

ENVIRONMENTAL STATEMENT - PEEL HALL, WARRINGTON:

CHAPTER 10

CULTURAL HERITAGE AND ARCHAEOLOGY

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10.1 Introduction

- 10.1.1 This chapter has been prepared by Nexus Heritage. It assesses the likely and significant environmental effects in relation to cultural heritage and archaeology associated with the proposed development. Archaeology is the study of human history and prehistory through the excavation of sites and the analysis of artefacts and other physical remains. Cultural heritage is the legacy of physical and intangible attributes of a group or society that are inherited from past generations. For the purposes of this assessment archaeological assets can be considered as buried remains in the forms of deposit, structures and artefacts and cultural heritage can be considered as upstanding attributes such as historic buildings, monuments, hedgerows, historic landscapes and battlefields.
- 10.1.2 The structured cultural heritage and archaeological assessment herein provided is derived from a full and comprehensive examination of data related to designated and undesignated archaeological sites and monuments, historic landscape, hedgerows, historic buildings, historic parks and gardens, Conservation Areas, Registered Battlefields and World Heritage Sites and benefits from asset mapping drawn from detailed on-site observations, documentary research and on-site investigations. The assessment is based on the description of the proposed development as set out at Chapter 2: Introduction and as shown on the *Peel Hall, Warrington, Parameters Plan* (Appleton's drawing ref.1820_24_Rev_W.). The approach has been adopted in the spirit of the EIA Directive¹, to aid decision making and to ensure that members of the public concerned are able to participate.
- 10.1.3 The Assessment Site is located between the M62 and Poplars Avenue. The proposed new residential neighbourhood on land at Peel Hall, Warrington would include up to 1,200 houses with new access, a neighbourhood centre, ecological enhancement and public open space. A local centre for retail and services also forms part of the application. This will consist of a food store and other ancillary stores and food outlets. There is scope within the local centre for additional uses such as healthcare and local services. Small scale employment facilities, a primary school site and public open space also form part of the proposals.
- 10.1.4 A full review of legislation, planning policy and planning guidance of relevance to the proposed development is considered in Chapter 5: Planning Policy Context. The following provides a summary on the legislation, policy and guidance that is of relevance to the assessment of cultural heritage and archaeology.

¹ Council of Europe, 1985, Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment

10.2 Legislation

- 10.2.1 At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO *Convention Concerning the Protection of World Cultural and Natural Heritage*² and the *European Convention on the Protection of the Archaeological Heritage*³, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.
- 10.2.2 At a national level the principal legislation governing the protection and enhancement of archaeological assets is the *Ancient Monuments and Archaeological Areas Act*⁴ 1979. The 1979 Act provides protection to Scheduled Ancient Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Ancient Monument.
- 10.2.3 With respect to the cultural heritage of the built environment the *Planning (Conservation Areas and Listed Buildings) Act*⁵ 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-
- 10.2.4 “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))
- 10.2.5 Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the *Town and Country Planning Act*⁶ 1990.

10.3 National Planning Policy

- 10.3.1 The treatment of cultural heritage and archaeology within the planning system is governed by the *National Planning Policy Framework*⁷ (NPPF).

² UNESCO, 1972, *Convention Concerning the Protection of the World Cultural and Natural Heritage*

³ Council of Europe, 1992, *European Convention on the Protection of the Archaeological Heritage*

⁴ Great Britain. *Ancient Monuments and Archaeological Areas Act* Elizabeth II. Chapter 46, (1979) London: The Stationery Office.

⁵ Great Britain. *Planning (Conservation Areas and Listed Buildings) Act*. Elizabeth II.(1990), London: The Stationery Office

⁶ Great Britain. *Town and Country Planning Act*. Elizabeth II.(1990), London: The Stationery Office

⁷ Department for Communities and Local Government, 2012, *National Planning Policy Framework*.

10.3.2 Various principles and policies related to cultural heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment. The following paragraphs from NPPF are particularly relevant and are quoted in full:

10.3.3 *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”* Para 128

10.3.4 *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”* Para. 129

10.3.5 *“In determining planning applications, local planning authorities should take account of:*

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.” Para. 131

10.3.6 *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings,*

grade I and II registered parks and gardens, and World Heritage Sites, should be wholly exceptional.” Para. 132*

10.3.7 *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” Para. 135*

10.4 Local Planning Policies

10.4.1 *.At the local level, planning considerations are guided by Policy QE 8 (Historic Environment) of Warrington’s Local Plan Core Strategy⁸ (adopted 2014) which states:*

10.4.2 *The Council will ensure that the fabric and setting of heritage assets, as set out below, are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.*

Scheduled Monuments, Listed Buildings, Conservation Areas

Areas of Known or Potential Archaeological Interest

Locally Listed Heritage Assets

10.4.3 *The Council and its partners will aim to recognise the significance and value of historic assets by identifying their positive influence on the character of the environment and an area's sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration; and their ability to inspire the design of new development.*

10.4.4 *Heritage Assets such as buildings, structures and sites which are valued as good examples of local architectural styles or for their historic associations, are included on a local list produced by the Council. The buildings, structures and sites included on this list are detailed in Appendix 4.*

10.4.5 *To be included on the local list, an asset should be substantially unaltered and retain the majority of its original features and either:*

1. *be a good example of a particular local asset type, craftsmanship, architectural quality, style or detailing, or*

⁸ Warrington Borough Council, 2014, *Local Plan Core Strategy*

2. *display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events*

10.4.6 *Development proposals which affect the character and setting of all heritage assets will be required to provide supporting information proportionate to the designation of the asset which;*

- *adopts a strong vision of what could be achieved which is rooted in an understanding of the asset's significance and value, including its setting;*
- *avoids the unnecessary loss of and any decay to the historic fabric which once lost cannot be restored;*
- *recognises and enhances the asset's contribution to the special qualities, local distinctiveness and unique physical aspects of the area;*
- *fully accords with the design principles outlined elsewhere within the Local Planning Framework;*
- *includes suitable mitigation measures, including an appropriate desk-based assessment and where necessary field evaluation and publication, for areas with known or potential archaeological interest.*
- *ensures the knowledge and understanding of the historic environment is available for this and future generations. The evidence arising from any investigations should be publicly accessible through the Historic Environment Record and the local museum.*
- *Applications for new development will also be required to take all reasonable steps to retain and incorporate non-statutorily protected heritage assets contributing to the quality of the borough's broader historic environment.*

10.5 Guidance

10.5.1 The relevant guidance for this assessment includes *Guidelines for Environmental Impact Assessment*⁹, the Chartered Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment*¹⁰, *Standard and Guidance for Archaeological Geophysical Survey*¹¹ and *Standard and Guidance for Archaeological Field Evaluation*¹².

⁹ Chartered Institute of Environmental Management and Assessment, 2004, *Guidelines for Environmental Impact Assessment*

¹⁰ Chartered Institute for Archaeologists, 2014, *Standard and Guidance for Historic Environment Desk-Based Assessment*

¹¹ Chartered Institute for Archaeologists, 2014, *Standard and Guidance for Archaeological Geophysical Survey*

¹² Chartered Institute for Archaeologists, 2014, *Standard and Guidance for Archaeological Field Evaluation*

10.6 Methodology

10.6.1 The overall objective of the cultural heritage and archaeology assessment is to provide a realistic assessment of likely and significant effects with reference to cultural heritage and archaeological assets and to allow for an informed decision-making process.

10.6.2 This ES is prepared under the procedures contained in *EC directive 97/11/EC*¹³. The EC Directive is enacted in England and Wales by the *Town and Country Planning (Environmental Impact Assessment) Regulations*¹⁴ 2011, as amended. The requirements of the Regulations form the basis of the assessment work undertaken throughout the ES.

10.6.3 The aim of the assessment is to:

- Identify all known and potential designated and non-designated cultural heritage and archaeological assets within and in the vicinity of the proposed development that may be affected by the proposed development and evaluate their significance;
- Outline any likely environmental impacts of the proposed development on cultural heritage and archaeological assets, likely to be affected, assessing the magnitude of any identified impacts;
- Assess the effects of the proposed development upon those cultural heritage and archaeological assets, categorising the scale of effect against significance;
- Identify where relevant any mitigation measures and assess the likely residual impact after such mitigation on the identified cultural heritage and archaeological assets

10.7 Assessment Site and Assessment Area

10.7.1 All designated and non-designated cultural heritage and archaeological assets, both within the proposed development (the Assessment Site) and within approximately 500m of the Assessment Site boundary of the proposed development (the Assessment Area) have been identified. The cultural heritage and archaeological assets in the Assessment Area have been identified and considered in order that the known and potential cultural heritage and archaeological assets of the Assessment Site can be placed in the broader context of the known knowledge-base of the area and a 500m assessment buffer assessment area is considered adequate for assessment purposes. However, certain assets which, although located beyond the Assessment Area, have also been taken into account and have been considered during this assessment process using professional judgment and discrimination. It is considered that the assessment process, whilst it needs to be conducted with reference to a framework defined by geographical limits, should not be rigidly constrained by such a framework and particular archaeological and cultural heritage assets should not be omitted

¹³ Council of Europe, 1997, *Council Directive 97/11/EC of 3 March 1997 amending Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment*

¹⁴ Great Britain, 2011, *Town and Country Planning (Environmental Impact Assessment) Regulations*

from the assessment solely on a consideration of distance from the Proposed Development. With this in mind certain designated heritage assets beyond the Assessment Area have been taken into account.

10.7.2 The proposed development extends over approximately 70.95ha of land to the north of Warrington, with the Site centered at approximately Ordnance Survey grid reference SJ 61438 91723, mainly within the civil parish of Winwick. The Assessment Site is aligned east-west and lies between 10 and 15 metres AOD sloping from the north towards Warrington. The site comprises rough, unmanaged pasture, field boundaries and some woodland. The northern boundary of the Site is provided by the M62 motorway, to the south-west the boundary is formed by the suburb of Hulme, the south the Site is bounded by woodland surrounding Woodland farm and to the west the Site is bounded by the built environment of Houghton Green. There are two enclaves surrounded by the Assessment Site which are without the planning application area – Peel Hall Farm and Peel Cottage.

10.7.3 The British Geological Survey Geological ¹⁵ records for this area superficial deposits of glacio-fluvial deposits of Devensian date – sand and gravel – formed up to 2 million years ago in the Quaternary Period in a local environment dominated by ice age conditions. The bedrock geology for the north-western half of the Site is mapped as Chester Pebble Beds – a pebbly gravelly sandstone formed approximately 246-251 million years ago in the Triassic Period, in a local environment formed by rivers. The bedrock underlying the south-eastern half is the Wilmslow Sandstone Formation – a sandstone sedimentary bedrock formed in the same period and same environment.

10.8 Surveys

10.8.1 The baseline conditions have been established from a range of sources, which include a comprehensive walk-over of the Site, a desk-based assessment¹⁶, and an archaeological evaluation by means of trial trenching¹⁷.

10.8.2 The impacts of the assessment scheme on that baseline are then assessed and the significance of these impacts is expressed. Consideration of mitigation is explained and the existence of any residual impacts and their significance are also assessed.

10.8.3 Consideration is given to whether the impacts are short term or long term; permanent or temporary; and whether they will occur in the construction or operational phases of the development.

¹⁵ <http://www.bgs.ac.uk/data/mapViewers/home.html>

¹⁶ CPM Environmental Planning and Design, 1999. *Desk-Based Assessment - Land at Peel Hall, Warrington, Cheshire.*

¹⁷ Lancaster University Archaeological Unit, 2001, *Peel Hall, Warrington, Cheshire – Evaluation Report*

10.8.4 The methodology focuses on the details of a cultural heritage and archaeology assessment and the detailed methodology is provided below. This chapter has been prepared by Gerry Wait, Director of Nexus Heritage and Member of the Chartered Institute for Archaeologists and Anthony Martin, a Director of Nexus Heritage and Member of the Chartered Institute for Archaeologists.

10.9 Data Collection and Review

10.9.1 In order to identify and examine the cultural heritage and archaeological assets within the Assessment Site and the wider Assessment Area a preliminary survey of source material was undertaken by means of consultation with a variety of data holders. The results of the desk study were complemented by further elements of work – a walk-over survey in order to examine the ground surface within the Site for evidence of cultural heritage and archaeological features and previous impacts to the land which may have compromised, disturbed or removed archaeological assets and a geophysical survey and a trial trench evaluation. The walk-over survey also included perambulations in the wider Assessment Area to establish general lines of sight towards, from and across a variety of locations which form the setting of the cultural heritage and archaeological assets. The results of all elements of work have been used to prepare this chapter.

10.9.2 The Cheshire Historic Environment Record (CHER) was consulted to obtain the latest information on known sites and features of archaeological interest within the Assessment Site and the Assessment Area. The CHER is the recognised regional repository of archaeological data. The CHER data has been supplemented and cross-referenced by means of examination of historic mapping of the assessment area, aerial photographs of the Assessment Site and published works such as archaeological/historic journals issued by learned societies and reference books on the archaeology and history of the area. Searches were also made of data in the Cheshire Record Office (CRO), the Lancashire Record Office (LRO), Warrington Museum & Art Gallery (WM&AG), Warrington Library (WL) and a number of on-line sources such as the Heritage Gateway database, the National Heritage List, and the National Monuments Record's *PastScape* historic environment database. A comprehensive map-regression exercise was undertaken and the historic maps identified for reproduction are provided in the illustrations provided at Appendices 54-64.

10.9.3 The Historic Environment Records Officer and the Development Control Archaeologist of Cheshire Archaeology Planning Advisory Service (CAPAS) of Cheshire Shared Services were consulted with respect to information on archaeological and cultural heritage assets within the Assessment Area and to discuss the likely effect of the development on any of these assets and possible mitigation measures which would be suitable.

10.10 Assessing the Value of Cultural Heritage and Archaeological Assets

10.10.1 Cultural heritage and archaeological assets may be valued for a number of reasons: based on criteria such as rarity or degree of preservation and the EIA process identifies this value as 'importance'. The detailed outcome of the assessment of importance is provided below for the Assessment Site. Some resources, not remarkable in terms of rarity or state of preservation terms, may nonetheless be considered to have value for a particular community, especially if they are accessible and contribute to local distinctiveness, identity or economy. For the purposes of this assessment, archaeological assets have been considered principally with reference to their value to the quality and understanding of England's history, as set out in national, legislation priorities and frameworks. However, the international, regional and local perspective has also been taken into account. Identified archaeological assets are characterised according to their intrinsic importance. A six-fold scale based on the *Design Manual for Roads and Bridges*¹⁸ has been utilised in order to characterise the value of identified archaeological assets, incorporating any relevant designations or best-practice, so that any identified sites can be gauged according to these and assigned a value level as defined in Table 10.1:

Value	Equivalence
Very High	World Heritage Sites (including nominated sites). Archaeological sites or buildings or historic areas of acknowledged international importance Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Ancient Monuments Undesignated archaeological assets of designate-able quality and importance. Grade I and Grade II* Listed Buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade Conservation Areas containing very important buildings Undesignated structures of clear national importance Grade I and Grade II* Registered Parks and Gardens Undesignated historic landscapes of outstanding interest high quality and importance, and of demonstrable national value exhibiting considerable coherence, time-depth or other critical factor(s)
Medium	Archaeological remains of regional/county importance. Grade II Listed Buildings

¹⁸ Highways Agency, 2009, *Design Manual for Roads and Bridges – Volume 11 – Environmental Assessment*

	<p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character.</p> <p>Grade II Registered Parks and Gardens</p> <p>Undesignated historic landscape character areas of regional interest averagely well-preserved with reasonable coherence, time-depth or other critical factor(s)</p> <p>Important hedgerows</p> <p>Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</p>
Low	<p>Archaeological remains of district/local importance and/or those sites compromised by poor preservation and/or poor survival of contextual associations</p> <p>Undesignated historic landscapes of local relevance</p> <p>Undesignated parks and gardens of local relevance</p> <p>Historic landscapes the value of which is limited by poor preservation and/or poor survival of contextual associations and hedgerows</p> <p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</p> <p>Robust undesignated historic landscapes with importance to local interest groups.</p> <p>Undesignated historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
Negligible	<p>Assets which have been damaged or destroyed to the extent that they have very little or no surviving archaeological interest or assets of no historic/architectural note.</p> <p>Landscapes of little or no historic interest.</p> <p>Buildings of no architectural or historical note; buildings of an intrusive character.</p>
Unknown	<p>Assets for which insufficient information is available to identify importance or assets with little or no significant historic, architectural, archaeological or artistic interest</p>

Table 10.1: Factors for Assessing the Value of Heritage Assets (based on DMRB, Vol. 11 Environmental Assessment, Section 3, Part 2, HA 208/7, Cultural Heritage)

10.11 Identifying Impact Criteria

10.11.1 A direct impact is a physical effect on an asset arising at the same time as and occurring as a consequence of physical changes to the asset. For example, groundworks associated with construction directly disturbing archaeological remains. With respect to archaeological assets the pathway of a direct impact usually leads to a predictable outcome – a greater or lesser physical impact which is detrimental to the preservation and survival of a part or whole of an asset. However, the impact pathway is nevertheless significant because pathways lend

themselves to varying approaches to mitigation such as elimination, prevention, control, compensation and offsetting (see below). With respect to cultural heritage assets and archaeological assets impacts can also be indirect, in that the setting of an asset, within or beyond the boundaries of a proposed development can be affected by the proposed development. In addition impacts are considered beneficial or adverse; reversible or irreversible; short, medium or long term; and temporary or permanent.

10.12 Identifying the Magnitude of Direct Impacts to Cultural Heritage and Archaeological Assets

10.12.1 For the purposes of assessing direct impacts to cultural heritage and archaeological assets the pre-eminent characteristic of the impact is the scale to which the impact alters the asset. This can be gauged by cross-referencing the potential impact activities with each known asset. In addition, the type of impact is judged in order to arrive at a magnitude. The scale ranges from negligible, through minor and moderate to major and the type of impact can be beneficial or adverse. A matrix can be completed which provides a rating based upon the scale and type of impact and extent or components of the assets affected. The magnitude of impact to individual assets is a matter of professional judgment and is based on a five-fold scale (major, moderate, minor, negligible and no change) based on the *Design Manual for Roads and Bridges*¹⁹. The range of impact magnitude is explained in Table 10.2.

¹⁹ Highways Agency, 2009, *Design Manual for Roads and Bridges – Volume 11 – Environmental Assessment*

Impact Magnitude	Description
Major Adverse	Total loss of asset
Major Beneficial	Comprehensive improvement to the asset through restoration or enhancement,
Moderate Adverse	Partial loss of or detrimental modification to the asset, but integrity of majority of asset remains
Moderate Beneficial	Improvement to asset condition/preservation through enhancement or protection,
Minor Adverse	Some measurable depreciation to the attributes and quality of asset
Minor Beneficial	Some measurable improvement to the attributes and quality of asset
Negligible Adverse	Very slight loss or detrimental alteration to asset
Negligible Beneficial	Very slight benefit to condition/preservation of asset
No change	No loss or alteration of asset, no discernible impact either adverse or beneficial

Table 10.2: Factors in the Assessment of Magnitude of Impact to Archaeological Remains (based on DMRB, Vol. 11 Environmental Assessment, Section 3, Part 2, HA 208/7, Cultural Heritage)

10.13 Determining the Significance of the Effect on Assets

10.13.1 The significance of the effect on assets is a combination of the importance of the assets and the magnitude of the impact. The significance of the effect is expressed using a nine-fold scale (Very Large, Large/Very Large, Moderate/Large, Moderate, Moderate/Slight, Slight/Moderate, Slight, Neutral/Slight and Neutral) based on the *Design Manual for Roads and Bridges*²⁰. The required combination for identified remains has been undertaken with the aid of a matrix, as shown in Table 10.3, in order to assist judgements regarding importance and impact magnitude in order that a reasonable and balanced assessment of effect significance (either negative or positive) can be reached.

²⁰ Highways Agency, 2009, *Design Manual for Roads and Bridges – Volume 11 – Environmental Assessment*

IMPORTANCE OF ASSET	Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/Slight	Moderate/ Large	Large/Very Large
	Medium	Neutral	Slight/Neutral	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/Slight	Slight/Neutral	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/Slight	Slight/Neutral	Slight
	Unknown	Neutral	Neutral	Neutral/Slight	Slight/Moderate	Moderate/ Large
	No change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF IMPACT TO ASSET						

Table 10.3: Effect Significance Matrix for Assets (based on DMRB, Vol. 11 Environmental Assessment, Section 3, Part 2, HA 208/7, Cultural Heritage)

10.14 Limitations

10.14.1 The assessment of the cultural heritage and archaeological assets has been undertaken in the knowledge of the uncertainties that arise when trying to assess impacts on a resource that is not wholly known and is often poorly understood. It is acknowledged that there have been some previous recorded archaeological and historic assessments and surveys undertaken for certain locations within the Assessment Area, but such enquiries do not result in a comprehensive audit of all cultural heritage and archaeological assets in the area and there are weaknesses in the available information.

10.14.2 It should be noted that the assessment is based in large part on information held in source repositories and published data, augmented by a walk-over survey, a geophysical survey and a trial trench evaluation. The source repositories and published data do not represent exhaustive sources of information on the presence/absence of cultural heritage and archaeological assets. With the exception of the walk-over survey, geophysical survey and trial trench evaluation there has been no project specific archaeological field work undertaken on the Assessment Site. However, from the data available it is possible to quantify and qualify the known archaeological assets and to determine the potential for as yet unknown assets to be present. These factors have been taken into consideration during this Assessment. This information has in turn been considered against the pre-existing impacts to the Site which may have compromised the survival of any archaeological assets on the site.

10.14.3 In order that reliable conclusions can be drawn from the categorisation of the impacts and effects, the data used to establish the nature of the impact has been reviewed with respect to the following criteria:

- Confidence - how reliable is the data from a scientific and statistical perspective,
- Assumptions - were any assumptions made in identifying potential impacts and if so what were they,
- Limitations - what are the limitations of the data that could have an influence on the confidence and the description of the nature of the impacts?

10.14.4 With respect to the baseline data and the assessment process there is a high confidence level that the data upon which the work is based is of high quality. The baseline data is generated and maintained by regional or national agencies with a proven track record of data capture and curation and the attributes of the data in terms of veracity and impartiality can be considered to be high.

10.14.5 A number of assumptions have, however, been made as to the fact of and degree to which any archaeological remains may survive on the Assessment Site. The precautionary principle has been adopted in which it is assumed that there are some archaeological remains on the Site.

10.14.6 There are some compromising limitations on the data that could have an influence on the confidence and the description of the nature of the impacts. There were no limitations on the desk-based data collection exercise, other than the inherent weaknesses of the data set. For example, the actual identity and character of some of the archaeological assets identified by the CHER remain unknown or unproven and so assessing value and impacts becomes problematic. There were some limitations on the coverage of the archaeological trial trench evaluation undertaken in 2001, such as the exclusion of some areas of the Site due to ecological constraints. It should also be noted that the Site boundaries which defined the programme of archaeological evaluation undertaken in 2001 do not correspond with the boundaries of the current Assessment Site, which is larger and includes additional land parcels to the west and east which were not subject to evaluative trial trenching.

10.14.7 There is no meaningful limitation on the assessment of impacts represented by the proposed development as the impacts are derived from consideration of a proposal involving orthodox and previously used design and construction techniques.

10.15 Baseline Conditions

10.15.1 A total of 95 cultural heritage archaeological assets has been identified within the Assessment Site, the Assessment Area and in close proximity to the Assessment Area. Indices of these assets are maintained by a variety of organisations and in order to simplify reporting the entire asset group has been brought together in a gazetteer, with each asset receiving a unique gazetteer number. The location and distribution of the assets can be seen on the illustrations provided at Appendices 50-53 inclusive and the key data for each asset is provided in the Gazetteer Table at Appendix 66 below.

10.16 Archaeology

10.16.1 A total of 34 undesignated heritage and archaeological sites (also known as monuments but identified as archaeological assets for the purpose of reporting) was identified for the purpose of assessment. Several of these assets are wholly or partially within the Assessment Site.

- Gaz. No. 11 – Peel Hall Manor House and Moat – specifically the moat and the footprints of now-demolished buildings is within the Assessment Site. The current building at Peel Hall itself is outwith the Assessment Site in an enclave, but the location of the moat and some now-demolished ancillary outbuildings are within the Assessment Site.
- Gaz. No. 32: Cottage and Garden
- Gaz. No. 33: Trackway
- Gaz. No. 34: Marl Pits/Ponds/Turbary Pits

10.16.2 A total of nine archaeological events was identified within the Assessment Area – these are archaeological investigations and surveys and of these two are intimately associated with the *Assessment Site – an archaeological desk-based assessment conducted in 1999 and an archaeological trial trench evaluation conducted in 2001*. It should be noted that the Site is not wholly or partly within an Area of Special Archaeological Potential, an Area of Archaeological Potential or an Area of Archaeological Importance as recorded by the CHER.

10.16.3 Further details of the identified archaeological assets are provided in the illustration at Appendix 50 and at Appendix 66.

10.17 Historic Landscape Character

10.17.1 A total of 14 individual Historic Landscape Character parcels was identified for the purpose of assessment. The vast majority of the Assessment Site is identified as an expanse of a single

Character parcel recorded as 20th century field systems (Gaz. No.84), with a small area identified as post-medieval woodland plantation (Gaz. No. 78).

10.17.2 Details of the identified historic landscape character are provided in the illustration at Appendix 52 and Appendix 66.

10.18 Historic Buildings and Structures

10.18.1 A total of 17 Listed Buildings was identified for the purpose of assessment. None of these buildings is within the Assessment Site. A total of 14 Locally Listed Buildings was identified for the purpose of assessment. None of these buildings is within the Assessment Site.

10.18.2 Details of the identified historic buildings and structures are provided in the illustration at Appendix 51 and Appendix 66.

10.19 Hedgerows

10.19.1 The internal hedgerows have been assessed against the criteria included within the *Hedgerow Regulations*²¹, 1997, including their age, their relationship to boundaries between parishes existing before 1850, their relationship to archaeological features of a site that is noted on the CHER and their relationship to boundaries of pre-1600 estates or manors or field systems pre-dating the Enclosure Acts.

10.19.2 The ecological aspects of hedgerow habitat are detailed in Chapter x – Ecology. However, hedgerows have a historic and archaeological dimension as emphasised in *The Hedgerow Regulations*²² 1997.

10.19.3 There are two internal hedgerows within the Site (see Appendix 52) of particular interest. Both of these extend approximately north-south across the Site. Gaz. No. 89 is a length of hedgerow defining the relict boundary between the historic Townships of Arbury and Houghton and Gaz. No. 90 is a hedgerow defining the relict boundary between the historic Townships of Arbury and Winwick.

10.19.4 Details of the identified hedgerows are provided in Appendix 66.

10.19.5 The determination of a hedgerow as important under the *Regulations* includes consideration of archaeological and historic criteria. The identified hedgerows within the Assessment Site mark the boundary, or part of the boundary, of two historic (pre-1850) townships. There is no confirmatory evidence that the hedgerows on the Assessment Site mark the boundaries of the

²¹ Great Britain, 1997, *The Hedgerow Regulations*, Statutory Instrument 1160, London: The Stationery Office

²² Great Britain, 1997, *The Hedgerow Regulations*, Statutory Instrument 1160, London: The Stationery Office

Manors of Winwick, Arbury and Houghton (which qualify as pre-1600 AD manors, but the hedgerows would be consistent with manorial boundaries which evolved into Township boundaries. The hedgerows do not incorporate an archaeological feature which is Scheduled Ancient Monument or a site recorded on the CHER. The hedgerows are not recorded in any document held at CRO or LRO as an integral part of a field system pre-dating the Inclosure Acts and are not part of or related to any building or feature associated with a field system pre-dating the Inclosure Acts.

10.19.6 On the basis that these two hedgerows have existed for longer than 29 years and mark part of the boundaries, of at least three historic townships, then they qualify as important.

10.20 Scheduled Ancient Monuments, Conservation Areas, Registered Battlefields, Registered Historic Parks and Gardens, UNESCO World Heritage Sites

10.20.1 There are a number of other designated heritage assets outside the Assessment Area and for the benefit of the Environmental Statement the nearest Scheduled Ancient Monument, Conservation Area, Registered Battlefield, Registered Park/Garden and UNESCO World Heritage Site have also been identified and mapped and details can be found in the illustration at Appendix 53 and Appendix 66.

10.21 Importance of the Assets

10.21.1 Each asset has been reviewed, its importance established and the importance rating is provided in and Appendix 66.

10.21.2 The nature and character of archaeological assets at the Site has been previously investigated, and some archaeological remains are known to exist but the fact of and degree of any archaeological remains in those portions of the Assessment Site not evaluated in 2001 remains unknown.

10.21.3 There is a likelihood for disturbance to archaeological remains at the Assessment Site from ploughing. On balance it is probably safe to assume the survival of archaeological assets within the Assessment Site will be variable. The physical condition and state of preservation of any as yet unknown archaeological assets at the Site is unknown.

10.21.4 The known and potential archaeological assets within and in the vicinity of the Site relate to local and possibly regional traditions associated with Cheshire's development and with respect to the prehistoric period relate to national traditions of agricultural production, consumption and settlement. The known and potential archaeological assets within and in the vicinity of the Site are also representative of local and regional information associated with knowledge about communities, economy and culture in the broader prehistoric period.

10.21.5 The archaeological and cultural heritage assets in and around the Site have demonstrable historical association with known events relating to the political, economic, industrial, social, and cultural history on a local and regional scale.

10.21.6 On the basis of the desk-based research, walk-over survey, and trial trench evaluation it is concluded that the Site has an archaeological potential, but as a consequence of ploughing, the potential of the Site is lessened for archaeological remains pre-dating the 20th century. Any remains, should they be present, would be of local and possibly regional significance.

10.22 Potential Impacts

10.22.1 Potential impacts to cultural heritage and archaeological assets may arise from the construction and operation of the proposed development and this assessment has been undertaken in order to examine the direct and indirect impacts to known and potential cultural heritage archaeological assets.

10.22.2 Impacts fall into both direct and indirect temporary and permanent categories:

10.22.3 Temporary (Indirect)

- Site clearance, demolition and accommodation works
- Movement and presence of associated construction vehicles and plant
- Compounds, site offices and welfare facilities
- Earthworks and construction of drainage infrastructure
- Earthworks and formation of practical development platforms/foundations
- Highways improvements and access from the site
- Emerging built form of residential units and primary school buildings
- Emerging landscaping measures

10.22.4 Permanent (Indirect)

- Completed highways realignment and access points;
 - Completed built form including the residential units, retail and services buildings, the local centre employment facilities and the school
- Completed infrastructure and lighting
- Completed landscaping measures

10.22.5 Temporary (Direct)

None

10.22.6 Permanent (Direct)

- Site clearance, demolition and accommodation works
- Ground works for compounds, site offices and welfare facilities
- Earthworks and construction of drainage infrastructure
- Earthworks and formation of practical development platforms/foundations
- Highways improvements and access to/from the Site

10.23 Project Design

10.23.1 Mitigating responses are not proposed for any of the archaeological assets within the Assessment Area upon which no direct impact is predicted. For the archaeological assets on the Assessment Site upon which a direct impact is predicted a suite of mitigation actions are recommended.

10.23.2 For those archaeological and cultural heritage assets for which an indirect impact to setting has been predicted no formal mitigation is recommended as the magnitude of the impacts to settings and significance of the effect is marginally adverse and there is inherent mitigation in the quality of the design and layout of the proposed development. A description of the proposed development is provided in the Parameters Plan (Appendix 8) and also in Chapter 2. This sets out the more general information such as the quantum of uses, mix, and distribution and also the areas of open space and landscaping.

10.23.3 The proposals will incorporate the following mitigation in respect of heritage issues

- Re-instating the former alignment of important hedgerows where appropriate.
- Setting back of the development envelope in the parts of the site which would provide separation from the immediate settings of designated cultural heritage assets to ensure that potential impacts are minimised.

10.23.4 The landscape strategy set out in Section 8 and as shown on the Indicative Landscape Components Plan, forms an integral part of the proposed development. Therefore, for the purposes of the assessment, an integrated approach to developing mitigation for impacts to settings of cultural heritage assets form a considered and deliberate aim of the proposed development.

