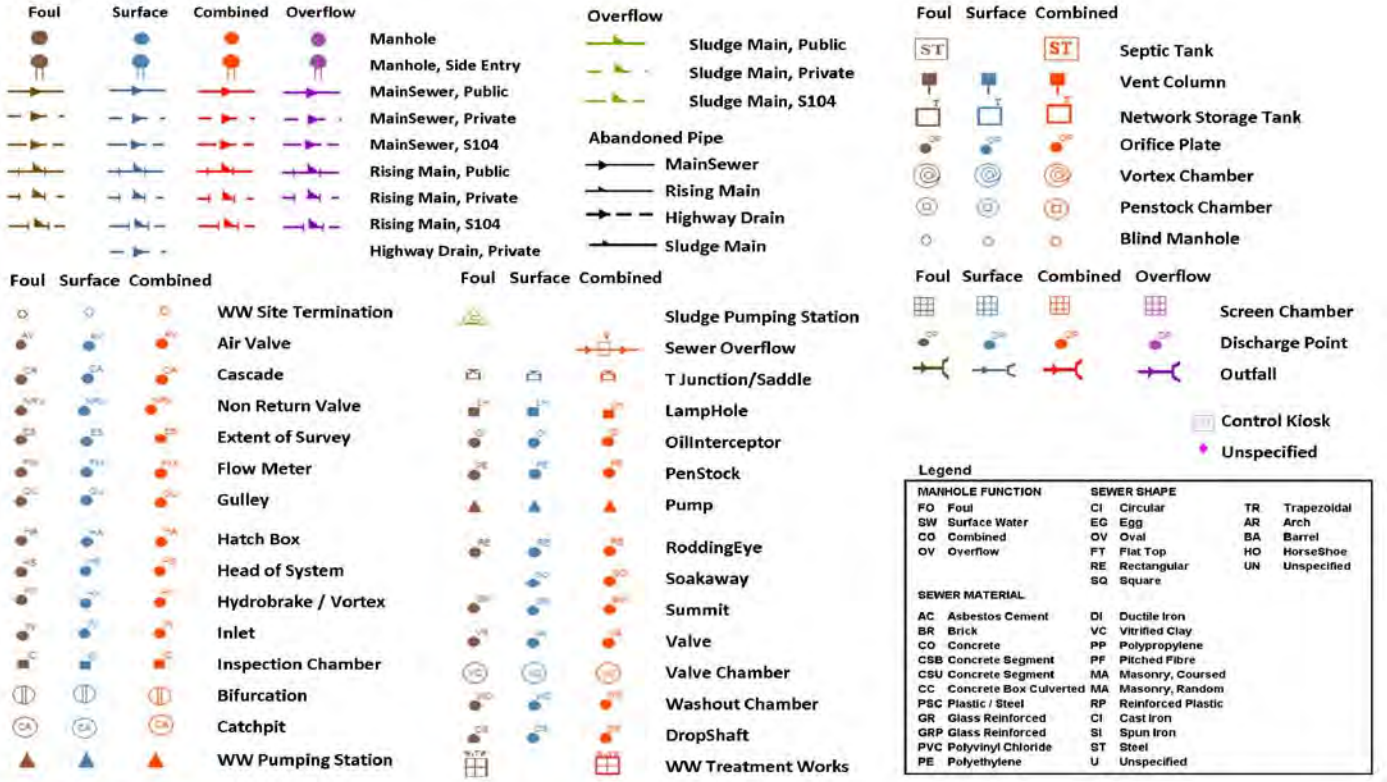
These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self-construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

1. This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
2. This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
3. In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only and given in accordance with the best information available. The nature of the relevant system and/or its actual position may be different from that shown on the plan and UUWL is not liable for any damage caused by incorrect information provided save as stated in section 199 of the Water Industry Act 1991. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
4. The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
5. The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
6. This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
7. No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
8. If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
9. This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities

WASTE WATER SYMBOLOGY



Legend

MANHOLE FUNCTION		SEWER SHAPE			
FO	Foul	CI	Circular	TR	Trapezoidal
SW	Surface Water	EG	Egg	AR	Arch
CO	Combined	OV	Oval	BA	Barrel
OV	Overflow	FT	Flat Top	HO	HorseShoe
		RE	Rectangular	UN	Unspecified
		SQ	Square		

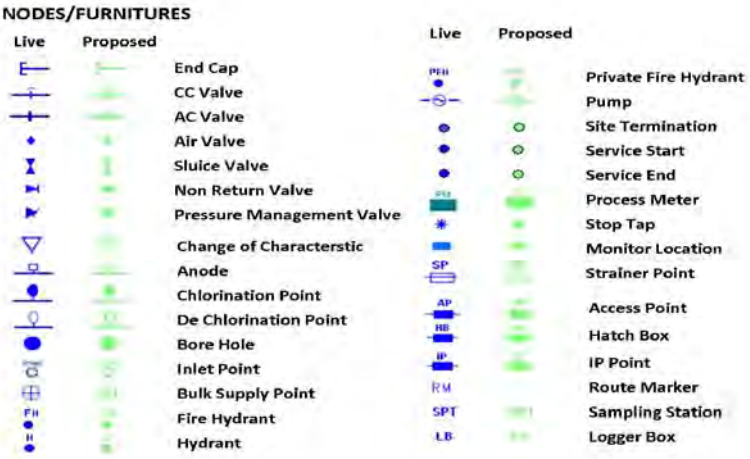
SEWER MATERIAL			
AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	VC	Vitrified Clay
CO	Concrete	PP	Polypropylene
CSB	Concrete Segment	PF	Pitched Fibre
CSU	Concrete Segment	MA	Masonry, Coursed
CC	Concrete Box Culverted	MA	Masonry, Random
PSC	Plastic / Steel	RP	Reinforced Plastic
GR	Glass Reinforced	CI	Cast Iron
GRP	Glass Reinforced	SI	Spun Iron
PVC	Polyvinyl Chloride	ST	Steel
PE	Polyethylene	U	Unspecified

CLEAN WATER SYMBOLOGY

PIPE WORK

ABANDONED PIPE

NODES/FURNITURES



PROPERTY TYPES

Legend

MATERIAL TYPES		LINING TYPES	
AC	ASBESTOS CEMENT	CL	CEMENT LINING
CI	CAST IRON	TB	TAR OR BITUMEN
CU	COPPER	ERL	EPOXY RESIN
CO	CONCRETE		
DI	DUCTILE IRON	INSERTION TYPES	
GI	GALVANISED IRON		
GR	GREY IRON	DD	DIE DRAWN
OT	OTHERS	DR	DIRECTIONAL DRILLING
PB	LEAD	MO	MOLING
PV	uPVC	PI	PIPELINE
SI	SPUN IRON	SL	SLIP LINED
ST	STEEL		
UN	UNKONWN		
PE	POLYETHYLENE		

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad
0001	28.44	SW							
0002	28.62	SW							
0003	28.69	SW	25.69	300		CI	CO	30.81	237
0004	28.89	SW	25.56	300		CI	CO	36.35	202
0005	28.83	SW	25.73	300		CI	CO	13.96	349
0006	29.5	SW							
0007	28.77	SW	26.05	150				20.17	63
0008	28.8	FO	27.46	150		CI	CO	26.25	50
0009	28.67	FO							
0010	29.52	FO	27.52	150		CI	CO	21.75	27
0011	28.83	FO	26.7	150		CI	CO	10.07	84
0012	28.68	FO							
0013	28.58	FO	26.43	150		CI	CO	10.29	64
0014	28.42	FO	26.27	150		CI	CO	35.84	109
0015		CO		100		CI	PVC	8.66	
0016		CO		100		CI	PVC	16.98	
0017		CO							
0019		CO							
0021		FO							
0022		FO							
0101	27.46	SW	25.96	300		CI	CO	35.07	250
0102	27.34	FO	25.94	150		CI	CO	47.7	40
0103	26.39	FO							
0104	25.86	FO							
0105	24.7	FO							
0106	24.69	FO							
0201	24.69	SW	22.36	300		CI	CO	26.4	115
0202	24.27	FO	21.71	150		CI	CO	32.29	120
0203	24.25	SW							
0204	25.13	SW							
0205	23.64	SW							
0206	23.12	SW							
0207	23.42	SW							
0208	23.55	SW	22	300		CI	CO	27.33	210
0209	23.58	FO	21.68	150		CI	CO	23	96
0210	23.61	FO							
0211	23.14	FO							
0212	23.46	FO	21.58	150		CI	CO	30.92	57
0213		FO							
0214	25.16	FO							
0220		CO							
0224		FO		100		OV	PSC	2.21	
0225		FO		100		OV	PSC	3.71	
0226		FO		100		OV	PSC	4.38	
0227		FO		100		OV	PSC	4.56	
0228		FO							
0300	22.67	CO							
0301	23.24	SW	21.65	450		CI	CO	24.82	355
0302	22.79	CO							
0303	23.18	FO	20.09	150		CI	CO	18.9	
0305		FO							
0307		FO							
1201	23.42	SW	22.22	300		CI	CO	38.16	173
1202	23.41	FO							
1203	23.15	FO	22	150		CI	CO	26.84	61
1204	22.99	FO							
1205	23.14	SW	21.6	300		CI	CO	29.65	297
1206	23.01	SW							
1300	22.2	CO	20.35	300		CI	CO	58.63	451
1302	22.73	FO							
1303	22.49	FO	20.82	150		CI	CO	41.12	228
1304	22.72	SW							
1305	22.04	SW							
1306	21.92	SW							
1307	22.21	SW	20.54	450		CI	CO	42.22	377
1309	22.2	SW	20.63	600	1000	CI	UN	44.3	277
1310	22.08	SW							
1400	21.67	CO							
1401	21.75	CO							
2101	24.34	SW	22.4	225		CI	CO	29.74	157
2102	24.37	FO	22.27	150		CI	CO	31.57	60
2103		FO		150		CI	VC	13.7	
2104		FO		150		CI	VC	7.68	
2201	24.03	FO							
2202	23.85	FO							
2203	23.32	FO							
2204	22.71	SW							
2205	23.29	SW							
2206	23.84	SW							
2207	23.99	SW							
2208		CO							
2300	22.53	CO							
2301	22.73	FO							
2302	22.49	FO							
2303	22.87	FO							
2304	22.67	FO							
2305	22.71	SW							
2306	22.85	SW	21.4	375		CI	CO	29.4	420
2307	22.63	SW							
2308	22.44	SW	20.76	375		CI	CO	22.63	251
2309	22.34	SW	20.67	450		CI	CO	22.69	119
2310	22.12	SW	20.48	450		CI	CO	8.67	
2311	22.43	SW	20.59	450		CI	CO	14.46	145
2312	22.35	SW							
2313	22.13	SW	20.36	450		CI	CO	27.36	161
2316	22.37	FO	20	150		CI	VC	4.79	160
2317	22.37	CO							
2401	21.85	SW							
2402	21.63	SW	20.06	450		CI	CO	8.34	83
2403	21.28	SW							
2407	22	SW							
3200	22.25	CO	19.65	450		CI	CO	90.27	903
4100	2.04	CO							
4200	22.05	CO	19.53	450		CI	CO	86.4	5
0020		CO							
0025		FO							
0026		FO							
0216		SW							
0217		CO							
0219		CO							
0222		CO							
0229		FO							
0230		FO							
0231		FO							
0232		FO							
0306		FO							
1301		CO	20.22	300		CI	VC	29.6	247
2209		FO							
2210		FO							
0018		FO							
0027		FO							
0223		CO		100		CI	PVC	2.23	
0233		FO							
1306		SW							
2315		SW		0		CI	UN	10.81	
2405		SW	19.94	450		CI	CO	8.97	449

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
T Junction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall

Control Kiosk
Unspecified

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6596SW
Scale: 1:1250 Date: 18/08/2017
127 Nodes
Sheet 1 of 1

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SEWER RECORDS

Printed By: Property Searches

OS Sheet No: SJ6596SW

Scale: 1:1250 Date: 18/08/2017

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad
5100	22.28	CO	19.38	450		CI	CO	96.28	688
6100	22.04	CO	19.19	450		CI	CO	85.22	
7000	23.51	CO							
7001	23.63	CO							
8000	24.24	CO							
9000	24.91	CO	19.24	450		CI	CO	98.4	229

Refno	Cover	Func	Invert	Size.x	Size.y	Shape	Matl	Length	Grad

OS Sheet No: SJ6596SE

Scale: 1:1250 Date: 18/08/2017

Printed By: Property Searches

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
TJunction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole
Screen Chamber
Discharge Point
Outfall

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

Foul Surface Combined Overflow

Control Kiosk
Unspecified

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6596SE
Scale: 1:1250 Date: 18/08/2017
6 Nodes
Sheet 1 of 1

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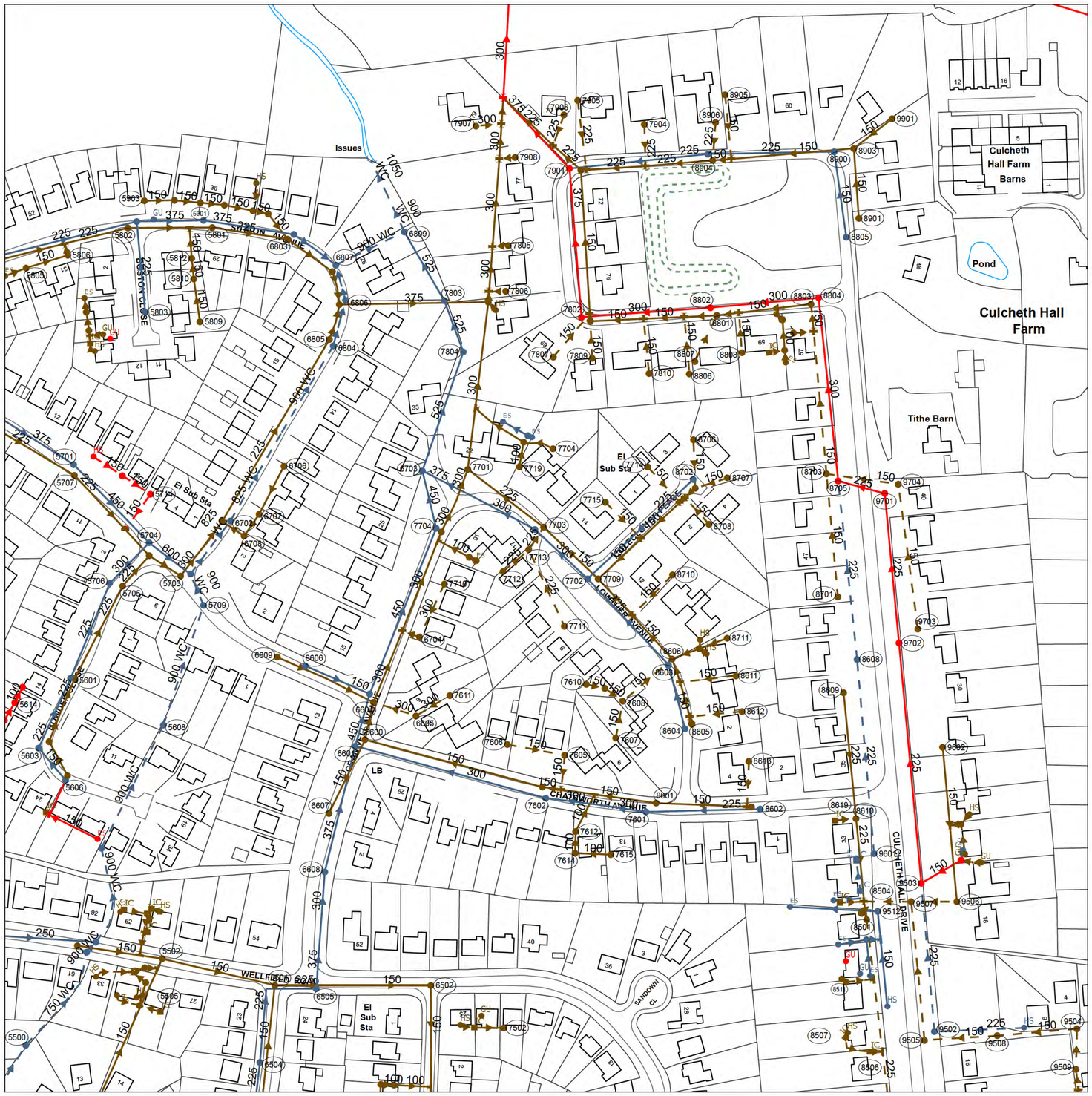
SEWER RECORDS



Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
5500	25.59	SW	24.08	750		CI	CO	52.77	293
5501	25.36	SW							
5502	25.19	FO	24.17	150		CI	VC	53.42	205
5503	25.43	FO	24.85	150		CI	VC	39.55	60
5504		SW	0	900		CI	CO	46.29	
5505		FO							
5506		FO							
5507		FO		100		CI	VC	7.69	
5508		FO							
5518		FO							
5519		FO							
5520		FO							
5521		FO							
5601	25.32	FO							
5602	25.27	SW							
5603	25.48	SW							
5604	25.52	FO							
5605	25.32	FO	23.4	150		CI	VC	18	200
5606		SW	0	150		CI	VC	19.31	
5607	25.03	SW	23.38	900		CI	CO	63.6	151
5608	24.94	SW	22.94	900		CI	CO	58.37	
5611		FO							
5614		CO							
5615		CO							
5701	24.96	SW							
5702	24.54	FO							
5703	24.34	FO							
5704	24.57	SW	22.83	600		CI	CO	24.01	400
5705	24.74	FO	22.34	225		CI	VC	18.61	116
5706		SW							
5707	25.04	FO							
5708	24.37	SW							
5709		SW							
5713		CO							
5714		CO							
5801	24.74	FO	22.69	225		CI	VC	35.13	207
5802	24.69	FO							
5803	25	SW	23.87	225		CI	VC	42.12	39
5805		FO							
5806		FO							
5809		FO		150		CI	VC	20.01	
5810		FO		150		CI	VC	9.51	
5811		FO							
5812		FO		150		CI	VC	14.2	
5813		FO		100		CI	VC	8.61	
5814		FO							
5901	23.65	SW							
5902	23.78	SW							
5903		FO		150		CI	VC	13.89	
5904		FO							
5907		FO							
6501	25.21	FO							
6502	25.13	FO	23.56	150		CI	VC	36.53	183
6504	25.58	SW							
6505	25.26	SW							
6509		FO		100		CI	VC	17.06	
6510		FO							
6600	24.84	FO							
6601	24.61	SW							
6603	24.82	SW	22.52	450		CI	CO	82.38	588
6604	24.75	FO							
6605		FO							
6606		SW	0	150		CI	VC	32.39	
6607	24.64	FO	23.19	150		CI	VC	37.77	35
6608		SW							
6609	24.03	FO	22.04	300		CI	CO	25.08	
6701	24.54	FO	21.84	225		CI	VC	97.53	
6702	24.51	SW	22.38	825		CI	CO	47.35	4
6703	23.98	SW							
6704		FO		300		CI	VC	8.39	
6706		FO		0	100	CI	VC	25.06	
6707		FO		0	100	CI	VC	12.26	
6708		FO							
6801	23.45	FO							
6802	24.55	FO	23.43	225		CI	VC	7.54	7
6803	24.62	FO	22.5	225		CI	VC	25.65	
6804		SW							
6805	24.8	FO							
6806	23.4	SW							
6807	23.45	SW							
6808	23.48	SW	22.33	375		CI	VC	12.62	315
6809		SW							
6904		FO		150		CI	VC	7.25	
6905		FO							
6906		FO		150		CI	VC	14.69	
7502		FO							
7503		FO							
7601	24.61	SW	23.31	300		CI	VC	22.86	191
7602	24.67	SW							
7603	24.59	FO							
7605		FO		150		CI	VC	16.02	
7606		FO		150		CI	VC	26.95	
7607		FO		150		CI	VC	17.31	
7608		FO							
7609		FO		150		CI	VC	10.22	
7610		FO		150		CI	VC	8.8	
7611		FO		300		CI	VC	18.21	
7612		FO							
7614		FO							
7615		FO		100		CI	VC	16.4	
7701	24.1	FO							
7702	24.19	SW							
7703	24.3	FO	21.87	225		CI	VC	44.1	71
7704		FO		100		CI	VC	14.33	
7704	24.08	SW	22.35	450		CI	CO	27.21	160
7705	24.09	FO	21.24	300		CI	VC	16.13	108
7707	24.29	SW	22.54	300		CI	VC	29.66	270
7709	24.85	FO							
7710		FO		300		CI	VC	27.18	
7711		FO		225		CI	VC	58.89	
7712		FO		225		CI	VC	15.55	
7713		FO							
7714		FO		150		CI	VC	22.03	
7715		FO		150		CI	VC	23.61	
7718		FO							
7719		FO							
7720		FO		100		CI	VC	16.42	
7801		FO	0	150		CI	VC	3.49	
7802	24.49	CO							
7803	25.25	SW	23.98	525		CI	CO	36.82	
7804		SW							
7805		FO		300		CI	CO	7.29	
7806		FO		300		CI	CO	7.71	
7807		FO		150		CI	VC	25.99	
7808		FO							
7809		FO		150		CI	VC	17.02	
7810		FO		150		CI	VC	25.34	
7819		SW		100		CI	VC	13.27	
7901	24	CO	22.11	375		CI	VC	44.75	
7902	24.09	CO	21.63	225		CI	VC	17.18	
7904		FO		225		CI	VC	19.2	
7905		FO		225		CI	VC	32.26	
7906		FO		225		CI	VC	14.89	
7907		FO		300		CI	CO	11.78	
7908		FO		300		CI	CO	7.34	
8501		SW							
8506		FO							
8507		FO							
8509		FO							
8511		FO							
8512		FO		100		CI	VC	2.48	
8514		FO		100		CI	VC	2.09	
8516		SW							
8601	24.53	FO	22.95	150		CI	VC	44.29	
8602	24.82	SW	23.82	225		CI	VC	52.76	106
8603	25.09	SW	23.04	225		CI	VC	54.5	60
8604		SW	0	150		CI	VC	30.57	
8605	24.77	FO	23.47	150		CI	VC	3.6	
8606	24.93	FO	23.03	150		CI	VC	27.2	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
8607		FO	0	150		CI	VC	2.08	
8608		SW		225		CI	VC	62.77	
8609		FO		225		CI	UN	58.39	
8610		FO							
8611		FO		150		CI	VC	25.88	
8612		FO		150		CI	VC	34.23	
8613		FO		150		CI	VC	21.18	
8617		SW							
8619		FO							
8701		FO		150		CI	VC	56.86	
8702	25.08	SW	23.63	225		CI	VC	66.83	46
8703		FO		150		CI	VC	65.85	
8705		FO		300		CI	VC	85.05	
8706		FO		150		CI	VC	22.41	
8707		FO		100		CI	VC	13.4	
8708		FO		150		CI	VC	15.5	
8709		FO	0	150		CI	VC	6.43	
8710		FO		150		CI	VC	26.4	
8711		FO		100		CI	VC	13.78	
8801		CO							
8802	24.78	CO	22.51	300		CI	VC	59.78	315
8803		FO							
8804	25.09	CO							
8805		SW	0	150		CI	VC	39.82	
8806		FO		150		CI	VC	26.3	
8807		FO		150		CI	VC	23.54	
8808		FO		150		CI	VC	18.53	
8809		FO		150		CI	VC	9.29	
8812		FO		100		CI	VC	3.77	
8813		FO		100		CI	VC	14.04	
8816		SO							
8900	25.36	SW	23.43	225		CI	VC	58.24	100
8901		FO	0	150		CI	VC	32.38	
8902	24.65	SW							
8903		FO	0	150		CI	VC	56.72	
8904	24.68	FO	22.48	225		CI	VC	31.09	
8905		FO		150		CI	VC	29.72	
8906		FO		225		CI	VC	17.59	
9502		SW		225		CI	VC	68.78	
9503		CO		225		CI	VC	111.27	
9504		FO		150		CI	UN	36.95	
9505		FO	0			CI	UN	64.2	
9506		FO	0			CI	UN	21.12	
9507		FO	0			CI	UN	21.78	
9508		FO	0			CI	UN	33.65	
9509		FO	0			CI	UN	18.7	
9512		SW							
9601		SW		225		CI	VC	90.07	
9602		FO		150		CI	UN	71.57	
9603		FO		100		CI	VC	5.17	
9610		CO		150		CI	VC	21.26	
9701		CO							
9702		CO		225		CI	VC	69.38	
9703		FO		150		CI	VC	67.49	
9704		FO							
9901		FO							
5509		FO							
5510		FO							
5512		FO							
5513		FO							
5515		FO							
5517		FO							
5522		FO							
5523		FO							
5527		FO							
5609		FO							
5613		FO							
5710		FO							
5711		SW							
5712		CO		150		CI	VC	15.86	
5815		FO							
5817		FO							
5818		CO							
5819		FO							
5905		SW	23.72	150		CI	VC	35.99	257
6503		FO	23.36	225		CI	VC	38.24	191
6508		SW	11.25	300		CI	CO	37.08	
6602		FO	22.57	300		CI	VC	24.01	
6810		SW							
6811		FO							
6812		SW							
6813		FO							
6814		SW	21.83	900		CI	CO	8.42	281
6815		SW	22.29	375		CI	CO	11.43	286
6902		SW	9.9	1050		CI	CO	18.15	2
6903		FO							
7501		FO							
7504		FO							
7505		FO		100		CI	VC	13.32	
7604		SW							
7705		FO							
7708		SW	22.43	375		CI	CO	28.94	289
7815		FO		300		CI	CO	5.05	
8508		FO							
8510		CO							
8513		SW							
8704		FO							
8714		FO							
8715		FO							
9501		SW		225		CI	VC	41.46	
9511		SW		150		CI	VC	44.13	
9604		FO							
9605		FO							
9607		FO							
9608		SW							
9609		FO							
9611		FO							
5511		FO							
5514		FO							
5516		FO							
5524		FO		100		CI	VC	10.82	
5525		FO							
5612		FO							
5715		FO							
5807		FO							
5808		FO							
5820		FO							
6511		FO							
6705		FO							
7613		FO							
7616		FO							
7716		FO							
7717		FO							
7721		FO							
7811		FO	0	300		CI	CO	40.62	
7812		SW	0	300		CI	CO	20.83	
7813		FO							
7814		FO							
7816		FO							
7903		CO							
7909		FO							
7910		FO	0	225		CI	VC	2.45	
7911		FO							
7912		FO							
7913		FO							
8502		FO							
8515		FO							
8614		FO	0	150		CI	VC	16.53	
8615		FO	0	150		CI	VC	11.44	
8616		FO	0	150		CI	VC	42.04	
8704		FO							
8712		FO							
8713		FO	0	150		CI	VC	24.44	
8810		FO							
8811		FO							
8907		FO	0	150		CI	VC	8.66	
9510		FO							
9513		FO							