10.23.5 The direct impacts identified for cultural heritage and archaeological assets represent impacts to the cultural heritage and archaeological resource with respect to the spirit and intent of

*NPPF*²³. Therefore, it is proposed that, a detailed programme will be prepared for mitigation works for the known and potential cultural heritage and archaeological assets that would be directly impacted upon as part of the process of discharge of conditions accompanying any planning permission. This programme would form a component part of the project's Construction Environmental Management Plan and its implementation could be secured by means of appropriately worded conditions applied to any planning permission for the proposed development. The proposed mitigation for the cultural heritage and archaeological assets on which impacts have been identified has been configured with reference to archaeological best practice and the relevant standards and guidance published by the Chartered Institute for Archaeologists. The impacts for which mitigation is proposed are direct impacts and it should be noted that there is no ability to mitigate (*sensu strictu*) for the direct loss of or disturbance to cultural heritage and archaeological assets, as such assets would not be able to return to their original state once disturbed. However, archaeological investigation reporting, publication and archiving may compensate for the loss of cultural heritage and archaeological assets where the proposed development affects them.

10.23.6 Where unavoidable direct impact to a cultural heritage or archaeological asset is considered acceptable by the local planning authority, policy allows that authority to direct the developer to record and advance understanding of the significance of the asset before it is lost, using planning conditions or other obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance and this has been taken into account in the recommendations below.

10.23.7 The recommended mitigation for the proposed development takes the form of an archaeological excavation and/or watching brief on areas where historic data, the walk-over survey and the trial trench evaluation have indicated the presence or likely presence of archaeological remains coincident with ground works required for the proposed development. Any archaeological attendances would be followed by analysis of the findings, publication and dissemination of the results and deposition of the archive in line with archaeological practice. The archaeological attendances would be configured with reference to the standards and guidance published by the Chartered Institute for Archaeologists²⁴ with a contingency to respond to findings.

10.23.8 The recommended mitigation responses for cultural heritage and archaeological assets would not diminish the direct, physical impact upon the assets. However, they do ameliorate the impact by the creation of information and knowledge of public benefit and the implementation of investigations and recording operations are considered to be appropriate mitigation which would assuage the effect on cultural heritage and archaeological assets. The recommended

²³ Department for Communities and Local Government, 2012, *National Planning Policy Framework*.

²⁴ Chartered Institute for Archaeologists, 2014, *Standard and Guidance for Archaeological Excavation and Standard and Guidance for Archaeological Watching Brief*

mitigation responses are in line with guidance provided in NPPF²⁵ in that the facility exists for Local Planning Authorities to require developers to *record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.* NPPF, para. 141

10.24 Assessment of Effects

10.25 Direct Impacts

Impacts to cultural heritage archaeological assets would arise from the proposed development so it is important to briefly describe the key aspects of the proposals. This proposed development is for housing with open space and associated infrastructure and access. In basic terms the development consists of activities such as ground preparation, modification and improvement, and the construction of new buildings, services and vehicle/pedestrian access and circulations routes and landscaping.

10.26 Previous Impacts

Previous activities at the Assessment Site need to be considered with respect to potential pre-existing impacts to archaeological assets before a discussion on the potential impacts to the archaeological assets represented by the proposed development. The most significant impact to the archaeological resource has been long-duration arable cultivation across much of the site. Plough action is acknowledged as a vector of detrimental impacts to sub-surface archaeological remains. There are acknowledged methodological approaches to test for plough interaction with sub-surface layers that would contain archaeological remains. However, determining how active the interaction is or the rate at which it is taking place are more difficult estimations. No previous attempts to test for plough interaction at the Assessment Site has been undertaken and so the fact of and degree of plough interaction is unknown.

10.27 Predicted Impacts to Cultural Heritage and Archaeological Assets (Pre-Construction)

Geotechnical investigations in the form of window sampling and boreholes have the potential to disturb archaeological remains – but the results of such investigations also provide valuable information on the sub-surface properties of use with respect to archaeology. The type, number and location of any intrusive geotechnical investigations have not yet been determined, however, the following cultural heritage and archaeological assets maybe impacted upon.

Gaz. No. 32: Trackway

Gaz. No. 33: Cottage and Garden

²⁵ Department for Communities and Local Government, 2012, *National Planning Policy Framework*.

Gaz. No. 34: Marl Pits/Ponds/Turbary Pits

Gaz. No. 89: Hedgerow

Gaz. No. 90: Hedgerow

10.28 Predicted Impacts to Cultural Heritage and Archaeological Assets (Construction)

The construction stage will include activities associated with a typical construction programme sequence. The following cultural heritage and archaeological assets would be impacted upon.

Gaz. No. 32: Trackway

Gaz. No. 33: Cottage and Garden

Gaz. No. 34: Marl Pits/Ponds/Turbary Pits

Gaz. No. 89: Hedgerow

Gaz. No. 90: Hedgerow

10.29 Predicted Impacts to Archaeological Assets (Operation)

There is scope for some direct impacts to archaeological assets during the use of the development as archaeological remains may be disturbed during building operations for extensions or further new buildings, roads and services. However, these impacts would be dealt with by means of the operation of the planning process at the time the permissibility of those operations is determined.

10.30 The Scale and Type of Impact

The proposed development requires activities such as ground preparation and improvement, landform modification, contamination remediation, landscaping and the construction of new buildings, services and vehicle/pedestrian access and circulations routes. All of these activities would have an impact on archaeological remains (should they be present). The impact would be permanent, irreversible and direct.

10.31 Indirect Impacts

10.31.1 The effect of development on the significance of the setting of heritage assets is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The methodological approach to assessing setting and potential impacts to the significance of cultural heritage and archaeological assets and the outcome of the setting assessment is provided in Appendix 69.

10.31.2 The assessment of impact to setting has been advanced in collaboration with assessment of the landscape and visual impact, which is reported upon in Chapter 8.

10.32 Residual Effects

10.32.1 The residual effects are the effects that remain on the cultural heritage and archaeological assets, once mitigation has been completed. The effects upon cultural heritage and archaeological assets for which a significant effect has been identified, will be reduced through the completion of the mitigation measures and the residual effect will be less significant, or will have been suitably compensated for, than would be the case in the absence of mitigation.

10.32.2 The recommended mitigation responses for direct impacts to cultural heritage and archaeological assets would not diminish the direct, physical impact upon the assets. However, they do ameliorate the impact by the creation of information and knowledge of public benefit and the implementation of cultural heritage and archaeological investigations and recording operations is considered to be appropriate mitigation which would assuage the effect on the cultural heritage and archaeological assets.

10.32.3 The mitigation measures and the advancement of understanding compensates for the loss of any cultural heritage and archaeological assets. With respect to the Assessment Site the investigation and recording of any cultural heritage and archaeological assets would lead to an overall residual adverse effect that is Slight Negative /Neutral for all directly impacted assets.

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- LISTED BUILDINGS:**
- 44 DOH187 CHURCH OF ST COWALD (Grade I)
 - 45 DOH187 MYDDLETON HALL (Grade II*)
 - 46 DOH183 BARNLEY NUMBER 103 (TO NORTH) (Grade II)
 - 47 DOH178 CHETHAM HOUSE ENTRANCE GATES AND GATE PIERS (Grade II)
 - 48 DOH178 THE CLOSE (Grade II)
 - 49 DOH180 FARM BUILDING TO NORTH OF NOS 57A AND 58 (De-Listed)
 - 50 DOH184 IVY HOUSE (Grade II)
 - 51 DOH185 CHURCH HOUSE FARMHOUSE (Grade II)
 - 52 DOH182 PREMISES OF GORGAN SHEDS (Grade II)
 - 53 DOH187 ARBURY FARMHOUSE (Grade II)
 - 54 DOH187 MYDDLETON HALL FARMHOUSE (Grade II)
 - 55 DOH190 No name for the Entry (Grade II)
 - 56 DOH189 FEARHEAD HOUSE (Grade II)
 - 57 DOH178 ROMAN CATHOLIC CHURCH AT WINWICK PSYCHIATRIC HOSPITAL (Grade II)
 - 58 DOH183 & Wapost outside No 57, Winwick Road, Winwick (Grade II)
 - 59 DOH186 & Old Mounding book outside St Oswalds Church, Newton Road, Winwick (Grade II)
 - 60 DOH187 No name for the Entry (De-Listed)

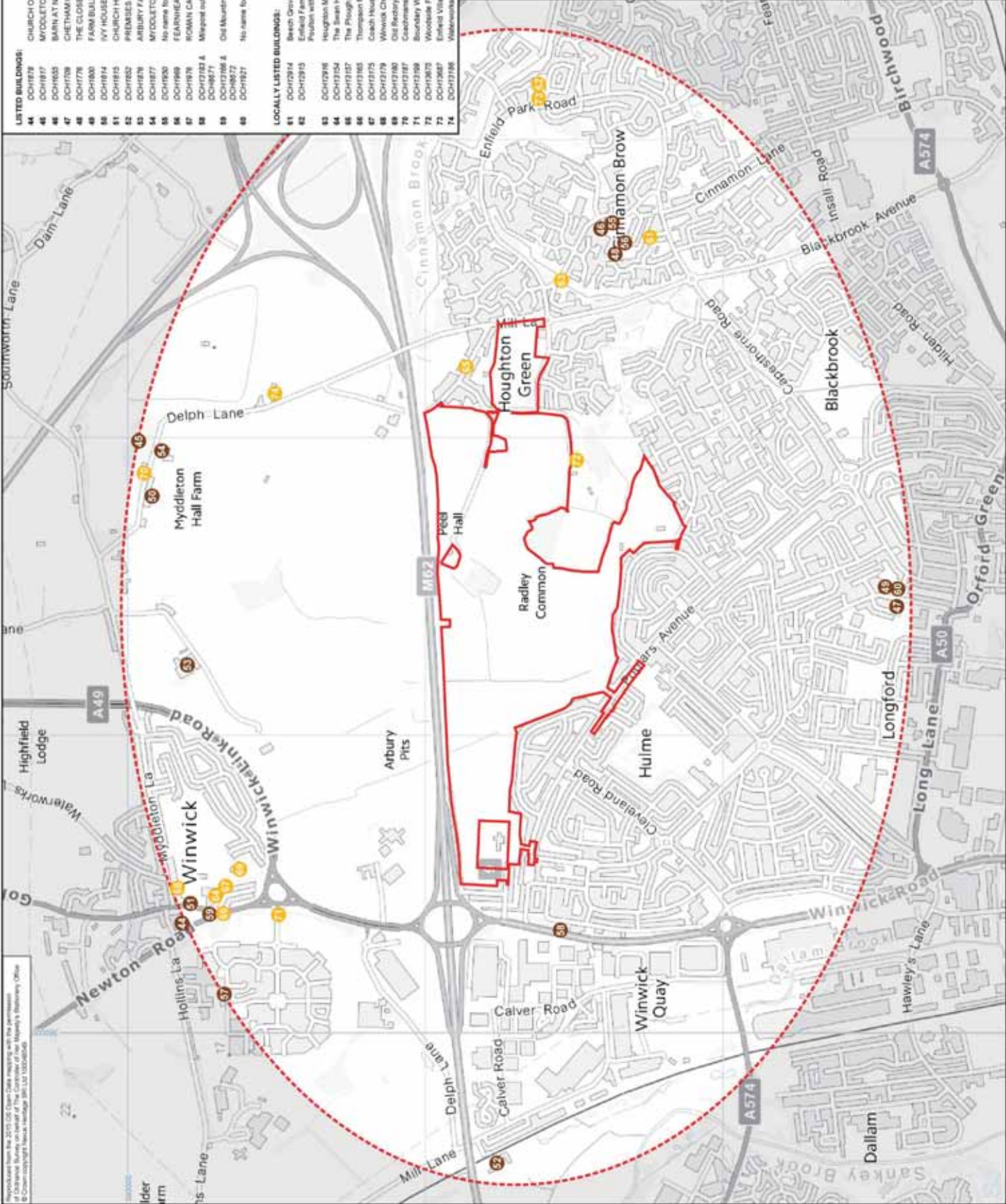
- LOCALLY LISTED BUILDINGS:**
- 61 DOH1914 Birch Grove House and Grove House, Newton Grove, Poulton with Feamstead
 - 62 DOH1915 Enfield Farmhouse, Enfield Cottage and Adjoining Barn, St Andrew's Close, Poulton with Feamstead
 - 63 DOH1916 Houghton Mill Bridge, Cinnamon Lane North, Cinnamon Brook
 - 64 DOH1916 The Swan Hotel, Goshorne Road, Winwick
 - 65 DOH1917 The Prough Public House, Mill Lane, Winwick
 - 66 DOH1918 The Station Master's Flat, Houghton Road, Winwick
 - 67 DOH1919 Coach House to the rear of The Swan Hotel, Goshorne Road, Winwick
 - 68 DOH1920 Winwick Church of England Primary School (part), Myddleton Lane, Winwick
 - 69 DOH1921 Old Rectory, Rectory Lane, Winwick
 - 70 DOH1922 Castrum's Cottage, Delph Lane, Winwick
 - 71 DOH1923 Boundary Walls and Gate Posts to Winwick Park, Winwick Road, Winwick
 - 72 DOH1923 Woodside Farm, Railway Lane, Winwick
 - 73 DOH1923 Enfield Villa, Tressleburn Close, Poulton with Feamstead
 - 74 DOH1926 Waterhouse Cottages, 1 and 2, Delph Lane, Winwick

Site
 Assessment Area
 Listed Building
 Locally Listed Building



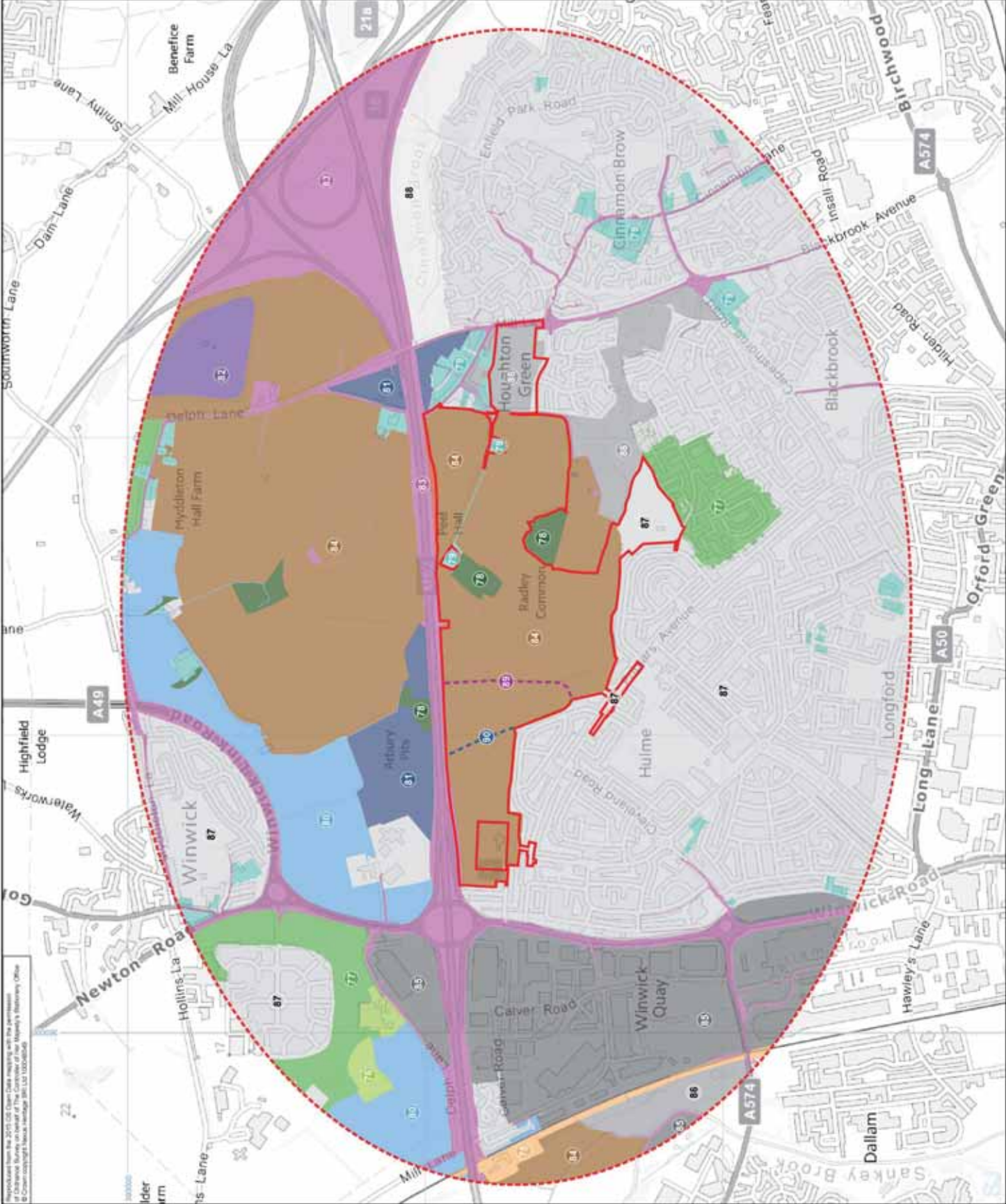
NEXUS HERITAGE

Land at Peel Hall, Warrington,
 Cheshire
 DRAWING TITLE
 Location of Listed Buildings and
 Locally Listed Buildings
 DATE 04/07/16 DRAWN BY: ECMG APPROPRIATE NO: 51



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- Post Medieval Communications
- Post Medieval Industry
- Post Medieval (Ornamental) Parks
- Post Medieval Plantation
- Post Medieval Settlement
- Late Post Medieval Agricultural Improvement
- 20th Century Agricultural Improvement
- 20th Century Artificial Water Bodies
- 20th Century Communications
- 20th Century First Systems
- 20th Century Industry
- 20th Century Recreation
- 20th Century Settlement
- Golf Course

Boundary between the historic townships of
 Abury and Houghton (Important Hedges)

Boundary between the historic townships of
 Abury and Winwick (Important Hedges)

Site

Assessment Area



NEXUS HERITAGE

TITLE: Land at Peel Hall, Warrington, Cheshire

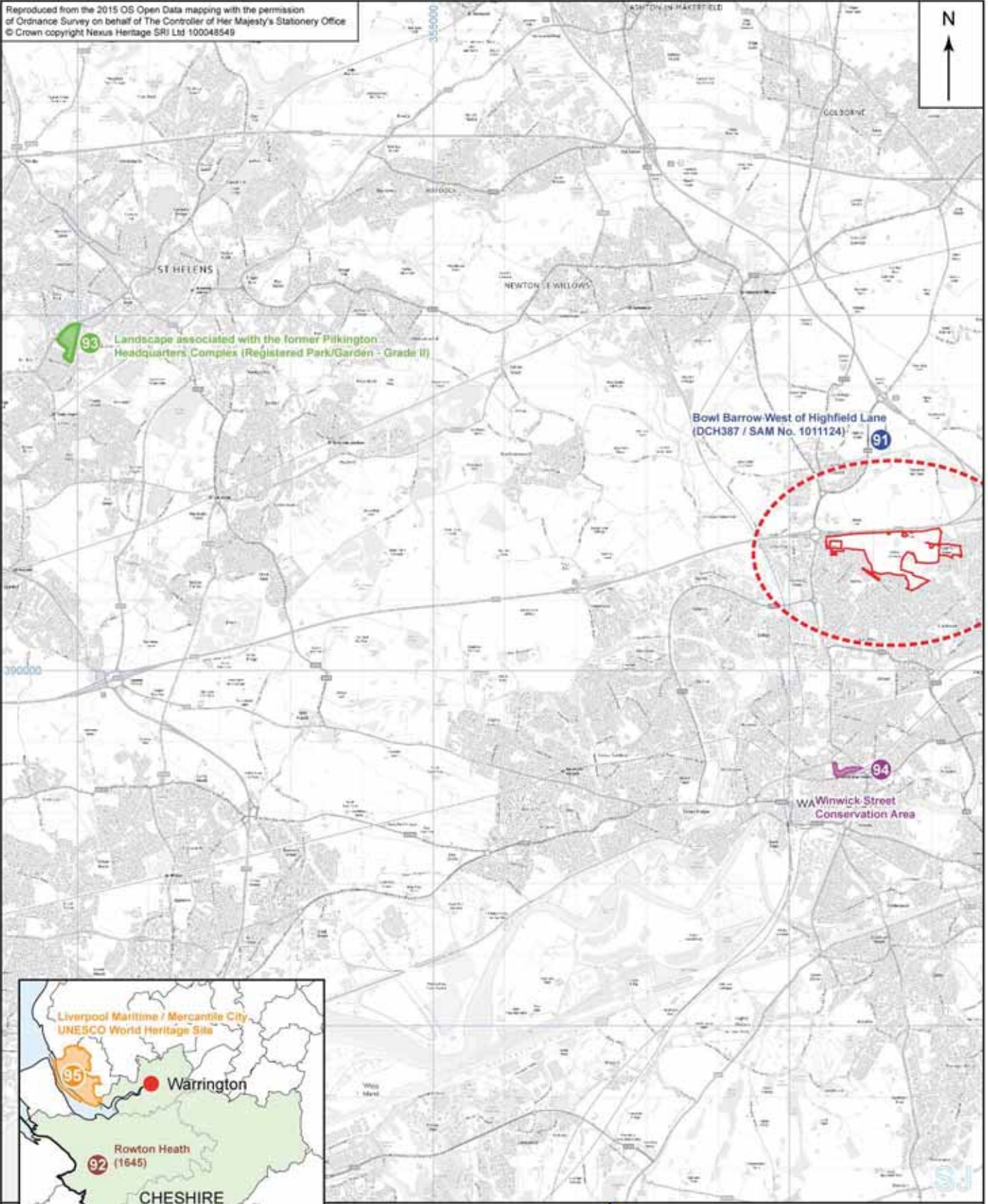
DRAWING TITLE: Location of Historic Landscape Character (HLC) Parcels

DATE: 04/07/16

DRAWN BY: ECMG

APPENDIX NO: 52





- Site Area
- Scheduled Ancient Monument
- Registered Battlefield
- Registered Parks and Gardens
- Conservation Area
- UNESCO World Heritage Site




NEXUS HERITAGE

PROJECT TITLE:
Land at Peel Hall, Warrington, Cheshire
 DRAWING TITLE:
Location of Scheduled Ancient Monuments, Conservation Areas, Registered Battlefields, Registered Parks and Gardens and UNESCO

DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 53
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 Approximate Site Area





PROJECT TITLE:
**Land at Peel Hall, Warrington,
 Cheshire**

DRAWING TITLE:
Bowen's Map, 1753

DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 54
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 Approximate Site Area

 **NEXUS** HERITAGE

PROJECT TITLE:
**Land at Peel Hall, Warrington,
 Cheshire**


DRAWING TITLE:
Burdett's Map, 1777

DATE:
 04/07/16

DRAWN BY:
 ECMG

APPENDIX No:
55

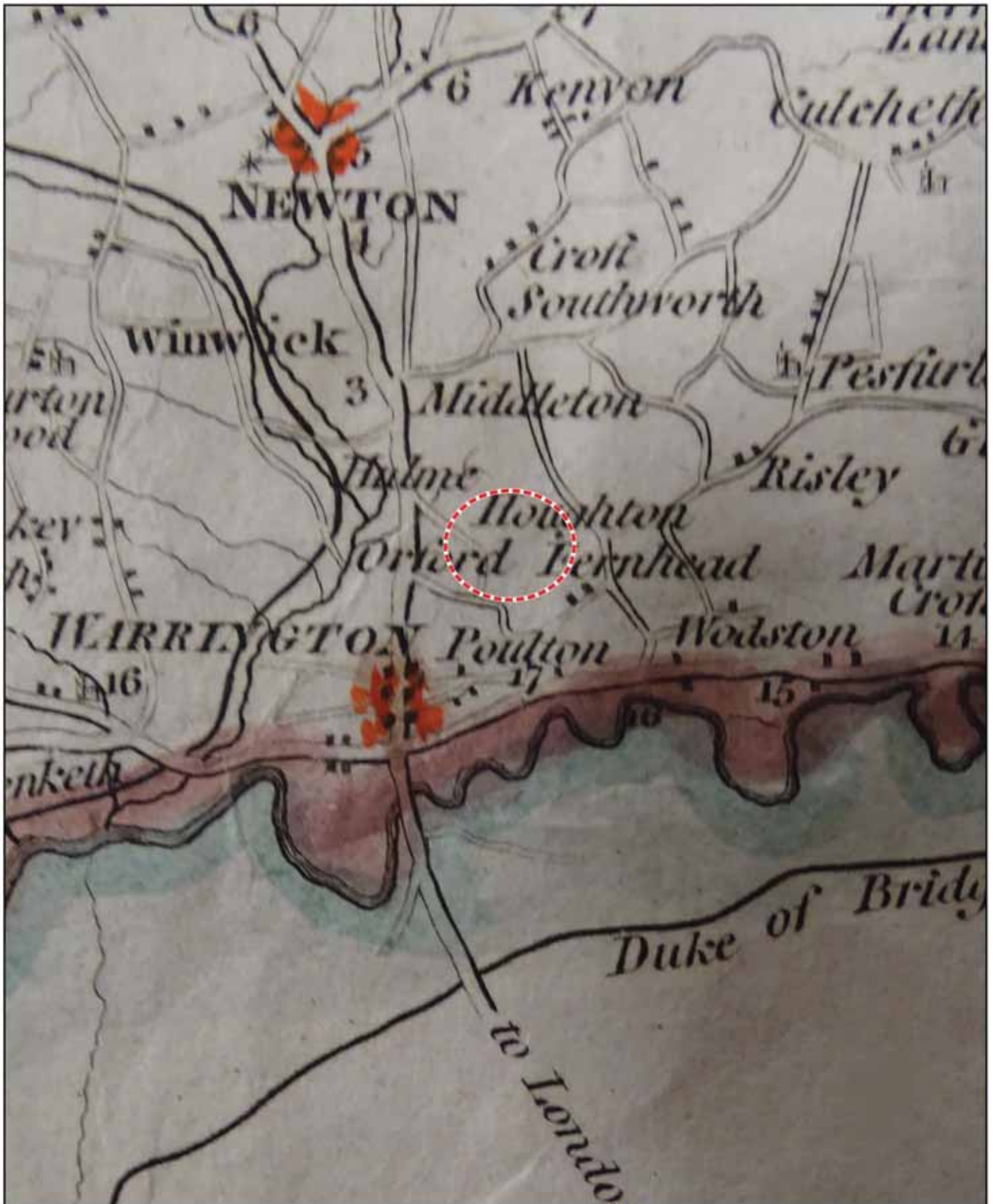



 Approximate Site Area



PROJECT TITLE:
**Land at Peel Hall, Warrington,
 Cheshire**
 DRAWING TITLE:
Yates' Map of Lancashire, 1786

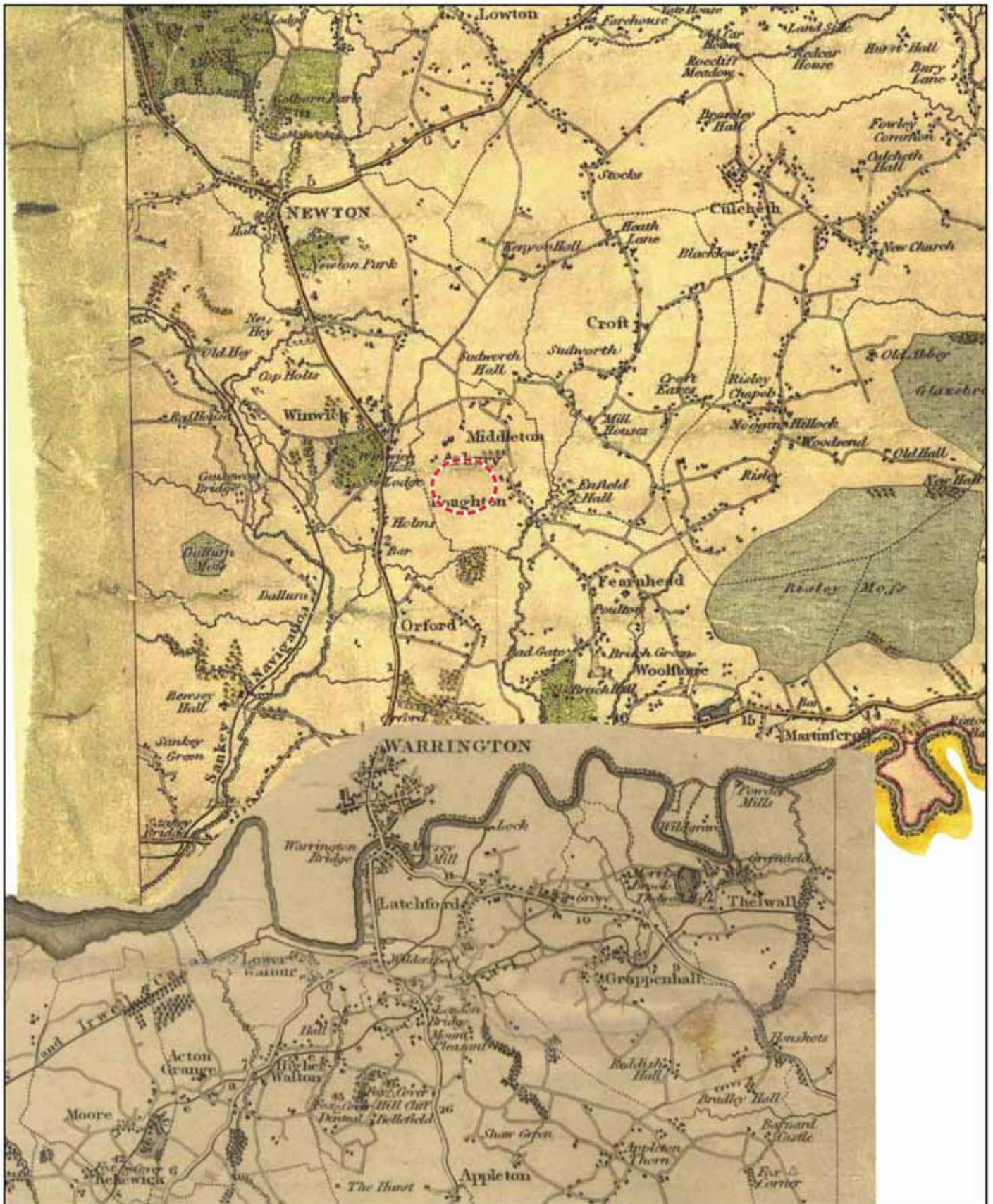
DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 56
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 Approximate Site Area



PROJECT TITLE: Land at Peel Hall, Warrington, Cheshire		
DRAWING TITLE: Cary's Map, 1789		
DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 57



Approximate Site Area



NEXUS HERITAGE

PROJECT TITLE:

**Land at Peel Hall, Warrington,
Cheshire**

DRAWING TITLE:

Greenwood's Map, 1818

DATE:

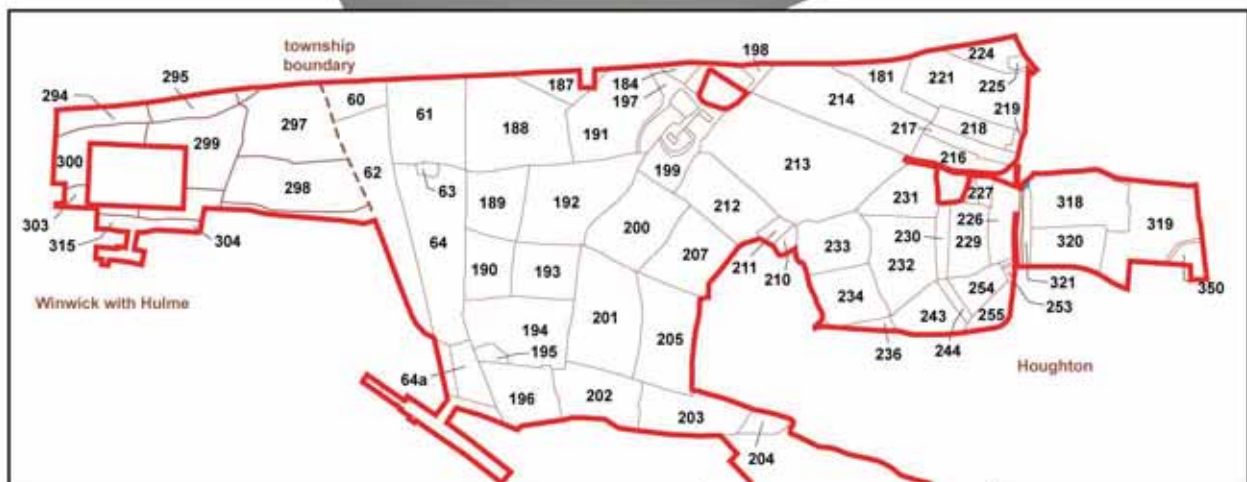
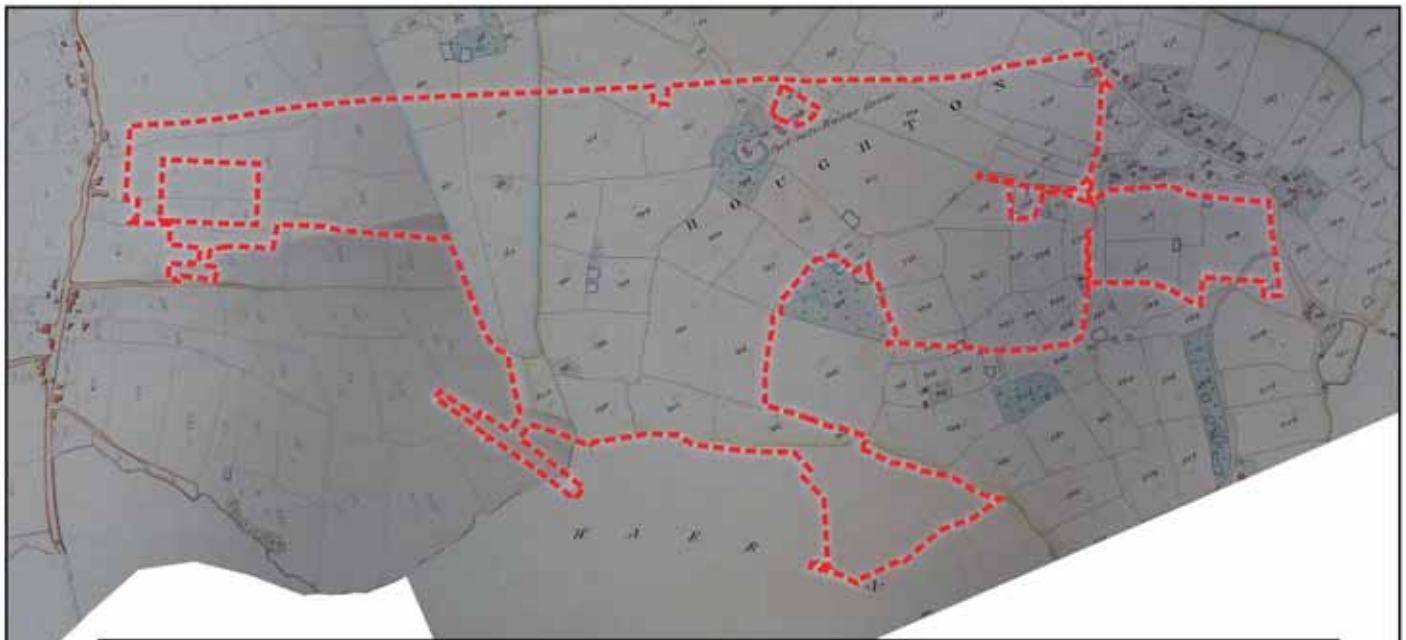
04/07/16

DRAWN BY:

ECMG

APPENDIX No:

58



Field No.	Owner	Occupier	Field Name	State of Cultivation
60	John Greenall and Rev. Richard Greenall	Thomas Atherton	Nearer Horse Pasture	Arable
61	John Greenall and Rev. Richard Greenall	Thomas Atherton	Nearer Arbury	Arable
62	John Greenall and Rev. Richard Greenall	Thomas Atherton	Further Horse Pasture	Pasture
63	John Greenall and Rev. Richard Greenall	Thomas Atherton	Plantation	Wood
64	John Greenall and Rev. Richard Greenall	Thomas Atherton	Further Arbury	Pasture
64a	John Greenall and Rev. Richard Greenall	Thomas Smith	Pingot	Meadow
181	John Greenall and Rev. Richard Greenall	Thomas Atherton	Town Field	Arable
184	John Greenall and Rev. Richard Greenall	Thomas Atherton	Plantation	Wood
187	John Greenall and Rev. Richard Greenall	Thomas Atherton	Four Acres	Meadow
188	John Greenall and Rev. Richard Greenall	Thomas Atherton	Saddle Field	Arable
189	John Greenall and Rev. Richard Greenall	Thomas Atherton	Nearer Wheat Field	Pasture
190	John Greenall and Rev. Richard Greenall	Thomas Atherton	Further Wheat Field	Pasture
191	John Greenall and Rev. Richard Greenall	Thomas Atherton	Kitchen Meadow	Arable
192	John Greenall and Rev. Richard Greenall	Thomas Atherton	Great Warrington Field	Arable
193	John Greenall and Rev. Richard Greenall	Thomas Atherton	Warrington Field	Arable
194	John Greenall and Rev. Richard Greenall	Thomas Atherton	Reedy Field	Arable
195	John Greenall and Rev. Richard Greenall	Thomas Atherton	Plantation and Pits	Wood
196	John Greenall and Rev. Richard Greenall	Thomas Atherton	Brook Field	Arable
197	John Greenall and Rev. Richard Greenall	Thomas Atherton	Lane	-
198	John Greenall and Rev. Richard Greenall	Thomas Atherton	Lane	-
198a	John Greenall and Rev. Richard Greenall	Thomas Atherton	Barn Croft	Arable
198b	John Greenall and Rev. Richard Greenall	Thomas Atherton	Saw Pit Meadow	Arable
199	John Greenall and Rev. Richard Greenall	Thomas Atherton	Plantation	Wood
200	John Greenall and Rev. Richard Greenall	Thomas Atherton	Nearer Hay Yard	Pasture
201	John Greenall and Rev. Richard Greenall	Thomas Atherton	Cave Pit Field	Arable
202	John Greenall and Rev. Richard Greenall	Thomas Atherton	Cabin Field	Arable
203	John Greenall and Rev. Richard Greenall	Thomas Atherton	Large Stockley	Pasture
204	John Greenall and Rev. Richard Greenall	Thomas Atherton	Little Stockley	Pasture
205	John Greenall and Rev. Richard Greenall	Thomas Atherton	Peters Common	Arable
207	John Greenall and Rev. Richard Greenall	Thomas Atherton	Further Hay Yard	Pasture
210	John Greenall and Rev. Richard Greenall	Thomas Atherton	Croft and Platt's Field	Basket Willows
211	John Greenall and Rev. Richard Greenall	Thomas Atherton	Part of Platt's Field	Basket Willows
212	John Greenall and Rev. Richard Greenall	Thomas Atherton	Hyde Park	Pasture
213	John Greenall and Rev. Richard Greenall	Thomas Atherton	Platt's Field	Arable
214	John Greenall and Rev. Richard Greenall	Thomas Atherton	Halfhead	Meadow
216	John Greenall and Rev. Richard Greenall	Thomas Atherton	Black Croft	Meadow
217	John Greenall and Rev. Richard Greenall	Thomas Atherton	Lowes Croft	Arable
218	John Greenall and Rev. Richard Greenall	Thomas Atherton	Barn Croft	Arable
219	John Greenall and Rev. Richard Greenall	James Grace	Cottage, Garden and Barn Croft	Arable
221	John Greenall and Rev. Richard Greenall	George Wood	Birch Tree Farm	Meadow
224	John Greenall and Rev. Richard Greenall	George Wood	Well Meadow	Meadow
225	John Greenall and Rev. Richard Greenall	Thomas Pomphrey	Cottage and Garden	Arable
226	John Greenall and Rev. Richard Greenall	Thomas Smith	Simses Croft	Meadow
227	John Greenall and Rev. Richard Greenall	John Taylor	Cottage, Garden and Croft	Arable
229	John Greenall and Rev. Richard Greenall	Thomas Smith	Coopers Land	Arable
230	John Greenall and Rev. Richard Greenall	Thomas Smith	Coopers Land	Arable
231	John Greenall and Rev. Richard Greenall	Thomas Smith	Higher Bank Croft	Meadow
232	John Greenall and Rev. Richard Greenall	Thomas Smith	Lower Bank Croft	Arable
233	John Greenall and Rev. Richard Greenall	Thomas Smith	Further Field	Meadow
234	John Greenall and Rev. Richard Greenall	Thomas Smith	Nearer Field	Arable
236	John Greenall and Rev. Richard Greenall	Thomas Smith	Long Croft	Arable
243	John Greenall and Rev. Richard Greenall	Thomas Smith	Therwell's Croft	Pasture
244	John Greenall and Rev. Richard Greenall	Thomas Smith	Plantation	Wood
253	James Barrett	Ann Hatton	Cottage and Garden	Arable
254	James Barrett	Ann Hatton	Intake	Arable
255	James Barrett	Ann Hatton	Croft	Meadow
318	James Barrett	Elizabeth Taylor	Smith's Croft	Arable
319	James Barrett	Elizabeth Taylor	Great Meadow	Meadow
320	James Barrett	Elizabeth Taylor	Great Meadow	Arable
321	James Barrett	Elizabeth Taylor	Part of Radley Common	Pasture
350				

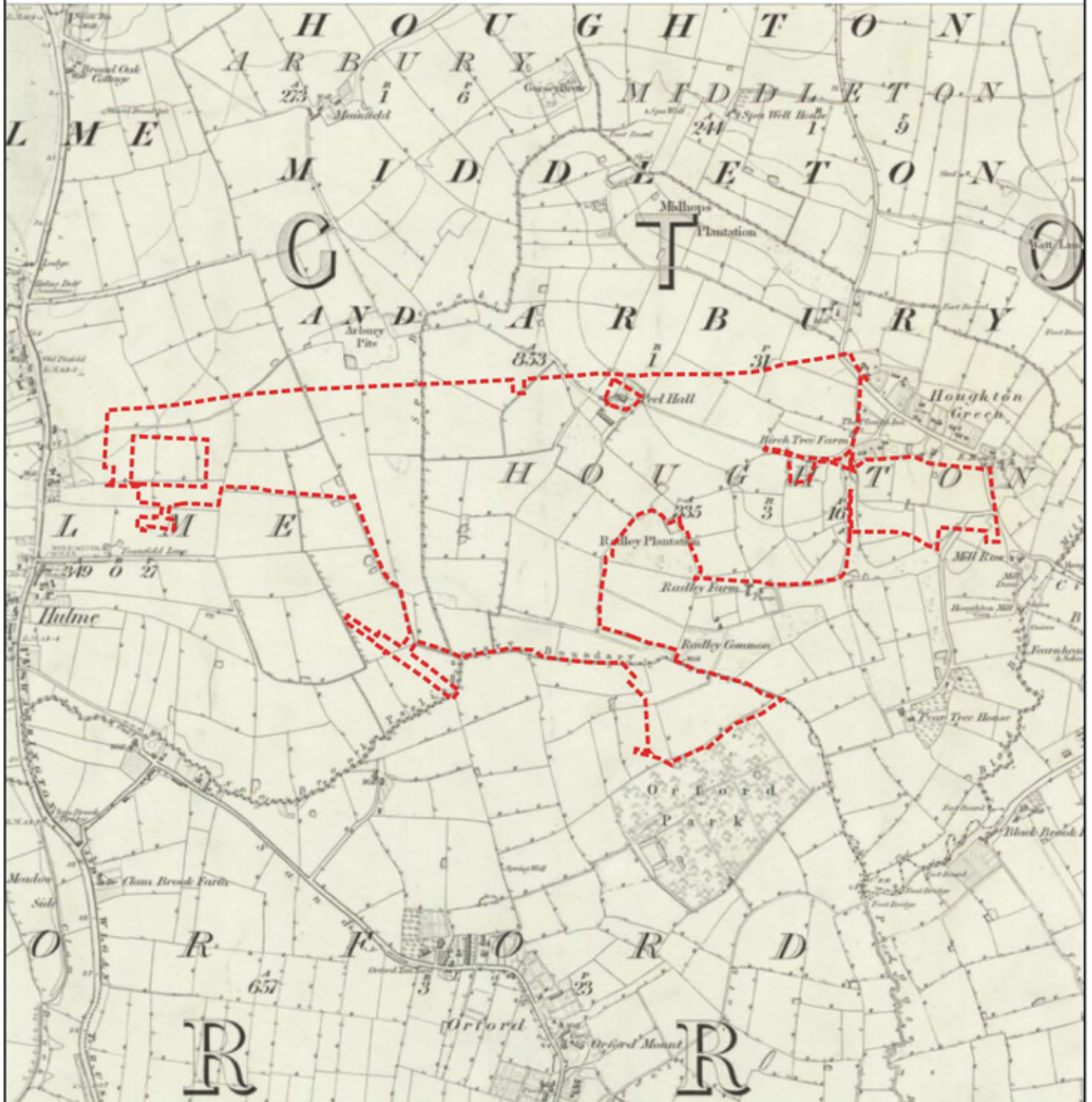
Field No.	Owner	Occupier	Field Name	State of Cultivation
294	-	-	-	-
295	-	-	-	-
297	Reg	George Aspinall	Further Field	Arable
298	Reg	George Aspinall	Reg	Arable
299	Reg	George Aspinall	Pasture Field	Meadow
300	Reg	George Aspinall	Little Meadow	Meadow
303	Reg	George Aspinall	Long Houghtons Wood	Arable
304	Reg	George Aspinall	Big Houghtons Wood	Arable
306	Reg	William Warburton	Lane	-
315	-	-	-	-


Approximate Site Area

PROJECT TITLE:
Land at Peel Hall, Warrington, Cheshire

DRAWING TITLE:
Map of the Townships of Middleton, Houghton and Arbury; 1840

DATE:	DRAWN BY:	APPENDIX No:
04/07/16	ECMG	59



 Approximate Site Area




PROJECT TITLE:
**Land at Peel Hall, Warrington,
 Cheshire**

DRAWING TITLE:
**Ordnance Survey 1:10,560
 (6 inches to 1 mile) 1849**

DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 60
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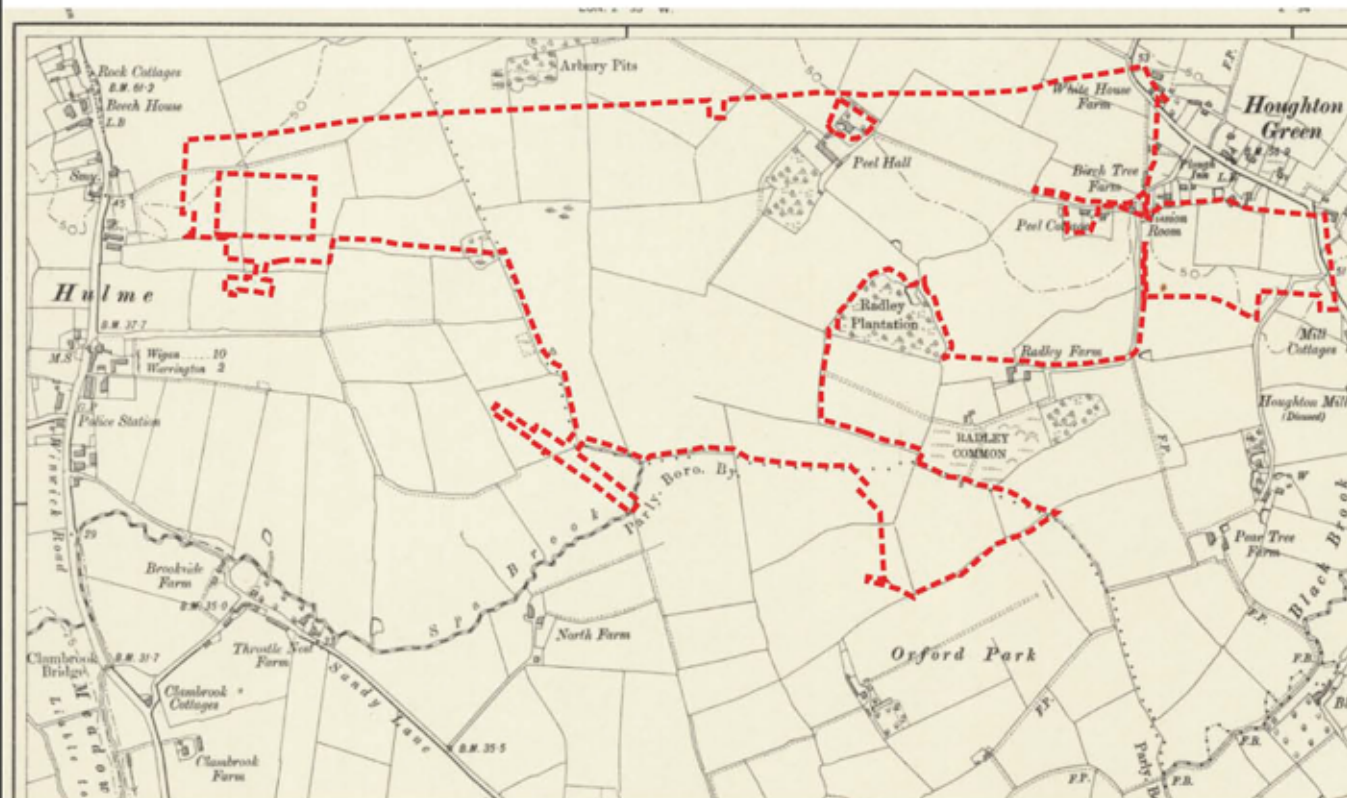
 Approximate Site Area



PROJECT TITLE:
**Land at Peel Hall, Warrington,
 Cheshire**

DRAWING TITLE:
**Ordnance Survey 1:10,560
 (6 inches to 1 mile) 1894**

DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 61
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 Approximate Site Area



PROJECT TITLE:
**Land at Peel Hall, Warrington,
 Cheshire**

DRAWING TITLE:
**Ordnance Survey 1:10,560
 (6 inches to 1 mile) 1908**

DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 62
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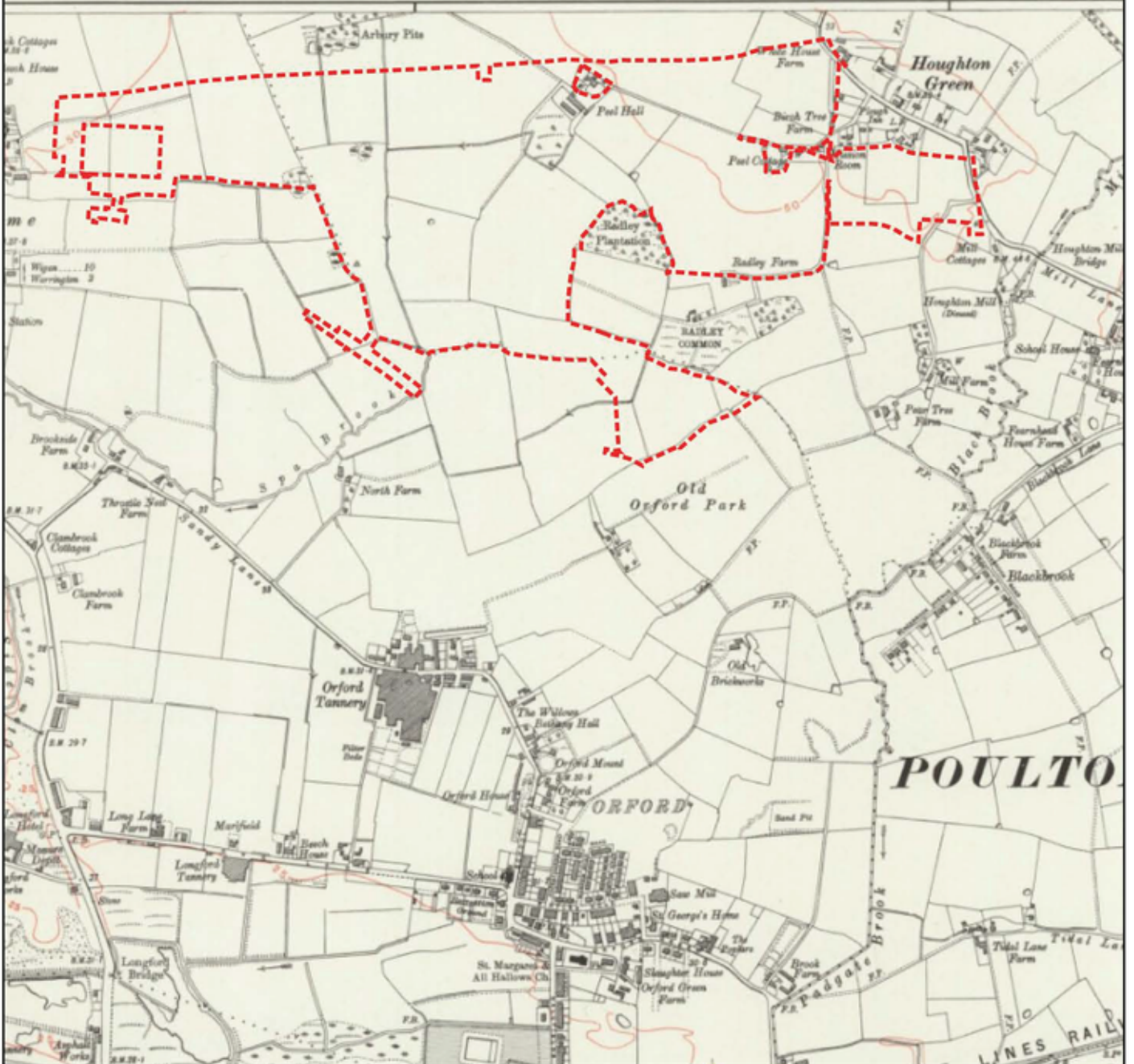
WARRINGTON R. D.

LONG. 2° 35' W.

LANCASHIRE HOUGHTON MIDDLETON AND ARBURY PH.

2° 34'

CIX N W



Approximate Site Area



NEXUS HERITAGE

PROJECT TITLE:

**Land at Peel Hall, Warrington,
Cheshire**

DRAWING TITLE:

**Ordnance Survey 1:10,560
(6 inches to 1 mile) 1926**

DATE:

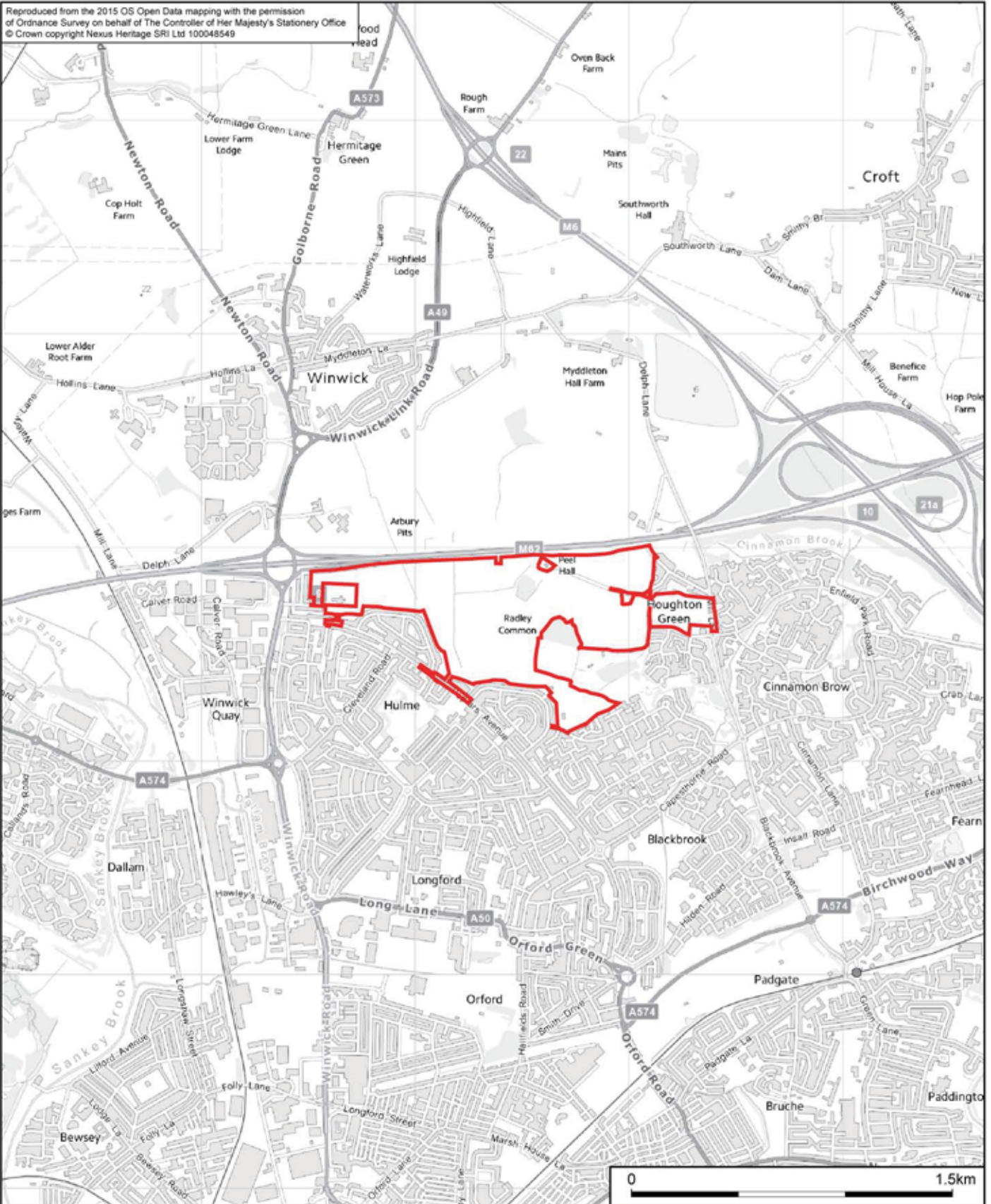
04/07/16


DRAWN BY:

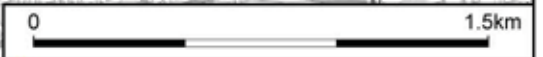
ECMG

APPENDIX No:

63

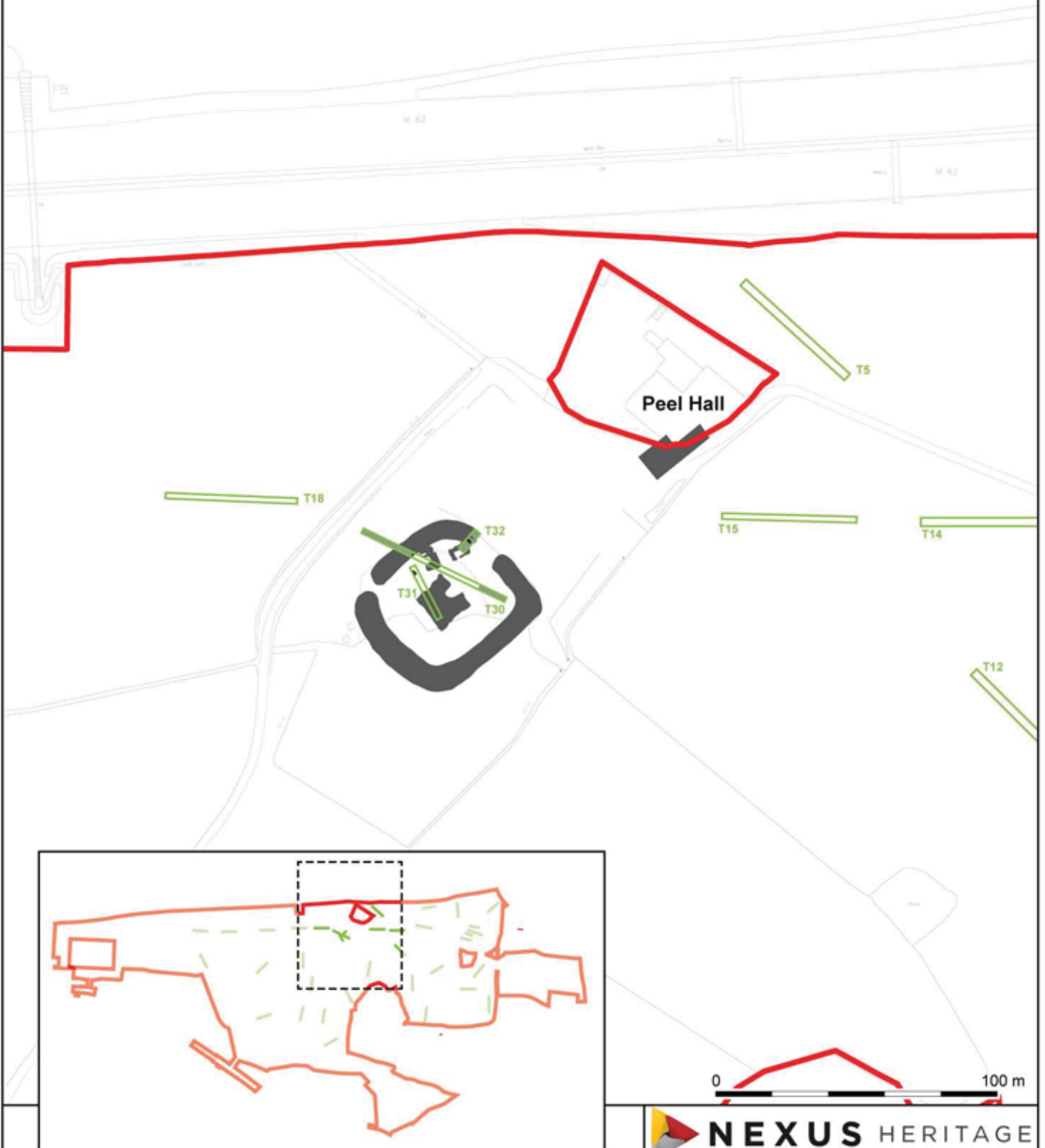







 Site Area



PROJECT TITLE:
**Land at Peel Hall, Warrington,
 Cheshire**
 DRAWING TITLE:
Ordnance Survey, 1:10,000, 2015

DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 64
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-  site area
-  evaluation trench
-  from Tithe Map
-  observed sections of moat
-  other archaeological features



PROJECT TITLE: Land at Peel Hall, Warrington, Cheshire		
DRAWING TITLE: Detailed plan of evaluation trenches around Peel Hall Farm 2001 by Lancaster University Archaeology Unit		
DATE: 04/07/16	DRAWN BY: ECMG	APPENDIX No: 65

Appendix 66: Gazetteer

Gaz. No	Name	Type	CHER Ref.	Importance	Magnitude of Direct Impact	Significance of Effect	Magnitude of Indirect Impact on Setting	Significance of Effect
Undesignated heritage and archaeological sites (monuments)								
1	Throstle Nest Farm, Longford	Findspot	MCH8505	Low	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral
2	Prehistoric arrowhead	Findspot	MCH8506	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral
3	Battle of Maserfeith	Battlefield?	MCH8508	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
4	Medieval pot	Findspot	MCH8510	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral
5	Myddleton Hall Farmhouse (same as Gaz. No. 51)	Farmhouse	MCH8530	Medium	No direct impact	Neutral	The proposed development is c. 375m to the south of the asset. However, as a consequence of the confining and isolating nature of the immediate setting the proposed development would not adversely influence the immediate or wider setting and there would be no impact to the asset.	Neutral
6	17th century barn at Cinnamon Lane	Barn	MCH8531	Low	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
7	Myddleton Hall (same as Gaz. No. 42 below)	Manor House	MCH8555	High	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral
8	Part of Saxon Cross	Findspot	MCH8620	Negligible	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
9	Church House Farmhouse	Farmhouse	MCH8622	Low	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral
10	Roman road - Wigan to Wilderspool	Communication Route	MCH8653	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
11	Peel Hall	Manor House and Moat	MCH8680	Low	No direct impact	Neutral	The proposed development would entirely surround the asset and change the current agricultural land to an urban form. The elements of significance that the asset draws from the landscape setting would be eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse.	Slight negative.
12	Middleton	Manor	MCH8682	Low	No direct impact	Neutral	The proposed development is c. 200m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the	Neutral.

13	Arbury Farmhouse	Manor House	MCH8716	Low	No direct impact	Neutral	<p>south of the M62 carriageway and given the detractors in the existing setting the proposed development would cause no impact to the asset.</p> <p>The proposed development is c. 375m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and given the detractors in the existing setting (such as the Arbury Centre) the proposed development would cause no impact to the asset.</p> <p>Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.</p> <p>Neutral</p>	Neutral
14	St. Helens Canal/Sanke Navigation - Winwick Quay	Communication Route	MCH8840	Medium	No direct impact	Neutral	<p>Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.</p> <p>Neutral</p>	Neutral
15	St. Helens Canal/Sanke Navigation - Swing Bridge	Bridge	MCH8841	Low	No direct impact	Neutral	<p>Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.</p> <p>Neutral</p>	Neutral
16	Cropmark at A49 Junction	Ring Ditch	MCH8900	Low	No direct impact	Neutral	<p>The proposed development is c. 215m to the south-east of the asset and although within the immediate and wider setting of the asset the setting is so compromised by the M62 carriageway that the proposed development would cause no impact to the asset.</p> <p>Neutral</p>	Neutral
17	Cropmark at Arbury	Enclosure	MCH8901	Low	No direct impact	Neutral	<p>The proposed development is c. 300m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and the proposed development would cause no impact to the asset.</p> <p>Neutral</p>	Neutral
18	Cropmark at Midhops Farm	Enclosure	MCH9611	Low	No direct impact	Neutral	<p>The proposed development is c. 75m to the south of the asset and although within the immediate and wider setting of the asset the setting is so compromised by the M62 carriageway that the proposed development would cause no impact to the asset.</p> <p>Neutral</p>	Neutral
19	Royal Observer Corps Monitoring Post in Warrington	Military Infrastructure	MCH9865	Low	No direct impact	Neutral	<p>Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.</p> <p>Neutral</p>	Neutral
20	Orford Tannery	Industrial Site	MCH10134	Low	No direct impact	Neutral	<p>Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.</p> <p>Neutral</p>	Neutral
21	St. Helens Canal/Sanke Navigation - Hulme Lock	Canal Lock	MCH10529	Low	No direct impact	Neutral	<p>Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.</p> <p>Neutral</p>	Neutral
22	St. Helens Canal/Sanke Navigation - Sankey Brook	Communication Route	MCH10530	Low	No direct impact	Neutral	<p>Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.</p> <p>Neutral</p>	Neutral

									impact on setting.	
23	Blacksmiths Workshop, Newton Road	Industrial Site	MCH10697	Low	No direct impact	Neutral	Due to the characteristics of the landform in the immediate vicinity of the asset, and the unproven nature of the asset it is concluded that there would be no impact on setting.	Neutral	neutral	
24	Brickfield, Capesthorpe Road	Industrial Site	MCH10698	Low	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral	Neutral	
25	Houghton Mill	Industrial Site	MCH10699	Low	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral	Neutral	
26	Mound SW of Myddleton Hall	Mound	MCH12500	Low	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral	Neutral	
27	An Early Medieval Finger Ring	Findspot	MCH12800	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
27	An Early Roman Military Brooch	Findspot	MCH13025	Negligible	No direct impact	Neutral	The artefact was removed from its original setting.	Neutral	Neutral	
28	St. Helens Canal/Sankey Navigation	Communication Route	MCH8842	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral	Neutral	
29	A post-medieval cast lead alloy figurine of Madonnaland-child	Findspot	MCH21362	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
29	An incomplete late-medieval buckle	Findspot	MCH21374	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
29	Cast copper alloy derivative trumpet or Wirral brooch dating to the 2nd century AD	Findspot	MCH21375	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
30	Silver halfpenny of Henry VI, (1422-1461)	Findspot	MCH22658	Negligible	No direct impact	Neutral	The artefact was removed from its original setting.	Neutral	Neutral	
30	Silver halfpenny of Henry VI, (1422-1461)	Findspot	MCH22659	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
30	A cast copper alloy spearhead of Early Bronze Age date	Findspot	MCH22667	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
30	A silver groat of Edward III, (1327-1377)	Findspot	MCH22668	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
30	A post-medieval copper alloy rose and orb jetton	Findspot	MCH22685	Negligible	No direct impact	Neutral	The artefact was removed from its original setting.	Neutral	Neutral	
30	A silver penny of Edward I, (1272-1307)	Findspot	MCH22686	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
30	A silver penny of Edward I (1272-1307)	Findspot	MCH22687	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	
30	A silver penny of Edward I (1272-1307)	Findspot	MCH22688	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting.	Neutral	Neutral	

30	A silver groat of Henry VI (1422-1461)	Findspot	MCH22689	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver voided long cross cut half penny of Henry III (1216-1272)	Findspot	MCH22690	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver groat of Edward III (1327-1377)	Findspot	MCH22691	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A late Medieval / early Post-Medieval cast copper alloy vessel lid handle	Findspot	MCH22692	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A late-medieval / early post-medieval cast copper alloy vessel lid handle	Findspot	MCH22693	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A cast copper alloy Roman pin head dating from c. AD 43-410	Findspot	MCH22694	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A cast copper alloy pin possibly dating to the Roman period	Findspot	MCH22695	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast lead alloy musket ball	Findspot	MCH22696	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy mount	Findspot	MCH22697	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy thimble	Findspot	MCH22698	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy thimble	Findspot	MCH22699	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A medieval cast copper alloy book clasp	Findspot	MCH22700	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	An 18 th century carved bone or antler gaming piece for dominoes	Findspot	MCH22701	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	An incomplete post-medieval cast copper alloy hooked mount	Findspot	MCH22702	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	One half of a post-medieval cast copper alloy double looped oval buckle	Findspot	MCH22703	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22704	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22705	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22706	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22707	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22708	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22709	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22711	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral

30	A post-medieval cast copper alloy buckle	Findspot	MCH22712	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast copper alloy buckle	Findspot	MCH22713	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast lead alloy musket ball	Findspot	MCH22714	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A post-medieval cast lead alloy musket ball	Findspot	MCH22715	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	An undated cast lead alloy spindle whorl	Findspot	MCH22716	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	An undated cast lead alloy spindle whorl	Findspot	MCH22717	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	An undated cast lead alloy spindle whorl	Findspot	MCH22718	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	An undated cast lead alloy spindle whorl	Findspot	MCH22719	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	An undated cast lead alloy spindle whorl	Findspot	MCH22721	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver half groat of Henry VI (AD1422-1461)	Findspot	MCH22722	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver groat of Edward IV (AD 1461-1470)	Findspot	MCH22723	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver groat of Henry VI (AD 1422-1461)	Findspot	MCH22724	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver cut groat of Philip and Mary (1554-1558)	Findspot	MCH22726	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver shilling of Charles I (AS 1625-49)	Findspot	MCH22727	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver three pence of Elizabeth I (1558-1603)	Findspot	MCH22728	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver groat of Mary (AD 1553-54)	Findspot	MCH22729	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver sixpence of Elizabeth I (AD 1558-1603)	Findspot	MCH22730	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver sixpence of William III (1694-1702)	Findspot	MCH22731	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver half-crown of Charles II (1660-85)	Findspot	MCH22732	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver sixpence of William III (1694-1702)	Findspot	MCH22733	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver cut groat of Henry VIII (AD 1504-1547)	Findspot	MCH22734	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral
30	A silver sixpence of Elizabeth I (1558-1603)	Findspot	MCH22735	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral

30	A silver Scottish twenty pence of Charles I (AD1625-1649)	Findspot	MCH22736	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral	
30	A silver half groat of Charles I (AD1625-1649)	Findspot	MCH22737	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral	
31	A medieval cast copper alloy sword pommel	Findspot	MCH22738	Negligible	No direct impact	Neutral	No permanent or temporary change. The artefact was removed from its original setting	Neutral	
32	Trackway	Communication Route	-	Low	Minor Adverse	Slight Negative/Neutral	The proposed development would entirely surround the asset and change the current agricultural land to an urban form. The elements of significance that the asset draws from the landscape setting would be eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse	Neutral Slight Negative.	
33	Cottage and Garden	Settlement	-	Low	Major Adverse	Slight Negative/Moderate Negative	The asset would be lost as a consequence of the proposed development and would therefore have no setting	Neutral	
34	Ponds/ Marl Pits/Turbary Pits	Agricultural Feature	-	Negligible	Major Adverse	Slight Negative	The asset would be lost as a consequence of the proposed development and would therefore have no setting	Neutral	
Events									
35	Watching Brief	-	ECH3812	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
36	Desk-Based Assessment	-	ECH3799	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
37	Watching Brief	-	ECH3783	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
38	Evaluation	-	ECH3785	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
39	Desk-Based Assessment	-	ECH3754	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
40	Watching Brief	-	ECH3720	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
41	Evaluation	-	ECH3873	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
42	Watching Brief	-	ECH3855	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
43	Survey	-	ECH3892	Event – no requirement for impact assessment			Event with no setting – no requirement for setting assessment		
Listed Buildings									
44	Church of St Oswald	Grade I	DCH1878	High	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral	
45	Myddleton Hall (same as Gaz. No. 7 above)	Grade II*	DCH1817	High	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral	
46	Barn at No. 103	Grade II	DCH1655	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral	
47	Cheltenham House Entrance Gates and Gate Piers	Grade II	DCH1709	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no effect on the significance of the asset.	Neutral	
48	The Close	Grade II	DCH1776	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment	Neutral	

									it is concluded that there would be no impact on setting.
									Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
49	Farm Building to the North of Nos. 57a and 59	De-Listed	DCH1800	Negligible	No direct impact	Neutral	Neutral	Neutral	Although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and given the detractors in the existing setting the proposed development would cause no impact to the asset.
50	Ivy House	Grade II	DCH1814	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
51	Church House Farmhouse	Grade II	DCH1815	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
52	Premises of Gordan Sheds	Grade II	DCH1852	Medium	No direct impact	Neutral	Neutral	Neutral	The proposed development is c. 375m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and given the detractors in the existing setting (such as the Arbury Centre) the proposed development would cause no impact to the asset.
53	Arbury Farmhouse	Grade II	DCH1876	Medium	No direct impact	Neutral	Neutral	Neutral	The proposed development is c. 375m to the south of the asset. However, as a consequence of the confining and isolating nature of the immediate setting the proposed development would not adversely influence the immediate or wider setting and there would be no impact to the asset.
54	Myddleton Hall Farmhouse	Grade II	DCH1877	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
55	Un-named	Grade II	DCH1950	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
56	Fearnhead House	Grade II	DCH1969	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
57	Roman Catholic Church at Winwick Psychiatric Hospital	Grade II	DCH1976	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
58	Milepost outside No. 87 Winwick Road	Grade II	DCH13183	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.
59	Old Mounting Block outside St. Oswald's Church	Grade II	DCH13166	Medium	No direct impact	Neutral	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.

60	Un-named	De-Listed	DCH	Negligible	No direct impact	Neutral	Neutral	it is concluded that there would be no impact on setting. Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
Locally Listed Buildings									
61	Beech Grove House and Grove House, Newton Grove.	Locally Listed	DCH12914	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
62	Enfield Farmhouse, Enfield Cottage and Adjoining Barn, St Andrew's Close.	Locally Listed	DCH12915	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
63	Houghton Mill Bridge, Cinnamon Lane North.	Locally Listed	DCH12916	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
64	The Swan Hotel, Golborne Road.	Locally Listed	DCH13154	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
65	The Plough Public House, Mill Lane.	Locally Listed	DCH13157	Low	No direct impact	Neutral	Neutral	Due to the characteristics of the landform of the immediate vicinity of the asset, it is concluded that there would be no impact on setting.	Neutral
66	Thompson Memorial Fountain, Newton Road.	Locally Listed	DCH13165	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
67	Coach House to the rear of The Swan Hotel, Golborne Road.	Locally Listed	DCH13175	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
68	Winwick Church of England Primary School (part), Myddleton Lane.	Locally Listed	DCH13179	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
69	Old Rectory, Rectory Lane.	Locally Listed	DCH13180	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
70	Coachmans Cottage, Deiph Lane.	Locally Listed	DCH13187	Low	No direct impact	Neutral	Neutral	Although within the wider setting of the asset, the proposed development is within a topographically discrete location to the south of the M62 carriageway and the proposed development would cause no impact to the asset.	Neutral
71	Boundary Walls and Gate Piers to Winwick Park, Winwick Road	Locally Listed	DCH13199	Low	No direct impact	Neutral	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral
72	Woodside Farm, Radley Lane	Locally Listed	DCH13675	Low	No direct impact	Neutral	Neutral	The proposed development is to the north immediately adjacent to the asset.	Neutral

									However, as a consequence of the confining and isolating nature of the immediate setting, the proposed development would not adversely influence the immediate or wider setting and there would be no impact to the asset.		
73	Enfield Villa, Tweedsmuir Close	Locally Listed	DCH13687	Low	No direct impact			Neutral	Due to the separation distance, the intervening characteristics of the landscape, built and natural environment it is concluded that there would be no impact on setting.	Neutral	
74	Waterworks Cottages, 1 and 2 Delph Lane	Locally Listed	DHC13186	Low	No direct impact			Neutral	The proposed development is c. 250m to the south of the asset. However, as a consequence of the confining nature of the immediate setting the proposed development would not adversely influence the immediate or wider setting and there would be no impact to the asset.	Neutral	
Historic Landscape Character											
75	Post-Medieval Communications	Historic Landscape	-	Low	No direct impact			Neutral	Due to the separation distance, the intervening characteristics of the landscape, built and natural environment it is concluded that there would be no impact on setting.	Neutral	
76	Post-Medieval Industry	Historic Landscape	-	Low	No direct impact			Neutral	Due to the separation distance, the intervening characteristics of the landscape, built and natural environment it is concluded that there would be no impact on setting.	Neutral	
77	Post-Medieval Ornamental parkland	Historic Landscape	-	Low	No direct impact			Neutral	Due to the separation distance, the intervening characteristics of the landscape, built and natural environment it is concluded that there would be no impact on setting.	Neutral	
78	Post-Medieval Plantation	Historic Landscape	-	Low	The proposed development is coincident with this parcel of landscape and the development would equate to a magnitude of Major Adverse as the impact would result in total loss of the asset.			Slight/Moderate Adverse	The proposed development would enclose the asset on three sides and alter the landscape pattern fundamentally. The current agricultural land would be changed to an urban form. The elements of significance that the asset draws from the landscape setting would be entirely eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse.	Slight Negative	
79	Post-Medieval Settlement	Historic Landscape	-	Low	No direct impact			Neutral	The proposed development would entirely surround Peel Hall and Birch Tree Farm and change the current agricultural land to an urban form. The elements of significance that the post-medieval settlement draws from the landscape setting would be entirely eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse and the significance of effect slight negative.	Slight Negative	
								Neutral	Due to the current setting of the post medieval settlement along Mill Lane the proposed development would not adversely influence the immediate or	Neutral	

90	Boundary between the historic Townships of Arbury and Winwick	Land Division	-	Medium	Negligible Adverse	Slight Negative/Neutral	adverse The proposed development would entirely surround the asset and change the current agricultural land to an urban form. The elements of significance that the asset draws from the landscape setting would be eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse	Moderate Negative.				
Designated Heritage Assets												
91	Bowl barrow west of Highfield Lane (National Heritage List ref. 1011124)	Scheduled Ancient Monument	DCH 387	High	No direct impact	Neutral	Due to the incidental nature of the sightlines to, from, into and across the setting of this heritage asset upon which the proposed development may have a visual influence and also taking into account the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral				
92	Battle of Rowton Heath (National Heritage List ref. 1000031)	Registered Battlefield		Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral				
93	Landscape of the former Pilkington Glass HQ complex (National Heritage List ref. 1412004)	Registered Park/Garden – Grade II	-	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral				
94	Winwick Street, Warrington	Conservation Area	-	Medium	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral				
95	Liverpool Maritime/Mercantile City	UNESCO World Heritage Site	-	Very High	No direct impact	Neutral	Due to the separation distance, the intervening characteristics of the landform, built and natural environment it is concluded that there would be no impact on setting.	Neutral				

Appendix 67 Desk Based Assessment Report (1999)



LAND AT PEEL HALL, WARRINGTON CHESHIRE

An Archaeological Assessment

September 1999



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LAND AT PEEL HALL, WARRINGTON, CHESHIRE

An Archaeological Assessment

September 1999

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APPENDICES:

Appendix CPM 1	:	Warrington Borough Council Policies (Warrington Borough Council Local Plan Deposit Draft 1994)
Appendix CPM 2	:	Cheshire County Council Sites and Monuments Record and Warrington Borough Council Listed Building Information
Appendix CPM 3	:	Peel Hall Information (after J. Lewis, 1991)

PLANS:

Plan CPM 1	:	Site Area and Identified Archaeological Resource (CPM1667/05Acol 9/99 BS/CB)
Plan CPM 2	:	Historic Map Information, Based on 2nd Edition Map of 1891 (CPM1667/06Acol 9/99 BS/CB)

1.0 INTRODUCTION

- 1.1 This archaeological assessment has been prepared by **CPM** on behalf of Satnam Investments Limited. The report sets out the results of an archaeological desk-top study of land centred on Peel Hall to the north of Warrington, Cheshire. The location of the study area is shown on **Plan CPM 1**.
- 1.2 The aim of the report is to provide a summary of known archaeological information for the area, based on existing data. Archaeological assessment represents the first stage of archaeological investigations recommended in PPG16 *Archaeology and Planning* (DoE 1990). PPG16 refers to the need to identify the likely presence and significance of archaeological deposits at an early stage in the planning process. Structure and Local Plan policies tend to reflect the guidance given in PPG16.
- 1.3 The Warrington Borough Council Local Plan Deposit Draft 1994 deals with archaeology in policies ENV12, ENV13 and ENV14 (see **Appendix CPM 1**).
- 1.4 Archaeological assessment therefore forms the basis for any further archaeological work such as field evaluation, should this be appropriate.

2.0 REPORT STRUCTURE AND SCOPE

- 2.1 Archaeological assessment is primarily a desk-top exercise. The sources consulted include information in the Cheshire County Council Sites and Monuments Record (SMR) and consist of records relating to sites and findspots in the area, as well as sites identified from air photographs.
- 2.2 The Cheshire and Lancashire County Record Offices, Warrington Local Studies Library and the National Monuments Record (NMR) at Swindon (English Heritage) were consulted for further records relating to the area. Information noted consists of early maps, documents and air photographs held by the NMR and Cheshire County Council SMR. Warrington Borough Council was also consulted as to listed buildings within the area.
- 2.3 Archaeological information is presented in Section 4 of this report together with listed building information in Section 5. The record numbers used in the text are those used by Cheshire County Council and Warrington Borough Council. The locations of the archaeological sites, historic buildings and findspots are presented on **Plan CPM 1**. Full SMR and listed building information is presented in **Appendix CPM 2**.
- 2.4 Information from early maps and other historic records and secondary sources is presented in Section 6 and Section 7 discusses air photographs and the site visit. **Plan CPM 2** reproduces the second edition Ordnance Survey 6 inch map dating to 1891 together with information from other historic maps. **Appendix CPM 3** contains an extract from a recent PhD thesis relating to Peel Hall moat.

3.0 THE SITE AREA

- 3.1 The study area is centred on land to the north of Warrington, at about NGR (National Grid Reference) SJ 6150 9165 (see **Plan CPM 1**). The site lies mainly within the civil parish of Winwick. The site lies between 10 and 15 metres AOD (Above Ordnance Datum) and slopes from the north down to the built up area of Warrington. Suburbs, fields and Radley Plantation form the western, eastern and southern boundaries of the site, whilst the M62 forms the northern border of the site.
- 3.2 Published information on soils indicates that the land is underlain by reddish till/boulder clay, deposited during the Pleistocene Glaciation (SSEW 1983). Some glaciofluvial deposits (i.e. materials deposited by glacial water channels) occur locally. This gives rise to mainly clay loam soils overlying slowly permeable sandy soils developed on glaciofluvial sands and gravels (e.g. Blackwood Series). Due to the relatively high annual rainfall in the area (i.e. 825mm/32.5 inches), the slowly permeable nature of the subsoil and the low altitude of the site, the soils are seasonally waterlogged.

4.0 ARCHAEOLOGICAL INFORMATION IN THE STUDY AREA

- 4.1 Within the area of the site itself there are no archaeological sites scheduled as ancient monuments under the Ancient Monuments and Archaeological Areas Act 1979. The site area does not contain any parks and gardens of special historic interest on the English Heritage register nor any registered battlefields. Full SMR details are presented in **Appendix CPM 2**.

Archaeology within the Site Area

- 4.2 The only site record on the Cheshire County Council SMR which lies within the site itself is Peel Hall (SMR 595) (see **Plan CPM 1** and **Appendix CPM 3**). This is listed as the site of Houghton Peel and a medieval moated manor house.

Archaeology within the Study Area

- 4.3 The earliest archaeology recorded by Cheshire County Council SMR is the find of a Neolithic axe (SMR 569) made in 1851. Unfortunately, the location of this find is not specific, but was somewhere in the area of Orford, south of the site.
- 4.4 Bronze Age sites are located more precisely, with a round barrow (SMR 571/1/3) having been excavated in 1980 slightly over a kilometre north of the site. A second probable round barrow, located from air photographs, lies only 400 metres to the north east of the site (SMR 2412).
- 4.5 Roman features have also been recorded in the area of the site, with SMR 614/1 recording the course of a Roman road located at a number of points by fieldwork. The road runs from north to south and passes 500 metres to the west of the site. To the south of the site, SMR 580 records the discovery of at least one Roman coin in Hulme. Air photographic and place name evidence also suggests a Roman settlement 500 metres north of the site close to Arbury (SMR 2411).
- 4.6 The Cheshire County Council SMR records the 19th century discovery of several inhumations in Winwick, beneath the Church of St. Oswald, covered by sandstone blocks, but the date of these burials is uncertain (SMR 570/1/2). Also of uncertain date is a rectangular enclosure observed on recent air photographs and not yet entered on to the SMR (SITE 1: J. Collens, pers. comm.). This feature lies west of Midhops Farm, less than 100 metres north of the site and may relate to similar prehistoric and Roman cropmarks photographed nearby.

- 4.7 Excavation near the Bronze Age round barrow a kilometre north of the site also located a substantial Saxon cemetery (SMR 625/1). Several hundred graves were located over an area of 1500 square metres and the site of a contemporary church was inferred. SMR 570/0/1 records the unearthing of remains of a Saxon cross last century within Winwick churchyard a kilometre north east of the site. Far less certain is the location of the Battle of Maserfield in 642 AD (SMR 582). Although this has been ascribed to 'Makerfield' in the parish of Winwick, other sources locate the battle in Shropshire.
- 4.8 A number of medieval sites are recorded on the Cheshire County Council SMR for the general study area. Winwick's Church of St. Oswald is a Grade I listed building with early 13th century and later parts which may lie on the site of an earlier, possibly Saxon, church (SMR 570/1/1). A fine medieval terra cotta vessel was found within the churchyard in 1840 (SMR 570/0/2). A less certain record relating to a religious site is SMR 589, noting a reference to an oratory chapel for private worship in the Burtonwood area in 1368. SMRs 583/0 and 585/1 both relate to the site of medieval manor houses at Myddleton Hall and Arbury respectively. Both sites now contain post-medieval buildings (see below). In the case of Myddleton Hall, it is inferred that there may have been contemporary settlement around the manor itself.
- 4.9 Other records on the Cheshire County Council SMR within the study area relate to post-medieval listed buildings. SMRs 570/0/3, 583/0/1 and 585/1 all record Grade II listed 17th century farmhouses with later alterations. SMR 583/1 records the current Myddleton Hall, 17th century and Grade II* listed, whilst SMR 594 records a 17th century barn at Cinnamon Lane in Poulton-with-Fearnhead.

5.0 LISTED BUILDING INFORMATION IN THE STUDY AREA

- 5.1 17th century buildings are recorded on the Cheshire County Council SMR and those falling within the study area have been mentioned in Section 4 above.
- 5.2 Information provided by Warrington Borough Council also records 'The Manor House', a Grade II listed building close to Winwick church (2/17) north of the site and three further Grade II buildings on Cinnamon Lane in Poulton-with-Fearnhead parish to the east of the site (3/22, 3/24 and 3/25).
- 5.3 There would seem to be some confusion as to the status of buildings at Peel Hall. Lewis has a '...Listed Buildings description of Peel Hall...' stating that it is of 17th century origin with alterations in 1828 (Lewis 1991). However, the Cheshire County Council SMR makes some reference to possible confusion over location in the 1962 list which mentions Peel Hall as listed. Information correct for January 1999 supplied by Warrington Borough Council's Conservation Officer makes no mention of any listed buildings at Peel Hall.

6.0 HISTORIC MAPS AND OTHER RECORDS

- 6.1 The Cheshire and Lancashire County Record Offices, Warrington Local Studies Library and the National Monuments Record have been visited and their collections of historic maps, documents and secondary sources checked. Although the parish of Winwick, within which the site is located, now lies within Cheshire, it was formerly part of Lancashire.

Map Sources

- 6.2 The earliest maps available for the site are Tithe maps dating to the 1830's held by Lancashire County Record Office. These show a similar landscape to that which exists at present, with a small number of buildings, woodland, fields and lanes (LCRO refs. DRL 1/90 and DRL 1/38). Far more fields are shown than there are now within the site. The land is listed as a mixture of meadow, pasture and arable (see **Plan CPM 2**).
- 6.3 Several sub-rectangular ponds/pits lie within the site which may be the result of turbaries (peat cutting sites - peat areas are known as 'moss' in the north west of England) (see **Plan CPM 2**). This landscape is reflected in a number of the field names including; 'Pit Fields', 'Moss and Marsh Pit Field' and 'Reedy Field' (Field 1972). Of most interest, in terms of archaeology, is the depiction on the map of the moat at Peel Hall showing as a wide sub-circular moat with the northern third open and a building in the centre (see **Plan CPM 2**). The field to the north east of the Peel Hall complex is noted as 'Saw-pit Field' and suggests a saw-pit once lay in this area (Field 1972, 193).
- 6.4 The 1st edition Ordnance Survey 6 inch map of 1849 shows a similar patchwork of fields, together with smaller pits/ponds (LCRO ref. CIX SW). The large-scale map of 1843, relating to the Church Building Act, has Peel Hall noted as 'Peel Hall Manor Farm' (CCRO ref. DWW 1/227). Later Ordnance Survey maps show a rationalising of fields across the site, with fewer, larger fields and most of the pits evident on earlier maps no longer marked.

Documentary Sources

- 6.5 Most of the sources consulted note the long history and size of Winwick parish, with origins before Oswald in the 7th century. Opinion is divided as to the location of 'Makerfield' battlefield and Oswald's resting place. Other references to antiquities by Beaumont have obviously been fed into the Cheshire County

Council SMR (Beamont 1876). Andrews mentions the Roman road running to the west of the site between Roman Warrington (Veratinum) and Wigan (Cuccium) together with a post-medieval turnpike road, also lying to the west (Andrews 1977).

- 6.6 More specific to the site, Baines mentions the granting of three manors, Houghton, Middleton and Arbury, to the Southworth family (Baines 1835). The Victoria County History has Peel Hall as the site of the manor for Houghton (VCH 1966). Baines, writing in the early 19th century, notes that all that remained of Peel Hall was a moat and deep well (Baines 1891, 368).

7.0 AIR PHOTOGRAPHS AND SITE VISIT

Air Photographs

- 7.1 The collections of air photographs held by the NMR in Swindon and those held by Cheshire County Council SMR were consulted for this assessment. The NMR collection contained a total of 38 vertical and oblique photographs taken between 1945 and 1975, whilst the Cheshire SMR holds photographs and slides from the 1970's, 1980's and 1990's.
- 7.2 A number of photographs showed fields within the site with possible traces of ridge and furrow cultivation. Other anomalies were visible, but seemed likely to represent natural sub-surface features. A crop and soilmark clearly visible throughout the photographs could represent a trackway, but corresponds to the course of a field boundary shown on 19th century maps and may well represent a ploughed out ditch or bank.
- 7.3 The air photographs provide evidence of the changes in land use on and surrounding the site over the last 50 years. There has been little change within the site area, with agricultural use predominant. In the 1990's the area seems to have been colonised by rough grassland/scrub. The post-war spread of Warrington together with the construction of the M62 can be seen. Much of the area south of the site seems to have been in use as a military base in the 1940's.
- 7.4 As mentioned above, the Cheshire County Council SMR holds a number of slides of air photographs taken recently which show a possible rectangular enclosure west of Midhops Farm, immediately north of the M62. This site has yet to be entered on the SMR (see **Plan CPM 1 [SITE 1]**).

Site Visit

- 7.5 The site was visited in February 1999 to ascertain ground conditions. Most of the site has been colonised by rough scrub including young birch and hazel. The site is generally poorly drained, with evidence of peat deposits apparent and a number of ponds lying within its boundaries. Remains of the Peel Hall moat were not observed.

8.0 ASSESSMENT AND CONCLUSIONS

- 8.1 This assessment has identified one archaeological site lying within the proposed area of development. This is the site of a medieval moat and manor house at Peel Hall and 19th century maps reveal that a sub-circular moat survived at this time in the area of woodland to the south west of the current buildings. This site would rate as being of county importance.
- 8.2 Within the general study area, a range of sites dating from prehistory onwards have been recorded. Indeed, the area presents some of the best evidence of continuous occupation and activity in Cheshire (J. Collens, pers. comm.). An important Saxon cemetery and Bronze Age barrows lie less than a mile to the north and the site lies within the parish of Winwick which has a rich history from Saxon times. New sites have been located this decade by air photographic work. The area can therefore be assessed to have a medium to high potential for further archaeological discoveries.
- 8.3 Although some listed buildings are located within the general study area, these are separated from the site by modern roads and development and any new development would not affect their settings.
- 8.4 Documentary sources, maps and air photographs confirm the location and extent of the Peel Hall moat. No other significant archaeology is suggested by these sources within the site itself other than possible ridge and furrow cultivation. Any evaluation could be expected to locate cultivation boundaries and pits across the site.
- 8.5 Given the potential of the surrounding area it is likely that further evaluation will be required prior to determination. Ideally, any development will also preserve the Peel Hall site *in situ* or by record (i.e. full excavation). This will accord with policies ENV13 and ENV14 of the Warrington Borough Council Local Plan.

9.0 REFERENCES AND SOURCES

(LCRO = Lancashire County Record Office, CCRO = Cheshire County Record Office)

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DoE 1990 *Planning Policy Guidance Note 16: Archaeology and Planning*, London

Field, J 1972 *English Field Names: A Dictionary*, Guernsey

Lewis, J 1991 *Medieval Earthworks of the Hundred of West Derby*, Nottingham (PhD thesis, University of Nottingham)

Victoria County History 1911 *History of the County of Lancashire*, vol. 4, London (reprinted in 1966)

Map Sources

Plan of Township of Winwick with Hulme in the Parish of Winwick and County of Lancaster, 1835 (LCRO ref. DRL 1/90)

Tithe Apportionment accompanying above plan (LCRO ref. DRL 1/90)

Plan of Townships of Middleton, Houghton and Arbury in the Parish of Winwick, County of Lancaster, 1840 (LCRO ref. DRL 1/38)

Tithe Apportionment accompanying above plan (LCRO ref. DRL 1/38)

Winwick: 'unfinished' impression of townships for tithe purposes, based on O.S. 1st Edition 6 Inch, 1849 (CCRO ref. DWW1/339)

Plan of part of Winwick with new divisions to be created under Church Buildings Act, 1843 (CCRO ref. DWW1/227)

Ordnance Survey 1st Edition 25 Inch Map of 1907 (CCRO ref. CIX 9)

Ordnance Survey 1st Edition 6 Inch Map of 1849 (LCRO ref. CIX SW)

Ordnance Survey 2nd Edition 6 Inch Map of 1891 (CCRO ref. CIX SW)

Ordnance Survey 3rd Edition 6 Inch Map of 1929 (LCRO ref. CIX SW)

Ordnance Survey 1:25,000 Pathfinder 723 1992

Soil Survey of England and Wales 1983 *Map of Soils of England and Wales*, sheet 3, at 1:250,000, Southampton

Requested, but unavailable as being conserved:

Tithe Apportionment and Plan for Warrington, 1837 (LCRO ref. DRL 1/82)

Personal communications referred to in text:

Dr. J. Collens is SMR Officer for Cheshire County Council

APPENDIX CPM 1
Warrington Borough Council Policies
(Warrington Borough Council Local Plan Deposit Draft 1994)

A1.0 WARRINGTON BOROUGH COUNCIL POLICIES (WARRINGTON BOROUGH COUNCIL LOCAL PLAN DEPOSIT DRAFT 1994)

Ancient Monuments/Archaeological Sites

ENV12

Development proposals which would adversely affect scheduled ancient monuments and other nationally important archaeological sites and monuments or their settings will normally be refused.