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
T Junction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall

Control Kiosk
Unspecified

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

LEGEND

MANHOLE FUNCTION

FO Foul
SW Surface Water
CO Combined
OV Overflow

SEWER SHAPE

CI Circular
EG Egg
OV Oval
FT Flat Top
RE Rectangular
SQ Square
TR Trapezoidal
AR Arch
BA Barrel
HO HorseShoe
UN Unspecified

SEWER MATERIAL

AC Asbestos Cement
BR Brick
PE Polyethylene
RP Reinforced Plastic Matrix
CO Concrete
CSB Concrete Segment Bolted
CSU Concrete Segment Unbolted
CC Concrete Box Culverted
PSC Plastic/Steel Composite
GRC Glass Reinforced Concrete
GRP Glass Reinforced Plastic
DI Ductile Iron
PVC Polyvinyl Chloride
CI Cast Iron
SI Spun Iron
ST Steel
VC Vitrified Clay
PP Polypropylene
PF Pitch Fibre
MAC Masonry, Coursed
MAR Masonry, Random
U Unspecified

OS Sheet No: SJ6595NE
Scale: 1:1250 Date: 18/08/2017
302 Nodes
Sheet 1 of 2

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SEWER RECORDS

OS Sheet No: SJ6595NE

Scale: 1:1250 Date: 18/08/2017

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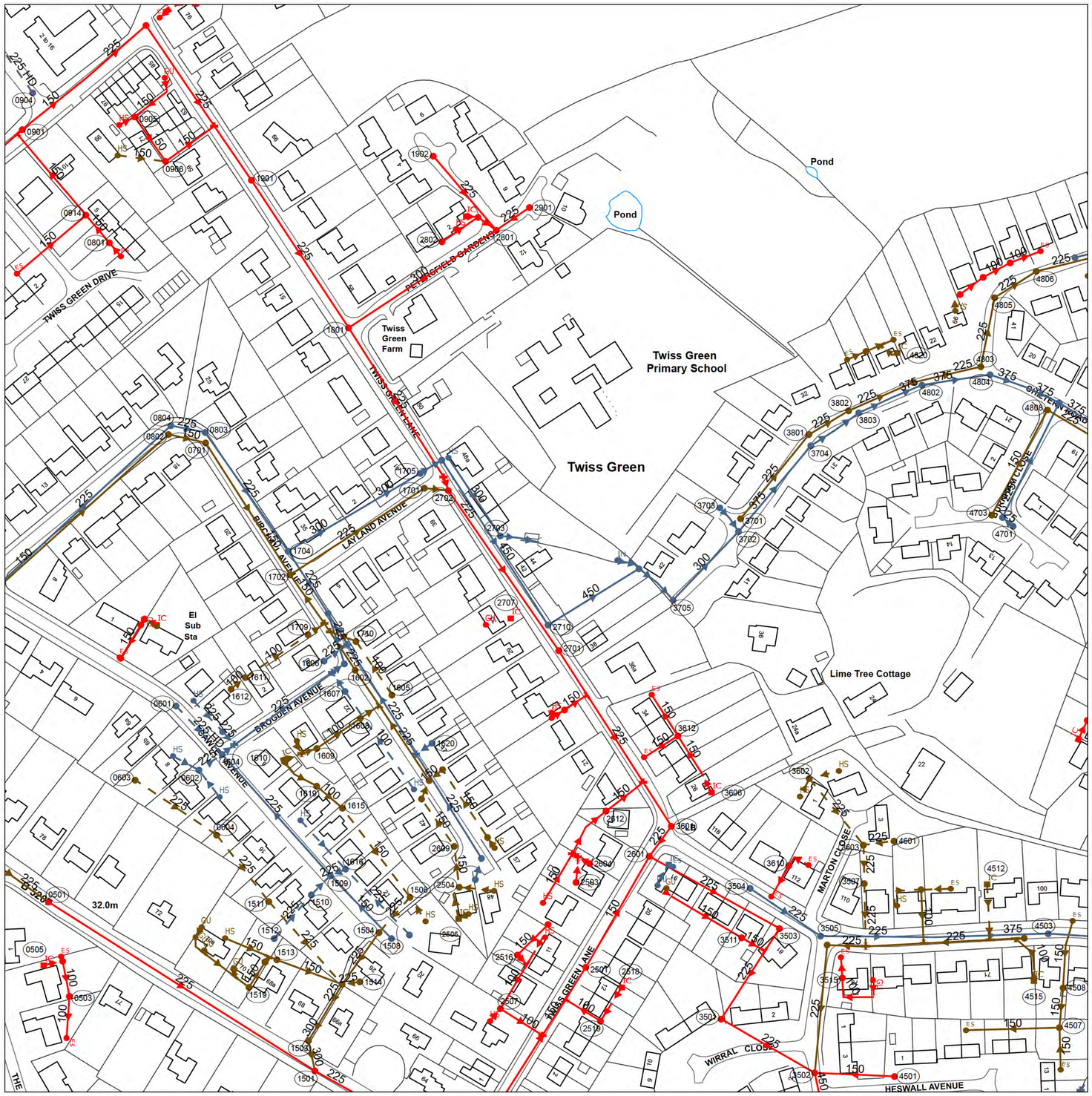

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
0501	31.97	CO							
0503		CO							
0504		CO							
0505		CO							
0601		SW		225				30.8	
0602		SW							
0603		FO		225		CI	VC	45.37	
0604		FO							
0605		CO		150		CI	VC	0.61	
0701		FO							
0702		CO		150		CI	VC	3.35	
0703		CO		150		CI	VC	17.91	
0704		CO							
0801		CO		150		CI	VC	16.77	
0802		FO	0	150		CI	VC	17.57	
0803	30.13	SW							
0804	30.33	SW	29.21	225		CI	VC	16.12	124
0901	30.79	CO							
0902	29.65	CO							
0904	30.84	SW	28.71	225				54.19	104
0905		CO	0	150		CI	VC	25.1	
0906		CO	0	150		CI	VC	27.85	
0911		CO							
0914		CO		150		CI	VC	49.1	
1501	30.8	CO							
1502	30.66	FO							
1503	30.77	FO	27.57	300		CI	VC	14.32	55
1504	30.36	FO	27.76	225		CI	VC	29.41	
1506		FO							
1507		SW		225		CI	VC	42.23	
1508		SW	0	150		CI	VC	40.47	
1509		SW	0	225		CI	VC	75.09	
1510		SW		225		CI	VC	12.46	
1511		FO							
1512		SW		225		CI	VC	26.39	
1513		FO							
1514		FO		225		CI	VC	8.18	
1518		FO							
1519		FO							
1601	28.42	FO							
1602	29.4	FO	27.67	225		CI	VC	27.13	97
1603	29.44	SW							
1604	30.67	SW							
1605		FO		100		CI	VC	29.97	
1606		SW		225		CI	VC	13.22	
1607		SW							
1608		FO							
1609		FO							
1610		FO							
1611		FO							
1612		FO		100		CI	VC	8.53	
1613		SW							
1615		FO		150		CI	VC	51.63	
1616		SW							
1617		FO							
1619		FO		100		CI	VC	15.63	
1620		SW		225		CI	VC	6.82	
1701	27.96	FO	26.06	225		CI	VC	11.05	27
1702	29.1	FO							
1703	29.21	SW							
1704	29.17	SW							
1705		SW	0	300		CI	VC	5.82	
1709		FO		100		CI	VC	9.06	
1710		FO							
1801	28.81	CO	25.91	225		CI	VC	81.84	
1901	28.99	CO							
1902		CO	0	225		CI	CO	44.84	
2501	29	CO	25.65	150		CI	VC	59.05	100
2503		CO		0		CI	UN	11.72	
2504		FO		150		CI	VC	19.01	
2505		SW		225		CI	VC	10.23	
2506		FO							
2507		CO	0	100		CI	VC	23.04	
2515		CO		150		CI	VC	19.93	
2516		CO		150		CI	VC	6.12	
2518		CO							
2519		CO		100		CI	VC	19.07	
2601	28.51	CO	24.65	225		CI	VC	68.64	490
2602	29.95	SW	28.27	225		CI	VC	56.7	
2604		CO		0		CI	UN	6.04	
2607		FO							
2608		FO							
2609		FO							
2612		CO							
2614		CO							
2701	28.21	CO							
2702	27.85	CO							
2703		SW							
2707		CO							
2709	27.79	SW							
2710	28.27	SW							
2711	27.51	SW	25.3	450		CI	CO	10.57	1
2801		CO							
2802		CO		150		CI	VC	20.16	
2901		CO							
2902		CO							
2903		CO							
3501	28.53	CO	24.18	225		CI	VC	49.8	453
3502	27.29	CO							
3503	27.76	CO							
3504	28.03	SW	26.73	225		CI	VC	39.19	24
3505	27.62	SW							
3506	27.57	FO	25.11	225		CI	VC	59.27	64
3507		CO		225		CI	VC	29.14	
3511		CO							
3515		CO							
3601	28.51	CO							
3602		FO		225		CI	VC	39.52	
3603		FO		225		CI	VC	17.76	
3606		CO							
3608		SW							
3610		CO		150		CI	VC	16.46	
3612		CO							
3701	27.41	FO	24.86	225		CI	VC	49.86	217
3702		SW							
3703	27.66	SW	25.51	225		CI	VC	6.8	0
3704		SW	0	375		CI	VC	13.4	
3705		SW							
3801	26.77	FO							
3802	26.61	FO							
3803	25.55	SW							
3805		FO							
4501	27.35	CO	24.42	150		CI	VC	36.89	246
4502	26.26	FO	25.59	225		CI	VC	73.25	
4503		SW	0	250		CI	VC	60.42	
4507		FO							
4508		FO		150		CI	VC	18.51	
4512		FO							
4515		FO							
4518		FO		100		CI	VC	24.9	
4601		FO		225		CI	VC	14.19	
4602		CO		100		CI	VC	9.48	
4603		CO							
4701	25.94	SW	24.13	225		CI	VC	6.33	
4702	26.04	SW							
4703		FO	0	150		CI	VC	54.95	
4801	26.47	FO							
4802	25.44	SW							
4803	26.31	FO							
4804		SW							
4805	25.89	FO	23.79	225		CI	VC	22.69	
4806		FO							
4807	24.41	SW	23.16	225		CI	VC	68.91	181
4808	25.27	FO							
4809	25.18	SW							
4812		CO		100		CI	VC	13.29	
4813		CO							
4814		CO							
4820		FO							
0502		FO		100		CI	VC	5.52	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
0503		FO							
0504		FO							
0605		SW		225		CI	VC	13.66	
0606		SW		225		CI	VC	15.54	
0607		SW		225		CI	VC	19.65	
0705		FO							
0706		CO							
0903		CO	26.99	225		CI	VC	36.94	84
0907		CO	0	150		CI	VC	18.86	
0908		FO		150		CI	VC	22.4	
0910		CO		100		CI	VC	8.17	
0915		CO		100		CI	VC	6.39	
1505		FO	27.76	300		CI	VC	15.25	102
1515		FO		225		CI	VC	13.22	
1516		FO		150		CI	VC	25.83	
1517		FO							
1622		SW		100		CI	VC	55.38	
1624		FO		100		CI	VC	15.36	
1625		FO							
1626		FO							
1706		FO							
1707		SW							
1708		SW							
2502		CO	0	150		CI	VC	26.54	
2506		SW	0			CI	UN	30.64	
2508		CO		100		CI	VC	10	
2509		FO							
2510		CO		100		CI	VC	7.45	
2511		CO							
2513		FO							
2514		SW							
2520		CO							
2603		CO							
2610		FO		150		CI	VC	5.85	
2616		CO							
2618		CO							
2704		SW	0	300		CI	VC	43.26	
2712		SW							
2713		SW							
2714		SW	0	300		CI	CO	1.45	
2715		CO							
2804		CO							
2904		CO							
3509		SW							
3510		FO							
3513		SW		150		CI	VC	37.86	
3604		FO		225		CI	VC	9.5	
3605		FO		225		CI	VC	14.08	
3607		CO		150		CI	VC	20.14	
3706		SW	11.78	300		CI	VC	7.21	
3707		SW	11.92	300		CI	VC	10.88	
3804		SW							
4504		SW							
4505		CO							
4506		CO		100		CI	VC	22.99	
4513		FO							
4517		FO		100		CI	VC	18.38	
4521		FO							
4522		FO							
4604		CO							
4810		SW							
4811		SW	10.8	375		CI	CO	17.3	
4816		FO							
4817		FO							
0505		FO							
0909		CO							
0913		CO							
1520		FO							
1521		FO							
1614		SW							
1618		FO							
1621		SW							
1623		SW	0	225		CI	VC	6.96	
1627		FO		100		CI	VC	7.28	
1712		FO							
1713		FO							
1714		SW							
2512		CO							
2517		CO							
2521		CO							
2605		CO							
2606		CO		0		CI	UN	3.12	
2611		CO							
2617		CO							
2619		CO							
2708		CO	0	225		CI	VC	6.32	
2803		CO							
3508		CO							
3517		CO							
4514		FO							
4516		FO							
4523		FO							
4819		FO							
2706		SW	26.48	300		CI	CO	4.1	

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
MainSewer, Public
MainSewer, Private
MainSewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
T Junction/Saddle
LampHole
OilInterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall

Control Kiosk
Unspecified

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SJ6595NW
Scale: 1:1250 Date: 18/08/2017
244 Nodes
Sheet 1 of 1

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SEWER RECORDS

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OS Sheet No: SJ6595NW

Scale: 1:1250 Date: 18/08/2017

Extract from
Map of Water Mains

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available

The actual positions may be different from those shown on the plan, private service pipes may be shown where a known record is available.

United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown. Crown copyright and database rights [2016] Ordnance Survey 100022432.

Land At Culcheth
West Of Site

Printed By: Property Searches Date: 18/08/2017

DO NOT SCALE

Approximate Scale: 1:5000

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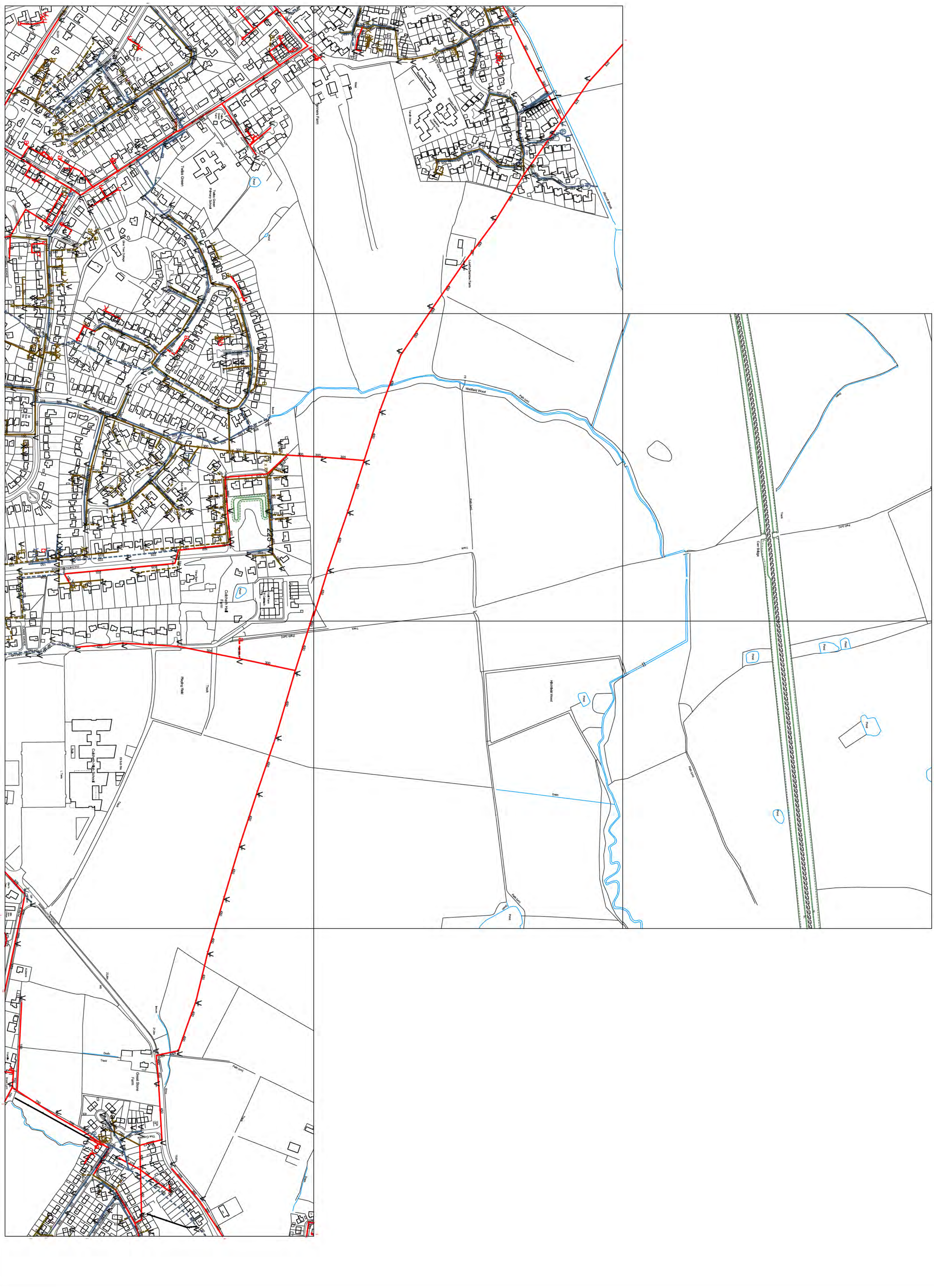

Twiss Green
Twiss Green Primary School
Culcheth Hall Farm
Culcheth High School
Flayfrig Field
Wellfield Wood
Hillcliffe Wood
Carr Bridge
Great Stone Farm
Path (um)
Track
Drain
Pond
WARRINGTON ROAD

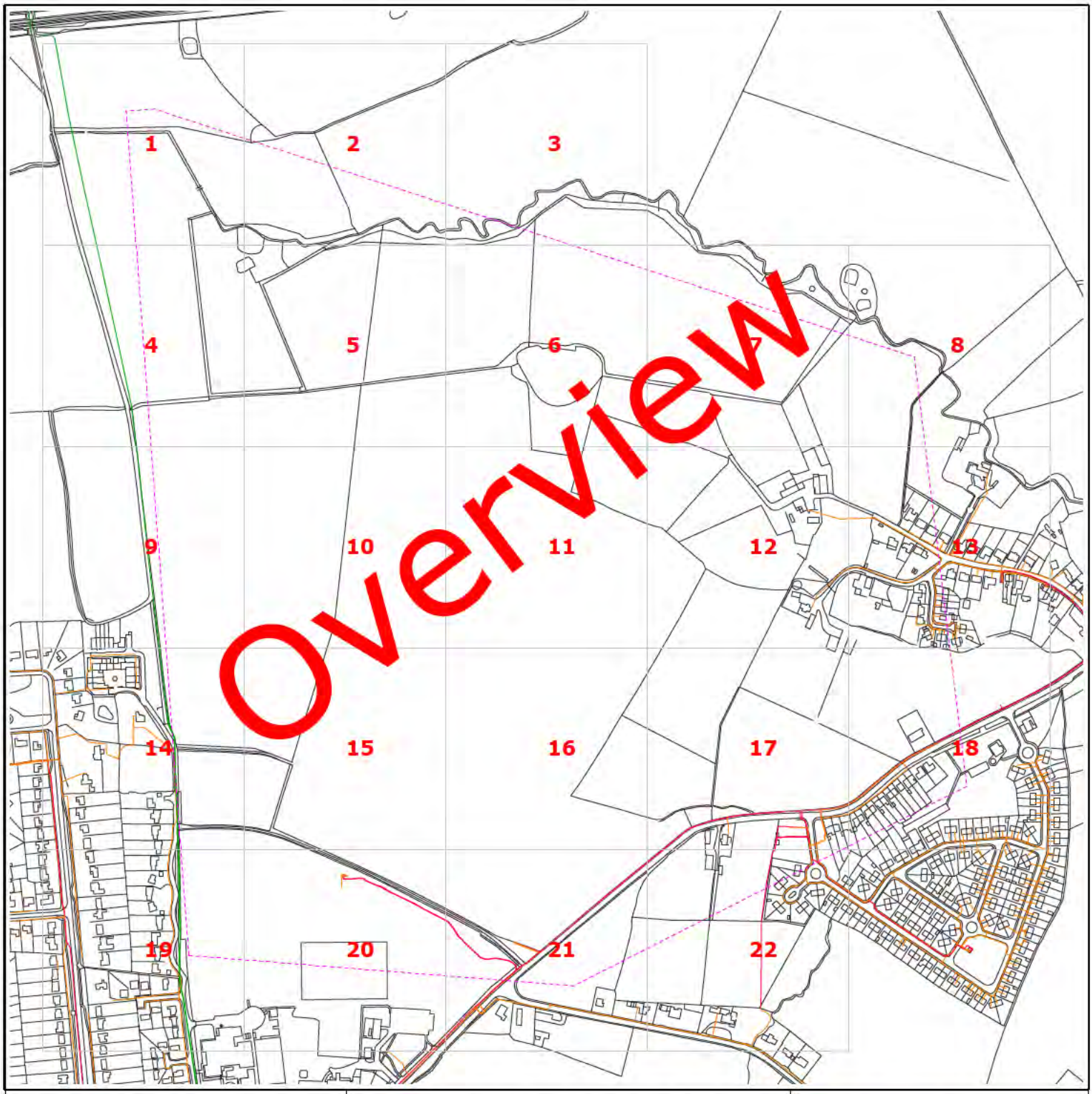
Shepherd Gilmour
Consulting Engineers

Colchester House, 40 Peter Street, Manchester M2 5GP

(44)0161 837 1500

www.shepherd-gilmour.co.uk

APPENDIX D



Requested by: Shepherd Gilmour
Company: Shepherd Gilmour Infrastructure L
Date Requested: 10/08/2017
Job Reference: 10978245
Your Scheme/Reference: Land North East C

Dig Sites:

Area Line

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

electricity north west

Data Management
Electricity North West
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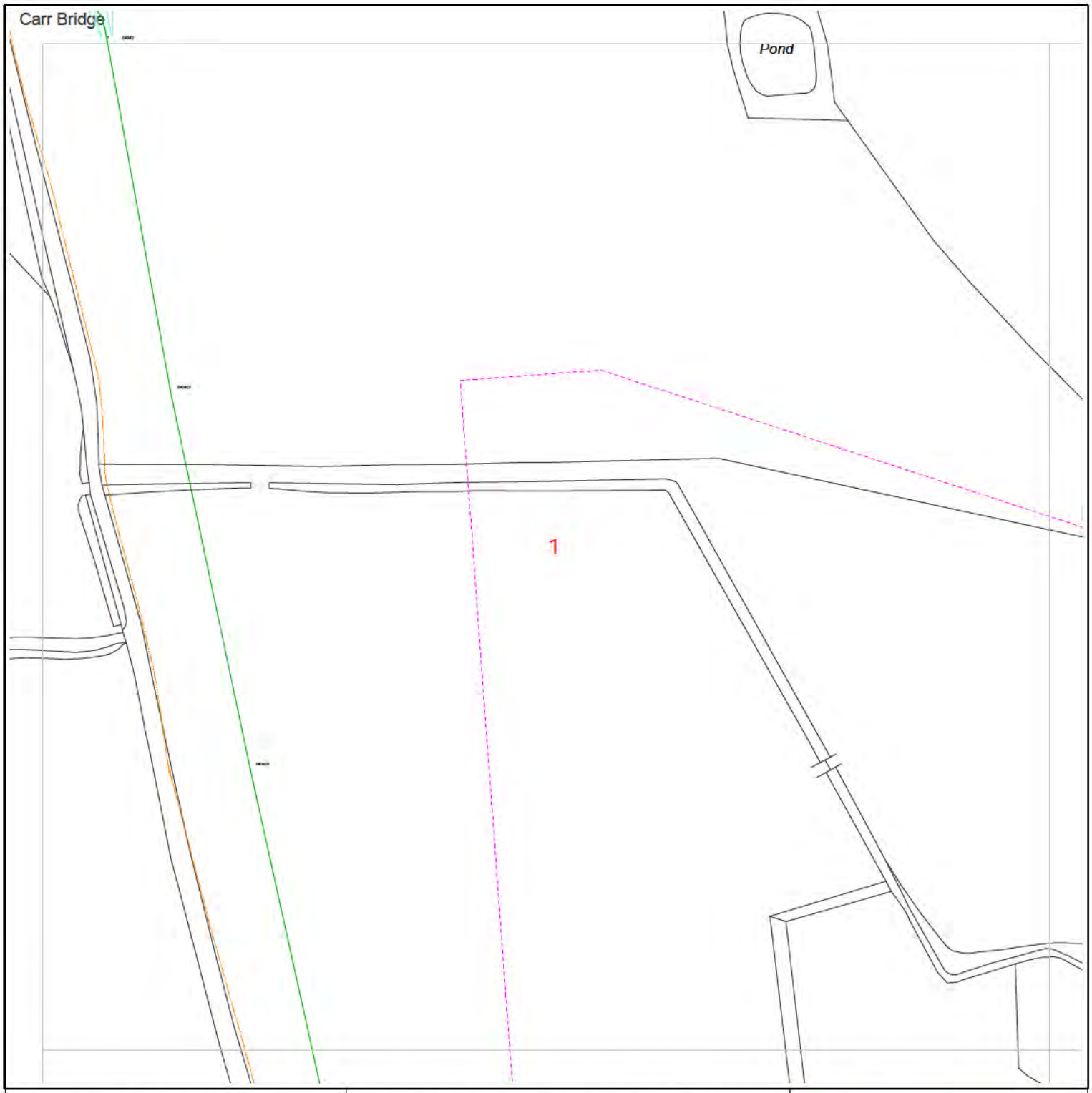
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site



Requested by: Shepherd Gilmour
Company: Shepherd Gilmour Infrastructure L
Date Requested: 10/08/2017
Job Reference: 10978245
Your Scheme/Reference: Land North East C

Dig Sites:

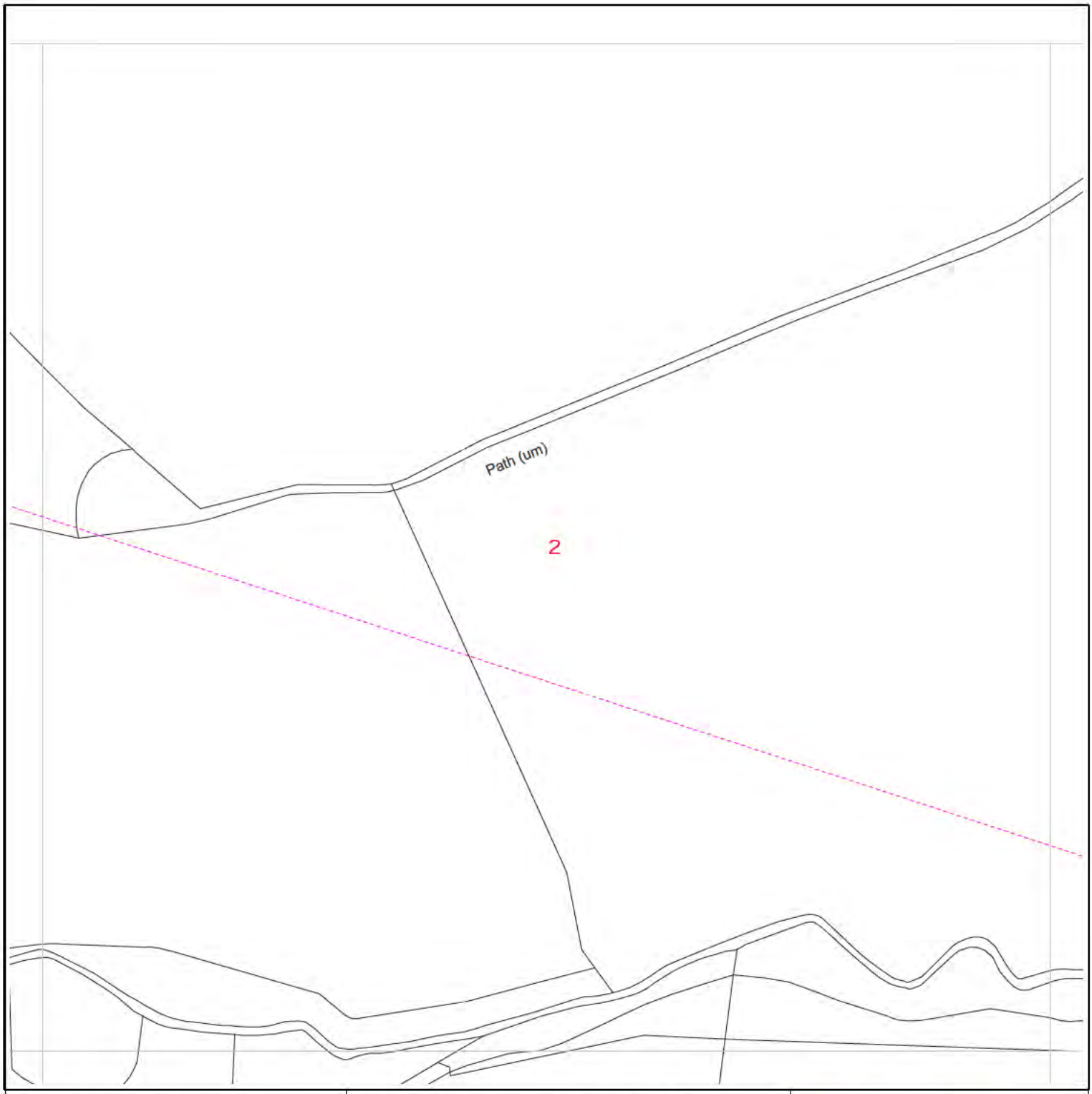
Area Line

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

electricity north west

Data Management
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site



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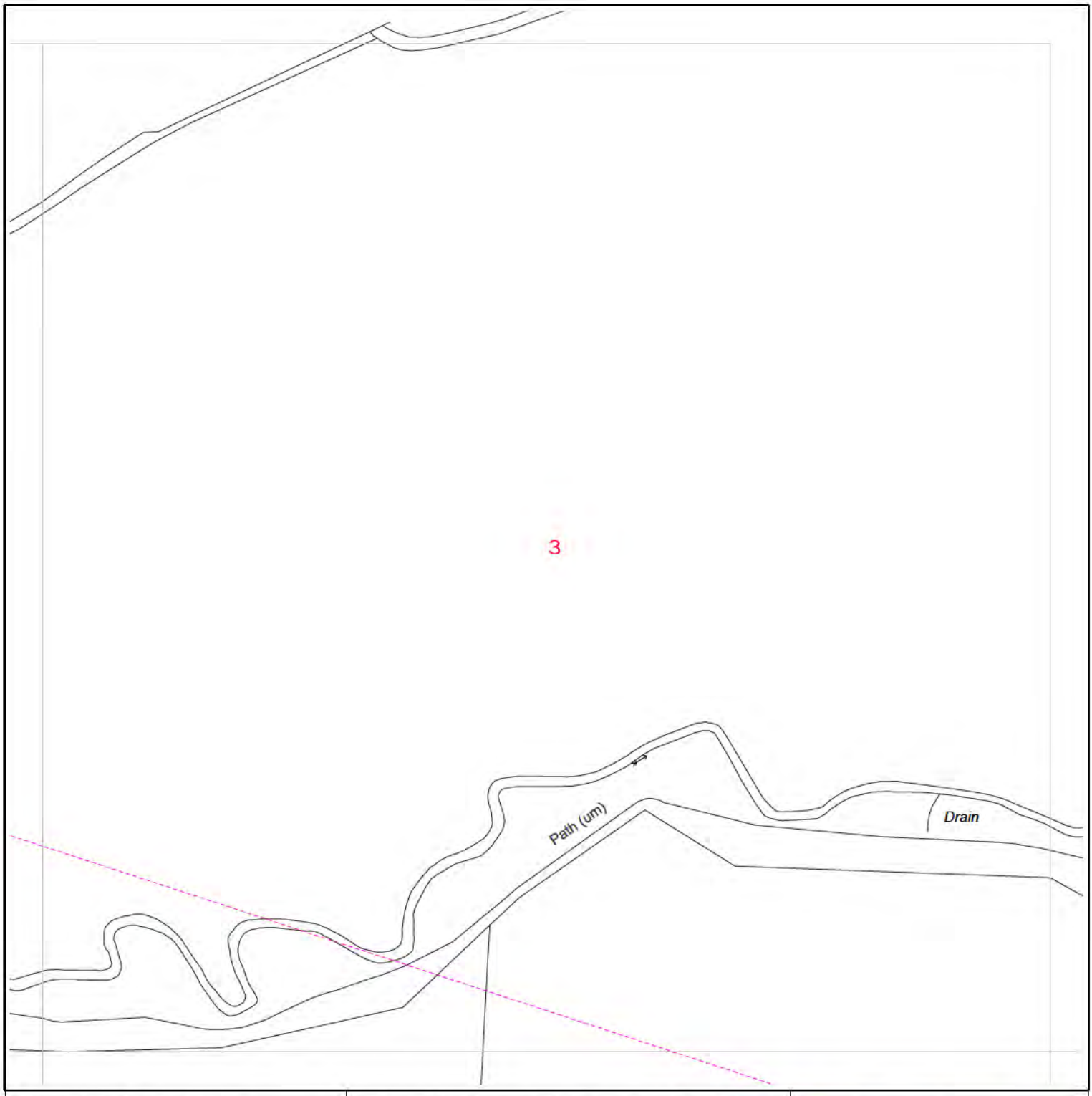

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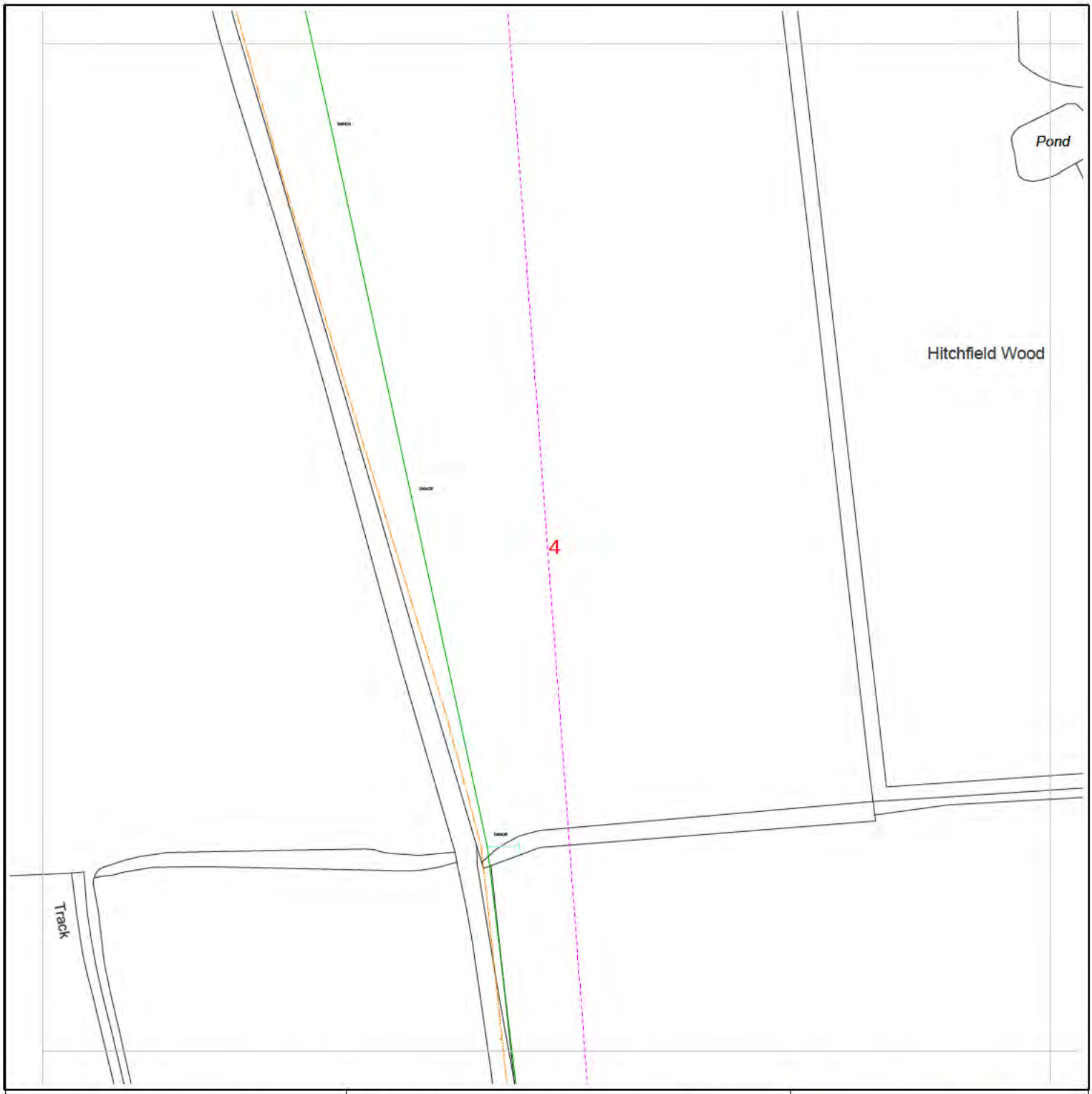

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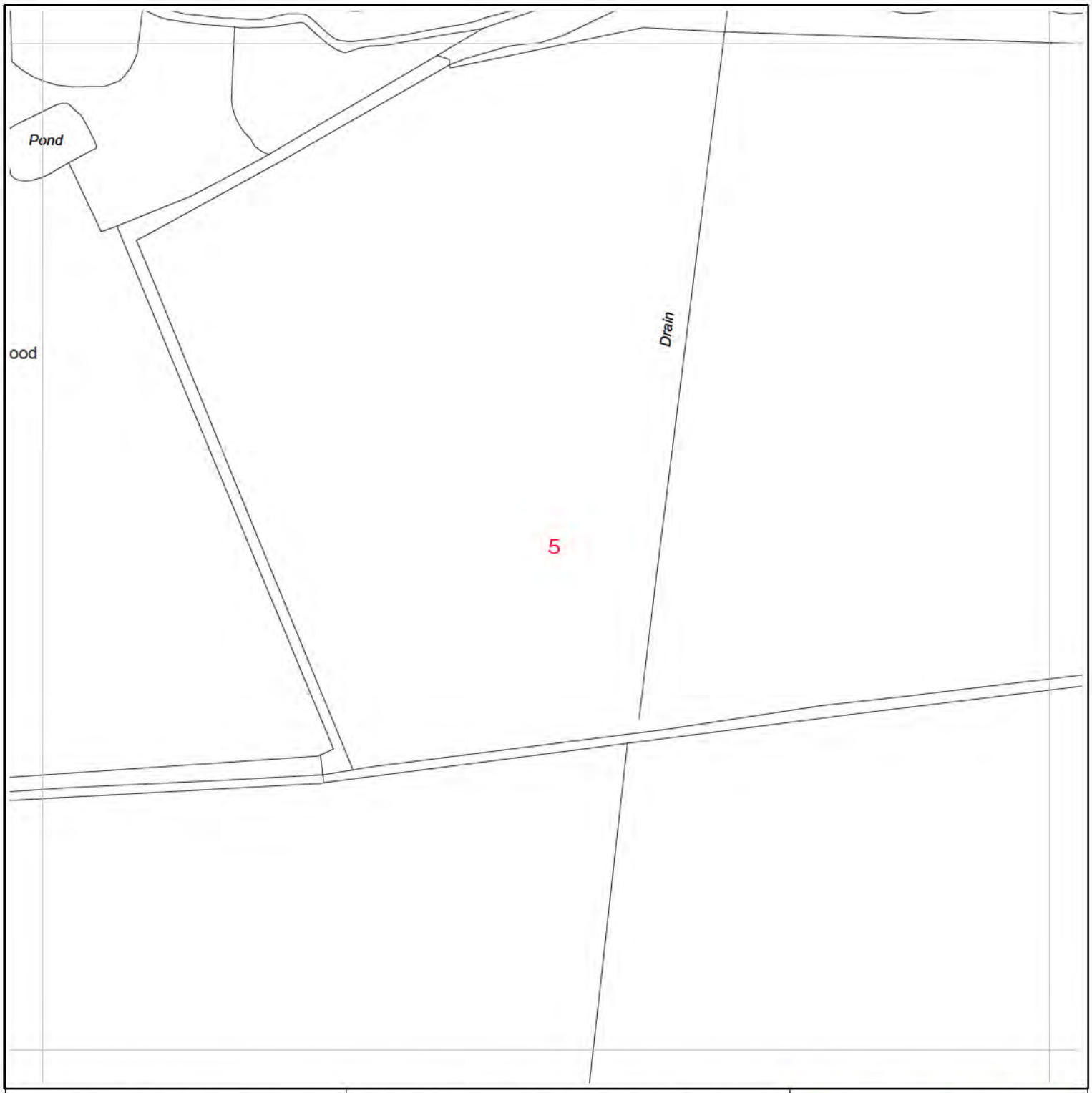

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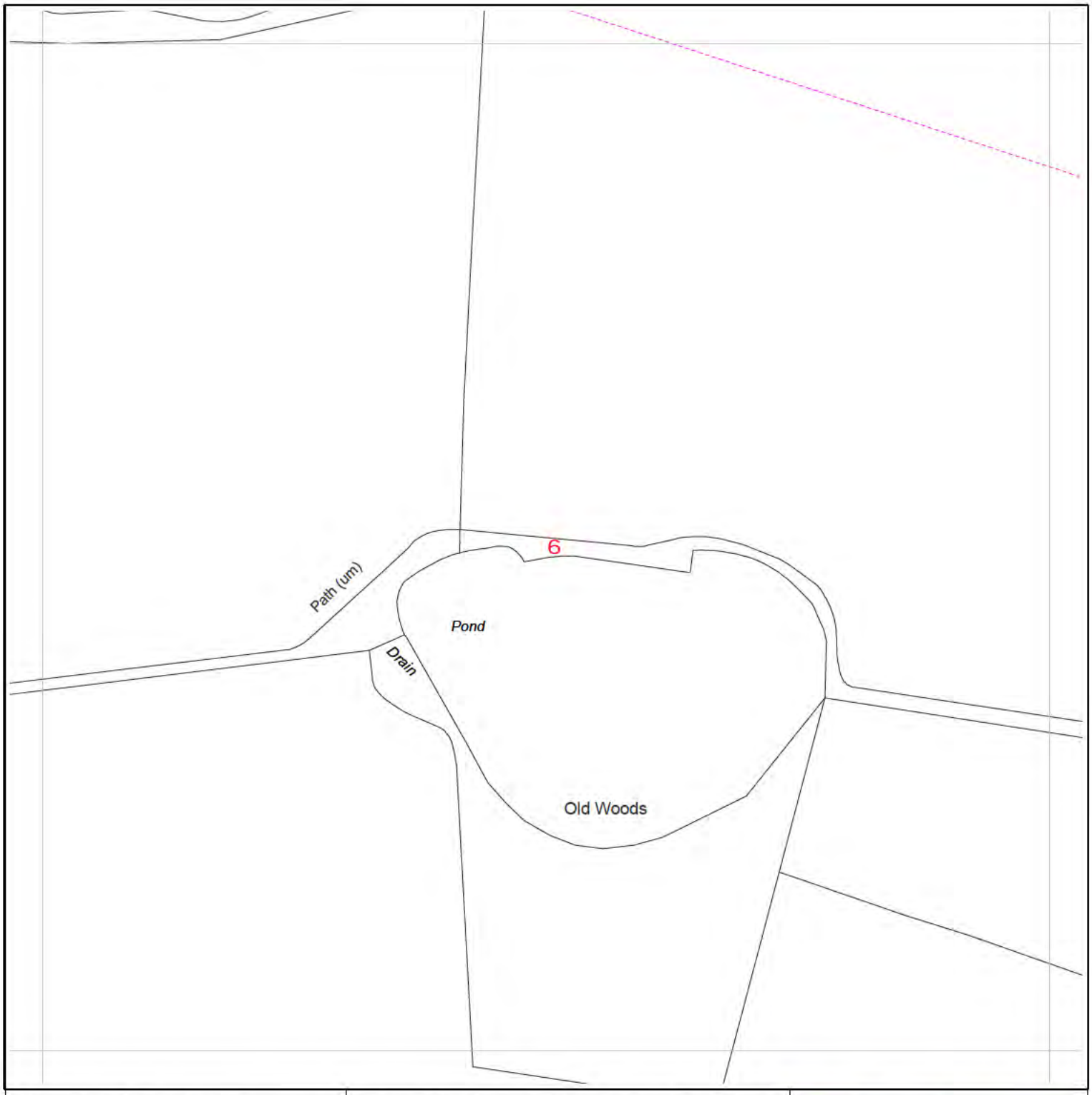