Other Sites of Archaeological Importance

ENV13

Development proposals which could adversely affect other known sites and monuments of archaeological significance will not normally be allowed. Permission may be granted if it can be demonstrated that the particular site or monument will be preserved in situ or by record.

Archaeological Evaluations

ENV14

Where development affects sites of known or suspected archaeological importance, the Council will normally require the applicant to submit a professional archaeological evaluation prior to the determination of the planning application, as the basis of assessing the effects of the development on the archaeological resource.

APPENDIX CPM 2

**Cheshire County Council Sites and Monuments Record and
Warrington Borough Council Listed Building Information**

A2.0 CHESHIRE COUNTY COUNCIL SITES AND MONUMENTS RECORD AND WARRINGTON BOROUGH COUNCIL LISTED BUILDING INFORMATION

SMR No.	NGR (SJ Prefix)	Description
569	6100 9000	Neolithic flint axe findspot - found at Orford in 1851, exact location uncertain
570/0/1	6039 9280	Saxon cross - fragment found in 1843 in Winwick churchyard
570/0/2	6039 9280	Medieval pottery - part of vessel found in 1840's in Winwick churchyard
570/0/3	6044 9280	Farmhouse - 17th century listed Grade II, much altered (2/16 on list)
570/1/1	6037 9283	St Oswald's Church - 14th century and later, listed Grade I, may lie on site of Saxon church (2/18 on list)
570/1/2	6038 9283	Burials - undated skeletons in church vault covered with sandstone blocks found in 1828
571/1/3	6189 9358	Bronze Age round barrow - excavated in 1980
580	6070 9110	Roman coin - findspot, others found in area
582	6000 9200	Battlefield - possible site of battle in parish of Winwick in 642 AD
583/0	6200 9250	Settlement - possible site of medieval village of Middleton
583/0/1	6196 9289	Farmhouse - 17th century with alterations, listed Grade II (2/14 on list)
583/1	6200 9297	Manor house - Myddleton Hall, 17th century listed Grade II* (2/15 on list)
585/1	6127 9280	Manor house - Arbury Farm, 17th century with alterations, listed Grade II (2/12 on list)
589	6000 9000	Chapel - site of medieval oratory in Burtonwood area
594	6272 9143	Barn - 17th century listed Grade II (3/23 on list)
595	6160 9180	Moat/manor house - Peel Hall, site of medieval manor house and moat
614/1	6037 9100	Roman road - fieldwork has identified course of road

625/1	6189 9358	Saxon cemetery - extensive Christian burials and possible church revealed around Bronze Age barrow (571/1/3) during 1980 excavation prior to quarrying
2411	6120 9260	Cropmark - probable Romano-British enclosure revealed by air photography in 1992 and suggested by nearby place name evidence
2412	6050 9230	Cropmark - probable Bronze Age round barrow revealed by air photography in 1991
'SITE 1'	6192 9208	Cropmark - possible enclosure revealed by air photograph west of Midhops Farm (not entered on SMR at 9/2/99)
Listed Building No.	NGR (SJ Prefix)	Description
2/13	6180 9290	House - Ivy House, listed Grade II
2/17	6040 9290	House - The Manor House, listed Grade II
3/22	6270 9130	Building - listed Grade II
3/24	6260 9130	House - Fearnhead House, listed Grade II
3/25	6260 9130	Building - listed Grade II

APPENDIX CPM 3
Peel Hall Information (after J. Lewis, 1991)

No.	70
SMR	CCC 595
Site	Peel Hall Manor Farm
Township	Houghton
Parish	Winwick
Hundred	Newton
Estate	Thanage/fee farm
NGR	SJ 6150 9180
Location	peripheral
Solid geology	Pebble Beds
Drift geology	Glacial sands and gravels
Soil	Clive Association
Altitude	15m
Topography	south-west facing
Plan	single
Form	square
Area	c40 x 40m/1600m ²
Moat width	c5-10m
Moat depth	not known
Wet/dry	wet 1840
Water supply	not known
Entrance	north-east
Access	not known
Enclosure banks	not known
Platform height	not known
Excavation	
Survey	
Moat condition	traces
Buildings	
Use	semi-derelict farm



Fig 93.22b: Peel Hall Manor Farm 1840
(Lancs RO DRL 1/38)

Almost certainly this site belonged to the Southworth family; William, son of Robert de Winwick, granted Peel Croft to Gilbert, son of Gilbert de Southworth in the 13th century (Farrer & Brownbill eds 1911, 167 n8). Matthew de Southworth held the capital messuage in 1329; Gilbert de Southworth was one of the four lords of Houghton and Middleton in 1334. The 1332 Lay Subsidy does not record their presence in Houghton or the neighbouring vill of Southworth but members of the family were in Newton (qv) and Burtonwood (Rylands 1896) at this time. In 1430 John de Southworth and his wife, Ellen, held the manor of Houghton Peel for life (Farrer & Brownbill 1911, 167 n8). Ellen, widow of John de Southworth, leased the manor of Peel to James de Langton, rector of Wigan in 1437 (Farrer & Brownbill eds 1911, 167 n8). In 1436 the Stall, adjoining Peel, was granted by John Houghton to Simon Pierpoint; this was first noted in a (?)13th-century grant by Robert, son of Molle, to Peter de Middleton, chaplain (Farrer & Brownbill eds 1911, 166, n6). In 1520 Peel was sold to Thomas Southworth of Southworth by Margaret, widow of James Carr (Farrer & Brownbill eds 1911, 167 n9).

In 1835 all that remained of the site were a moat and a deep well; in 1955 the Ordnance Survey Inspector found no trace of a moat (OS SD 69 SW 3). Present buildings seem to date from no earlier than the 18th century but the Listed Buildings description of Peel Hall states that it is 17th century with alterations in 1828. Traces of the moat can still be seen in an overgrown ditch on the south side of the farmyard.

Plans: Lancs RO DRL 1/38, 1840 @ 10 chains=2"
 Photos/illustrations:
 Publication: Farrer & Brownbill eds 1911; Rylands 1896

PLANS

Plan CPM 1 : Site Area and Identified Archaeological Resource

(CPM1667/05Acol 9/99 BS/CB)

Plan CPM 2 : Historic Map Information, Based on 2nd Edition Map of 1891

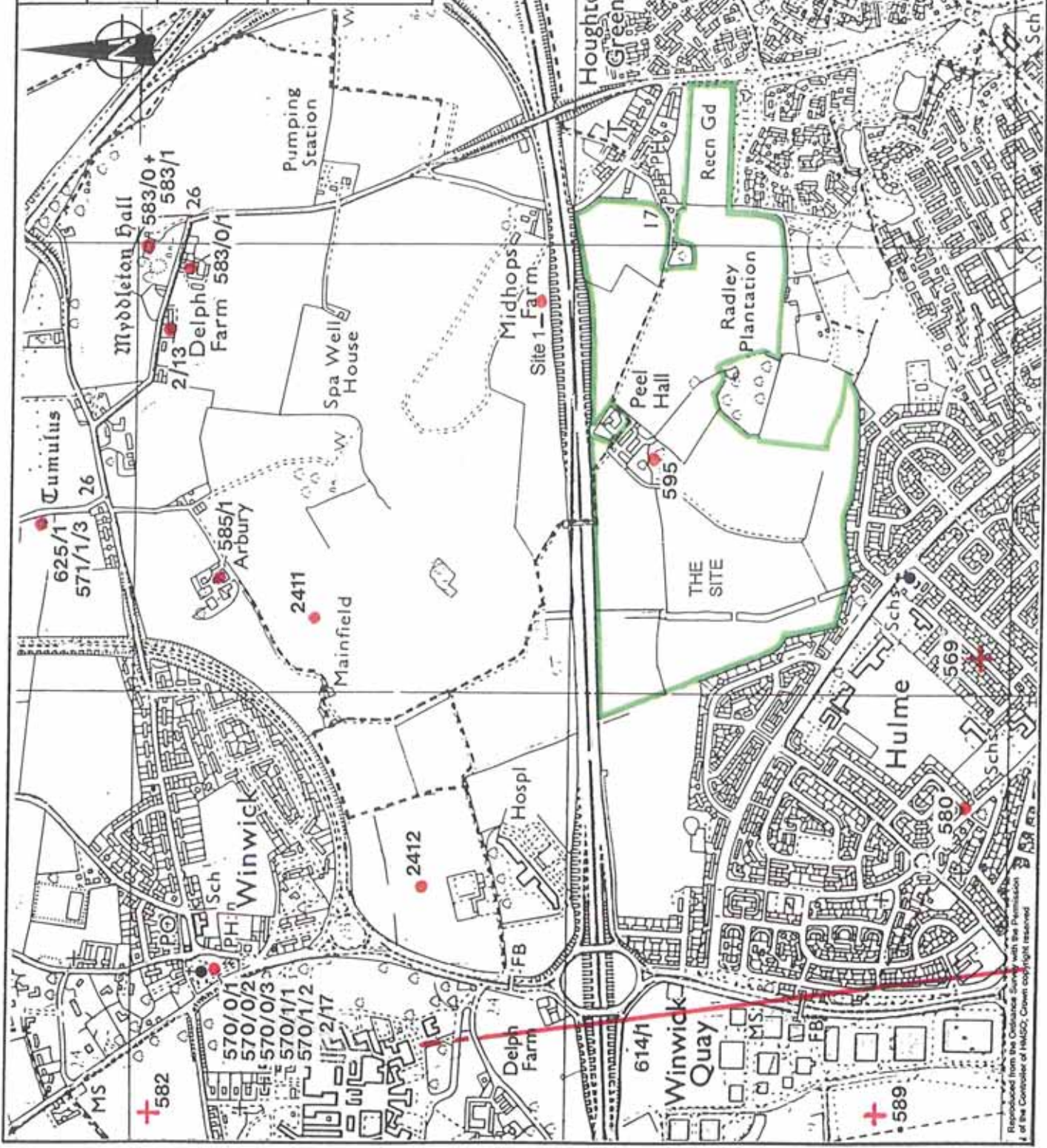
(CPM1667/06Acol 9/99 BS/CB)

CLIENT SATNAM INVESTMENTS LTD	
PROJECT PEEL HALL, WARRINGTON, CHESHIRE	
PLAN/TITLE CPM 1 - Site Area and Identified Archaeological Resource	
SCALE As shown	DATE 9/99 BS/CB
DRAWING CPM 1667/05Acol	CHECKED <i>RES 20/6/97</i>

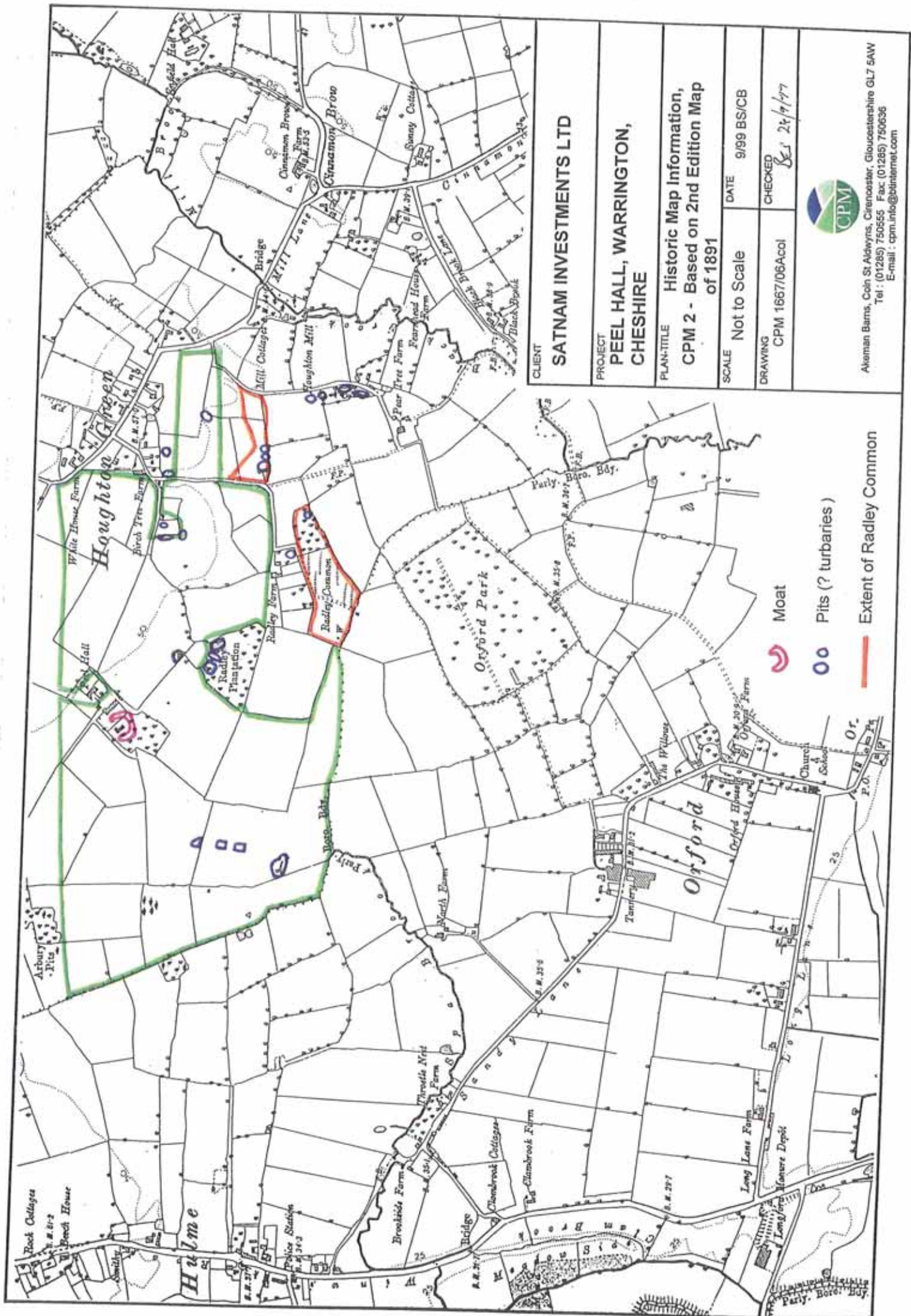


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 Tel: (01285) 750555 Fax: (01285) 750936
 E-mail: cpm.info@btinternet.com

- SMR - specified location
- + SMR - unspecified location
- Linear feature (Roman Road)



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CLIENT

SATNAM INVESTMENTS LTD

PROJECT

**PEEL HALL, WARRINGTON,
CHESHIRE**

PLAN-TITLE

**Historic Map Information,
CPM 2 - Based on 2nd Edition Map
of 1891**

SCALE

Not to Scale

DATE

9/99 BS/CB

DRAWING

CPM 1667/06Acol

CHECKED

BS 2/19/97



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E-mail: cpm.info@btinternet.com

Moat



Pits (? turbaries)



Extent of Radley Common



Appendix 68 Archaeological Evaluation Report (2001)

LANCASTER
UNIVERSITY
ARCHAEOLOGICAL
UNIT



October 2001

**PEEL HALL, WARRINGTON
CHESHIRE**

Evaluation Report

Peel Hall, Warrington,
Cheshire

Archaeological Evaluation Report

Report no 2000-2001/101/AUA8152

Checked by Project Manager.	
	Date 28/10/01
Passed for submission to client.	
	Date 28/10/01

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October 2001

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SUMMARY

An archaeological evaluation was undertaken in July 2001 of the area around Peel Hall, Warrington, Cheshire (centred at NGR SJ 6150 9165), by Lancaster University Archaeological Unit, on behalf of CPM Planning and Design Ltd for Satnam Millennium Ltd. The work comprised a programme of trial trenching to determine the character and extent of the archaeological resource within the area. The evaluation involved the excavation of 0.5% of the site and comprised 36 trenches, mostly 50m in length. The trenches were targeted to give maximum coverage of the area, and within areas of greatest archaeological potential, as informed by the desk-based assessment undertaken by CPM. Several areas within the site, however, were not evaluated because of ecological constraints.

The principal known site within the development area was a moat which was first documented in the thirteenth century when the manor of Houghton (as then called) was granted by Robert de Winwick to the Southworth family. On the Tithe map of 1840 a 'U'-shaped building is shown within a sub-rectangular moat, but by the time of the OS first edition (1849) the structure was no longer depicted and had presumably been demolished.

The evaluation revealed significant remains of the moated site associated with the demolished Peel Hall, identifying the existence and position of three large ditches, presumably the sides of the moat, although one does not coincide with evidence from the 1840 tithe map. In addition, the remains of a post-built structure set into the northern section of moat were identified, which was presumably a bridge. It has also shown that the moat fill was waterlogged, and contained quantities of preserved timber, probably relating to the former Peel Hall. The evaluation discovered dressed sandstone footings within the platform of the moat which may have been a component of the former Peel Hall.

A series of deep cut features, of unclear date and function, was identified in the north-eastern part of the site. Whilst later post-medieval pottery was recovered from the upper fills of several of the features, that recovered towards the base of the fills was of medieval / early post-medieval date.

ACKNOWLEDGEMENTS

Lancaster University Archaeological Unit (LUAU) would like to thank Ben Stephenson, Archaeology Consultant, CPM Environmental Planning and Design, Colin Griffiths, Satnam Millennium Ltd, and Mark Leah, Archaeology Officer, Cheshire County Council, for their interest and support during the project. Thanks also go to Mark Olly for his interest and useful local knowledge. LUAU would also like to thank Dr Allan Hall of the Environmental Archaeology Unit at the University of York for his advice about the archaeobotanical record in Cheshire.

The fieldwork was undertaken by Chris Wild, Neil Wearing and Sean Jackson. The report was written by Chris Wild, the finds analysis was by Chris Howard-Davis, the environmental analysis was by Elizabeth Huckerby, and the drawings were by Emma Carter; the report was edited by Jamie Quartermaine and Rachel Newman. The project was managed by Jamie Quartermaine.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 An archaeological evaluation has been undertaken of the study area at Peel Hall, Warrington (centred at NGR SJ 6150 9165; Fig 1) by Lancaster University Archaeological Unit (LUAU), on behalf CPM Environmental Planning and Design, for Satnam Millennium Ltd, in advance of the proposed development of the site for housing and other uses. The programme of work was undertaken during July 2001, and comprised the excavation of 36 trial trenches, the results of which are presented within this report.
- 1.1.2 This report sets out the results of the work in the form of a short document which outlines the findings, followed by a statement of the archaeological potential of the area, and an evaluation of the impact of the proposed development.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

- 1.2.1 **Topography:** the site lies on the north-eastern outskirts of Warrington, flanked by housing developments on the eastern, southern and western sides; the M62 motorway forms the northern boundary of the study area. The topography comprises a gentle slope from the western edge of the study area (c18m OD) to the central part, around Peel Hall. To the east the land is almost flat. The site is former arable field with some dense scrub cover on the edges and has in the past been deep ploughed.
- 1.2.2 **Geology:** the area lies within the Mersey Valley and comprises Triassic red sandstone beneath deep superficial deposits of alluvial silts and wind blown sand. There are also large deposits of glacial boulder clay with pockets of gravels and sand (Countryside Commission 1998). There is also a slight occurrence of peat within the site, particularly towards the west, but it is very shallow and patchy.

1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 1.3.1 **Prehistoric:** the earliest archaeological evidence recorded by the documentary study (CPM 1999) is a Neolithic axe (CSMR 569; approx SJ 610 900), found at an unspecified location, somewhere near Orford to the south of the site. A Bronze Age round barrow (CSMR 571/1/3) lies c1km to the north of the site (SJ 6189 9358), with a second possible round barrow (CSMR 2412; SJ 6050 9230) located only 400m to the north-east of the present site.
- 1.3.2 **Roman:** Roman activity has been demonstrated within the environs of the site; the Roman road between Warrington (*Veratinum*) and Wigan (*Cuccium*) (CSMR 614/1; SJ 6037 9100) passes c500m to the west of the site, and Roman coins have been found at Hulme (CSMR 580; SJ 6070 9110) at c1km to the south-west of the site. Aerial photographs suggest a settlement (CSMR 2411; SJ 6120 9260) c500m to the north of the site, which is potentially of Roman date. Similarly, the cropmark of a rectangular enclosure has been identified at Midhops Farm (SJ 6192 9208),

which is no more than 100m from the present site; though undated it has the potential to be of Roman or prehistoric date (CPM 1999).

- 1.3.3 **Early Medieval:** excavation near the Bronze Age round barrow (SMR 571/1/3; SJ 6189 9358) revealed a substantial pre-Norman cemetery (SMR 625/1; SJ 6189 9358), with several hundred graves identified from an area of only 1500m²; although such a structure has not been identified, the presence of such a large cemetery would suggest the existence of an associated church or at least a cross at the site. A pre-Norman cross was, however, recovered in the last century, from the churchyard of St Oswald's Church at Winwick (SMR 570/1/1; SJ6039 9280), c1km to the north-east of the site (CPM 1999) and c1.7km from the cemetery. Although the earliest fabric of St Oswald's church is from the thirteenth century, this may have been established on the site of an earlier church.
- 1.3.4 **Medieval and Post-medieval:** three manors, Houghton, Middleton and Arbury, were granted by Robert de Winwick to the Southworth family in the thirteenth century (Baines 1891; Farrer and Brownbill 1911, 167), and Matthew de Southworth held the capital messuage by 1329 (*ibid*). Myddleton Hall (SMR 583/1; SJ 6200 9297) is to the north of the site, Arbury (SMR 585/1; SJ 6127 9280) to the north-west of the site, and Houghton (formerly Houghton Peel) corresponds to the site of the present day Peel Hall (SMR 585) and lies within the study area. The building within the moat was still depicted on the Tithe map of 1840 (LRO DRL 1/38), had a 'U'-shaped outline, and was in the centre of a sub-rectangular moat with surviving western, northern and southern sides. Extending eastwards from the site was the principal road across a causeway over the moat in the direction of the present farm buildings, where a barn structure was shown. By the time of the OS first edition (1849) the whole area of the moat and original farm had become absorbed into an area of woodland and was not depicted at all.
- 1.3.5 Cartographic evidence shows that by the time of the earliest maps (LRO DRL 1/38; 1840) the area was in exclusively agricultural use with small fields radiating out from Peel Hall Farm to the south and west; to the east are larger fields which have been enlarged by the removal of field boundaries.

2. METHODOLOGY

2.1 PROJECT SPECIFICATION

- 2.1.1 A project specification (*Appendix 1*) was supplied to LUAU in February 2001 by CPM, for an archaeological evaluation of the site around Peel Hall, Warrington, which was in accordance with a verbal brief by Mark Leah, Archaeology Officer for Cheshire County Council.
- 2.1.2 The project specification provided for a 0.5% area of trial trenching, consisting of 36 trenches, to determine the nature of possible archaeological features within the extent of the study area, yet concentrating on the moated site at Peel Hall. Parts of the site are of ecological importance, notably Radley Plantation, an area of rough grassland to the south of it, and also an area of rush pasture in the western part of the study area. All these areas were excluded from the trenching programme as defined within the project specification.
- 2.1.3 Following completion of the trial trenching programme, and the recovery of potentially significant environmental samples from the fill of the moat and of ditches elsewhere on the site, the Archaeology Officer for Cheshire County Council required a programme of macrofossil assessment on the samples. The results of this assessment are presented in this report (*Section 3.6*). In all other respects the evaluation has been carried out in accordance with the project specification.

2.2 EVALUATION TRENCHING

- 2.2.1 **Excavation Methodology:** the excavation trenching was undertaken by a mechanical excavator (a 13 ton tracked 360° excavator) fitted with a 2.1m toothless ditching bucket, followed by hand cleaning for the purposes of examining archaeological detail. All excavation was carried out stratigraphically, whether by machine or by hand. The depth and character of the natural subsoil was identified in all trenches, and on completion the trenches were mechanically backfilled, laying the topsoil on top of subsoils.
- 2.2.2 **Recording:** the recording methods employed by LUAU accord with those recommended by English Heritage's Centre for Archaeology (CFA). Recording was principally in the form of *pro forma* Trench Sheets for each trench, which recorded the orientation, length, and depth of machining, and described the nature of the topsoil, subsoil (where applicable), and geological deposits. Where there were anticipated significant archaeological features, such as in the area of the moated site, or where significant features were identified, the features and deposits were recorded using *pro forma* context sheets based on those designed by MoLAS and English Heritage's Centre for Archaeology (CFA). A full textual, drawn, and photographic record was maintained for all deposits and features.
- 2.2.3 The positions of the trenches were recorded using a Global Positioning System (GPS) which provides for accuracies of +/- 0.2m. The locational information was

incorporated with digital map data within a CAD system to create the location map (Fig 2).

2.3 FINDS

- 2.3.1 All finds recovered were bagged and recorded by context number; all finds were retained for analysis and were recorded and have been processed and temporarily stored according to standard practice (following current Institute of Field Archaeologists guidelines). The finds have been analysed by the LUAU in-house finds specialist (Section 3.5).

2.4 PLANT MACROFOSSIL ASSESSMENT

- 2.4.1 **Quantification:** three bulk samples, one from moat fill **3001** and the other two from ditch fills **1609** and **1604**, were assessed for plant macrofossils.
- 2.4.2 **Preparation:** a one litre subsample from moat fill **3001** was wet sieved through sieves of 2mm and 500 μ mesh sizes. The samples from ditch fills **1609** (10 litres) and **1604** (8 litres) were floated and the flot retained on a 500 μ mesh and dried. A small representative sample of the residue from fill **3001** and the flots from ditch fills **1609** and **1604** were examined with a low power Wild/ Leitz stereozoom microscope to assess for plant macrofossils. The nature of the matrices of the flots from the ditch fills was also recorded. The heavy mineral fraction was rapidly scanned to supplement the information about each matrix. In both samples the carbonised and uncarbonised seeds were recorded as a presence or absence, and other material was recorded on a scale of 1-5 (where 1 = rare and 5 = very abundant); the results are presented in Tables 1 and 2 (Section 3.6).

2.5 ARCHIVE

- 2.5.1 A full professional archive has been compiled in accordance with the project design and in accordance with current IFA and EH guidelines (English Heritage 1991). The paper, finds and digital archive will be deposited, as appropriate, with Cheshire Museums Service and a copy to the Cheshire Record Office, in agreement with the Client.

3. EVALUATION RESULTS

3.1 INTRODUCTION

- 3.1.1 Over the majority of the site, the evaluation produced evidence typical of an agricultural landscape within the region, revealing evidence of ditches, drains and ploughing. The stratigraphy of the site as a whole was very shallow, with modern disturbance along the motorway corridor at the northern edge. Two parts of the site, however, revealed features of archaeological significance; the north-eastern part of the study area produced evidence of relatively deep ditches, potentially similar to those identified within the putative late prehistoric / Romano-British enclosure to the north of the site at Midhops Farm (SJ 6192 9208; M Leah pers comm). The area around the site of Peel Hall also revealed significant features relating to the moat and probable structures on the moat platform.
- 3.1.2 In total, 36 trenches were excavated. Initially these were positioned to provide a good general coverage of the study area, with the exception of the ecologically sensitive area in the east, which had a reduced amount of trenching, and the area of the moated site which had a greater density of trenching. Following discussions with Mark Leah (Archaeology Officer, Cheshire County Council) and Ben Stephenson (Archaeology Consultant, CPM) it was decided to increase the concentration of trenching in the north-eastern part of the study area to investigate the extent of a ditch identified in Trench 02. The detailed descriptions of the individual trenches is presented in *Appendix 2*, and the significant results are summarised below.

3.2 NORTH-EASTERN AREA

- 3.2.1 Four trenches (Trenches 01, 02, 03 and 6) were initially excavated in the north-eastern part of the site (Figs 2 and 6). Trenches 01 and 03 revealed up to 1.5m of dumped hardcore and clay, associated with the construction of the motorway to the north, which overlay natural sands; no archaeological features were identified in either trench. The excavation of Trench 06 revealed natural silty sands at a depth of c0.3m, disturbed only by an occasional root-bole. Trench 02, however, revealed the butt-end of a steep-sided, and relatively deep (0.96m) ditch (**202**), which was cut into the natural silty sands and clay. The ditch was 1.9m wide, aligned approximately north-east / south-west (Figs 5 and 6), and was filled with a dark grey silty-sand, **201**, containing occasional charcoal flecks. One sherd of abraded medieval pottery was also recovered from the feature (*Section 3.5.8*).
- 3.2.2 Subject to discussions with the Archaeology Officer for Cheshire County Council, it was agreed that additional trenches be excavated on either side of Trench 02 to investigate the extent of the steep-sided ditch, **202**. Trench 17, to the north, revealed some tree-bole disturbance to the natural silty sands, and a very shallow (0.1m deep), probably truncated, linear feature, **1702**. This contained nineteenth century pottery in its base, and probably represents the base of a field boundary ditch. Trench 16, to the south of Trench 02, revealed the sub-rounded southern termini of three features, **1605**, **1607** and **1608**, which were probably ditches, and a possible post-hole, **1614**, cut into the natural sands and clay (Figs 5 and 6). The three

features were sectioned, to examine the relationship between them, but the similarity of the leached silty sand fills, and seasonal waterlogging of the soil, made distinctions between them almost impossible. It was apparent, however, that the central feature, **1607**, was cut into the outer features, **1605** and **1608** (Fig 5). The relationship was further complicated by a nineteenth century land drain, the butt-end of which had been cut into the centre of the central ditch, **1607**. Two sherds of medieval pottery were recovered from the lower part of the eastern fill (**1604**) of feature **1605**, dating to the fourteenth to sixteenth centuries (Section 3.5.7). The possible post hole, **1614**, was roughly square, with vertical sides and a flat base, and was only 0.08m deep. No finds were recovered from the feature, which appeared to have been truncated.

- 3.2.3 Following further discussion with the Archaeology Officer, Cheshire County Council, it was decided to excavate a further trench (Trench 36) to the south to investigate the southern extent of these archaeologically significant features (**1605**, **1607** and **1608**). The trench was opened purely to establish the presence or absence of features similar to those in Trenches 02 and 16, and there was no requirement to excavate any archaeological remains fully. Excavation and manual cleaning of the trench revealed a wide linear feature, aligned roughly north-west / south-east, which was cut by modern land drains, a sub-circular feature, potentially similar to those in Trench 16, and a smaller linear feature, cutting the eastern edge of the trench. Medieval pottery was recovered from surface cleaning of the eastern two features (Section 3.5.7).

3.3 MOATED AREA

- 3.3.1 Three trenches (30, 31 and 32) were excavated in the area of the moat (Fig 3). Trench 30 was a 53m long trench across the area of the moated site, which identified two deep ditches, one at each end of the trench; these were potentially parts of the moat. The western ditch, **3002**, was 19m wide and at least 3.2m deep; it approximately corresponds to the position of the moat, as abstracted from the Tithe map (LRO DRL 1/38 (1840)) and superimposed on the OS 1:10,000 base (Fig 3), although it is substantially wider than that shown on the Tithe map. The eastern ditch, **3011**, was at least 10m wide and was greater than 2.1m deep; by contrast with ditch **3002**, it does not coincide with the position of the eastern moat section as depicted on the Tithe map, being c16m short of the depicted moat edge. Trench 30, as defined within the specification, did not extend sufficiently to the east in order to examine the plotted position of the eastern line of the moat (as shown on the Tithe map) (Fig 3); in addition, at the time the fieldwork was undertaken the map analysis was not available and therefore the potential significance was not fully understood. The eastern ditch, as identified in Trench 30, is either not the moat in its final form or the depiction on the Tithe map is severely inaccurate. The Tithe map in other respects appears to correspond relatively closely to the modern 1:10,000 OS map and does not appear to have sufficient errors to create this level of discrepancy; however, the possibility exists that this discrepancy reflects survey error on the Tithe map. Alternatively, it is possible that this ditch is not that depicted on the nineteenth century map, and potentially it may be an earlier line of the moat.