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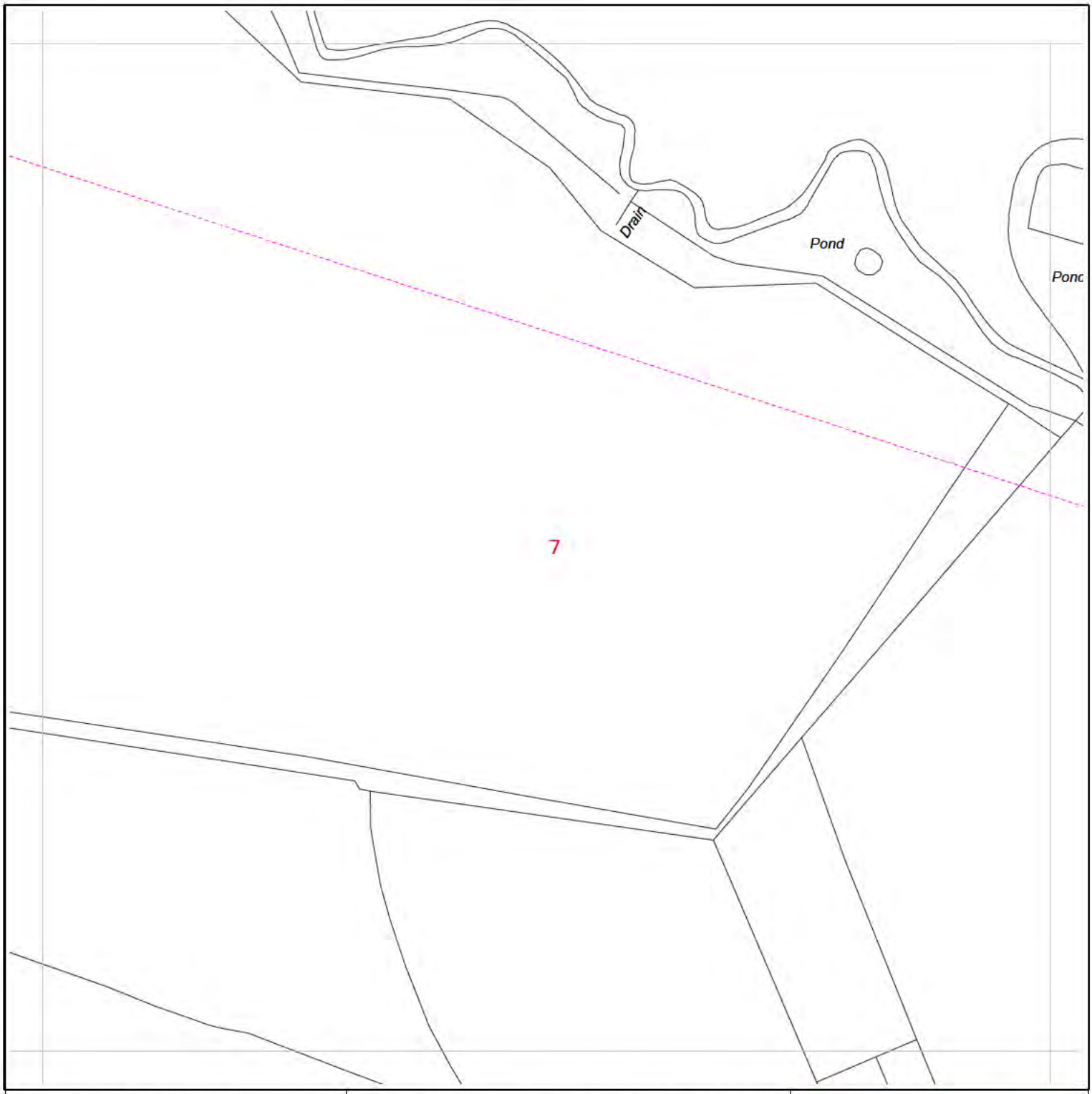

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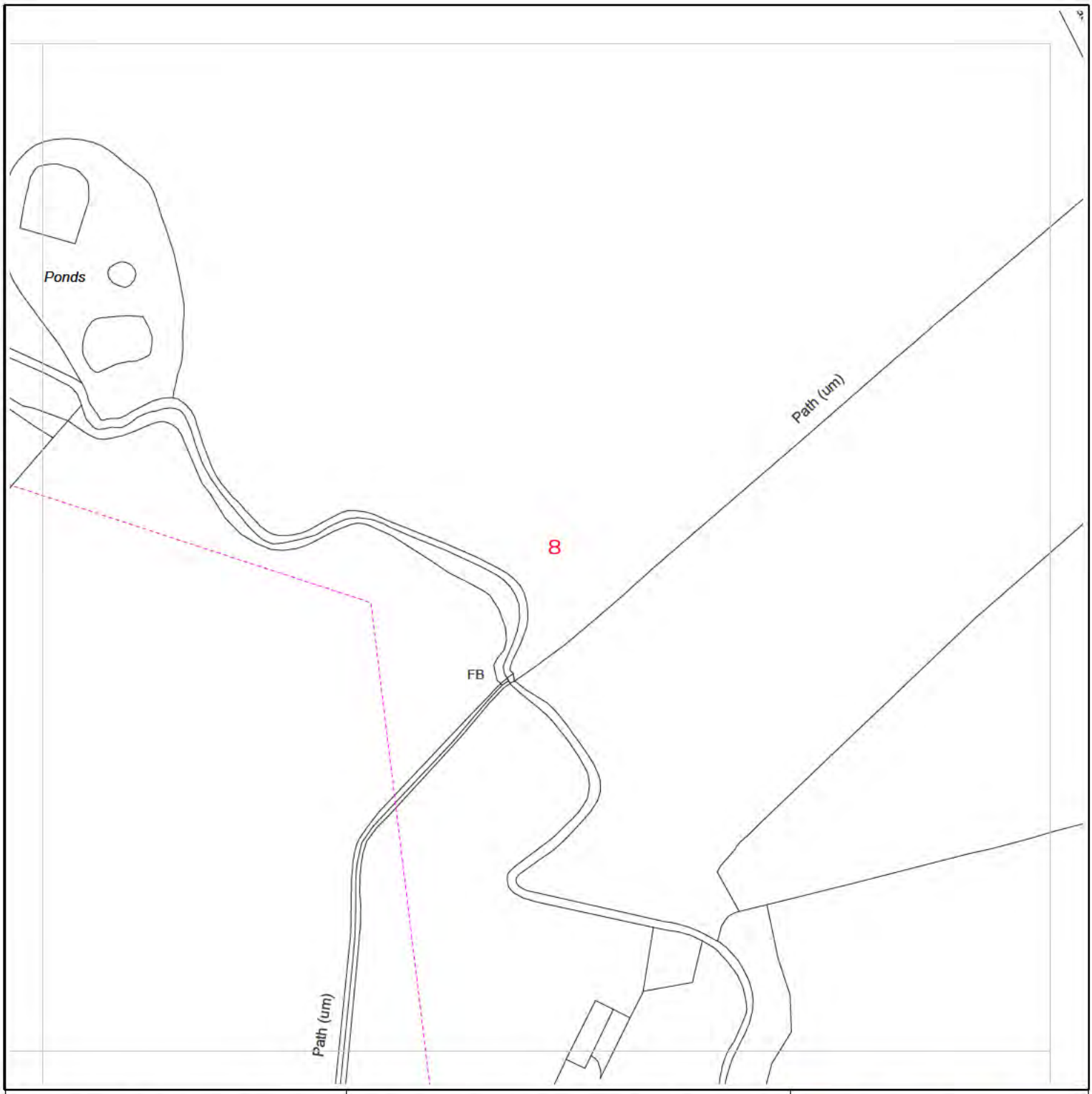

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electricity north west

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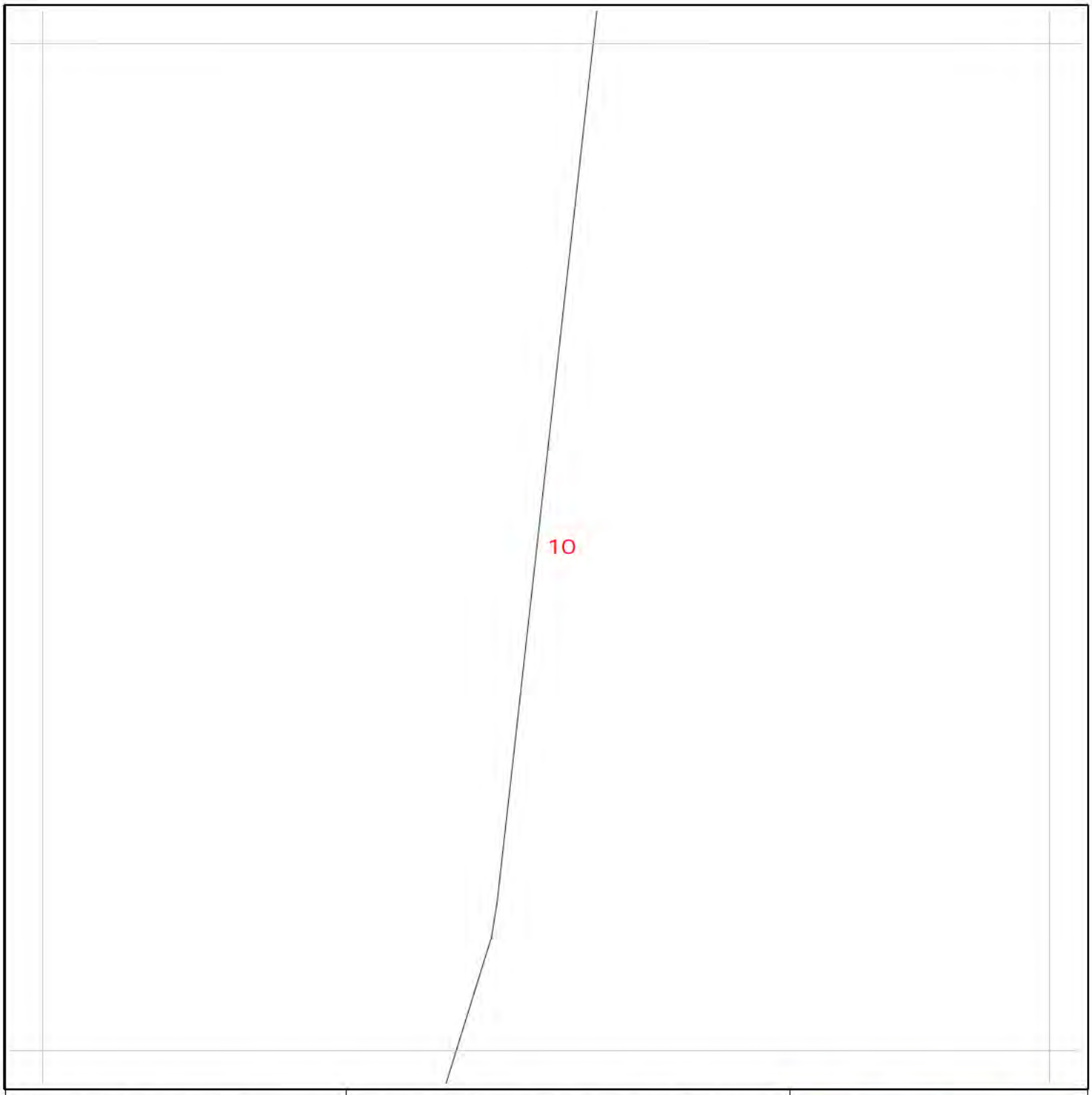

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Dig Sites:

Area Line

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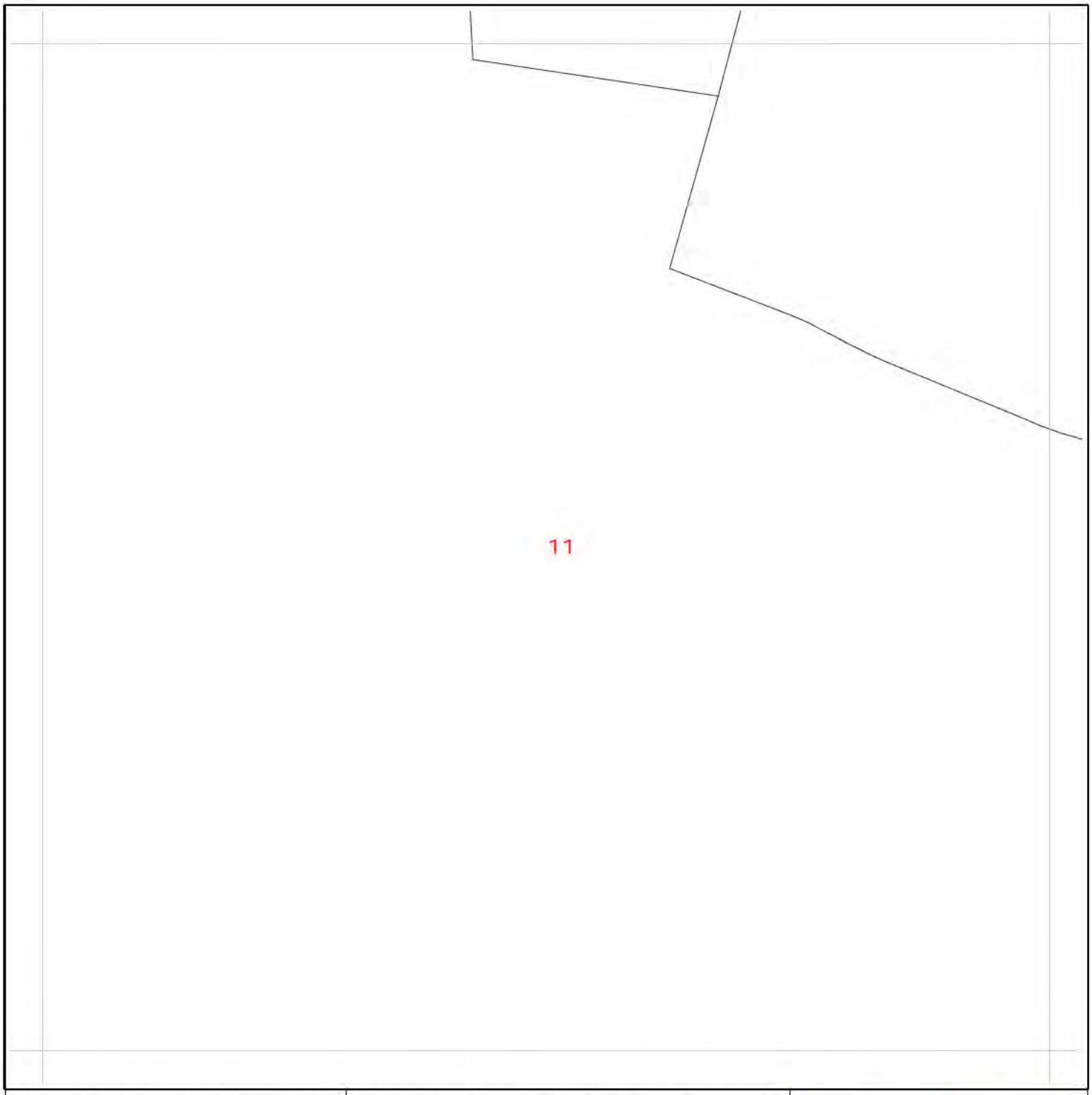

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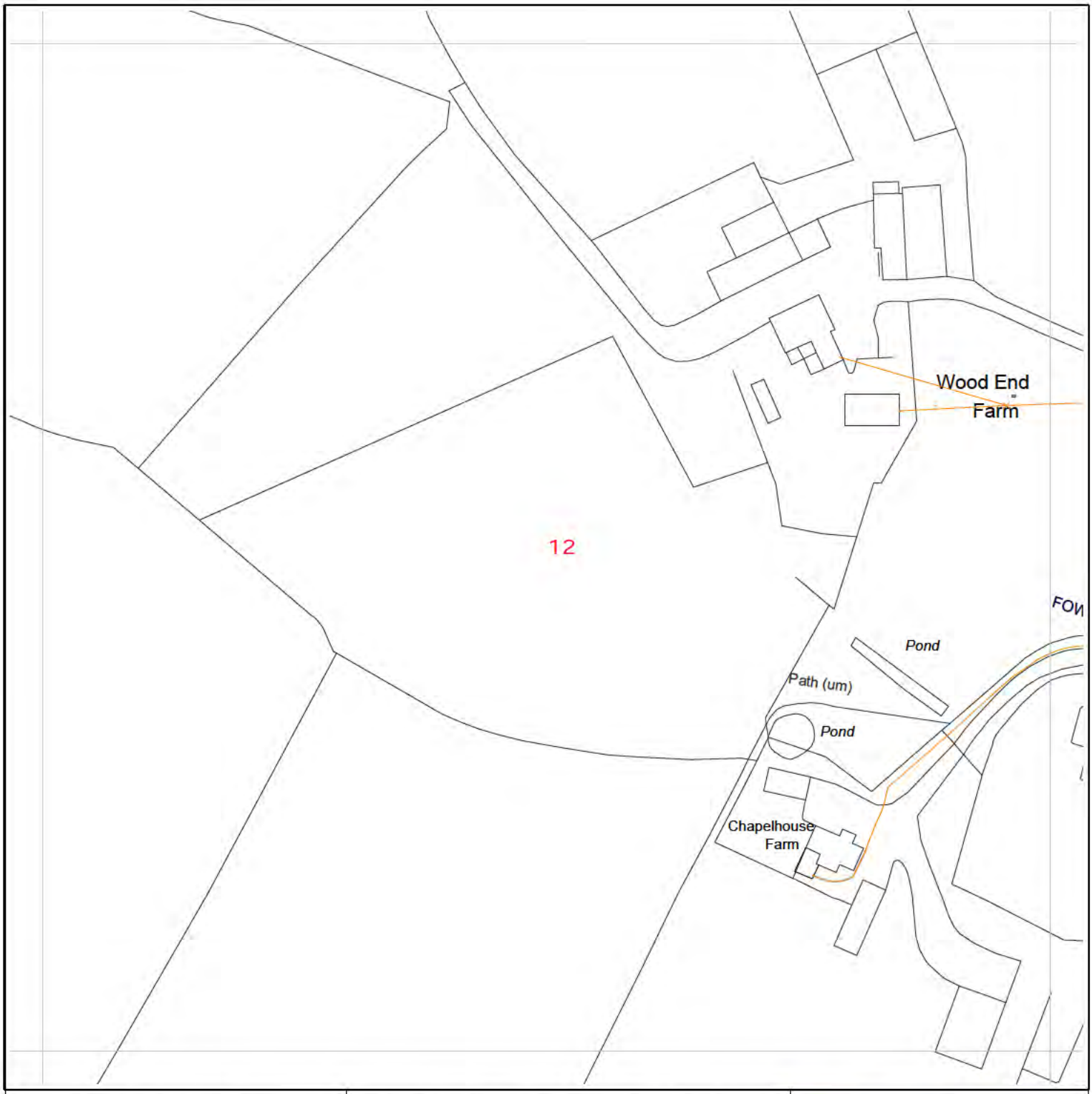

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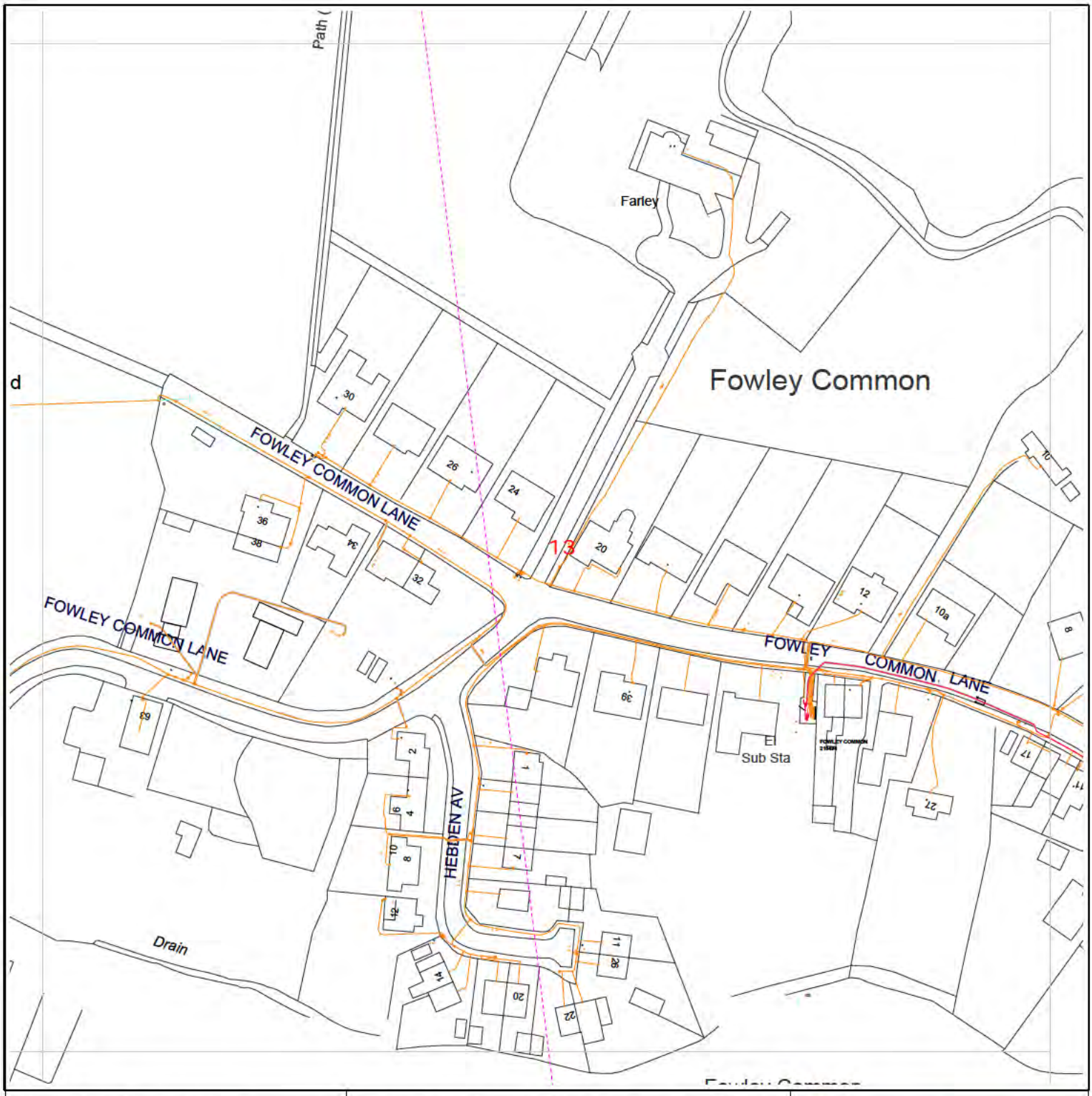

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electricity north west

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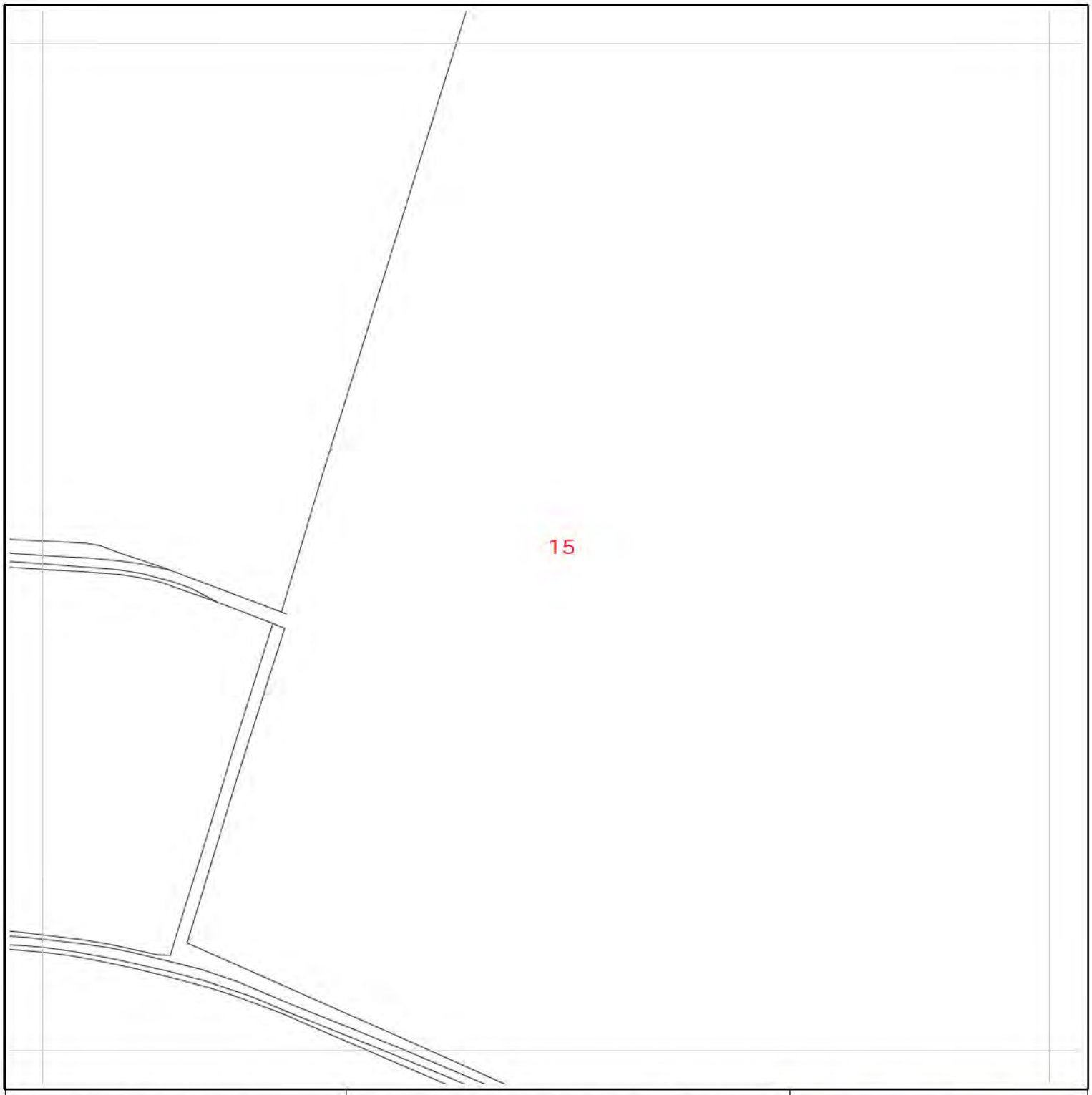

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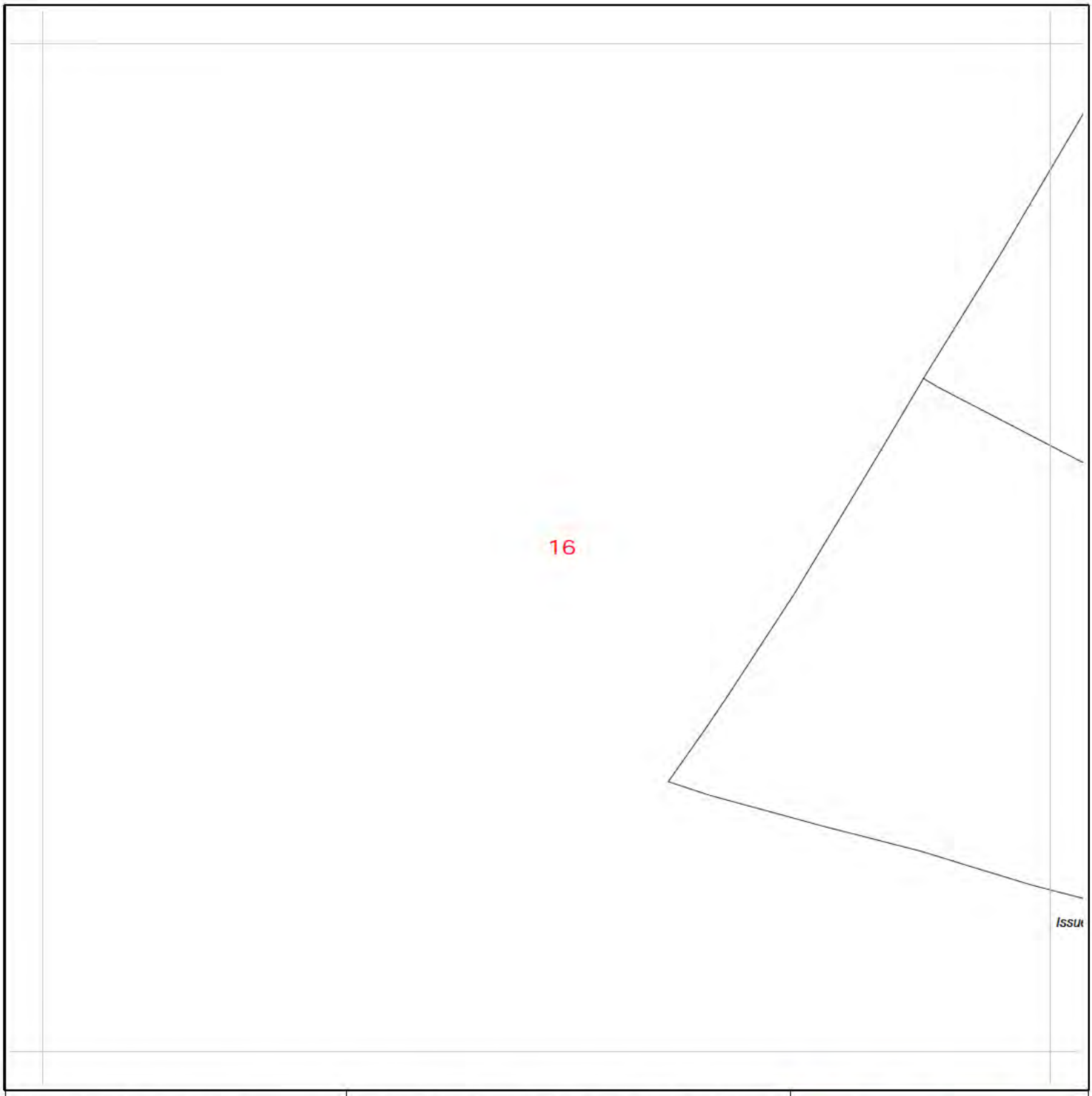

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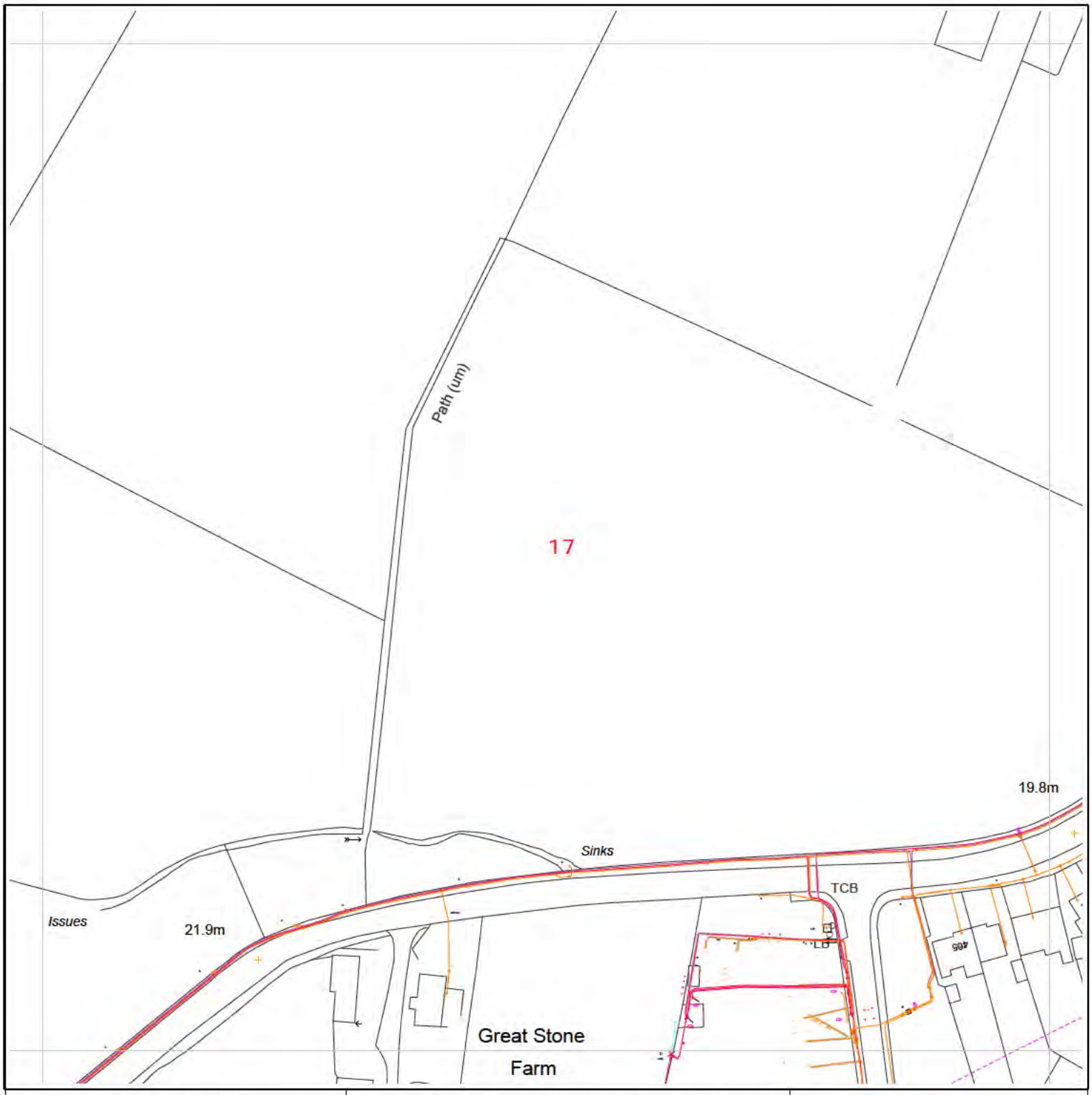

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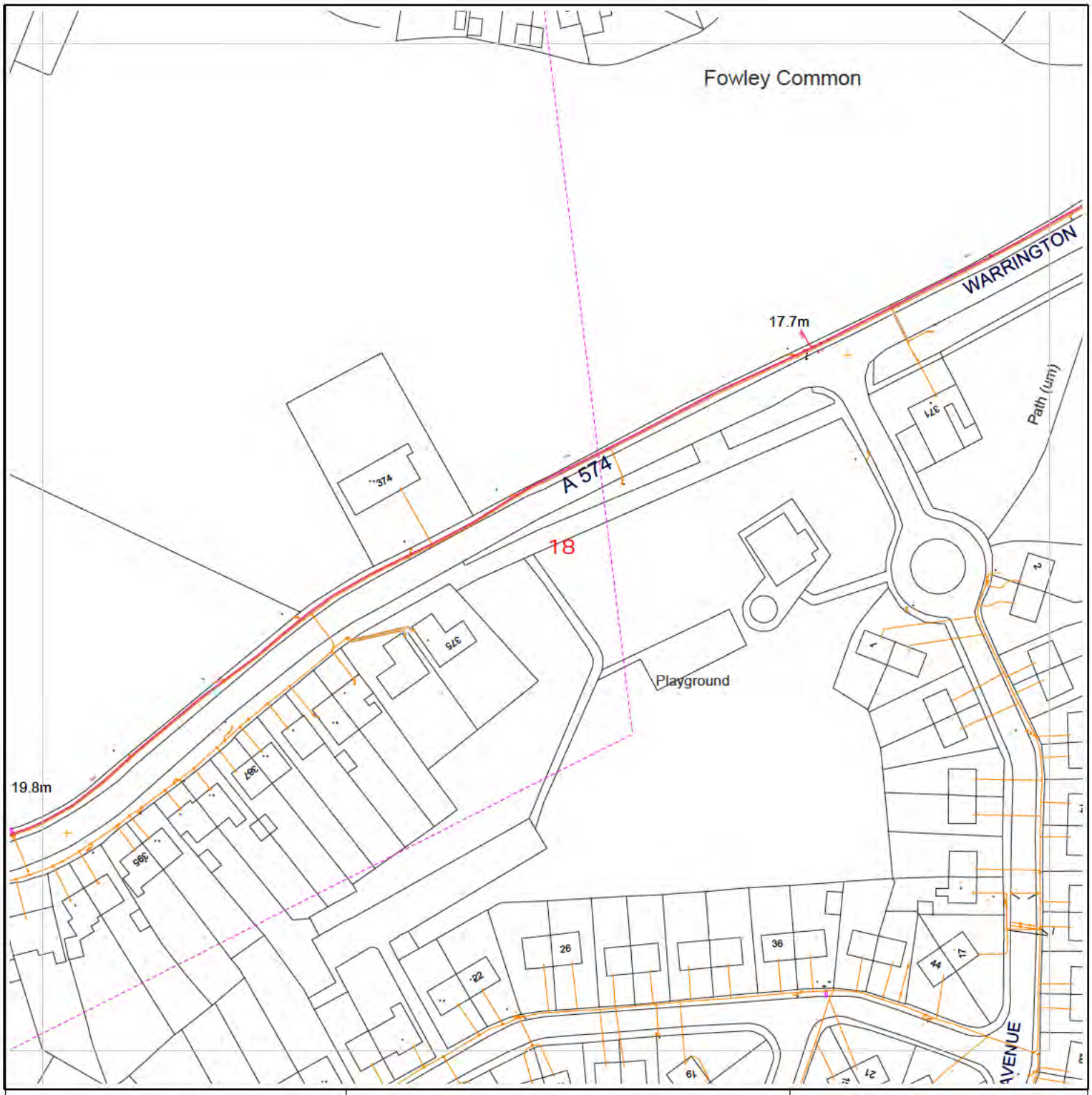

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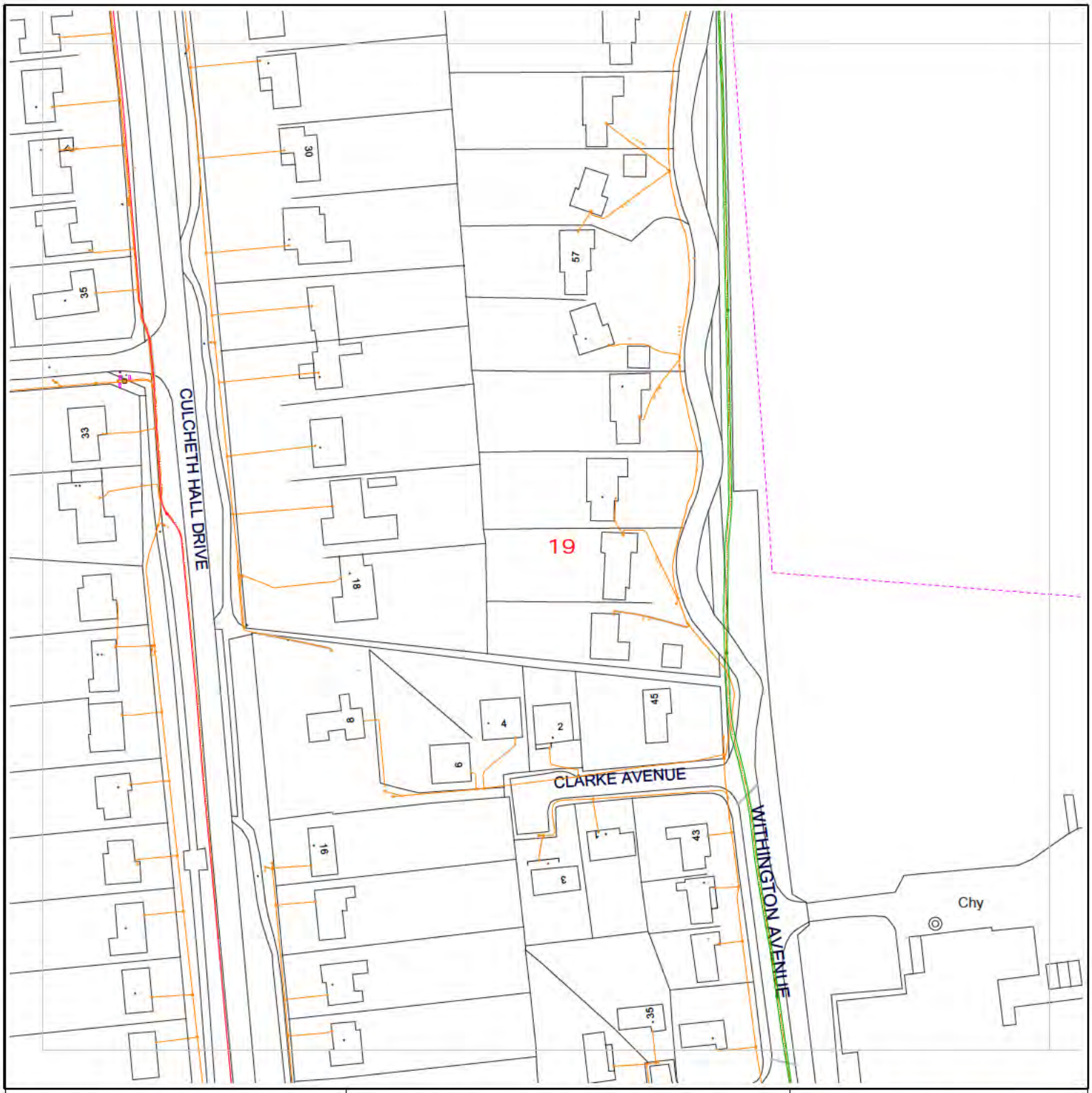

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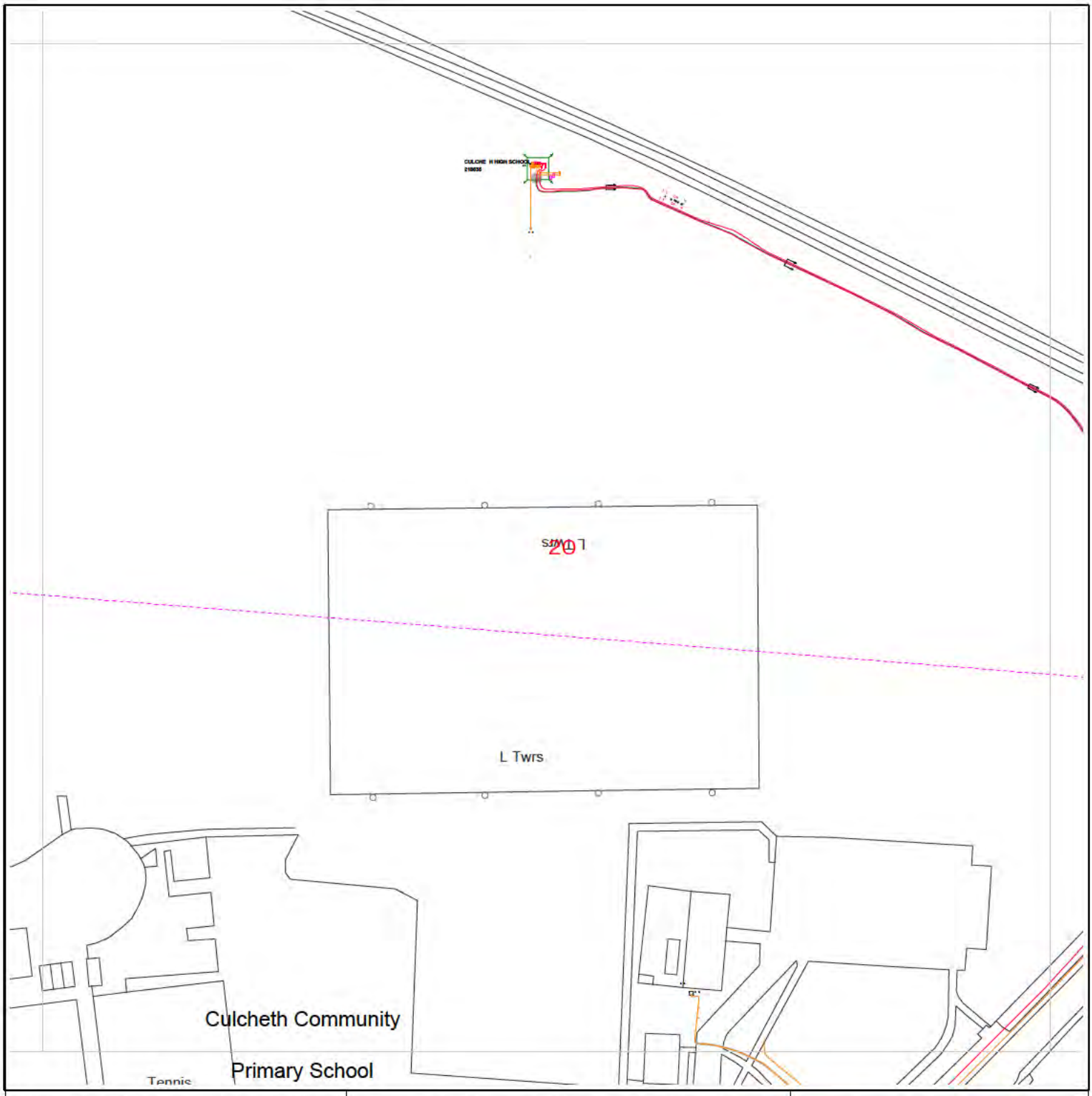

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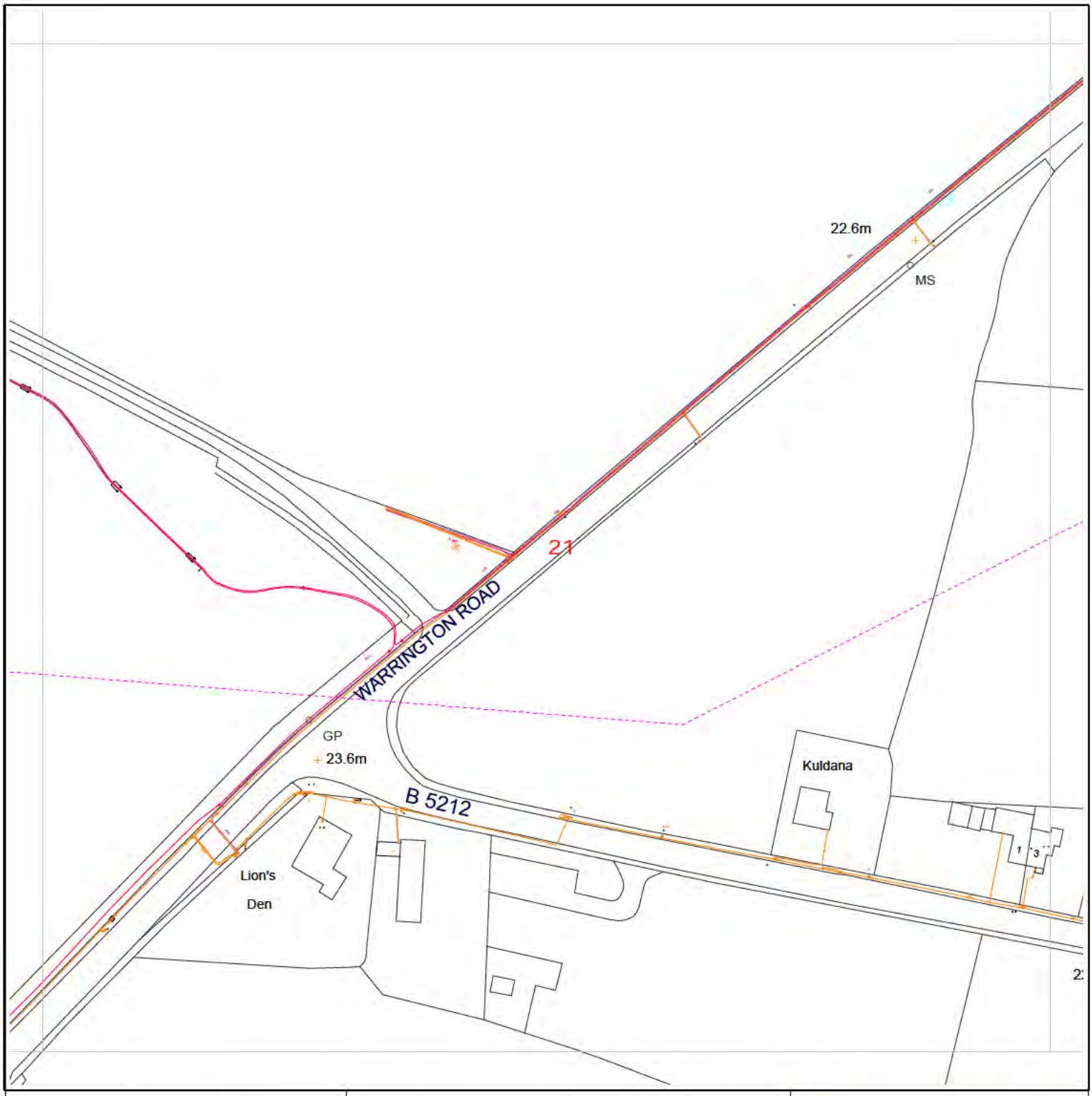