- 3.3.2 Between ditches **3002** and **3011** there was a substantial deposit of redeposited clay, apparently forming a building platform, and large quantities of this clay, **3003**, had been pushed into the moat, sealing it on the western side; this was a late event in the filling of the moat and possibly occurred following the demolition of the Hall. The northern return of the moat, **3203**, was observed in Trench 32, but only its southern edge was identified; it was, however, at least 6.8m wide and was deeper than 1.9m. The position of this ditch approximately correlated with the moat shown on the Tithe map (LRO DRL 1/38 (1840); Fig 3). The three identified ditches were all deep, wide, and flat-bottomed, with relatively gently sloping sides, and each had peaty organic primary silts that were about 1.8m below the surface and at least 1.4m thick (Fig 4). A relatively large amount of mid-seventeenth century pottery (Section 3.5.7) was recovered from the lower fills of the ditches in both Trenches 30 and 32, with large quantities of nineteenth and twentieth century pottery and debris in the upper parts. The mid-seventeenth century pottery probably indicates a *terminus post quem* for the date when the moat was last cleaned, and the nineteenth / twentieth century ceramics potentially indicate when it was finally backfilled and levelled.
- 3.3.3 Also revealed in Trench 32 was evidence of timber supports, possibly for a bridge, **3201**; these comprised two vertically set posts, probably of oak, observed at a depth of 1.9m below present ground level set within the primary fill of the moat. Both posts were sub-circular in cross-section and measured c0.3m diameter; they were set only c0.2m apart and their alignment was orientated north-west/south-east, along the line of the moat. A third post, **3202**, was 1.6m to the south of the other two, and appeared to be set at an angle, about 30° from the horizontal. A detailed record of the posts was not possible as there was a risk of collapse of the trench sides, limiting access to the trench for both cleaning and surveying; the plan in Figure 4 is thus schematic, being drawn from outside the trench. Adjacent to the third upright was a c2m long, 0.25m wide timber set in the base, and along the line, of the moat, with a series of seven c0.2m x 0.1m small elongated timbers set horizontally, in part beneath the large timber; these short timbers were roughly dressed, of rectangular cross-section, and were set 0.2m apart with struts set between them. The timbers were probably not *in-situ*; they do, however, form a coherent unit, perhaps the remains of a timber structure that had collapsed into the ditch. Alternatively, they may have been deliberately placed in this position, thereby reusing the material for some secondary purpose.
- 3.3.4 Trench 31, positioned in the centre of the moated platform (Fig 2), revealed a clay subsoil with small sub-circular features cut into it. These were all shallow (<0.1m deep) and were filled with exclusively nineteenth and twentieth century material. The clay layer itself probably formed part of a built-up moat platform. At the north-western end of the trench a sub-rectangular red sandstone wall foundation, **3101**, cut into the clay, at a height of 10.27m OD (Fig 3; Plate 2). The feature comprised a single course of roughly dressed red sandstone blocks, up to 0.72m x 0.30m in size, which apparently formed the northern end of a north-east / south-west aligned structure, faced to the east; it was 1.6m wide at its north-eastern end. The feature extended into the south-western section of the trench, and was partially overlain by further sandstone rubble. Behind the facing was loose silty clay and sand, containing numerous sandstone pieces.

- 3.3.5 Trench 24, situated c120m to the south-east of the moated area, revealed a possible boundary or hollow way orientated towards the moated site. This comprised a gently sloping 'U'-shaped feature, **2402**, 5.7m wide, which was cut into the natural silty clay. The feature was 0.7m deep, was waterlogged in the base, and was filled with a dark-brown wet silty loam, containing a fragment of sandstone against its southern side. It was aligned approximately north-west / south-west and, even with the height of vegetation at the time of the evaluation, it corresponded to a slight surface hollow that extended north-west, towards the moated site. Parallel to **2402** was a similarly aligned, ditched field boundary, **2401**. This was 2.5m wide and 0.19m deep, and was 10.5m to the south of the larger feature.

3.4 GENERAL FEATURES

- 3.4.1 **Field Boundaries / Ditches:** several trenches produced features typical of post-medieval agricultural activity. A linear feature, shown as a field boundary on the Tithe map (LCRO DRL 1/38; 1840) and on the OS first edition map (1849), was observed within Trench 5 (Fig 2), measuring 1.3m wide and up to 0.8m deep. A large modern pit, c2m deep and c4m in diameter, was observed to the north, filled with modern brick, wood and plastic. Shallow field boundary / ditch features were also observed in Trenches 08, 09, 10, 11, 13, 19, and 20 (Fig 2). Most contained nineteenth/twentieth century pottery, although one sherd of early post-medieval pottery was recovered from the fill of the ditch in Trench 11, **1101** (Section 3.5.7).
- 3.4.2 **Drainage Features:** ceramic land drains were observed in nearly all the trenches. Most appear to be of late nineteenth century origin or later, and there was no typical alignment for drainage; in several trenches the drains intersected each other at oblique angles. A soakaway, filled with sandstone fragments, was observed in Trench 27 (Fig 2). Given the boggy nature of the site, it would appear that drainage was a constant problem, with many attempts to improve the land.
- 3.4.3 **Structures:** evidence of a structure was observed in Trench 35, in the south-western part of the study area (Fig 2). It comprised a concrete foundation, 0.6m wide on a roughly north-east / south-west alignment, with a south-eastern return. The exposed interior of the feature was filled with rubble, and it appears to have had an associated pit, that was larger than 1.5m², and was served by at least two ceramic drains.

3.5 FINDS

- 3.5.1 A total of 129 fragments of artefacts or ecofacts was recovered, of which, the majority derived from ceramic vessels. Small amounts of glass, animal bone, wood, leather, and ironwork were also present, but none in significant quantities. Material was recovered from Trenches 02, 08, 11, 16, 30, 31, 32, and 36, with most being recovered from Trenches 30 and 32, associated with the moated site.
- 3.5.2 **Pottery:** a small amount of medieval pottery was recovered, in small fragments and badly abraded. None was particularly diagnostic and no date more refined than the fourteenth to sixteenth centuries is possible, although the material concentrates towards the later part of that period. The amount of medieval material is not large

enough to be able to make any confident assertion with regard to activity of that period on the site, and the abraded nature of the fragments would imply that they have been considerably disturbed, possibly reaching their place of deposition as a result of agricultural activity.

- 3.5.3 Later pottery, typically of later sixteenth and seventeenth century date, survived in greater quantity and in larger fragments than the medieval material. It was unabraded, and had clearly been recovered from archaeological deposits which had remained relatively undisturbed since deposition. The preponderance of this material is probably mid-seventeenth century in date and its presence within the moat fills could potentially reflect a recutting / cleaning of the moat in a period of upheaval associated with the Civil War. An increase in deposition at this time has been noted at a number of moated sites in the locality, including Old Abbey Farm, Risley (Howard-Davis forthcoming a) and Bewsey Old Hall (Lewis forthcoming). Indeed, the material from Trench 30, moat fill **3001**, bears a strong resemblance to material from a pit cut through the floor of the Friary Church at Warrington (Howard-Davis forthcoming b) and parallels can be found with the large assemblage of sixteenth/seventeenth century pottery from Norton Priory (Vaughan forthcoming). The vessels probably derive from a number of local potteries, not least amongst them Prescott (Holgate 1982-3) which was known to have been producing during the seventeenth century. Activity around this date can be confirmed by the recovery of a clay pipe bowl dated 1640-1670, from Trench 32, **3203**, although it should be noted that this was residual amidst material of considerably later date. It is likely that pottery and other objects continued to be deposited within the moat into the twentieth century, when it was finally backfilled.
- 3.5.4 **Glass:** all glass recovered from the evaluation was modern, with the exception of a single fragment of window quarry from Trench 30, **3001**, of seventeenth to eighteenth century date, which was probably contemporary with the group of seventeenth century pottery, although it could be later.
- 3.5.5 **Metalwork:** a single fragment of industrial residue, a typically plano-convex hearth bottom, is indicative of blacksmithing on site, but, as it was recovered in isolation in Trench 16, **1609**, no date can be offered. Fragments of hand-forged nail recovered from Trench 11, **1105**, also cannot be dated.
- 3.5.6 **Leather:** the fill of the moat, **3203**, in Trench 32 produced a small amount of waterlogged wood and leather. A poorly-preserved leather shoe sole could be as early as the seventeenth century, but, as the material from this context includes pottery likely to be of early twentieth century date, this cannot be stated with confidence.
- 3.5.7 **Timbers:** two complete timbers, and several fragments of further timbers, were recovered from the moat, **3203**, within Trench 32; three additional upright timber posts were identified, set into the lower sediments of the moat, but these were left *in-situ* and have not been subject to detailed examination. The two complete timbers appear to be wall panel staves, most probably of medieval or early post-medieval date. Both were roughly fashioned with blade tooling, rather than a saw, having crude wedge tapers at both ends; this is somewhat unusual for staves, which usually have a point at the upper end. Both timbers have nail holes in each face, and one has a surviving lath *in-situ*, nailed with a moulded, rather than a hand drawn,

nail. A maximum of eight nail holes were observed on any one face, with one nail head surviving. The timbers themselves appear much earlier than the laths, with the laths probably being added during a later phase of the structure from which the timbers originated.

- 3.5.7 **Animal Bone:** small amounts of animal bone were recovered from Trench 30, **3001**, and Trench 32, **3203**, and seem likely to represent domestic waste.
- 3.5.8 **Trench Summaries:** the following list the assemblage from each trench:
- 3.5.9 **Trench 2:** one fragment of medieval pottery was recovered from the fill of ditch **202**.
- 3.5.10 **Trench 8:** a single fragment of late field drain was recovered from the silty-sand sub-soil, **801**.
- 3.5.11 **Trench 11:** several hand-forged nails (five fragments) and a fragment of possibly early post-medieval pottery were recovered from the trench; these suggest a seventeenth century date for activity in this area.
- 3.5.12 **Trench 16:** eight fragments of pottery were recovered from this trench, which included two fragments of medieval pottery. One from the subsoil, **1601**, is very similar in fabric to the small piece from Trench 36, and the other, from ditch **1604**, is in an incompletely reduced fabric; this provides a general date in the fourteenth-sixteenth century. It is of significance that the same contexts, **1601** and **1604**, also produced fragments of possibly sixteenth/seventeenth century date, perhaps suggesting activity in this area during the transition between the medieval and post-medieval periods, with activity continuing into the mid-seventeenth century. A large fragment of hearth-bottom slag, from the fill (**1609**) of ditch **1608**, implies some blacksmithing in the vicinity, although this cannot be dated accurately.
- 3.5.13 **Trench 30:** substantial amounts of pottery were found in this trench. The material from the putative moat, fill **3001**, is of significance, providing an approximate date for its last cleaning. The majority of the vessels date from the mid-seventeenth century, and can be paralleled with material from the Civil War deposits at Beeston Castle in Cheshire (Noake 1993) and from a number of sites at Prescott (Holgate 1982-3; Cowell and Chitty 1982-3), thought to have been a producer of Black-glazed redwares during this period. What appears to be small fragments of modern brick from this context may be intrusive, or equally could potentially be of earlier date; a fragment of window glass, however, would appear to be contemporary with the pottery. Material from **3006**, a fill of ditch **3011**, is mixed, with a ceramic pan handle of possibly sixteenth/seventeenth century date associated with a complete mineral water bottle of mid-twentieth century date. A range of material was also recovered from **3016**, an upper fill of **3011**, the majority of which is of later nineteenth to earlier twentieth century date, but it incorporated an element of residual seventeenth century material.
- 3.5.14 **Trench 31:** the small group (nine fragments) from a layer, **3102**, overlying structure **3101**, is similar in composition to that from Trench 30, ditch fill **3001**. It cannot, however, be dated with precision, and might be slightly later.
- 3.5.15 **Trench 32:** a relatively substantial assemblage, was recovered, predominantly from the fill of moat **3203**. The material is varied in date, ranging from the seventeenth

to the twentieth century; if, however, the single fragment of twentieth century bottle glass is disregarded, the date range is narrowed to the mid-seventeenth to late eighteenth centuries and could be seen as predominantly deriving from the earlier part of that range. Wood from structure 3202 appears to represent structural elements deposited subsequent to a period of demolition or refurbishment and there is evidence to suggest some of the wood had been reused. The shoe sole could be seventeenth century in date, but this cannot be stated with confidence.

- 3.5.16 **Trench 36:** three sherds of medieval pottery, in an orange sandy fabric with splashes of glaze, were recovered from the fill of ditch 3602.

3.6 PALAEOENVIRONMENTAL ASSESSMENT

- 3.6.1 **Results from ditch fills 1609 and 1604 (Trench 16):** these two samples from the north-eastern part of the site contained some well preserved plant remains of weed taxa of both damp ground (Rush, *Juncus*) and waste, open or arable land, including Corn Marigold (*Chrysanthemum segetum*), Common Sorrel (*Rumex acetosa*), Small Nettle (*Urtica urens*), and Blackberry (*Rubus fruticosus*). Both samples contained amorphous plant material, charcoal and wood fragments, and insect remains, with abundant sand and silt and some coal pieces. There was a single sherd of medieval pot in ditch fill 1604 (Section 3.5.7).
- 3.6.2 **Results from moat fill 3001 (Trench 30):** the moat fill, 3001, was waterlogged and as a result contained excellently preserved plant and insect remains. The sample contained abundant wood, amorphous plant material and insect remains with some charcoal, monocotyledon fragments, and coal. It was very rich in well-preserved seeds, with assemblages of aquatic taxa, shrubs, weeds of open, waste or arable land and plants of wet ground.
- 3.6.3 The assemblage of weed taxa from open, waste or arable land includes Corn Marigold (*Chrysanthemum segetum*), Black Bindweed (*Polygonum convolvulus*), Common Sorrel (*Rumex acetosa*), Chickweed (*Stellaria media*), and both Stinging (*Urtica dioica*) and Small Nettle (*Urtica urens*). Woody plants are represented by large numbers of Elderberry (*Sambucus nigra*), some Blackberry (*Rubus fruticosus*), and alder (*Alnus glutinosa*) seeds. The former, together with the Nettles, suggest a nitrogen-rich soil near to the moat. Pondweed (*Potamogeton* sp), Bulrush (*Typha*), sedges (*Carex*), Rush (*Juncus*) and *Chara/Nitella* are either aquatic or wet ground plants and suggest that the moat was still partly filled with water as the deposit was forming.
- 3.6.4 **Conclusions:** the three samples, in particular the moat fill, 3001, contained well-preserved plant and animal remains and therefore provide some evidence of the environment and landuse in the environs of Peel Hall. The plant assemblages from the three samples are indicative of communities from wet, open, waste and cultivated ground. The very large numbers of elderberry and nettle seeds in the sample from the moat fill, 3001, are indicative of nitrogen-rich conditions adjacent to the moat area, which is to be expected close to habitation. The aquatic plants recorded from moat fill 3001 indicate the continuing presence of at least shallow water as the fill accumulated. The presence of seventeenth century material within the lower fill of the moat and the nineteenth century ceramics associated with the

final backfilling (*Section 3.5*) suggest that the deposits were formed between these dates.

Context no		3001	1604	1609
Sample no		300	301	302
Volume processed litres		1	8	10
Amorphous organic matter		5	2	2
Monocot frags		3		
Bryophyte remains	Moss	1		1
Wood fragments		5	2	1
Charcoal fragments		2	2	4
Fly puparia		1		
Insect fragments		5	2	3
Silt and clay		2	5	5
Sand and gravel		3	5	5
Coal		3-4		1
Clinker/cinder			1	
Modern roots		2	2	1
Brick/tile		1		1
Clay pipe		1		
Medieval pot			1	
Nineteenth century pot		1		
Fabric frags				1
Earthworm cases		3		1
Fungal sclerotia		1	1	

Table 1: Palaeoenvironmental assessment of three samples (*3001*, *1604* and *1609*): matrix components recorded on a scale of 1-5 (1=rare and 5=very abundant)

<i>Alnus glutinosa</i> seed	Alder	+		
<i>Brassica</i> sp	Cabbage family	+	+	
<i>Chara/Nitella</i> oospores	Aquatic alga	+		
<i>Carex lenticular</i>	Sedge	+		
<i>Carex trigynous</i>	Sedge	+		
<i>Chenopodium album</i>	Fat Hen	+		
<i>Chrysanthemum segetum</i>	Corn Marigold			+
<i>Conium maculatum</i>	Hemlock	+		
Gramineae<2mm	Grass	+		
<i>Juncus</i>	Rush	+		+
<i>Polygonum convolvulus</i>	Black Bindweed	+		
<i>Potamogeton</i> sp	Pondweeds	+		
<i>Potentilla erecta</i> -type	Cinquefoils		+	+
<i>Prunella</i> sp	Selfheals	+		
<i>Ranunculus repens</i> -type	Creeping buttercup	+		

<i>Rubus fruticosus</i> agg	Blackberry	+	+	
<i>Rumex acetosa</i>	Common Sorrel	+		+
<i>Rumex acetosella</i>	Sheep's Sorrel	+		
<i>Rumex</i> sp	Sorrels	+		+
<i>Sambucus nigra</i>	Elderberry	+		
<i>Stellaria media</i>	Chickweed	+		
<i>Typha</i> sp	Bulrush	+		
<i>Urtica dioica</i>	Common Nettle	+		
<i>Urtica urens</i>	Small Nettle	+		+
Unknowns		+		+

Table 2: Seeds recorded as present or absent from the palaeoenvironmental assessment of three samples (*3001*, *1604* and *1609*).

4. DISCUSSION

4.1 CONCLUSIONS

- 4.1.1 The evaluation has revealed significant archaeological deposits within the study area, concentrated in the area of the Peel Hall moated site, and also in the north-eastern part of the site. Elsewhere the trenching revealed occasional archaeological features of lesser significance, principally relating to drainage.
- 4.1.2 **Peel Hall Moated Site:** although the layout of a sub-rectangular moat was depicted on the Tithe map (LRO DRL 1/38 1840), subsequent to this date much of the moat was backfilled and only the southern section survives as an earthwork. The evaluation, however, has confirmed the existence of three sides of the moat, of which only one side has had a complete profile recorded, **3002**, from Trench 30. This has revealed a relatively shallow, but an extremely broad (19m wide) ditch, which is unusually wide for a moat. Within the northern section was a series of structural timber posts, probably forming a bridge; its position broadly corresponds to the line of the principal access route to the site and with a causeway shown on the Tithe map (LRO DRL 1/38 (1840)). The primary fill of this moat section was waterlogged, within which were large upright timber posts, and a possibly collapsed timber structure, which has been interpreted as wall panel staves with associated studs and laths (*Section 3.5.7*). This structure does not have any direct relationship with the large uprights and was potentially an *ex-situ* section of wall, from a nearby structure, which had been cast into the base of the moat. There is, however, some possibility that it may have had some, perhaps *ad hoc*, secondary use within the moat and as such the timbers may have been placed there. Also within the moat were well-preserved organic deposits which have the potential to give a picture of the ecology of the site and its environs during the post-medieval occupation of the site.
- 4.1.3 Significant stone-founded structural remains, **3101**, were observed on the moat platform; this feature was very small (only 1.6m wide), and was probably a projection from a wall face, such as a chimney stack or an outshut. Despite its small size, it provides a strong indication that other structural remains are likely to survive on the platform. The discovery of dressed sandstone footings are of some importance as they give an indication of the structural components of at least part of Peel Hall, about which little substantial is known. The timbers observed in the moat, **3203**, within Trench 32, suggest that a structure, incorporating timber-framed components, once stood on the site prior to the infilling of the moat, and the stone structure suggests that such buildings may have had stone foundations. This is similar in character to the building on the moated site at Risley, c5km to the east (LUAU 1999).
- 4.1.4 The ditch-like feature in Trench 24, 110m to the south-east of the moat, appears to be orientated on Peel Hall, and possibly represents a hollow way extending south-east out from the Hall. No trenches, however, were excavated between Trench 24 and the moated site and thus this speculation cannot be confirmed.
- 4.1.5 **North-Eastern Area:** the series of deep cut features, identified in the north-eastern part of the site, are of unclear date and function. Whilst later post-medieval pottery

was recovered from the upper fills of several of the features, that recovered towards the base of the fills was of medieval / early post-medieval date (*Section 3.5.8*). Despite the presence of medieval material within the ditch fills, there are noted parallels of form between this site and the nearby prehistoric / Roman enclosure site at Midhops Farm (SJ 6192 9208) (M Leah pers comm) and there is consequently a degree of uncertainty as to the date and form of the complex. The presence of comparable features in Trenches 02, 16 and 36 would suggest that these were components of an interrelated complex, and the lack of features in Trench 17 does not preclude features lying elsewhere in the environs. Given the configuration of the trenches it is not possible to provide a precise indication of the extent of the complex. To the north any continuation of the complex has been lost as a result of disturbance from the construction of the M62 motorway, as identified in Trenches 01 and 03, and to the west and south it does not appear to have extended as far as Trenches 06 and 07, given the absence of related features in these trenches.

- 4.1.6 **Drainage:** the evaluation revealed that the whole site has been subject to repeated attempts at drainage, although several marshy patches and ponds still remain.

5. IMPACT

5.1 IMPACT

- 5.1.1 **Moated Site:** the sub-surface preservation of the moat appears to be good; the evaluation has demonstrated the survival of structural remains on the moat platform and also within the moat which was found to contain *in-situ* timbers. Although moated sites are not uncommon in this region, given the good sub-surface survival of the site, it can be regarded as being of high archaeological significance.
- 5.1.2 **North-East Area:** the ditch complex in the north-eastern area comprises substantial, deep and steep-sided ditches, containing medieval pottery, although potentially being of earlier date. The complex is potentially archaeologically sensitive and would warrant further investigation.
- 5.1.3 **Conclusions:** the proposed development will result in extensive disturbance in the areas of proposed housing and also in adjoining lands to accommodate the landscaping of the site. The two main areas of archaeological sensitivity, the moated site and the north-eastern area, are vulnerable to any ground works during construction and landscaping in their vicinity, and, given the anaerobic survival of organic deposits within the moat fills, the alteration of the drainage pattern in the area has the potential to result in the decay of such deposits.

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APPENDIX 1
PROJECT SPECIFICATION

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PLANS

Plan CPM 1	:	Site Area and Identified Archaeological Resource (CPM 1667/05acol 12/00 RC/CB)
Plan CPM 2	:	Trench Layout and Ground Cover (CPM 1667/12 01/01 BS/JM)

Section 1

Introduction

- 1.1 This Archaeological Specification has been prepared by CPM on behalf of Satnam (Millenium) Limited. It sets out a strategy for an archaeological field evaluation. This work is recommended by the Archaeology Section of Cheshire County Council, who provide archaeological planning advice to Warrington Borough Council. This Specification will present a detailed methodology of the required work, as agreed by Cheshire County Council. The document will also form the basis for costing the necessary fieldwork.
- 1.2 This Specification refers to an area of land proposed for housing on the northern outskirts of Warrington. The site is currently scrubland, which is of some nature conservation value, together with areas of agricultural land.
- 1.3 Previous work, in the form of archaeological assessment, has demonstrated that remains of archaeological interest exist in the general area. Peel Hall is located in the northern part of the site and it is considered that there is potential for further archaeological deposits to survive.
- 1.4 The evaluation report resulting from the fieldwork will present a digest of information on the character and significance of any archaeological deposits located. The report will form the basis of any proposals for further archaeological mitigation works, should this be considered appropriate.

Section 2

Archaeological Background

- 2.1 A CPM assessment has consulted all available archaeological and historical records. Plan CPM 1 shows the records held by the Cheshire SMR and the main sites are outlined below.
- 2.2 Peel Hall is located in the northern part of the site area (SMR 595). This is listed in the SMR as the site of Houghton Peel and as a medieval moated manor house. Nineteenth century maps reveal that a sub-circular moat survived at this time in the area of woodland to the south-west of the present buildings.
- 2.3 Two Bronze Age round barrows are located to the north of the site. SMR 571/1/3 is approximately 1km away from the site. This barrow was excavated in 1980 and also revealed a large Saxon cemetery (SMR 625/1). A second possible barrow (SMR 2412) is located c.400m away from the site.
- 2.4 A Roman road is recorded to the west of the site running in a north-south direction (SMR 614/1) and air photographic and place name evidence suggest a Roman settlement 500m north of the site close to Arbury (SMR 2411).
- 2.5 A more recent cropmark of a possible rectangular enclosure is located less than 100m north of the site and may be of prehistoric or Roman origin. This is shown as Site 1 on Plan CPM 1.
- 2.6 A copy of the archaeological assessment will be made available to the retained archaeological contractor.

Section 3

Specification for Archaeological Field Evaluation (Trial Trenching)

Trial Trenching

- 3.1 A total of 34 50m and 2 30m (trenches 1 and 2) trenches are required (see Plan CPM 2). The trenches will provide information to determine the nature of possible archaeological features. The trenches should be a minimum of 1.5 metres wide.
- 3.2 The trenches are required to:
- (a) determine the thickness, depth and depositional history of any archaeological deposit encountered;
 - (b) characterise the nature of the main stratigraphic units encountered in terms of their physical composition (stone, sand, gravel, organic materials etc) and their archaeological formation (primary deposits, secondary deposits etc);
 - (c) assess the overall presence and survival of structural remains relating to the main periods of occupation revealed and the potential for the recovery of additional structural information given the nature of the deposits encountered (e.g. extent of later disturbance etc);
 - (d) assess the overall presence and survival of the main kinds of artefactual evidence (including pottery, brick, tile, stone, glass, metal, bone, small finds, industrial residues etc), its condition and potential given the nature of the deposits encountered;
 - (e) assess the overall presence and survival of the main kinds of ecofactual and environmental evidence (including animal bone, human bone, plant remains, pollen, charcoal, mollusca, soils etc), its condition and potential given the nature of the deposits encountered;
 - (f) appraise the relative value of the main stratigraphic units revealed in terms of their importance for preservation and conservation.
- 3.3 Due to the nature conservation value of parts of the site, it will be necessary to allow for some flexibility in terms of the positioning of the trench locations. This is due to the need to avoid any ecologically sensitive areas. As a general rule, destruction of any upstanding scrub or saplings should be avoided. Trenches 3 -12 all lie within areas of rough grassland with scattered scrub and in these areas, trenches should be laid out to avoid damaging scrub.
- 3.4 Plant and contractor vehicles should not enter the area of rush pasture marked on Plan CPM 2. At the same time, every effort should be made to

reduce damage to the existing ground cover in rough grassland areas by having one access route for plant (trenches 3-12).

Section 4

Techniques for Trenching

- 4.1 Where trenches are opened by mechanical excavator, all undifferentiated topsoil or modern overburden should be removed down to the first significant archaeological horizon using a ditching bucket or similar, with no teeth.
- 4.2 The machine should remove a level spit of no more than 0.20 m in depth moving along the length of the trench. Successive spits may be similarly removed until the first significant horizon is reached. That level should be cleaned in plan. If the machine has to re-enter the trench care should be taken to ensure that it does not damage underlying remains, particularly in soft conditions. The machine must not be used to cut arbitrary trial trenches down to natural deposits, without regard to the archaeological stratification and leaving a section record only. All machine work must be under archaeological supervision and should cease immediately if significant evidence is revealed. The spoil should be observed for any archaeological finds.
- 4.3 The machine used should be powerful enough for a clean job of work and able to mound spoil neatly at a safe distance from trench edges.
- 4.4 All archaeological evaluation is by hand with cleaning, examination and recording both in plan and section. The objective is to define remains rather than totally remove them. Full excavation should be confined to the least significant remains (e.g. dumped layers), which may allow underlying stratigraphy and features to be exposed and recorded. Within significant deposits partial excavation, half-sectioning, the recovery of dating evidence, sampling and the cleaning and recording of features is preferable to full excavation. There is no requirement to totally excavate each evaluation trench to natural levels.
- 4.5 Archaeological excavation may require work by pick and shovel or occasionally further use of the machine. Such techniques are only appropriate for the removal of homogeneous or low-grade deposits, which may give a 'window' into underlying levels. They must not be used on complex stratigraphy and the deposits to be removed must have been properly recorded first.
- 4.6 Particular care should be taken not to damage any areas containing significant remains. Such evidence would normally include deep or complex stratification, settlement evidence and structures. Such areas should be protected and not left open.
- 4.7 Any human remains must also be left in situ, covered and protected. If removal is essential it can only taken place under appropriate Home Office

and environmental health regulations. Prior written notice is also to be given to the Local Planning Authority.

- 4.8 It should not be assumed that the most recent levels are the least important and due weight should be given to their perceived importance.

and environmental health regulations. Prior written notice is also to be given to the Local Planning Authority.

- 4.8 It should not be assumed that the most recent levels are the least important and due weight should be given to their perceived importance.

Section 5

Recording Systems

- 5.1 The recording system must be fully compatible with the most widely used elsewhere in the region and in accordance with the guidelines of the Institute of Field Archaeologists. Context sheets should include all relevant stratigraphic relationships and for complex stratigraphy a separate matrix diagram should be employed. The following plans and sections are required:
- (a) site location plan: general plan (e.g. OS 1:1250) showing investigation area and development site in relation to surrounding locality and street pattern;
 - (b) trench plan: trenches in relation to investigation area and OS grid (e.g. 1:100 or 1:200);
 - (c) archaeological plans: some record of the full extent in plan of all archaeological deposits must be made. All significant deposits should be formally planned in relation to the trench and OS grid;
 - (d) sections containing significant deposits, including half sections, should be drawn as appropriate. Upon completion of each evaluation trench containing archaeological deposits, at least one long section is to be drawn, including a profile of the top of natural deposits (extrapolated from cut features etc if the trench has not been fully excavated). Section drawing should include heights OD;
 - (e) all archaeological plans and sections should be on drawing film and at a scale of 1:10 or 1:20 and should include context numbers and OD spot heights for all principal strata and features;
 - (f) an adequate photographic record of any significant archaeological remains is required, in both plan and section.

Section 6

Finds and Samples

- 6.1 A high priority should be given to dating any remains and so all artefacts and finds are to be retained. Consideration should also be given to the recovery of specialist samples for scientific analysis, particularly samples for absolute dating, structural materials and cultural/environmental evidence.
- 6.2 All finds and samples are to be treated in a proper manner to prevent deterioration. This will involve cleaning and conservation where necessary and labelling, cataloguing and secure storage in appropriate containers.
- 6.3 The archaeological organisation will need to demonstrate that arrangements are in hand to cover all necessary processing, conservation and specialist analysis of finds and samples, including if necessary the conservation of organic and composite materials and dendrochronological and environmental analysis of samples.
- 6.4 Every effort should be made to ensure that finds analysis is consistent with existing local systems.

Section 7

Monitoring and Access

- 7.1 The County Archaeological Officer at Cheshire County Council, or his representative, will monitor progress and standards throughout the project. To facilitate this a projected timetable for site work will be agreed between Cheshire County Council, the developers and their archaeological consultants (CPM) and the contracting archaeological organisation.
- 7.2 The office of the County Archaeological Officer at Cheshire County Council will be notified of the start giving at least one weeks notice in writing.

Section 8

Health and Safety

- 8.1 All relevant health and safety regulations must be followed. In particular the machine should be kept away from unsupported trench edges and public access should be restricted. Barriers, hoardings and warning notices should be installed as appropriate. Safety helmets are to be used by all personnel as necessary.
- 8.2 No personnel are to work in deep unsupported excavations.
- 8.3 The archaeological organisation must be satisfied that the applicant or developer has provided all information reasonably obtainable on contamination and the location of live services before any site work takes place.
- 8.4 All archaeological trenches should be backfilled upon completion of works.

Section 9

Evaluation Report

- 9.1 The evaluation report should include:
- (a) a review of the aims and methods used in the field evaluation;
 - (b) a table summarising the descriptive text showing per trench the features, classes and numbers of artefacts and their interpretation;
 - (c) spot dates must be given for all finds and these must be cross referenced to the archaeological features;
 - (d) illustrative material including plans and sections of actual archaeological deposits with any predicted extents of these deposits. This would include a plan at an appropriate scale showing trench layout (as dug) and features located;
 - (e) the nature, extent, date, condition and significance of the archaeological findings with specialist opinions and parallels from other sites in the area;
 - (f) the anticipated degree of survival of archaeological deposits across the site;
 - (g) a reconsideration of the methodology used, including a confidence rating of the strategy and the results;
 - (h) the report should not give an opinion on whether preservation or investigation is considered appropriate.

Section 10

Archiving and Curation

- 10.1 An archive of the evaluation is to be prepared for all the work undertaken.
- 10.2 The post excavation work will include the processing and primary research, analysis and investigative conservation necessary to prepare the site archive for future uses and to produce a report for dissemination.
- 10.3 The full site archive, including all finds (other than gold and silver declared by a Coroner's Inquest to be Treasure Trove – see the Treasure Act 1996 – Cod of Practice for full details) shall, with the agreement of the landowners, be deposited after completion of post-excavation work with the local Museums Service.
- 10.4 The archaeological organisation will ensure that the fully integrated site archive is deposited with the local Museums Service (Warrington Museum) and that the Museum Collections Manager is notified and liaised with at an early stage.