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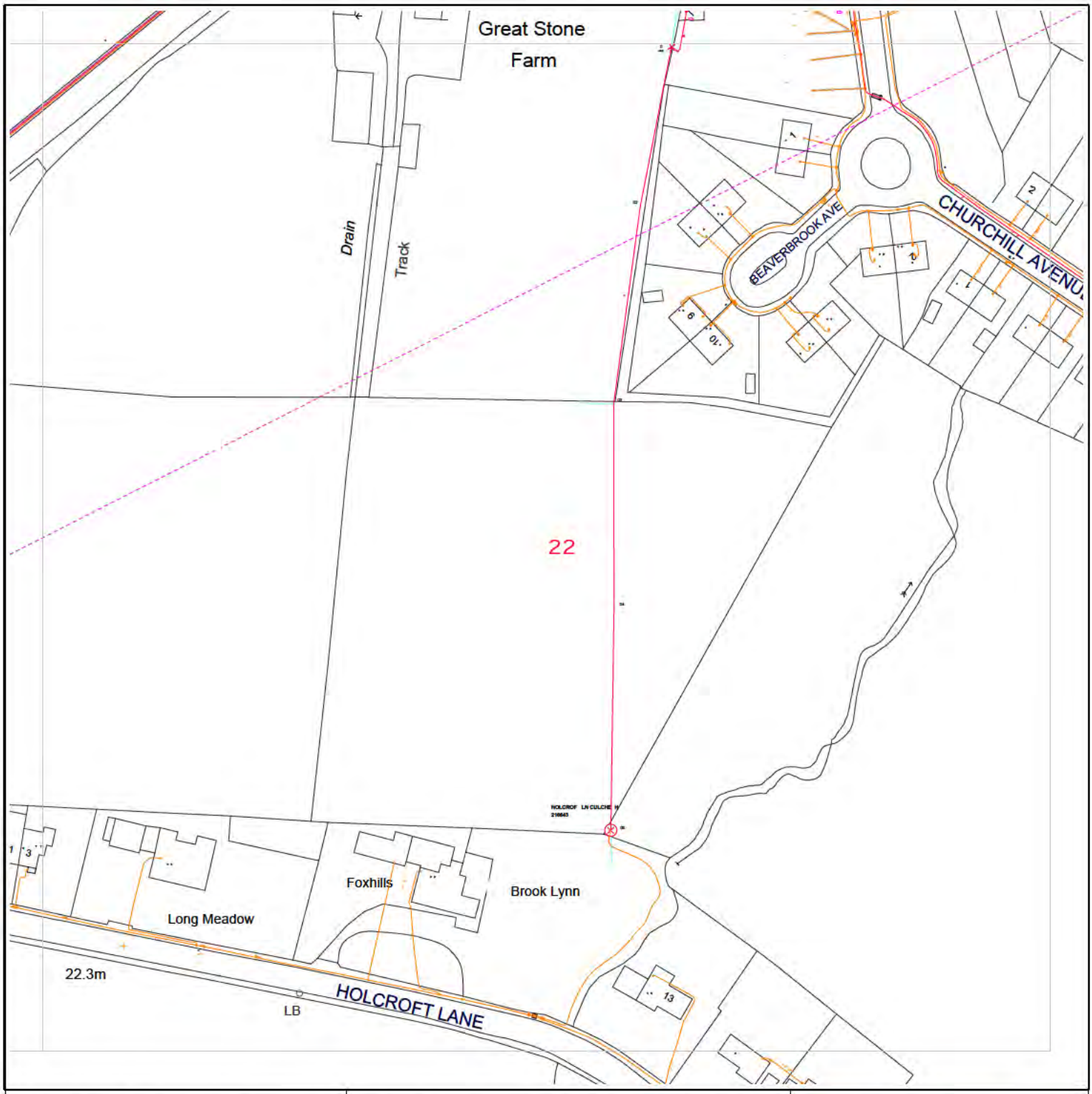

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Requested by: Shepherd Gilmour
Company: Shepherd Gilmour Infrastructure L
Date Requested: 08/08/2017
Job Reference: 10978425
Your Scheme/Reference: Land at Culcheth

Dig Sites:

Area Line

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
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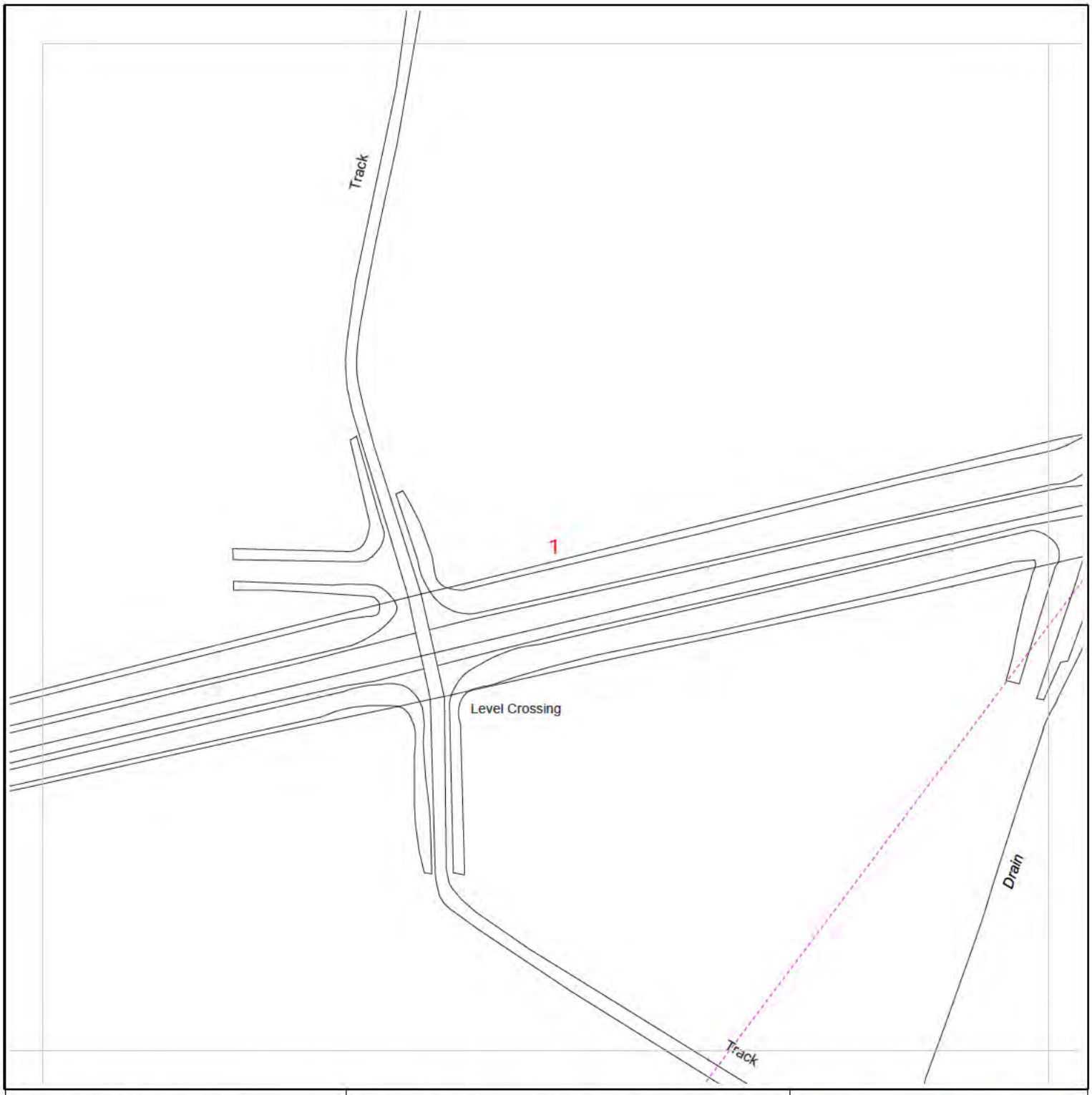

Requested by: Shepherd Gilmour
Company: Shepherd Gilmour Infrastructure L
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Job Reference: 10978425
Your Scheme/Reference: Land at Culcheth

Dig Sites:

Area Line

Operating Voltage	Colour Code	Line Colour
132kV	Black	
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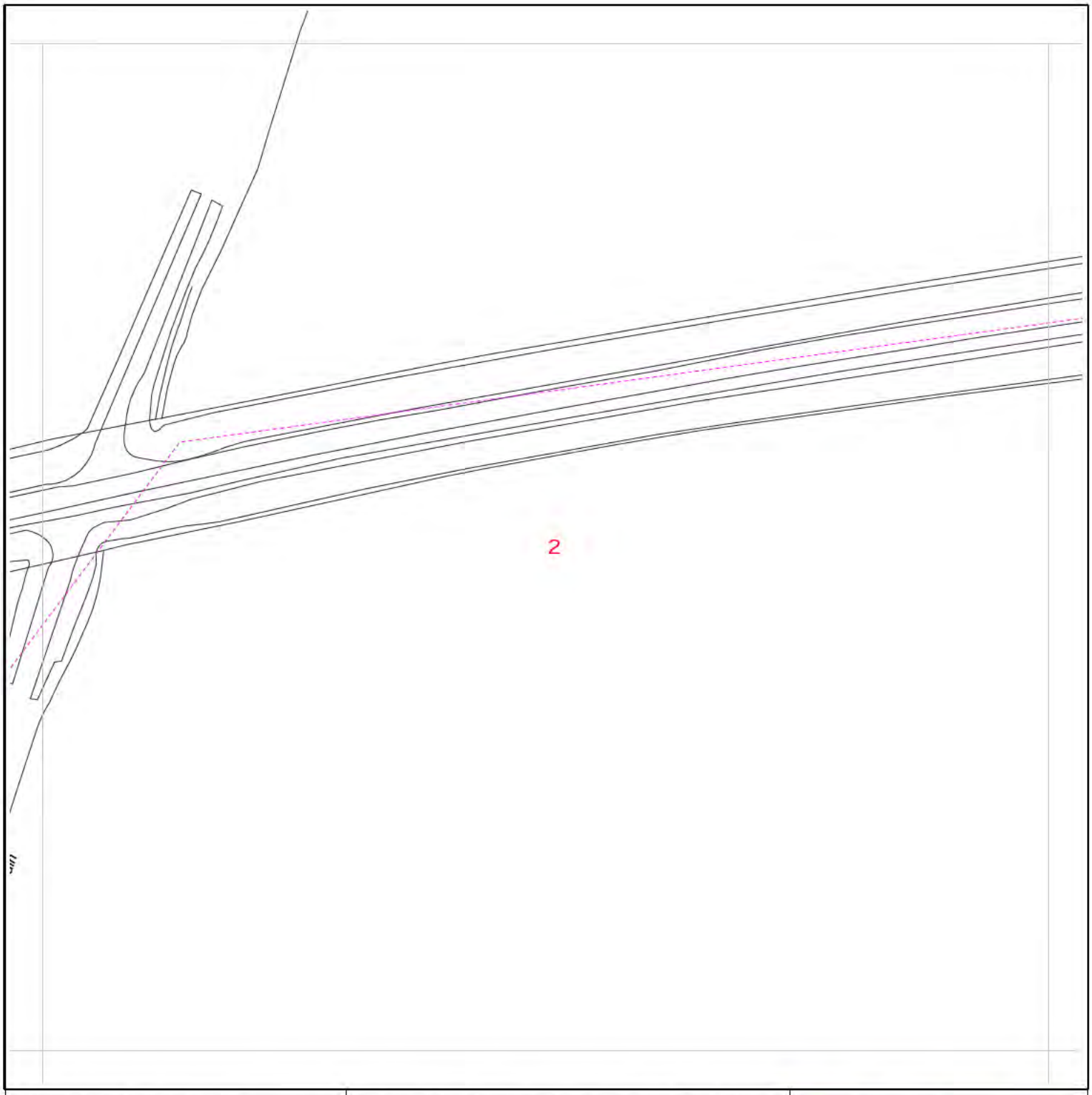
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

electricity north west

Data Management
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site



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Date Requested: 08/08/2017
Job Reference: 10978425
Your Scheme/Reference: Land at Culcheth

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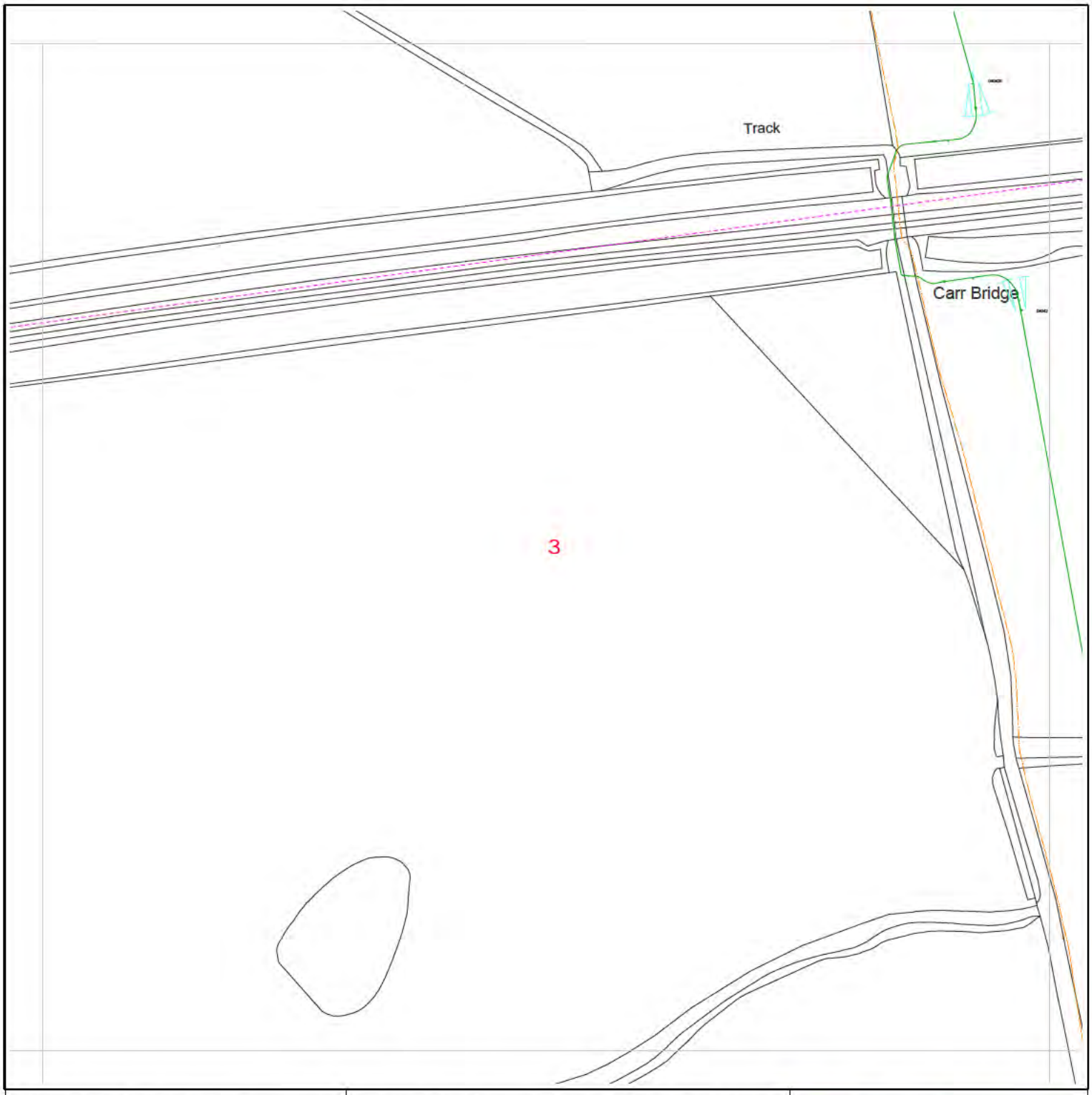

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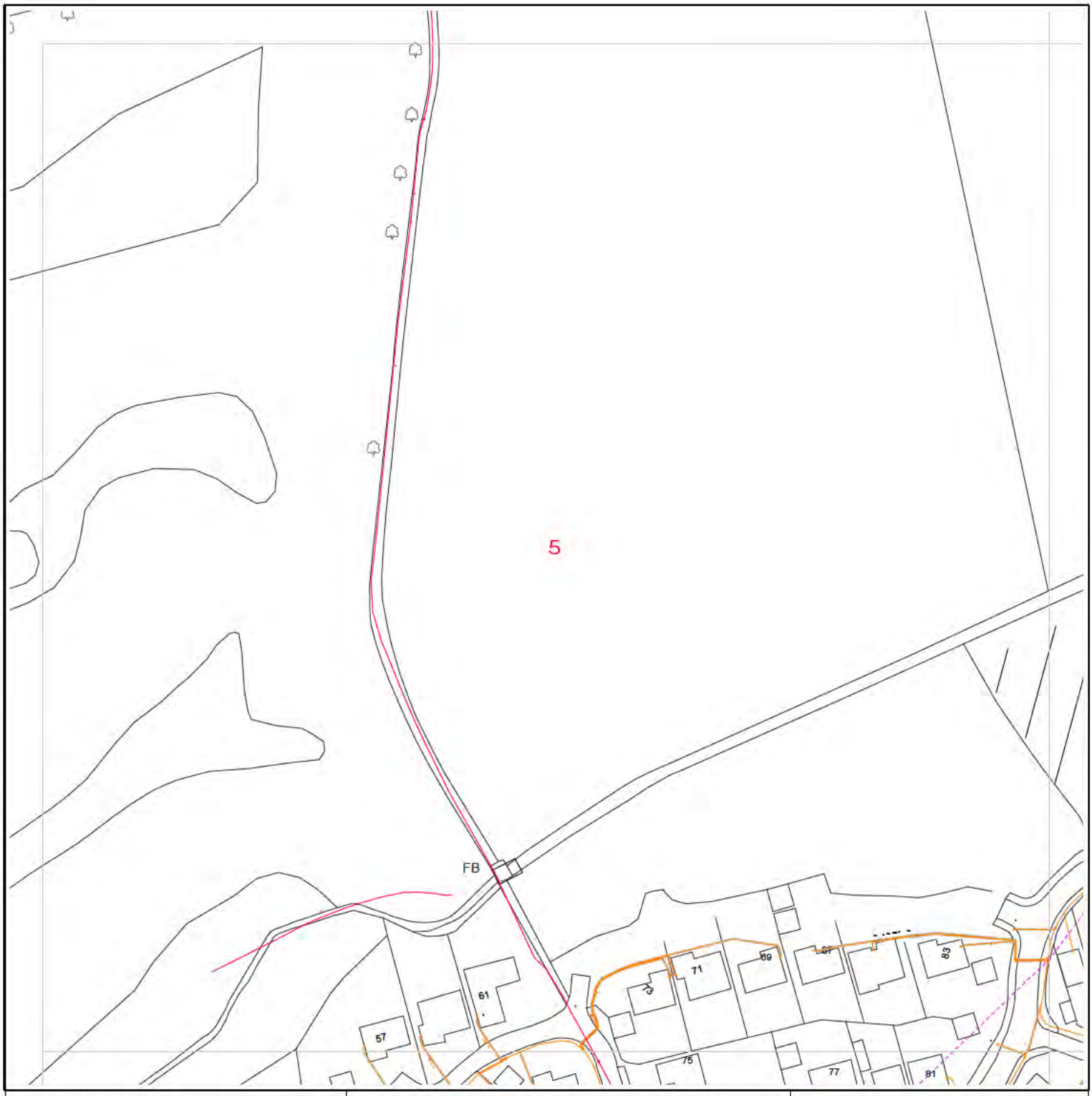

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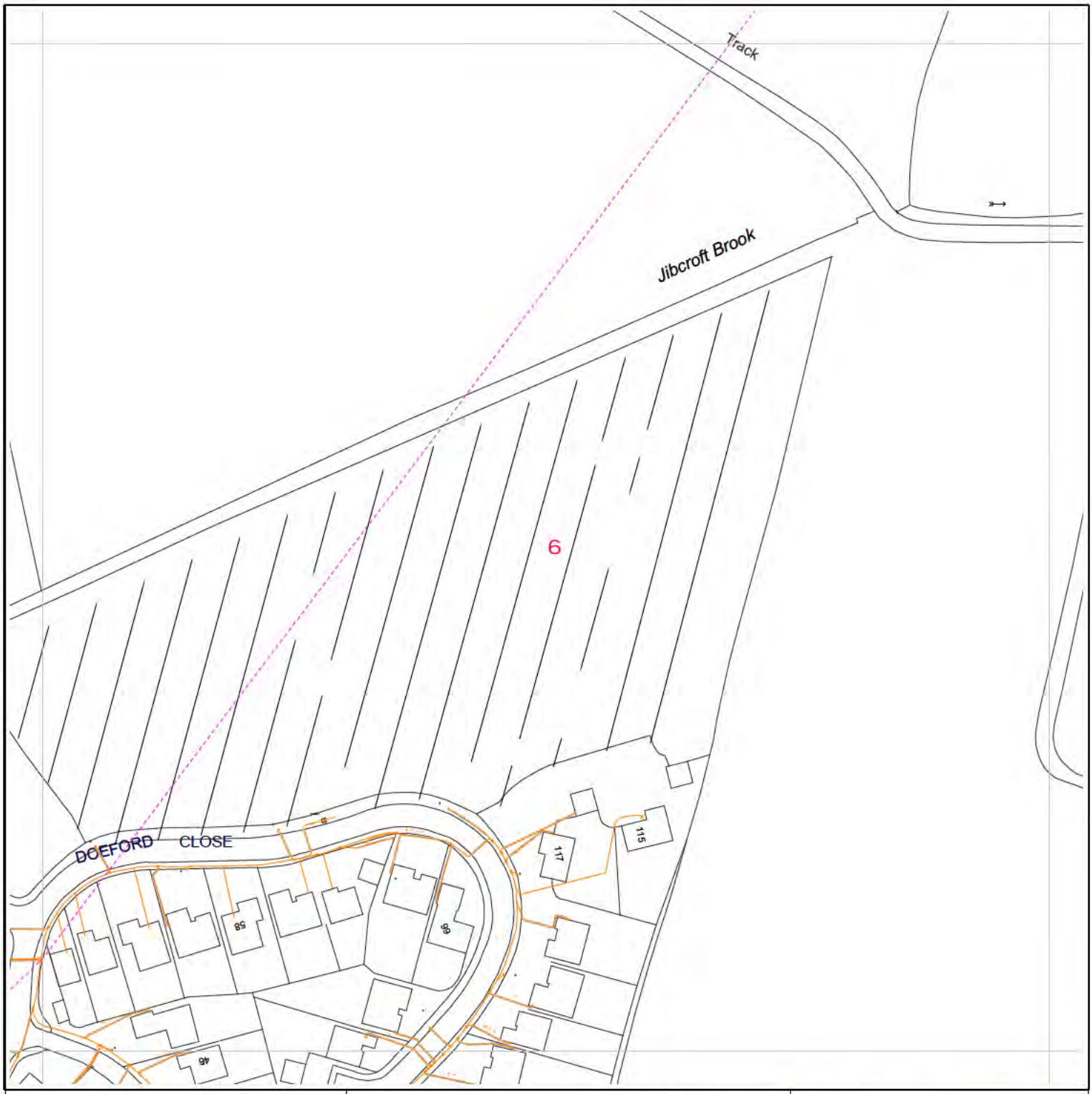

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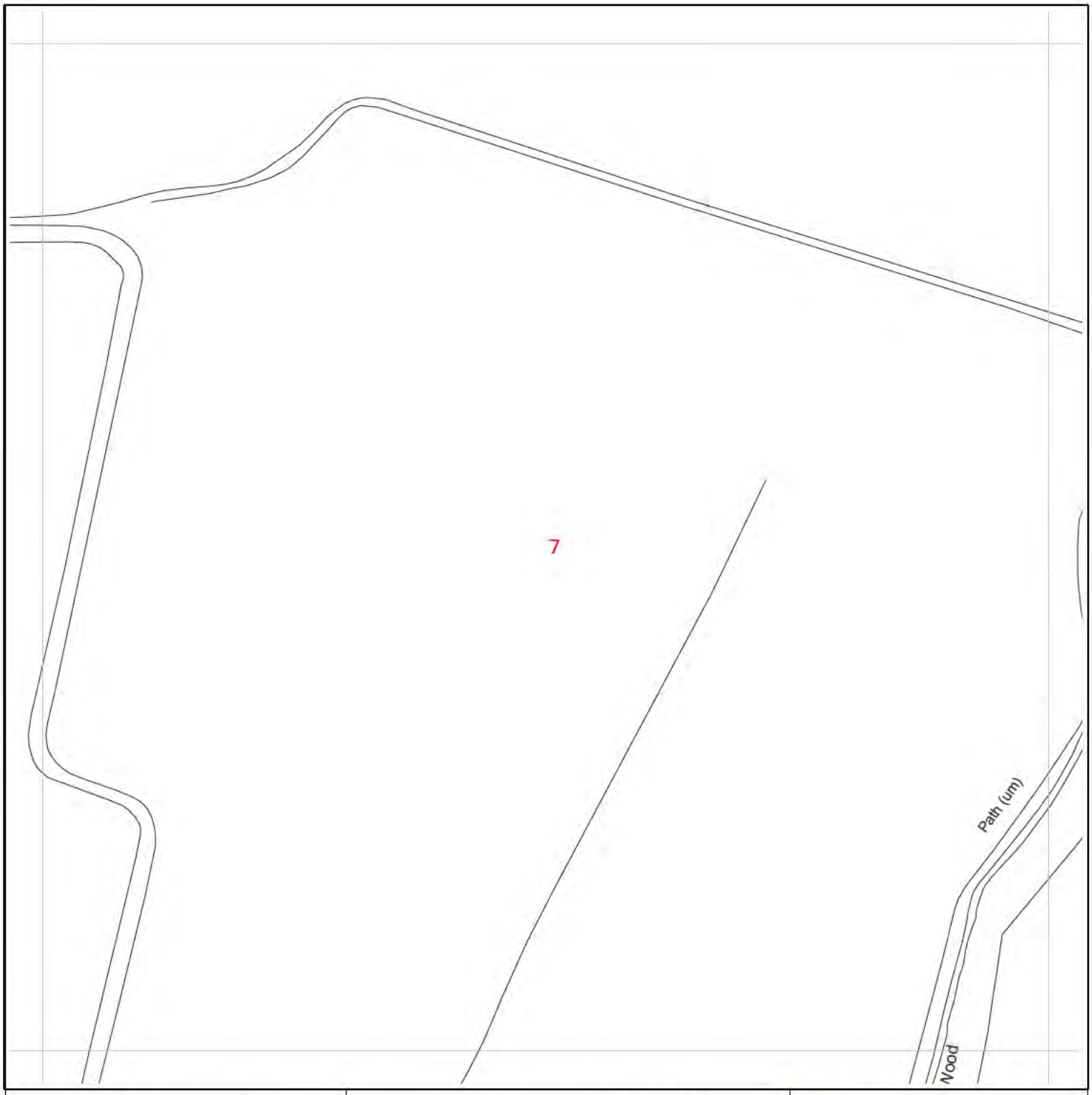

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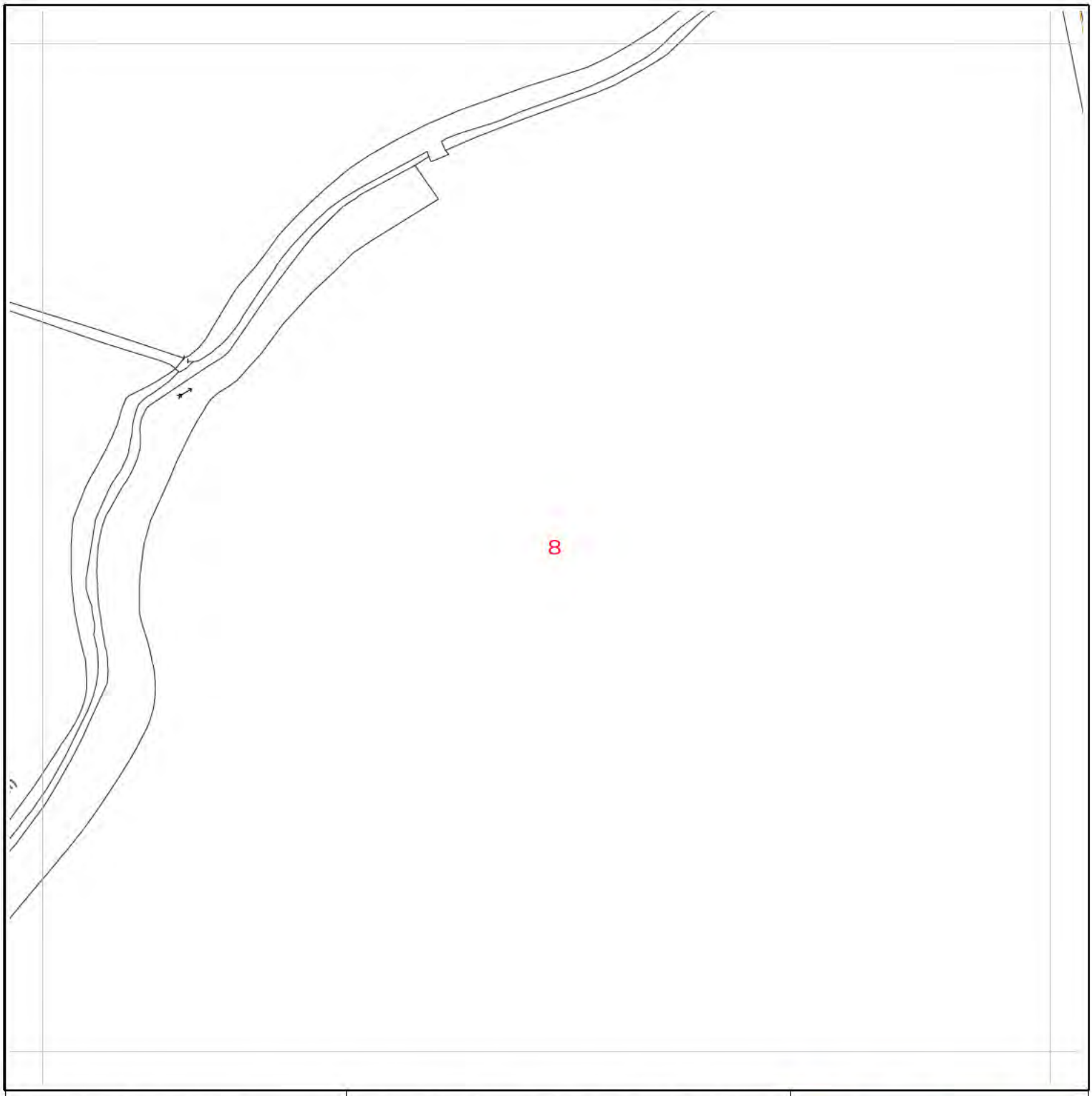

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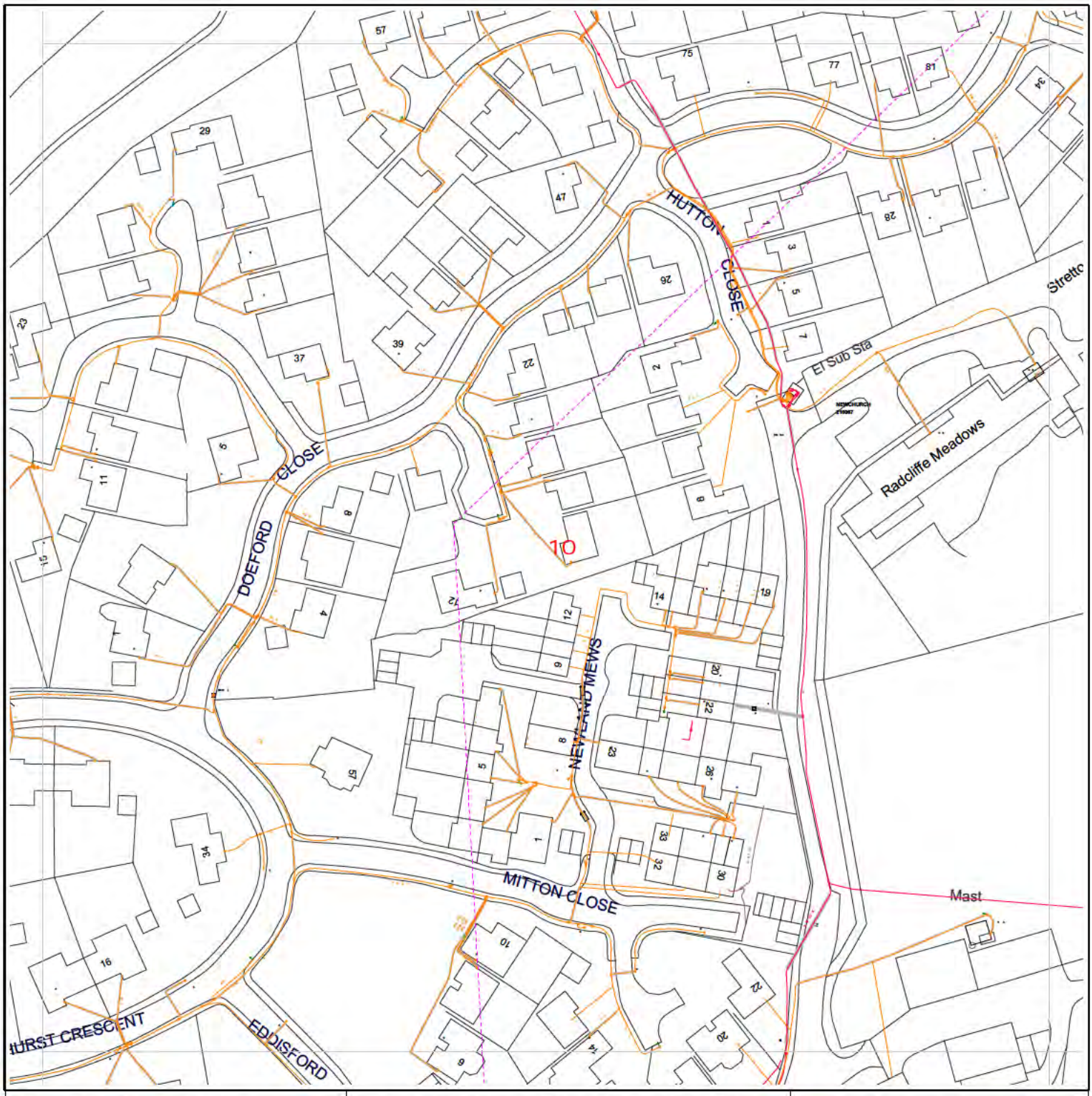

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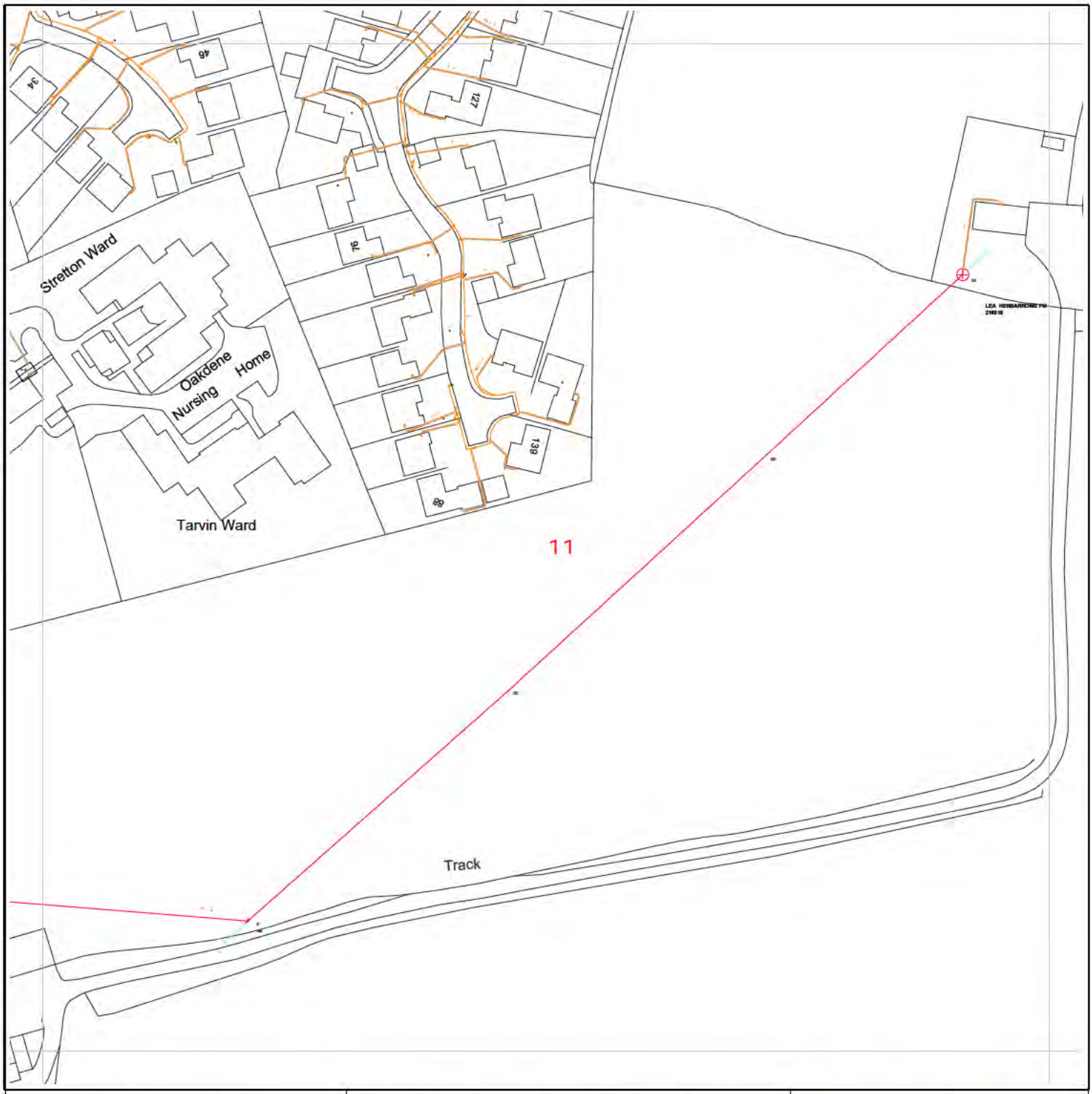

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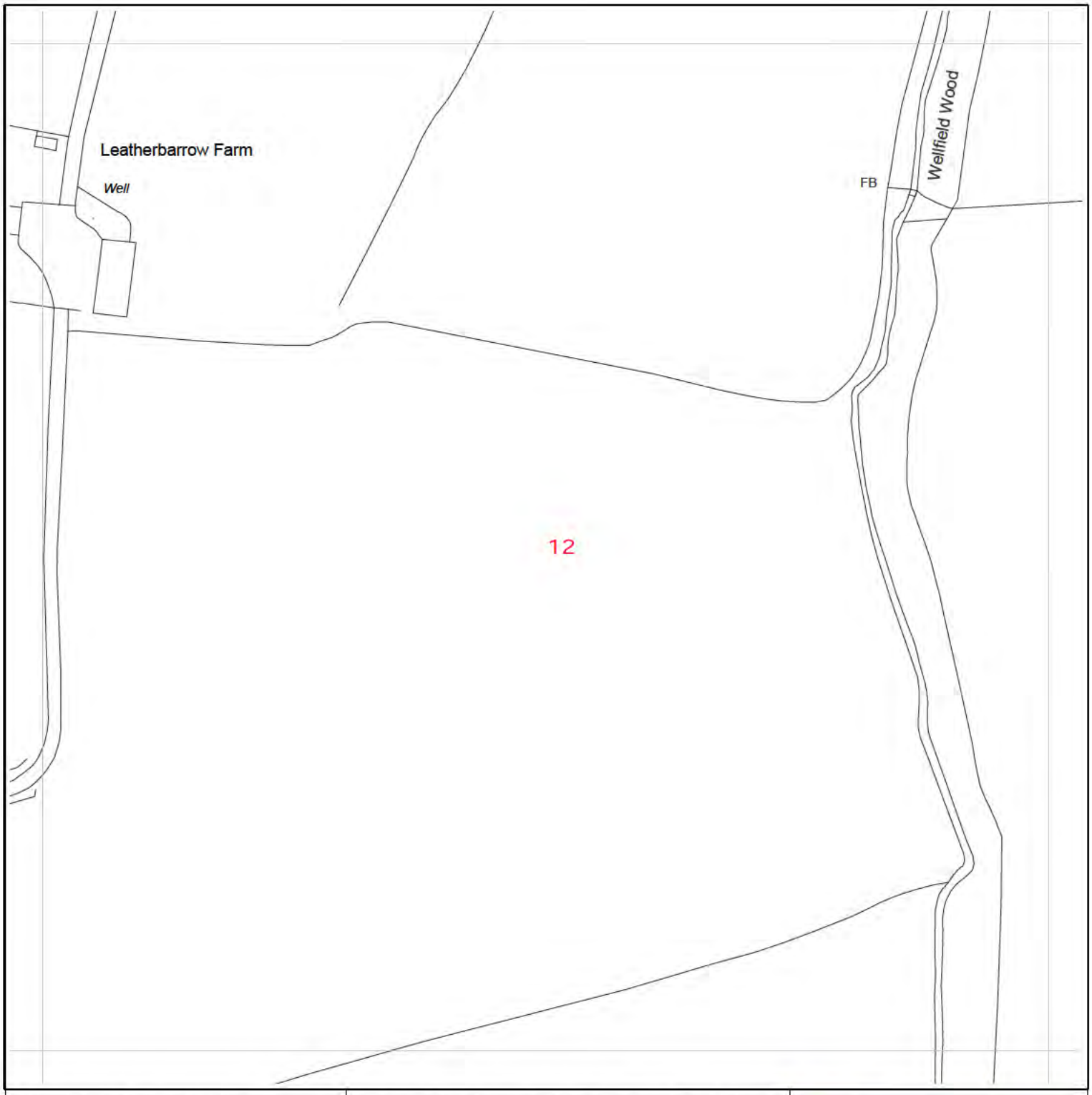

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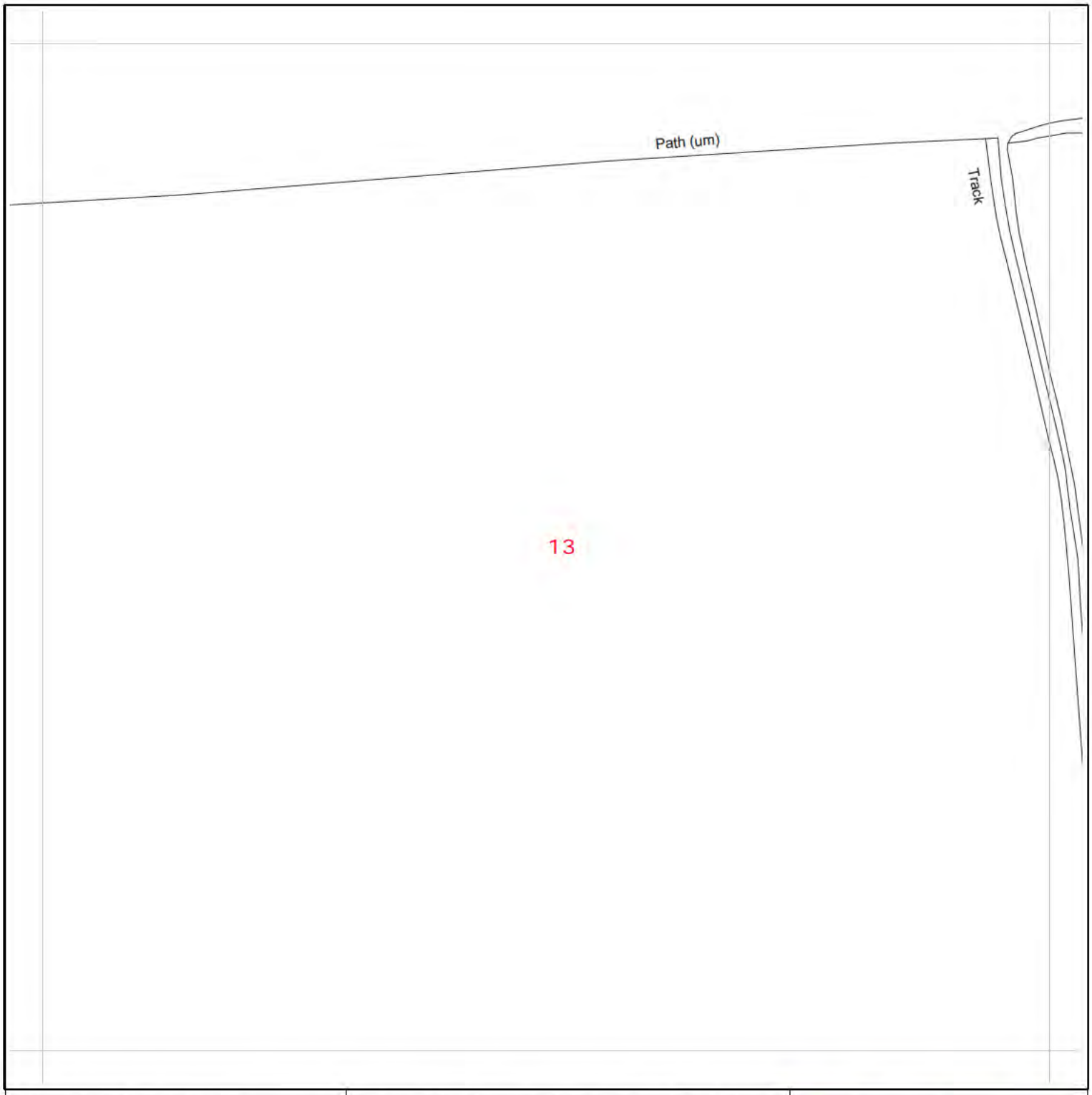

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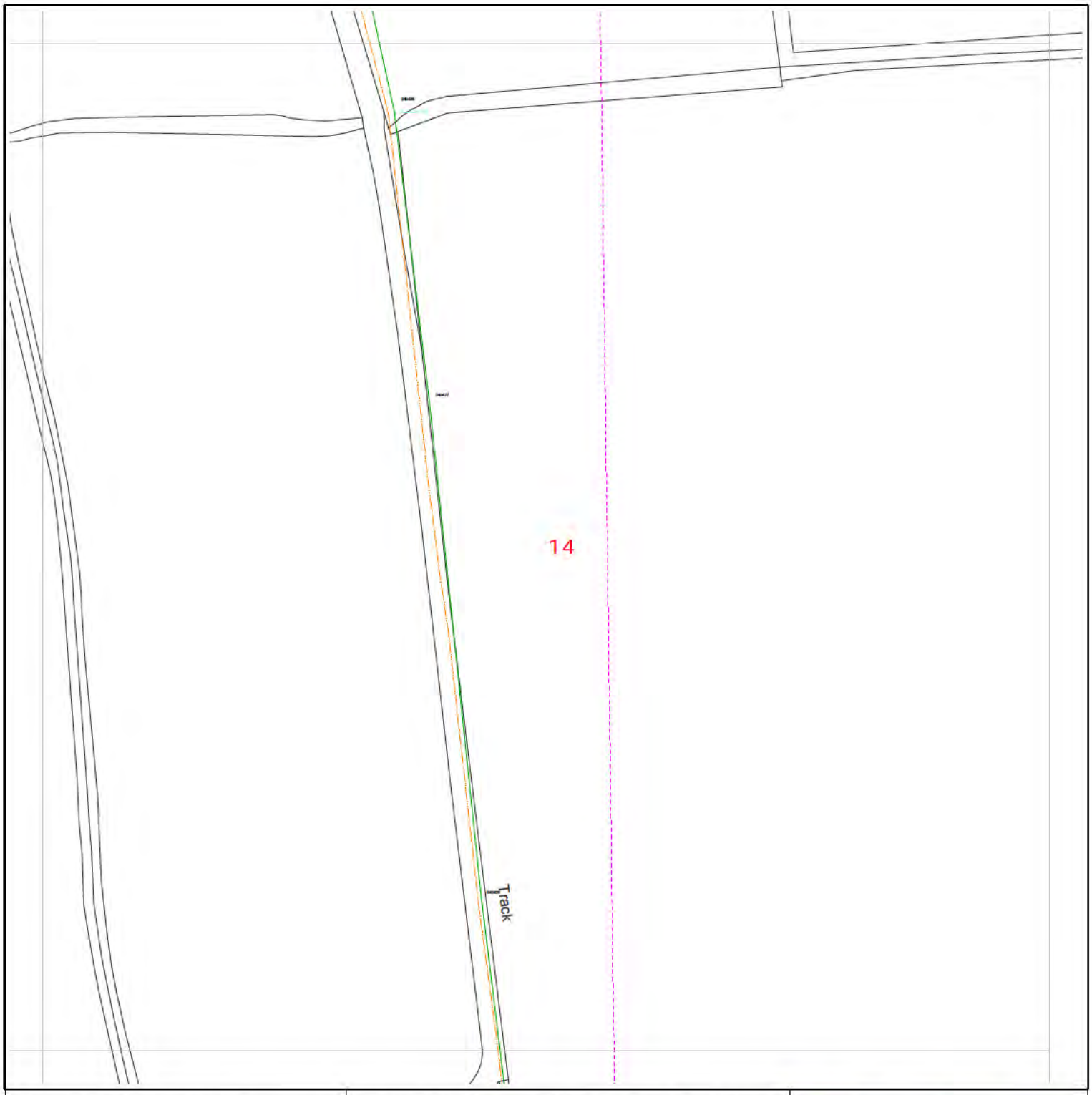

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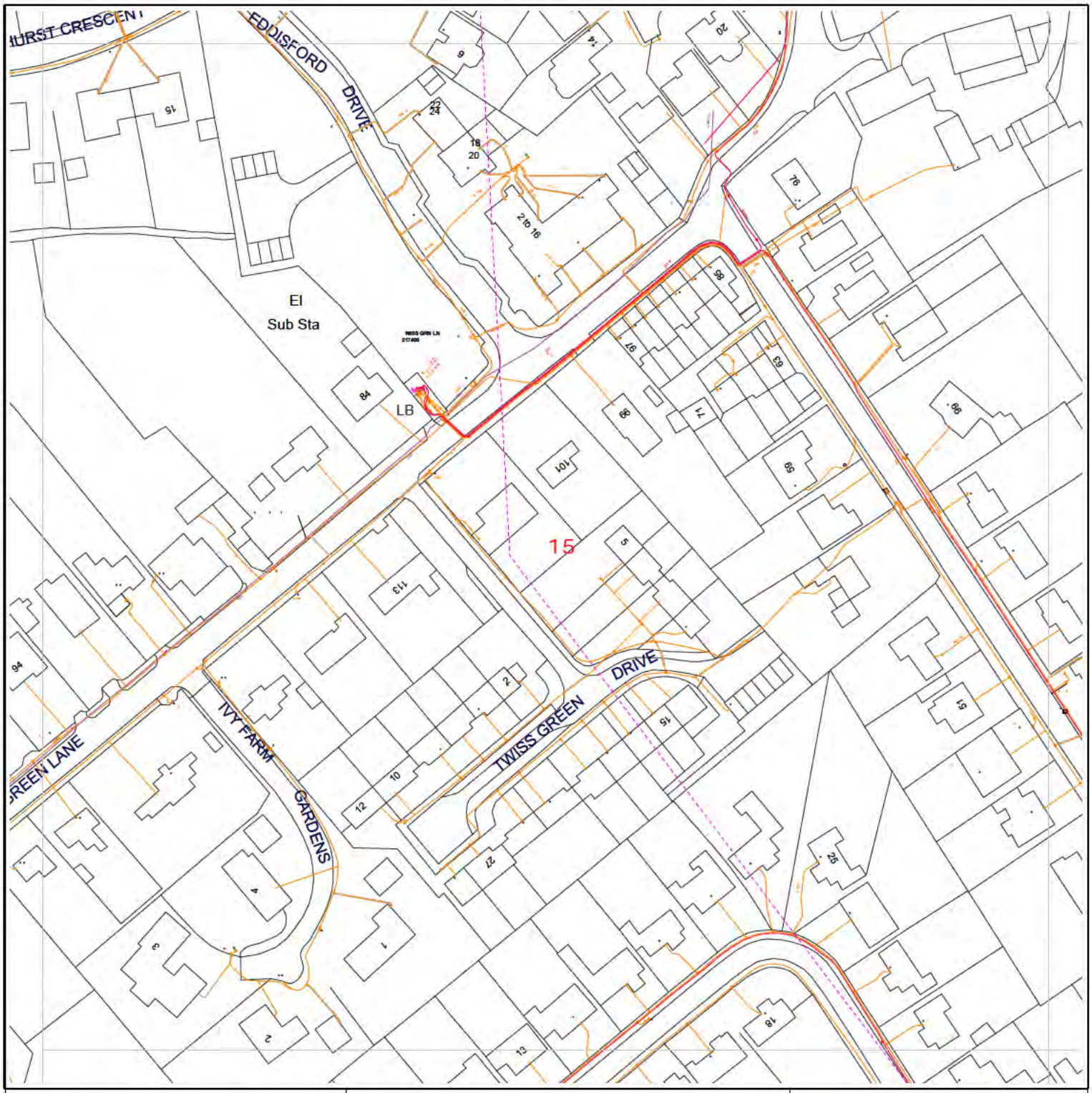

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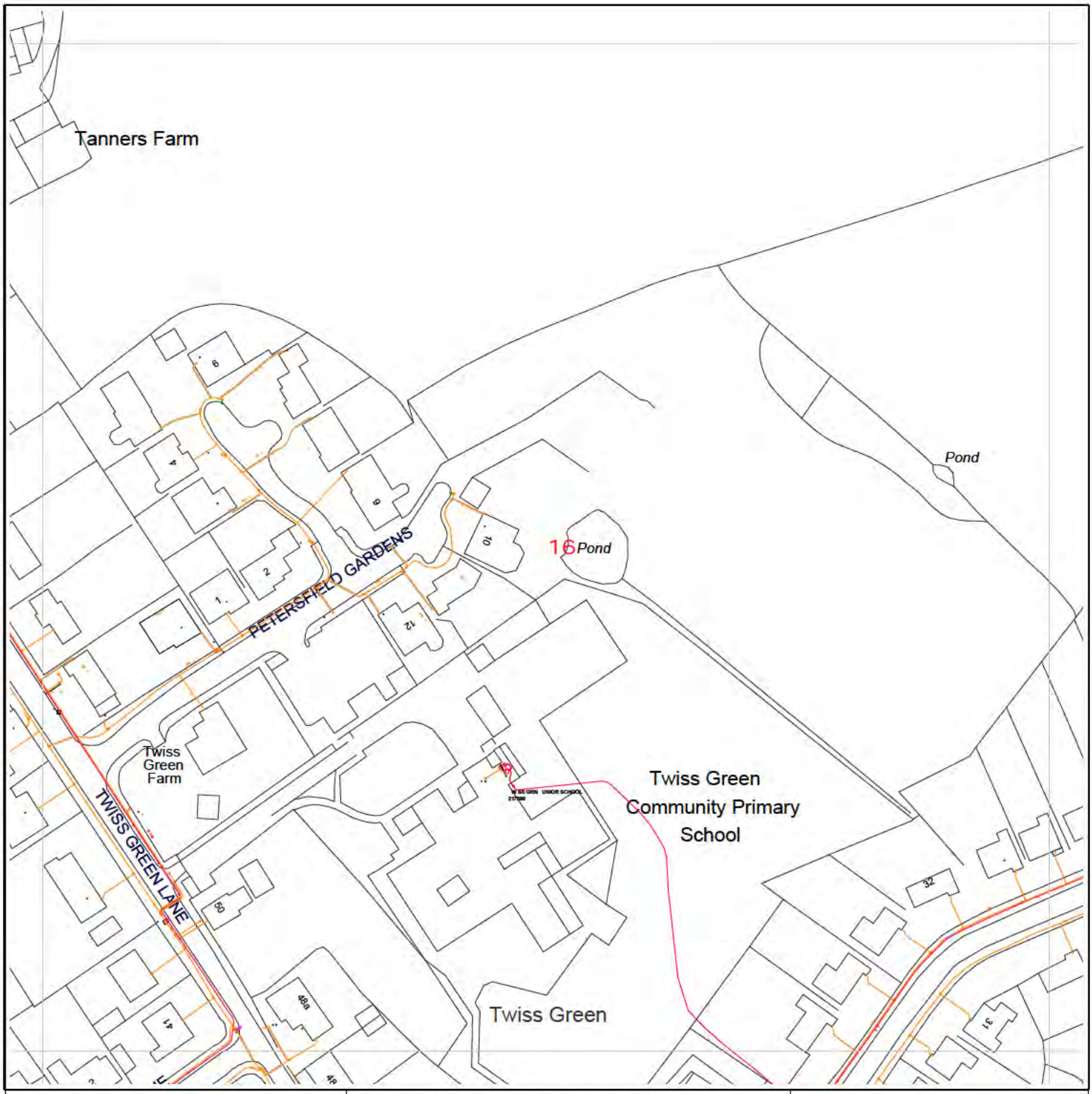

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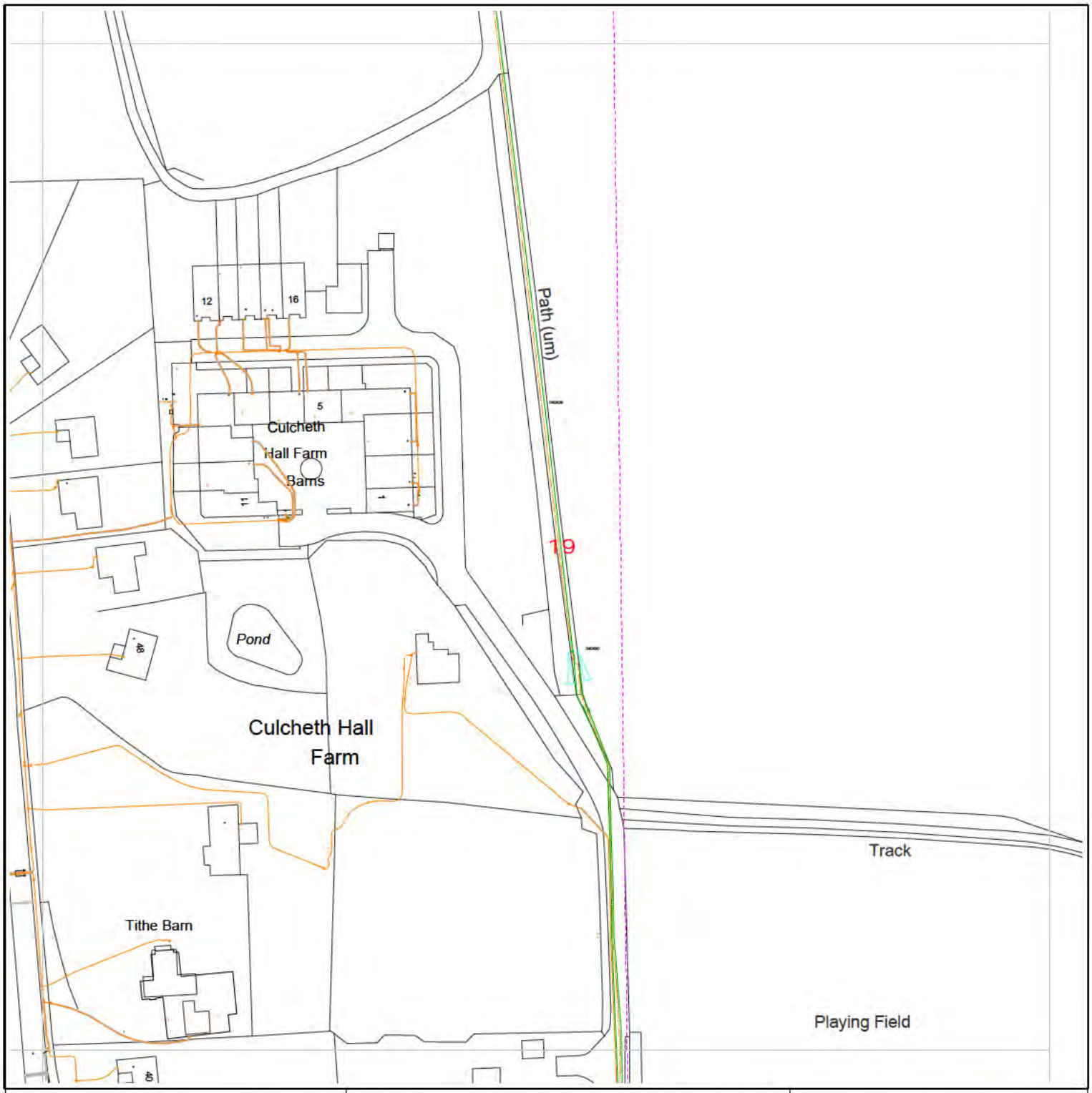

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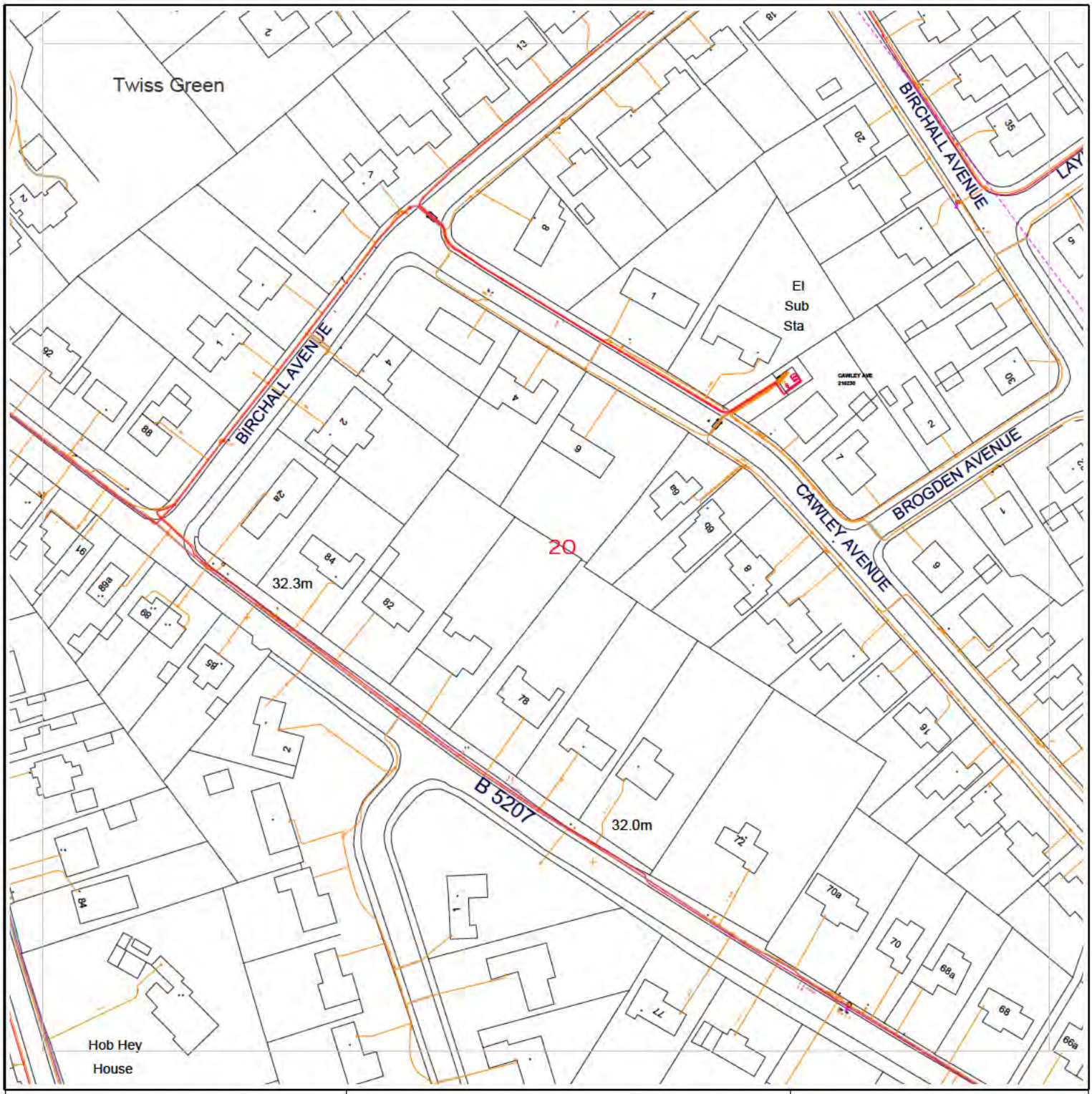

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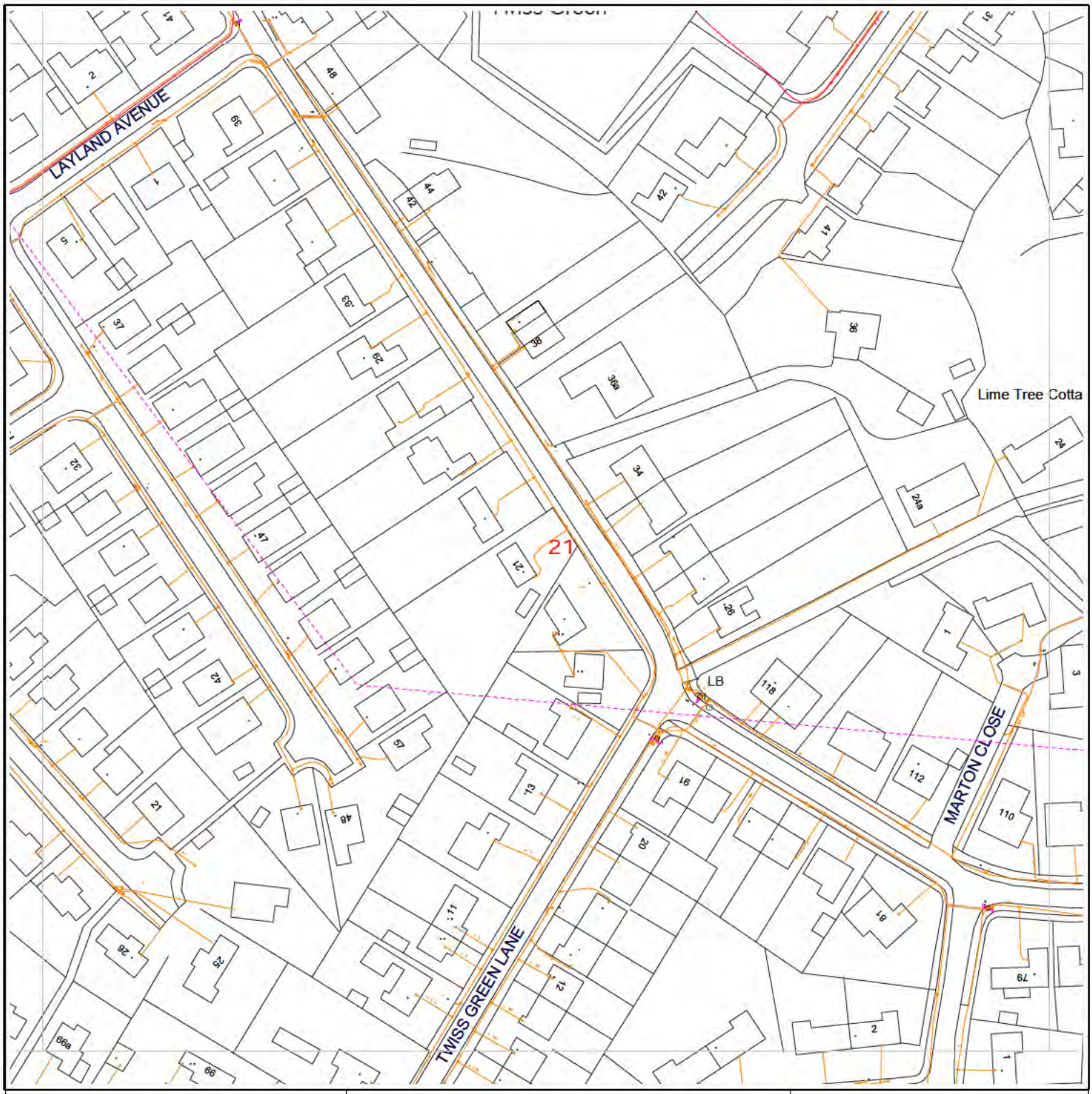

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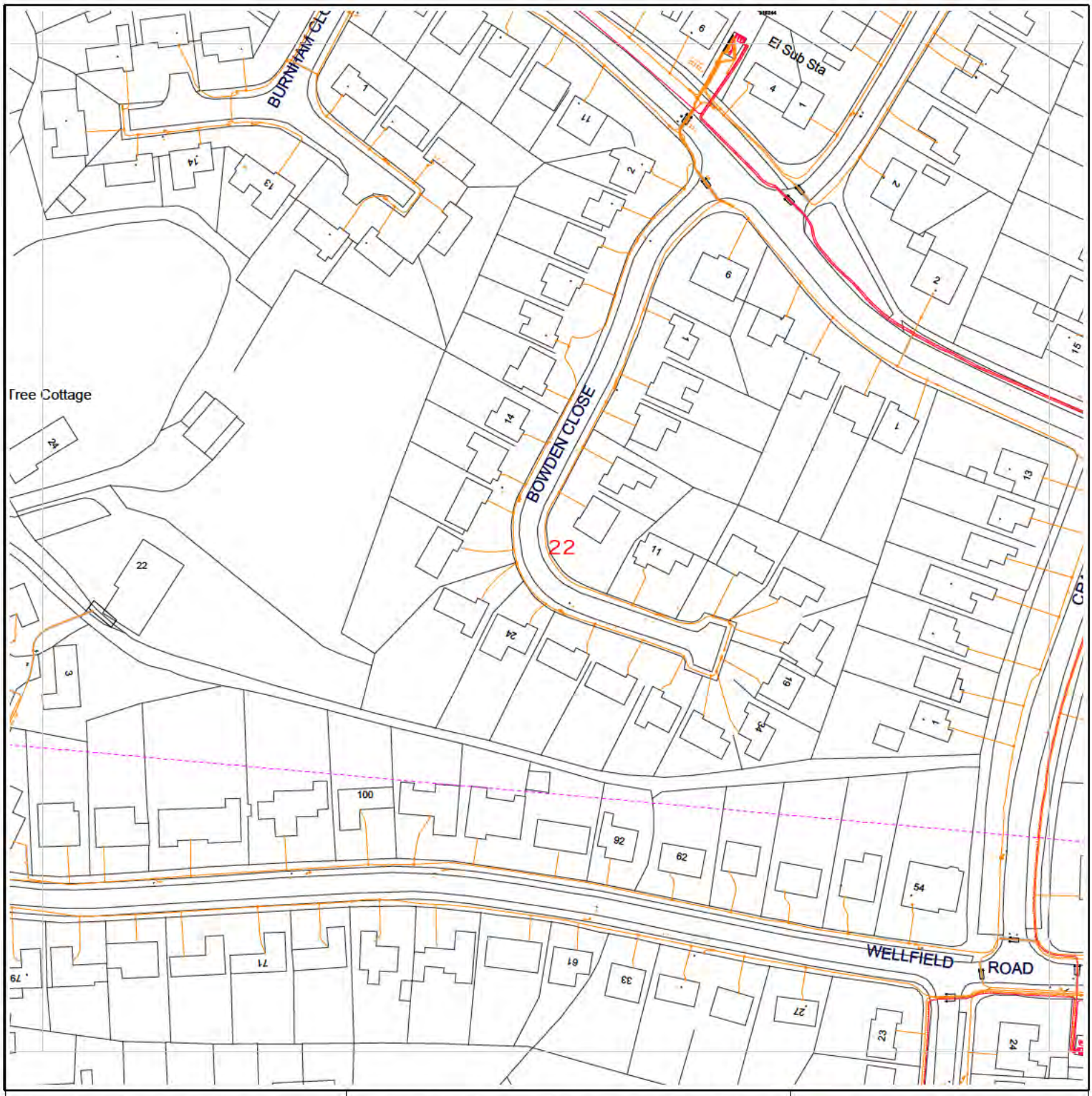

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