Section 11

Dissemination of the Results

- 11.1 The Archaeological Field Evaluation report will be submitted to CPM for their verification and approval. The report will be the property of Satnam Planning Services Limited and it will represent a confidential document. This document will be submitted by the developers and CPM to the County Archaeological Officer at Cheshire County Council, for approval and assessment.
- 11.2 After an appropriate length of time, normally not exceeding six months from the completion of fieldwork, one copy of the report will be deposited in the County Sites and Monuments Record and will become a public document. This timescale to be agreed with the developers.
- 11.3 In terms of wider dissemination, the archive should contain a summary report and if the evaluation results are of regional and national importance, it will be necessary to publish the results in an appropriate journal. This will consist of a factual report of the findings. A short note should be published in a local archaeology journal in the next issue after fieldwork has taken place, even if the results are negative.

APPENDIX 2

TRENCH DESCRIPTIONS

Trench No: 1
Alignment: North-east / south-west
Length: 50.2m
Depth: 1.50m (max)

Dark-brown topsoil, 0.4m in depth, overlay up to 1.0m of mixed silty clays intermixed with much modern backfill (brick debris and plastics). The exception to this was the north-eastern 4.0m of the trench where the same depth of topsoil overlay 0.50m of mid to pale brown silty sand subsoil, with occasional patches of mid-brown plastic clay. This subsoil deposit contained charcoal and brick flecking, and overlay less mixed, mottled pale reddish brown natural sands.

Trench No: 2
Alignment: East/west
Length: 51.0m
Depth: 1.05m

A dark-brown topsoil (0.3m in depth) overlay 0.4m of mid-brown silty sand subsoil, which was much disturbed by roots and contained charcoal flecks. This overlay natural orange/brown silty sands with occasional clay patches. The presence of iron panning and leaching was noted. The butt-end of a ditch, 201/202, was observed towards the western end of the trench; a large tree bole was also noted in the central part of the trench.

Trench No: 3
Alignment: North/south
Length: 50m
Depth: 1.35m (max)

A dark-brown topsoil (0.35m in depth) overlay 0.6-0.7m of hardcore backfill consisting of brick, tarmac, concrete kerbstone and rubble stone, contained in a matrix of mid-brown silty sand. This overlay reddish-brown silty sand 0.4m in depth. This had occasional inclusions of brick, sandstone, charcoal, glass and tarmac, and was probably a make-up layer related to the construction of the nearby M62 motorway. No archaeological features were observed.

Trench No: 4
Alignment: East/west
Length: 50m
Depth: 0.4m

Turf and topsoil, to a depth of 0.4m, overlay varying deposits of rubble hardcore, mixed with redeposited natural sands. No archaeological features were observed.

Trench No: 5
Alignment: North-west/south-east
Length: 50m
Depth: 2.5m

At the north-west end of the trench was a 0.3m deep topsoil which overlay natural pale grey silty sands. In the south-western part of the trench (32m from south-west end) was a deposit of modern debris, which was 4m x 1.75m in extent. At 2m to the south-west of the modern debris a ditch, 501/502, ran across the width of the trench. No finds were recovered from the ditch and no date could be assigned.

Trench No: 6
Alignment: East/west
Length: 50m
Depth: 0.85m

A dark-brown topsoil, 0.35m in depth, overlay 0.5m of mixed brown / grey silty sand subsoil. Much root disturbance and occasional to moderate charcoal flecking were noted. There were no archaeological features.

Trench No: 7
Alignment: South-west/north-east
Length: 50m
Depth: 0.55m

A dark-brown topsoil (0.15m in depth) overlay 0.4m of mid-brown sandy clay subsoil. Having noted the presence of twelve post-medieval ceramic pipe drains, crossing the trench at regular intervals over a length of 45.5m, only the north-eastern 4.5m was examined in detail. This revealed one more ceramic drain and an area of iron panning.

Trench No: 8
Alignment: East/west
Length: 50m
Depth: 0.9m

A dark-brown topsoil (0.3m in depth) overlay 0.3m of orange / brown silty sand subsoil. This overlay mixed orange / brown / yellow natural sands, in which areas of iron panning were noted. At the western end of the trench a modern ditch, *804/805*, which was 2.4m wide, ran across the width of the trench. A distinct second backfill and recut, *801/802*, were recorded.

Trench No: 9
Alignment: North/south
Length: 50m
Depth: 0.7m

A dark-brown topsoil, 0.3m in depth, overlay 0.3–0.4m of a dark-brown medium clay sand subsoil. This overlay mottled yellowish brown / pale grey natural fine sands. Near the north and south ends of the trench were two post-medieval ceramic pipe drains, which both ran across the trench. At 15m from the south end was a linear feature, *901/902*, which extended across the trench at an angle of 45°. This was partially excavated to reveal a ditch 1.1m wide and 0.5m maximum depth, containing modern (transfer printed) pottery.

Trench No: 10
Alignment: North/south
Length: 50m
Depth: 0.9m (at sondage)

A dark-brown topsoil, 0.2m in depth, overlay 0.2m–0.3m of mid-brown medium clay sand subsoil, which then overlay natural mixed sands. Three ceramic pipe drains crossed the trench at regular intervals. The extreme ends of the trench exposed areas of redeposited natural clay which contained brick and charcoal flecking throughout.

Trench No: 11
Alignment: North-west/south-east
Length: 51.3m
Depth: 0.55m

A dark-brown topsoil, 0.28m in depth, overlay natural sands and clays. Root disturbance, mineralisation and iron panning were noted throughout. Two ceramic pipe drains ran almost parallel to the line of the trench.

Extending across the north-west end of the trench was a ditch, *1106/1102/1103/1104/1105*, which was 2.6m wide and had a maximum depth of 1.0m. This was cut by the drains and contained two sherds of seventeenth century? pottery, one from the upper fill, *1101*, and one from *1104*. The basal/primary fill, *1105*, contained a length of extruded metal cable running parallel to the ditch.

Trench No: 12
Alignment: North-west/ south-east
Length: 50m
Depth: 0.75m

A dark-brown topsoil, 0.33m in depth, overlay a mixed subsoil, ranging from 0.05m to 0.2m in depth, and varying from a mid-brown silty clay subsoil to a dark grey sandy silt. This overlay a natural mottled yellowish brown silty sand with mid-brown and pale grey banding. No archaeological features were observed within this trench.

Trench No: 13
Alignment: North-east/ south-west
Length: 50m
Depth: 0.84m

Natural mixed yellow and white sands were exposed along the entire length of the trench. Into these were cut three drainage ditches, *1304*, *1306* and *1307*, running across the trench. These contained clay pipe and white glazed pottery. A tree bole was noted at the south-west end of the trench, with a damaged modern ceramic pipe drain at the north-west end.

Trench No: 14
Alignment: East/west
Length: 50m
Depth: 0.6-0.7m

Dark-brown topsoil, 0.18m in depth, overlay 0.4-0.5m of a mid-brown medium clay sand subsoil. This overlay a mottled yellowish brown / pale grey silty sand. At the approximate centre of the trench a sub-square deposit was noted, 1.5 x 1.5m, of very dark fine grey sand. No defined cut could be established and no finds were recovered; it was assumed to be natural variation in the sands.

Trench No: 15
Alignment: East/west
Length: 50m
Depth: 0.65m

A dark-brown topsoil, 0.2m in depth, overlay 0.35-4m of a mid-brown medium clay sand subsoil. This overlay mottled yellowish brown natural silty sands, and was cut by two modern ceramic pipe drains.

Trench No: 16
Alignment: East/west
Length: 21m
Depth: 1.6m

A dark-brown topsoil, 1.1m in depth, overlay 0.1m to 0.5m of a mid-brown medium clay sand subsoil. This overlay banding of yellow clay and orange natural sands. The terminae of three ditches (*1605*, *1607* and *1608*) were located along the northern section of the trench, beginning 4.4m from the western end and running for 5.6m to the east. The two westerly ditch fills were very similar and a relationship was difficult to discern, further compounded by a ceramic pipe drain cutting both features. The ditch to the east, *1604/1605*, yielded two sherds of medieval green glazed pottery.

Trench No: 17
Alignment: East/west
Length: 30m
Depth: 0.4m

Excavation revealed a dark orange natural sand with early stages of iron pan formation and evidence of much root activity. The eastern end of the trench contained three tree boles, filled with a mixed grey-brown silty sand, and a north-west / south-east aligned linear feature, *1701/1702*, running across the trench. This is probably the remains of a field boundary.

Trench No: 18
Alignment: East/west
Length: 50m
Depth: 0.65m

A dark-brown topsoil, 0.25m in depth, overlay 0.3-0.4m of a mid-brown medium clay sand subsoil. This overlay natural mottled yellowish mid-brown / pale grey sands. A single feature, *1801*, 27m from the east end of the trench, was probably the butt end of a boundary ditch. Running north-east / south-west for 4m, with a maximum exposed width of 1.7m, the feature was no deeper than 0.2m and had no associated finds.

Trench No: 19
Alignment: East/west
Length: 50m
Depth: 0.55m

A dark-brown topsoil, 0.2m in depth, overlay 0.35m of mixed topsoil and plastic clay. This overlay mottled orangey brown / pale grey natural silty sands. The remains of two probable hedgerows, *1901* and *1902*, evidenced by uneven linear features with irregular profiles showing root activity, were seen in the central part of the trench. A 0.75m diameter sub-circular feature was seen at the western end and determined to be a tree bole.

Trench No: 20
Alignment: East/west
Length: 50m
Depth: 0.65m

A dark-brown topsoil, 0.2m in depth, overlay 0.45m of mid-brown medium clay sand subsoil. This overlay a yellow / orange fine sandy natural subsoil. At the east end of the trench was a linear feature, *2001*, of undetermined date, 0.34 x 5.5m in observed extent, 0.2m deep, and irregular in profile. It yielded no finds and was thought to be a probable hedgerow. At the centre of the trench was a butt end of a ditch, *2002*, (1.5m x 0.9m in extent and 0.7m thick) which ran beyond the southern section. It was fully excavated to the limit of the trench, but no finds were recovered from the firm clay fill. At the west end a ceramic pipe drain crossed the trench, and a tree bole and area of iron pan were also noted.

Trench No: 21
Alignment: East/west
Length: 50m
Depth: 0.4m

A dark-brown topsoil, 0.25m in depth, overlay 0.15m of yellowish-brown silty sand. This overlay a reddish brown undulating natural subsoil interspersed with infrequent occurrences of plastic clay.

Trench No: 22
Alignment: East/west
Length: 50m
Depth: 0.35m

A dark-brown topsoil, 0.3m in depth, overlay 0.05m of pale greyish brown silty sand. Five ceramic pipe drains ran across this trench. Three lenses of peat were determined to be of natural origin.

Trench No: 23
Alignment: North-west / south-east
Length: 50m
Depth: 0.5m

Excavation revealed 0.5m of root-disturbed topsoil overlying pale brown plastic silty clay. A modern dump of plastic, brick and glass was contained within blackish topsoil at the southern end.

Trench No: 24
Alignment: East/west
Length: 50m
Depth: 1.3m

A dark-brown topsoil, 0.5-0.6m in depth, overlay natural clay into which was cut a large ditch, **2402**, 18.4m from the north-east end of the trench. The ditch measured 5.7m long, running the width of the trench, and was a maximum of 1.2m deep; it contained two distinct fine silty sand fills, **2403** and **2404**, and rapidly filled with water, thus limiting the recording. Further to the north-east a shallow linear feature, **2401**, ran across the trench from which no finds were recovered. At the south-west was an area of disturbed natural subsoil.

Trench No: 25
Alignment: North-north-east / south- south-west.
Length: 50m
Depth: 0.45m

A 0.35m deep humic black topsoil overlay pale brown mottled silty sand with occasional clay and gravel patches. It was cut by one ceramic drain pipe which was aligned north-east / south-west.

Trench No: 26
Alignment: East/west
Length: 50m

A 0.35m deep humic black topsoil overlay pale brown mottled silty sand with occasional clay and gravel patches. Two east/west aligned ceramic pipe drains were seen.

Trench No: 27
Alignment: East/west
Length: 50m
Depth: 0.5m

A 0.35m deep humic black topsoil overlay pale brown mottled silty sand with occasional clay and gravel patches. One ceramic pipe drain and one sandstone soakaway, both east / west aligned, were noted.

Trench No: 28
Alignment: South-west / north-east
Length: 50m
Depth: 0.55m

A 0.35m deep humic black topsoil overlay pale brown mottled silty sand with occasional clay and gravel patches. Two ceramic pipe drains were identified at the south-west end and one brick-lined drain 25m from the south-east end.

Trench No: 29
Alignment: South-east / north-west

Length: 50m
Depth: 0.65m

A 0.35m deep humic black topsoil overlay pale brown mottled silty sand with occasional clay and gravel patches. No archaeological features were seen.

Trench No: 30
Alignment: East/west
Length: 57m
Depth: 3.2m at base of moat

The south-east end of the trench exposed ditch cut **3011**, which flooded during machining and was bottomed at 2.1m. The section, beyond the area that was drawn, flooded and collapsed, thus limiting further recording. Four main fills were observed in the ditch: **3006/3007/3008/3009**, all of which were seen to extend to the east end of the trench, with no sign of a return for the cut. Post-medieval pottery was found within the fills of the ditch. Six 0.25 x 0.25 x 0.2m deep square shallow features, **3012 - 3017**, were spaced relatively evenly around the central part of the trench; they appeared to be of modern date, and were of unknown function. Two ceramic pipe drains and one stone-lined drain crossed this central area. The western end of the trench, exposed a further section through a ditch, **3002**, which was found to be some 19m long (though this section may be at an oblique angle) with a maximum depth of 3.2m. The unstable fills were found to have been buried under a deposit of clay, **3003**, that was 1.8m thick. The lower fills, **3002** and **3010**, contained early post-medieval pottery. The wide ditch at the western end of the trench approximately coincided with the line of the moat, as depicted on the Tithe map (LRO DRL 1/38).

Trench No: 31
Alignment: North-north-west / south-south-east
Length: 21m
Depth: 1.2m

Two irregular linear features, **3103** and **3104**, were seen to be cutting disturbed or redeposited natural subsoils, both yielding transfer printed pottery. Four features (**3105-3108**), identical to the six small squares features in Trench 30, were also noted. At the north-north-west end of the trench were the remains of the return for an unmortared sandstone wall, and several other large fragments of sandstone, thought to be tumble, were also present. This was overlain by a dark silty deposit, including burnt material (**3102**).

Trench No: 32
Alignment: North-east / South-west
Length: 9m
Depth: 2.3m

The trench was machine-excavated in order to expose a profile through approximately half of the putative moat, **3203**, identified in Trench 30. Three stubs of vertical timbers, **3201**, could be seen, two in line across the trench at 2.9m from north-east end of trench, and one 4.5m from north-east end of trench. The features could not be recorded to any degree of accuracy, as the trench was at risk of collapse and it was not possible to enter the trench safely; the archaeological features were, therefore, recorded from the top of the trench. One large timber, thought not to be *in-situ*, also rested at 4.5m from the north-east end of the trench at a depth of 2.3m from the current ground surface; it had a series of struts and laths associated with it, **3202**. A deposit of clay, **3204**, 0.8-1.0m thick, capped the ditch and acted as consolidation for the unstable deposits.

Trench No: 33
Alignment: East / west
Length: 30m
Depth: 0.45m

A dark-brown humic topsoil, 0.35m in depth, overlay 0.15m of natural pale grey silty sand. No features were seen.

Trench No: 34
Alignment: North / south
Length: 50m
Depth: 0.5m

A dark-brown topsoil, 0.35m in depth, overlay 0.2m of pale-brown silty sand. At the north-east end was a 'U'-shaped linear feature, **3401**, which cut this deposit, and was probably a modern drain. This feature was 0.7m wide, running the width of the trench and was no deeper than 0.27m; it was filled with mottled mid-brown and grey plastic clay, and yielded no finds. A ceramic pipe drain extended across the trench to its south.

Trench No: 35
Alignment: South-west / north-east
Length: 50m
Depth: 0.6m

Topsoil, to a depth of 0.35m, overlay a mixed reddish brown natural clay with occasional silty sand patches similar to those seen in Trench 34. A north-east / south-west aligned land drain, at 7.3m from the south-west, was cut by a north-west / south east aligned modern brick-filled linear feature, which was 0.7m wide. A concrete base of a structure, north-east / south-west aligned and 0.6m wide, cut the trench and returned to the south-east; modern brick and rubble was found inside. A similarly aligned clinker, brick and glass-filled land drain was identified at 28.2m from the south-west end.

Trench No: 36
Alignment: East/west
Length: 36m
Depth: 0.9m

A large linear feature, **3601**, ran across the trench at 45° for at least 8.7m, from a point 6.1m from the western end of the trench. The feature was not fully excavated. The central part of the trench was waterlogged and disturbed by modern activity. East of this, two features were noted, and were probably the butt ends of two ditches, **3602** and **3603**; they were seen in plan as having a dark-brownish grey mix of silty sands and firm clay. Two sherds of pot were found on the surface. A third discrete feature was seen to the east of these, which in plan was probably also a butt end of a ditch. Post-medieval pottery was recovered from the topsoil.

APPENDIX 3 FINDS CATALOGUE

Trench	Context	Material	Category	Frag	Description	Date
08	801	Ceramic	drain	1	Fragment of land drain.	Post-medieval/Modern
11	1101	Ceramic	vessel	1	Strap handle fragment, very hard-fired oxidised sandy fabric, with mixed inclusions.	Seventeenth century?
11	1105	Iron	nail	5	Fragments of large hand-forged nails?	
16	Subsoil	Ceramic	vessel	1	Body fragment, black-glazed redware.	Seventeenth-eighteenth century
16	Subsoil	Ceramic	vessel	1	Strap handle fragment, in a sandy orange oxidised fabric, very similar to body fragment from Trench 36.	Medieval
16	Subsoil	Ceramic	vessel	1	Body fragment, in a similar fabric to slip-decorated vessel from the same context, but ostensibly undecorated.	Post-medieval
16	Subsoil	Ceramic	vessel	1	A small fragment of slip-decorated dish, pinkish fabric.	Seventeenth century?
16	Subsoil	Ceramic	vessel	1	A base fragment, in a very hard-fired reduced or incompletely reduced gritty fabric.	Sixteenth-seventeenth century?
16	1604	Ceramic	vessel	1	A body fragment, in a hard-fired incompletely reduced green glazed fabric.	Fourteenth to sixteenth century?
16	1604	Ceramic	vessel	1	A body fragment, in a fully reduced green glazed fabric.	Sixteenth-seventeenth century?
16	1609	Ind. debris	smithing	1	Hearth-bottom slag?	
30	3001	Bone	animal	1	Fragment.	
30	3001	Ceramic	vessel	14	A joining rim and body fragments, very hard-fired coarse purplish fabric. Handled jar.	mid-seventeenth century
30	3001	Ceramic	vessel	1	Rim fragment, laminated, relatively fine fabric, thick black glaze.	Eighteenth century?
30	3001	Ceramic	vessel	1	A complete profile (half vessel) three-handled mug. Hard-fired purplish fabric with ill-sorted sand temper. Thick black glaze with brownish opaque patches. Flaring rim. Similar to vessels in mid seventeenth century contexts at Beeston Castle (Period 7).	Mid-seventeenth century
30	3001	Ceramic	vessel	2	Joining rim fragments, very coarse red fabric with numerous large (up to c 4mm) irregular inclusions, mainly white. Thin black glaze.	Post-medieval
30	3001	Ceramic	vessel	1	A rim fragment, in a coarse red fabric with thin, brownish-black glaze. It has a flaring jar rim.	Mid-late seventeenth century
30	3001	Ceramic	building material	3	Small fragments of modern brick.	Eighteenth-twentieth century
30	3001	Ceramic	vessel	9	Joining fragments of a slip-decorated dish, complete profile. Cream-pink fabric with ill-sorted inclusions, mainly red and probably grog. Thrown and knife-trimmed. Pattern geometric. Similar to examples from the Civil War deposits at Beeston Castle (Period 7).	Mid-seventeenth century
30	3001	Glass	window	1	A pane-edge fragment, cylinder-blown glass. Square quarry. Diamond-cut and grozed. Minimum dimensions 66mm x 55+mm x 1.5mm thick.	Late seventeenth-eighteenth century
30	3001	Stone	coal	1	Small fragment.	
30	3006	Ceramic	vessel	1	A handle fragment, in a fully reduced green-glazed fabric. It was from a shallow pan.	Sixteenth-seventeenth century?
30	3006	Ceramic	building material	2	Brick.	
30	3006	Glass	vessel	1	A complete colourless mineral water bottle.	Mid-twentieth century
30	3006	Stone	roofing tile	1	Fragment.	
30	3016	Ceramic	vessel	3	One rim, two body fragments in a pale orange laminated, coarse sandy fabric, dark-brown-black glaze.	Nineteenth century?
30	3016	Ceramic	vessel	3	Body fragments, dark-brown glaze.	Nineteenth century?

30	3016	Ceramic	vessel	1	Base fragment, fine red fabric, colourless glaze.	Nineteenth-twentieth century
30	3016	Ceramic	vessel	1	Rim and body fragments, in a fine red fabric, with a thick and lustrous black glaze. Storage vessel/jug with narrow neck and at least one horizontal handle.	Eighteenth century?
30	3016	Ceramic	vessel	2	Body fragments, in a fine red fabric, colourless-brown glaze.	Nineteenth-twentieth century
30	3016	Ceramic	vessel	1	A neck fragment, brown stoneware with slight metallic sheen. A jug?	Sixteenth-seventeenth century?
30	3016	Ceramic	vessel	1	A rim fragment of a Mocha-ware bowl.	Nineteenth century
30	3016	Ceramic	vessel	1	A body fragment, in a cream fabric, with a brown mottled glaze.	Seventeenth-eighteenth century
30	3016	Ceramic	vessel	1	A body and base fragment, in a late brown stoneware.	Nineteenth-twentieth century
30	3016	Ceramic	vessel	1	A body fragment, in a coarse red fabric with very large inclusions (up to c5mm), and irregularly sorted.	Modern?
30	3016	Ceramic	vessel	1	A rim fragment, in a coarse red fabric, black glaze. A large bowl.	Eighteenth-nineteenth century?
30	3016	Ceramic	vessel	1	A body fragment of a large vessel, in a redware, brown glaze.	Nineteenth-twentieth century
30	3016	Ceramic	vessel	3	Body and base fragments, of a whiteware jug, under-glaze transfer printed decoration.	Nineteenth-twentieth century
30	3016	Ceramic	vessel	6	Rim and body fragments, of a whiteware jug, under-glaze transfer printed decoration.	Nineteenth-twentieth century
30	3016	Ceramic	vessel	1	A rim fragment, in a hard-fired purplish fabric, brownish-black glaze. Jug?	Seventeenth century?
30	3016	Ceramic	vessel	2	Rim fragments of a Mocha-ware mug.	Nineteenth century
30	3016	Ceramic	vessel	1	A base fragment, in a fine red fabric with white internal slip and bronze metallic glaze. Teapot? The same as in Trench 32, 3203.	Modern
30	3016	Ceramic	vessel	1	A complete profile, white earthenware with thick yellow glaze. A coffee can?	Nineteenth-twentieth century
30	3016	Ceramic	building material	1	Brick.	
31	3102	Ceramic	vessel	1	A body fragment, in a cream fabric, self glaze. A thrown plate or dish.	Post-medieval?
31	3102	Ceramic	vessel	3	Body and base fragments, in a medium-soft red fabric, brownish purple glaze.	Seventeenth-eighteenth century
31	3102	Ceramic	vessel	1	Rim fragment, orange sandy fabric, self glaze. A small jar.	Post-medieval
31	3102	Ceramic	vessel	4	Body and base fragments, hard-fired purplish fabric, black glaze.	Seventeenth-eighteenth century
32	3203	Bone	animal	2	Two fragments, no evidence of butchery.	
32	3203	Ceramic	vessel	1	A body fragment, in a fine red fabric with white internal slip and bronze metallic glaze. Teapot? The same as in Trench 30, 3016.	Modern
32	3203	Ceramic	clay pipe	1	A bowl fragment. Bulbous with short, ill-formed spur, no rouletting. Oswald's type 17.	AD 1640-1670
32	3203	Ceramic	vessel	3	Rim and body fragments (two joining) cream fabric, brown mottled glaze. Chamber pot.	Late eighteenth century
32	3203	Ceramic	vessel	1	A body fragment, in a hard-fired purplish fabric, with a patchy glaze.	Seventeenth century?
32	3203	Ceramic	vessel	2	Body fragments, in a red, fine fabric, black-glazed.	Post-medieval
32	3203	Ceramic	vessel	1	Body fragment, greyish paste porcelain, blue-painted.	Eighteenth century?
32	3203	Ceramic	vessel	1	Rim fragment, hard-fired laminated, bichrome fabric with black glaze. Very large open form - pancheon?	Late seventeenth-nineteenth century
32	3203	Ceramic	vessel	1	Rim fragment, coarse red fabric, poor and patchy black glaze, firing cracks. Storage vessel with horizontal handles.	Seventeenth-eighteenth century
32	3203	Ceramic	vessel	2	Body fragments ?Pearlware jug with under-glaze transfer printed decoration.	Late eighteenth century?
32	3203	Ceramic	vessel	1	Body fragment, hard-fired purplish fabric, black-glazed.	Seventeenth century
32	3203	Ceramic	vessel	1	Rim fragment, fine, laminated bichrome fabric. Slip decorated mug.	Seventeenth century
32	3203	Ceramic	vessel	2	Base fragments, laminated irregular, coarse fabric, black-glazed. Distinctive jutting foot. Very drippy glaze and firing faults.	Post-medieval

32	3203	Ceramic	vessel	4	Three rims, one body fragment, fine red fabric, thick black glaze, open vessels.	Eighteenth century?
32	3203	Ceramic	vessel	1	Body fragment, cream sandy fabric, brown streaky glaze, applied decoration similar to mottled ware vessel from Beeston Castle (Period 8).	AD 1690-1780
32	3203	Ceramic	vessel	2	Joining rim fragments, laminated bichrome, in a coarse fabric, black glazed. Storage vessel.	Seventeenth century?
32	3203	Glass	vessel	1	A mould-blown bottle fragment, pale green.	Late nineteenth-early twentieth century
32	3203	Leather	shoe	1	A shoe sole in thick leather, nailed sole, ?clump heel.	
32	3203	Wood	structural	2	Structural timbers, possibly from a wall.	
32	3203	Wood	structural	1	Small fragment.	
36	3601	Ceramic	vessel	1	A small and very abraded body fragment of an oxidised orange sandy fabric. The surfaces have been lost.	Medieval?
36	3601	Ceramic	vessel	2	Small body fragments, in a pale sandy oxidised orange fabric with small splashes of glaze.	Medieval

ILLUSTRATIONS

- Fig 1 Peel Hall - Location Map
- Fig 2 Trench Location Plan
- Fig 3 Detail of Moated Site - Trenches 30-32
- Fig 4 Moated Site: Plan of Trench 32 and Section of Trench 30
- Fig 5 Detailed Trench Location Plan of North-Eastern Area
- Fig 6 North-Eastern Area: Plans and Sections of Trenches 2 and 16



Fig 1: Peel Hall - Location Map

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PROJECT:

**Peel Hall
 Warrington, Cheshire**

DRAWING No:

2

0 100m

Scale 1:5000

DRAWN BY: ELC

DATE: September 2001

LOCATION:



KEY

T08 Trench

Study Area Boundary

TITLE:

Trench Location Plan

COMMISSIONED BY:

CPM and Satnam Ltd

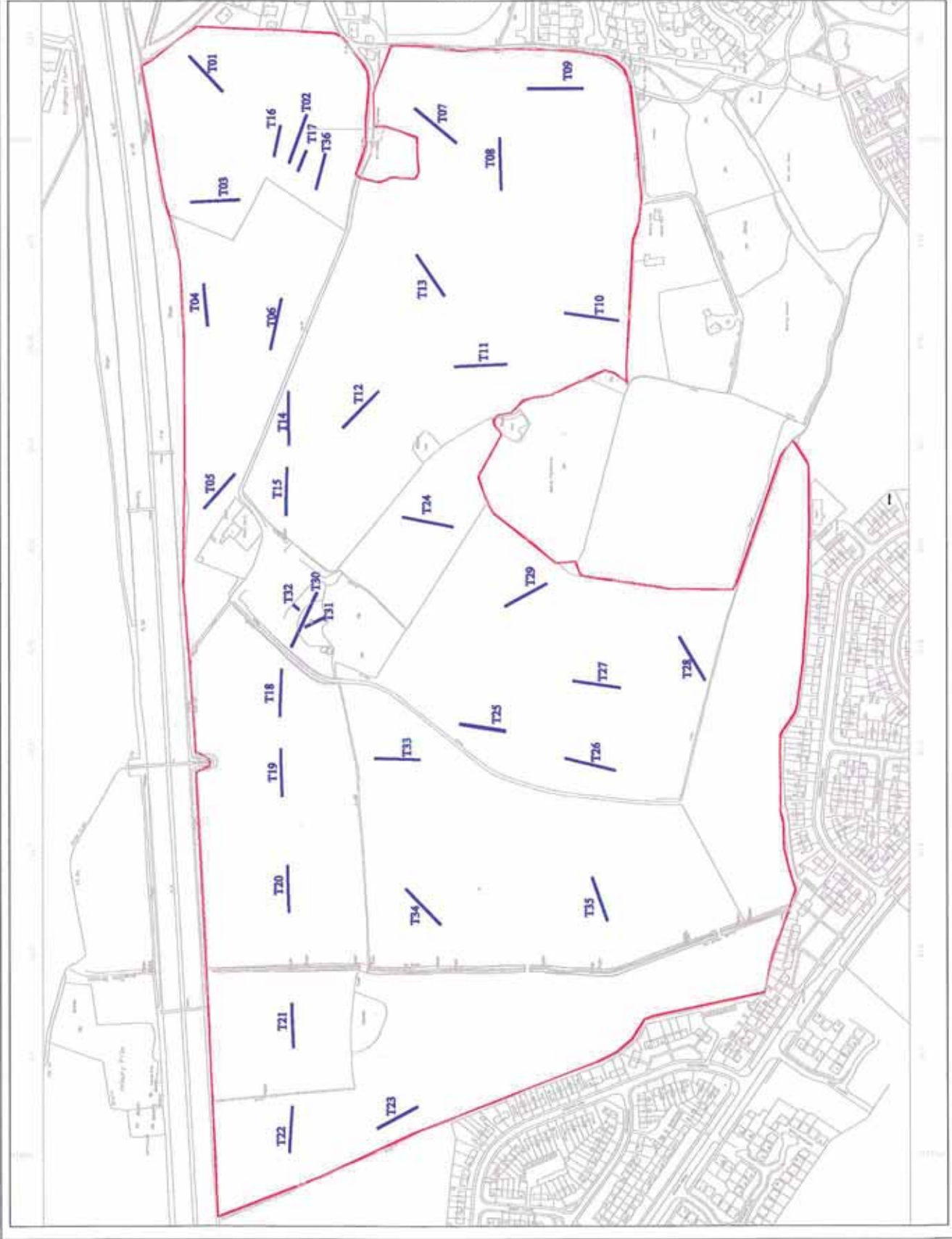


Figure 2 : Trench Location Plan

PROJECT:

Peel Hall
 Warrington, Cheshire

DRAWING No: 3

Scale 1:1,000
 0 25m

DRAWN BY: ELC

DATE: September 2001

LOCATION:



KEY

- modern map data
- From Tithe Map (LRO DRL 1/38)
- Sections of Moat

TITLE:
 Detail of Moated Site
 Trenches 30-32

COMMISSIONED BY:
 CPM and SATNAM Ltd

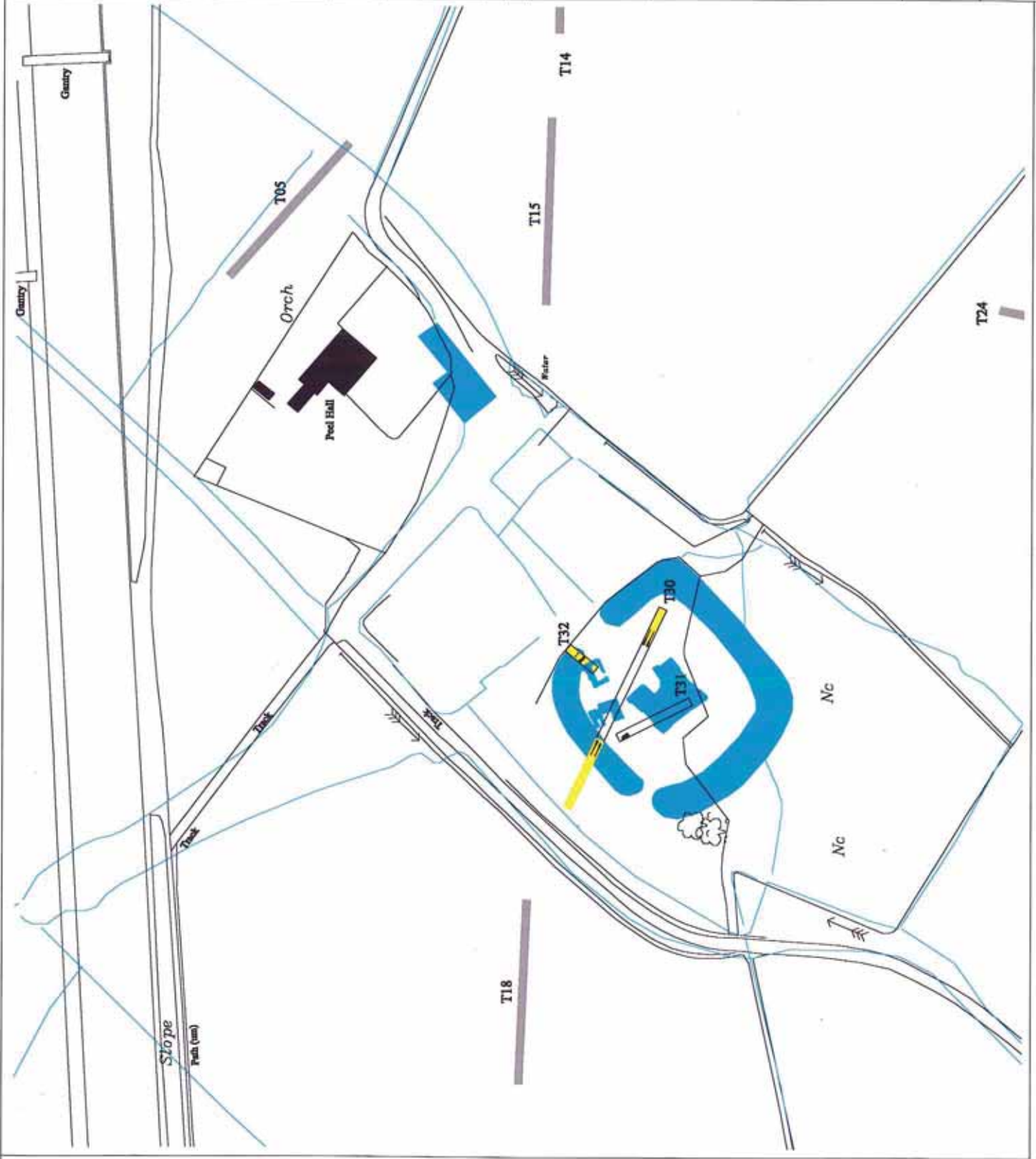


Figure 3: Detail of Moated Site - Trenches 30 - 32

PROJECT:
Peel Hall
 Warrington, Cheshire

DRAWING No: **4**

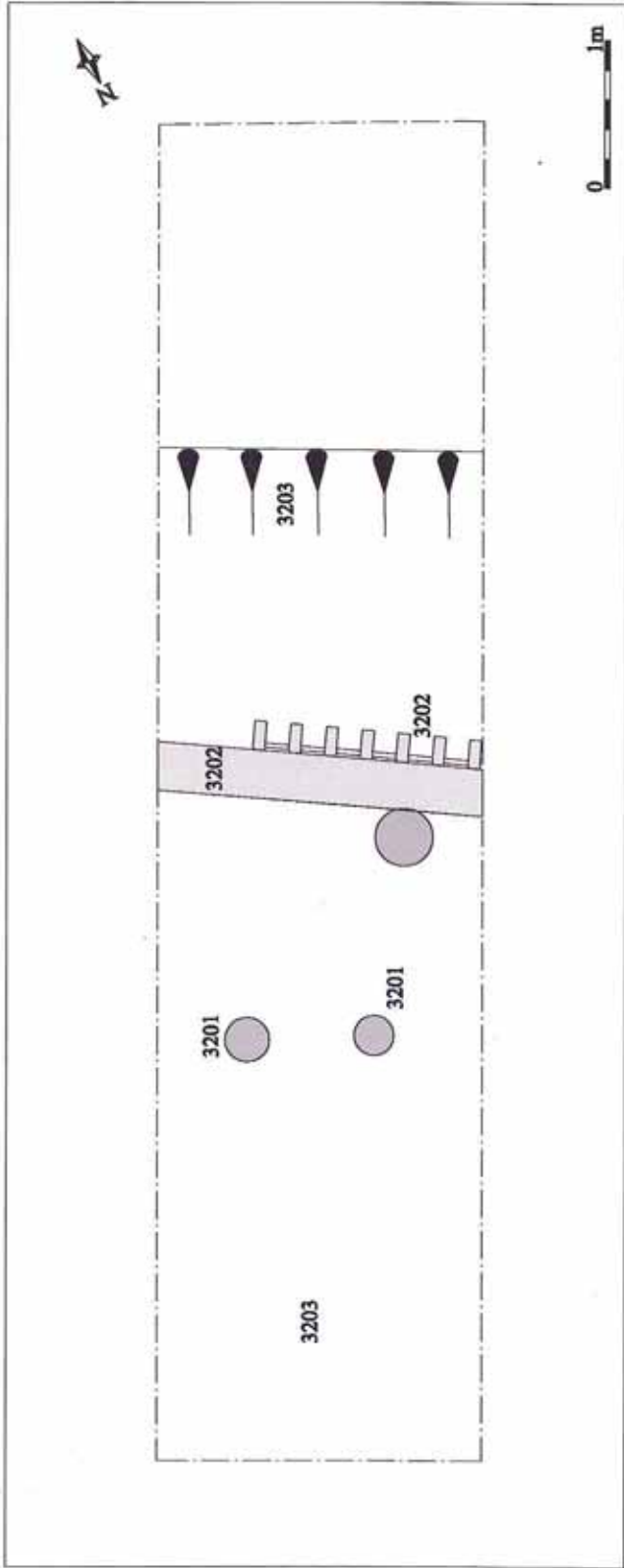
DRAWN BY: ELC
 DATE: August 2001
 LOCATION:



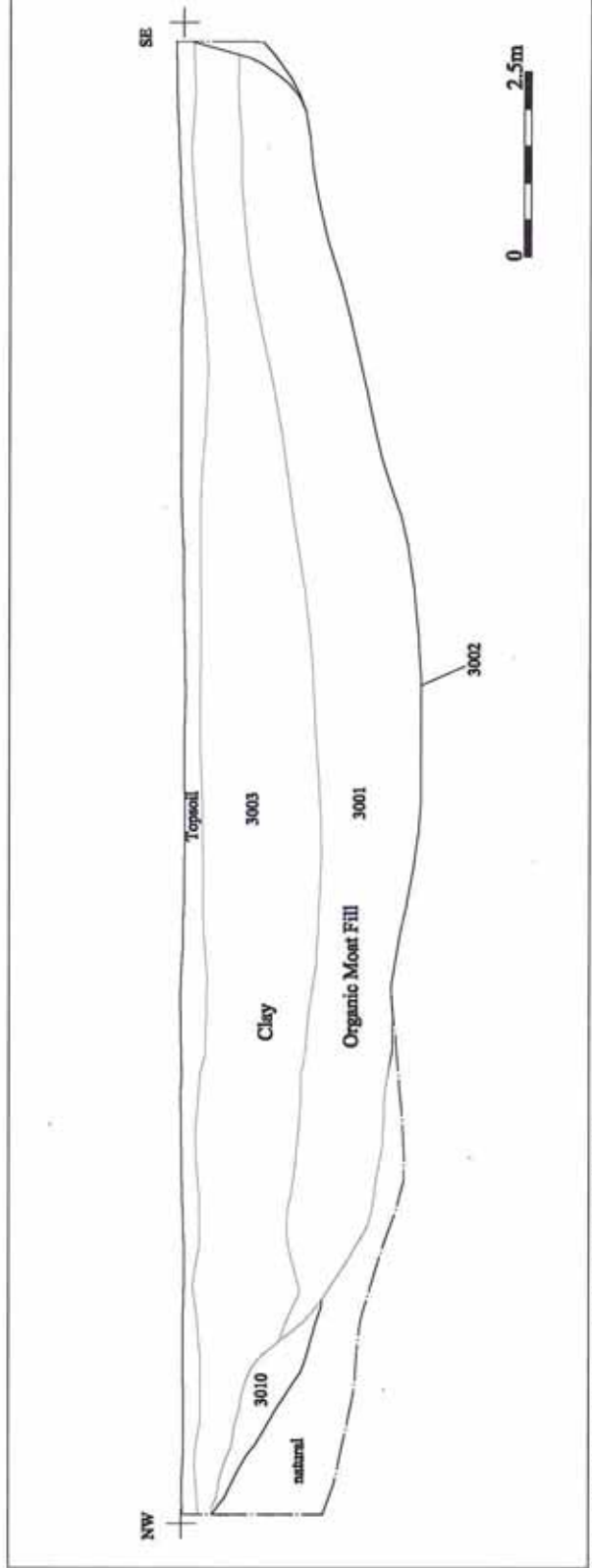
KEY
 ● vertical timber
 □ horizontal timber

TITLE: **Moated Site**
 Plan of Trench 32
 Section through Trench 30

COMMISSIONED BY:
CPM and SATNAM Ltd



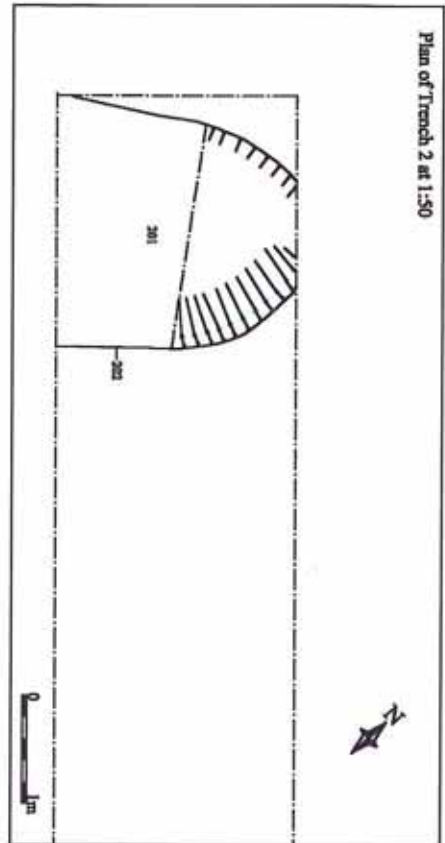
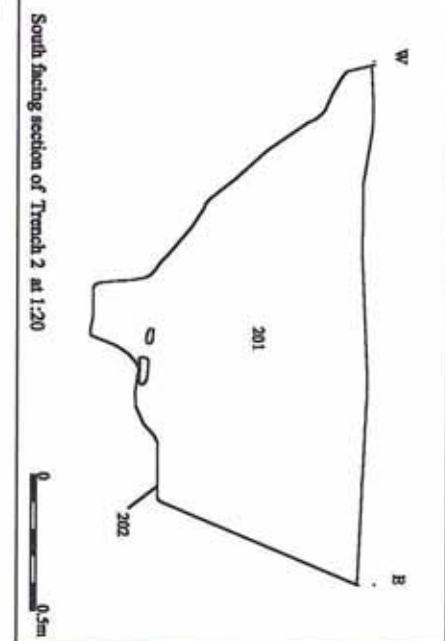
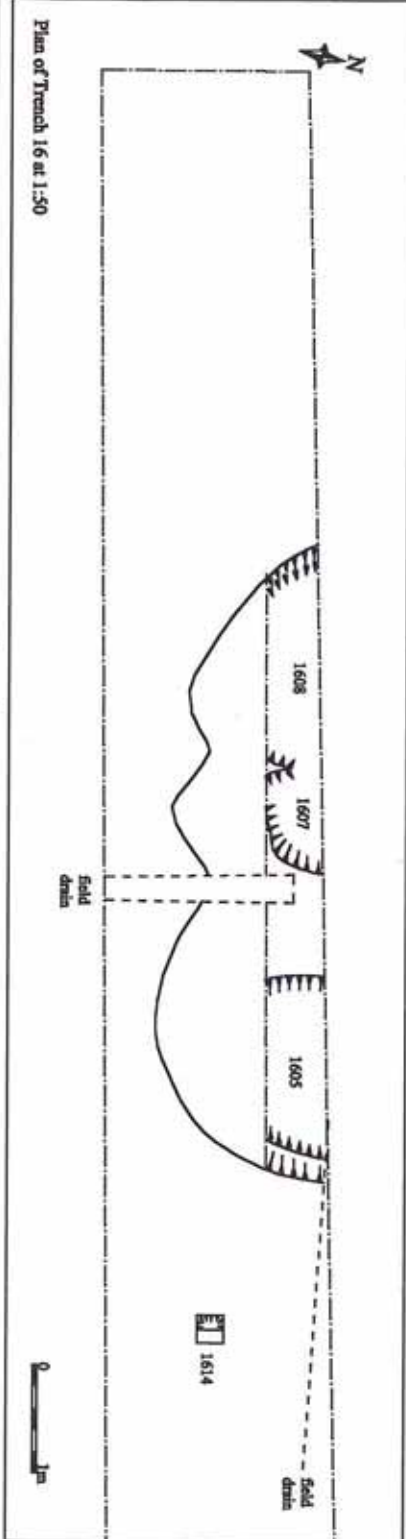
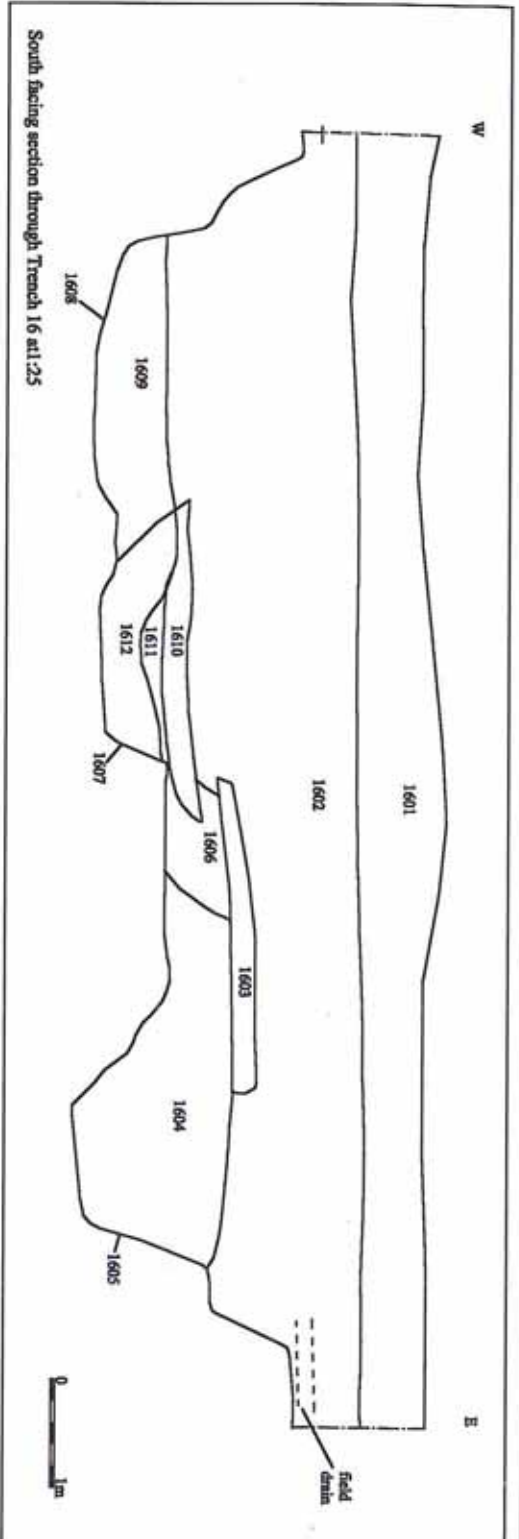
Schematic Plan of Trench 32 at 1:50



North-east facing section through Trench 30 at 1:100

Figure 4: Moated Site: Plan of Trench 32 and Section Through Trench 30





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PROJECT:
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 Warrington, Cheshire

DRAWING No:
 6

Scale: 1:20 and 1:50
 DRAWN BY: HLC
 DATE: August 2001
 LOCATION:



KEY

TITLE:
 North Eastern Area - Plans and
 Sections of Trenches 2 and 16

COMMISSIONED BY:
 CPM and SATNAM Ltd

Figure 6: North Eastern Area: Plans and Sections of Trenches 2 and 16

PLATES

Plate 1 Butt end of steep ditch, **202**, in Trench 2, looking north-east

Plate 2 Wall foundation, **3101**, in Trench 31, looking west



Plate 1: Butt end of steep ditch, *202*, in Trench 2, looking north-east



Plate 2: Wall foundation, *3101* (Trench 31), looking west

Appendix 69: Indirect Impacts on Settings of Heritage Assets

The effect of development on the significance of the setting of heritage assets is a material consideration.

Setting is defined as the surroundings in which a cultural heritage asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore all the assets identified during this assessment have settings and it is right and proper for this assessment to identify the key attributes of the heritage assets and their settings and the potential impact upon the settings occasioned by proposed development within the Site. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the Historic England document *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3* (2015). It is noted that Historic England states that while heritage assets such as battlefields or archaeological sites which consist solely of buried remains may not be readily understood by a casual observer, they nonetheless retain a presence in the landscape (in terms of their location, topographical position, and spatial relationship with other heritage assets) and so, like all heritage assets, have a setting. While the form of survival of an asset may influence the contribution its setting makes to its significance, it does not follow that the invisibility of the asset necessarily reduces that contribution.

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a cultural heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Assessment Site, this assessment has sought to describe the setting for each significant cultural heritage site and provide a measure of the contribution that the setting plays in the value of the asset.

The overall objective of the assessment of setting is to provide a realistic assessment of any indirect effects with reference to cultural heritage assets and their settings and allow for an informed decision-making process. The broad approach adopted has followed the English Heritage guidance and takes the form of a series of steps:

Step 1: identify heritage assets and their settings

Step 2: assessment of, whether how and to what degree these settings make a contribution to the significance of the heritage assets

Step 3: assessment of the effects of the proposed development, whether beneficial or harmful, on that significance

Step 4: Identify measures to mitigate harm and provide enhancement

Step 5: identify residual effects

Figure 1, 2, 3, and 4 illustrate the location of all known designated and undesignated cultural heritage assets in the Assessment Area and the nearest designated Conservation Area, Registered Battlefield, Scheduled Ancient Monument, Registered Parks/Garden and UNESCO World Heritage Site in the wider environment. In order to assess the cultural heritage assets and their settings a suitable area of land extending around the assets has been utilised which represents the likely distances at which it was anticipated that a perceptible measure of magnitude of change to settings might bring about an adverse impact to the settings of heritage

assets, and therefore their significances. Beyond the area considered it is judged that the general sweep and interest within any given sightline across the landscape would be such that any impact upon the setting of any undesignated cultural heritage asset arising from development within the densely developed urban-rural fringe around Warrington and Winwick and along the M62 corridor would be sufficiently diluted so as to render the impact immaterial. However, in order that potential impacts to settings beyond the chosen assessment area were not inadvertently discounted without proper consideration, certain designated heritage assets (the nearest Scheduled Ancient Monument, Registered Battlefield, Registered Parks/Gardens and UNESCO World Heritage Site) which are beyond the Assessment Area have also been identified and taken into account.

Many heritage assets within any given landscape may be visible from a number of locations – publically accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given heritage asset. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Taking into account these considerations many of the assets identified in the Gazetteer do not require a detailed setting assessment. In addition, a degree of inherent landscape mitigation has been designed into the proposed development which, in critical boundary zones, softens the incorporation of the development into the surrounding articulation zones with the existing environment.

Taking the above into account it is considered a total of 17 heritage assets was located in such a manner relative to the proposed development that a formal setting assessment is justified.

Gaz. No	Name	Importance	Setting Description	The Contribution of Setting to the Significance of the Asset		Effects of the proposed development, on significance		Measures to mitigate harm and provide enhancement		Residual effects
				STEP 1	STEP 2	STEP 3	STEP 4	STEP 5		
5	Middleton Hall Farmhouse	Medium	The immediate setting is provided by the frontage to Delph Lane to the north (beyond which is a belt of woodland surrounding Middleton Hall) hardstanding and gardens to the south, west and east and agricultural buildings further to the south. The wider setting is provided by open expanses of arable land to the south, Spa Well Cottage is back-clothed against the flat landscape beyond which the spire of St. Elphin's Church in Warrington is visible. The southern horizon is provided by the high ground at Hill Cliffe and High Warren. The carriageway of the M62 motorway is not visible from the immediate setting of the asset.	The setting makes positive contribution to the significance of the asset in that the farmland to the south of the asset provides a historic and functional resonance to the domestic accommodation of the farmstead.	The proposed development is c. 375m to the south of the asset. However, as a consequence of the confining and isolating nature of the immediate setting the proposed development would not adversely influence the immediate or wider setting and there would be no change to the asset and the significance of effect would be neutral.	None required beyond the inherent mitigation in the design and landscaping	STEP 5 No adverse effect			
11	Peel Hall	Low	The manor house and moat are surrounded by agricultural land and rough pasture, with a shelter belt of trees to the south-west providing the immediate and wider setting. However, the carriageway of the M62 motorway is in close proximity to the asset, acting as a detractor.	The setting makes marginally positive contribution to the significance of the asset in that the agricultural and open character of the landscape to the south survives, providing a historic and functional resonance to the domestic accommodation of the farmstead. However, the setting has been adversely impacted upon by the M62 motorway, which divorces the asset from the landscape to the north.	The proposed development would entirely surround the asset and change the current agricultural land to an urban form. The elements of significance that the asset draws from the landscape setting would be entirely eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse and the significance of effect slight negative.	Inherent mitigation in the design and landscaping	Neutral / Slight Negative			
12	Middleton	Low	Middleton was an ancient manor originally part of the medieval administrative area of Makerfield centred on Middleton Hall. The boundaries of the manor can be estimated from the Tithe Map of 18 ***. The setting of the manor encompasses large swathes of landscape taking in agricultural land, dwellings and communication routes.	The setting makes neutral contribution to the significance of the asset in that the remnants of historic landscape and the historic buildings are neutralised by the numerous landscape detractors such as the M62 motorway, the results of 20 th and 21 st century agricultural processes and the suburban-rural fringe of north Warrington.	The proposed development is c. 200m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and given the detractors in the existing setting the proposed development would cause no change to the asset and the significance of effect would be neutral.	None required beyond the inherent mitigation in the design and landscaping	No adverse effect			
13	Arbury Farmhouse	Low	This immediate setting of the asset is a garden bounded to the north and north-east by a shelterbelt of trees. To the south and west are agricultural buildings adding to the separateness of the asset from the wider setting. The wiser setting	The setting makes neutral contribution to the significance of the asset in that the remnants of historic landscape and the historic buildings are neutralised by the numerous landscape detractors such as the M62 motorway, the results of 20 th and 21 st .	The proposed development is c. 375m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and given	None required beyond the inherent mitigation in the design and landscaping	No adverse effect			

16	Cropmark at A49 Junction	Low	<p>wider setting of a field system is categorised as late post-medieval agricultural improvement to the north and 20th century field systems to the south., separated by Arbury Lane</p> <p>The immediate setting of the cropmark is an arable field, set within a wider setting of a field system categorised as late post-medieval agricultural improvement. To the north is the settlement of Winwick, to the south is Arbury Court – a psychiatric centre, to the south west is Junction 9 of the M62, where it intersects with the A49 Winwick Road.</p>	<p>century agricultural processes and the suburban-rural fringe of eastern Winwick.</p> <p>The setting makes neutral contribution to the significance of the asset in that the current landscape is fundamentally different to that which would have been in existence during the period when the feature represented by the cropmark was in use.</p>	<p>the detractors in the existing setting (such as the Arbury Centre) the proposed development would cause no change to the asset and the significance of effect would be neutral.</p> <p>The proposed development is c. 215m to the south-east of the asset and although within the immediate and wider setting of the asset the setting is so compromised by the M62 carriageway that the proposed development would cause no change to the asset and the significance of effect would be neutral</p>	<p>None required beyond the inherent mitigation in the design and landscaping</p>	<p>No adverse effect</p>
17	Cropmark at Arbury	Low	<p>The immediate setting of the cropmark is an arable field, set within a wider setting of a 20th century field system. To the north is Arbury Lane and Arbury Farmhouse (Gaz. No. 13 and 50 – a Grade II Listed Building). To the east and west and south there are open fields which, to the south extend to the M62 motorway.</p>	<p>The setting makes neutral contribution to the significance of the asset in that the current landscape is fundamentally different to that which would have been in existence during the period when the feature represented by the cropmark was in use.</p>	<p>The proposed development is c. 300m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and the proposed development would cause no change to the asset and the significance of effect would be neutral.</p>	<p>None required beyond the inherent mitigation in the design and landscaping</p>	<p>No adverse effect</p>
18	Cropmark at Midhops Farm	Low	<p>The immediate setting of the cropmark is an arable field, set within a wider setting of a 20th century field system. To the north is a wide expanse of fields and to the south is the M62 motorway.</p>	<p>The setting makes neutral contribution to the significance of the asset in that the current landscape is fundamentally different to that which would have been in existence during the period when the feature represented by the cropmark was in use.</p>	<p>The proposed development is c. 75m to the south of the asset and although within the immediate and wider setting of the asset the setting is so compromised by the M62 carriageway that the proposed development would cause no change to the asset and the significance of effect would be neutral.</p>	<p>None required beyond the inherent mitigation in the design and landscaping</p>	<p>No adverse effect</p>
50	Ivy House	Medium	<p>The immediate setting is provided by the garden frontage to Delph Lane to the north beyond which is hedgerow bounding an open field the northern boundary of which is provided by a line of sky-lined trees. To the east and west are further residential premises on the southern side of Delph Lane. The wider setting is provided by open expanses of arable land to the south, Spa Well Cottage is back-clothed against the flat landscape beyond which the spire of St. Elphin's Church in Warrington is visible. The southern horizon is provided by the high ground at Hill Cliffe and High Warren. The carriageway of the M62 motorway is not visible from the</p>	<p>The setting makes a marginally positive contribution to the significance of the asset in that the farmland to the south of the asset provides a historic resonance to the domestic accommodation built c. 1940. However, the original isolation of the house has been compromised by construction of residences to the west.</p>	<p>Although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and given the detractors in the existing setting the proposed development would cause no change to the asset and the significance of effect would be neutral.</p>	<p>None required beyond the inherent mitigation in the design and landscaping</p>	<p>No adverse effect</p>

53	Arbury Farmhouse (Same as Gaz. No. 13)	Medium	immediate setting of the asset This immediate setting of the asset is a garden bounded to the north and north-east by a shelterbelt of trees. To the south and west are agricultural buildings adding to the separateness of the asset from the wider setting. The wiser setting wider setting of a field system is categorised as late post-medieval agricultural improvement to the north and 20 th century field systems to the south., separated by Arbury Lane	The setting makes neutral contribution to the significance of the asset in that the remnants of historic landscape and the historic buildings are neutralised by the numerous landscape detractors such as the M62 motorway, the results of 20 th and 21 st century agricultural processes and the suburban-rural fringe of eastern Warwick.	The proposed development is c. 375m to the south of this asset and although within the wider setting of the asset the proposed development is within a topographically discrete location to the south of the M62 carriageway and given the detractors in the existing setting (such as the Arbury Centre) the proposed development would cause no change to the asset and the significance of effect would be neutral.	None required beyond the inherent mitigation in the design and landscaping	No adverse effect
54	Myddleton Hall Farmhouse	Medium	The immediate setting is provided by the frontage to Delph Lane to the north (beyond which is a belt of woodland surrounding Myddleton Hall) hardstanding and gardens to the south, west and east and agricultural buildings further to the south. The wider setting is provided by open expanses of arable land to the south, Spa Well Cottage is backclothed against the flat landscape beyond which the spire of St. Elphin's Church in Warrington is visible. The southern horizon is provided by the high ground at Hill Cliffe and High Warren. The carriageway of the M62 motorway is not visible from the immediate setting of the asset	The setting makes positive contribution to the significance of the asset in that the farmland to the south of the asset provides a historic and functional resonance to the domestic accommodation of the farmstead.	The proposed development is c. 375m to the south of the asset. However, as a consequence of the confining and isolating nature of the immediate setting the proposed development would not adversely influence the immediate or wider setting and there would be no change to the asset and the significance of effect would be neutral.	None required beyond the inherent mitigation in the design and landscaping	No adverse effect
70	Coachmans Cottage, Delph Lane.	Low	The immediate setting is provided by the frontage to Delph Lane and some open ground laid to rough hardstanding, outbuildings and an shelterbelt of trees to the east, west and north. The wider setting is provided by the secluded grounds of Myddleton Hall to the north-east and open expanses of arable land to the south. Spa Well Cottage is backclothed against the flat landscape beyond which the spire of St. Elphin's Church in Warrington is visible. The southern horizon is provided by the high ground at Hill Cliffe and High Warren. The carriageway of the M62 motorway is not visible from the immediate setting of the asset	The setting makes a positive contribution to the significance of the asset in that the landscape relationship of the cottage to Myddleton Hall is maintained providing a historic resonance to the domestic accommodation.	Although within the wider setting of the asset, the proposed development is within a topographically discrete location to the south of the M62 carriageway and the proposed development would cause no change to the asset and the significance of effect would be neutral.	None required beyond the inherent mitigation in the design and landscaping	No adverse effect
72	Woodside Farm, Radley	Low	The immediate setting of this asset is an open area of rough ground with no apparent garden or other landscaping.	The current, immediate setting makes a negative contribution to the significance of the asset and the wider setting, where many	The proposed development is to the north immediately adjacent to the asset. However, as a consequence of the	None required beyond the inherent mitigation in the design and landscaping	No adverse effect

	Lane		This setting is surrounded by shelterbelts of trees and woodland in all directions. The wider setting is characterised as 20 th century field systems.	field boundaries have been lost makes a neutral contribution.	confining and isolating nature of the immediate setting, the proposed development would not adversely influence the immediate or wider setting and there would be no change to the asset and the significance of effect would be neutral.		
74	Waterworks Cottages, 1 and 2 Delph Lane	Low	These cottages are within a now larger complex of buildings and were originally built in the first decade of the 20 th century as part of the Houghton Green Pumping Station operated by Warrington Corporation. The current setting is an area enclosed by a shelterbelt of trees, with Delph Lane to the west. The immediate setting in turn is surrounded by 20 th century field systems.	The setting makes neutral contribution to the significance of the asset in that the remnants of historic landscape and the addition of buildings into the immediate setting neutralises any positives.	The proposed development is c. 250m to the south of the asset. However, as a consequence of the confining nature of the immediate setting the proposed development would not adversely influence the immediate or wider setting and there would be no change to the asset and the significance of effect would be neutral.	None required beyond the inherent mitigation in the design and landscaping	No adverse effect
78	Post Medieval Plantation	Low	A discrete post-medieval plantation - Radley Plantation would be surrounded on 3 sides by the proposed development. Its current setting is 20 th century fields to the north, east and west and a more modern plantation to the south.	The current setting makes a neutral contribution to the significance of the asset in that the landscape pertaining during the inception and growth of the plantation has been subject to multiple changes, most of them in the second half of the 20 th century..	The proposed development would enclose the asset on three sides and alter the landscape pattern fundamentally. The current agricultural land would be changed to an urban form. The elements of significance that the asset draws from the landscape setting would be entirely eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse and the significance of effect slight negative.	Inherent mitigation in the design and landscaping	Neutral / Slight Negative
79	Post-Medieval Settlement	Low	Two detached parcels of this type of settlement at Peel Hall and Birch Tree Farm would be entirely surrounded by the development. These assets are surrounded by agricultural land and rough pasture, with a shelterbelts of trees providing some screening. However, the carriageway of the M62 motorway is in close proximity to the asset, acting as a detractor. There is also some post-medieval settlement at Houghton Green, along Mill Lane, to the east of the proposed development the setting of which includes 20 th century field systems, 20 th century agricultural improvement, 20 th century recreation (football pitches) and 20 th century communication (the M62 motorway)	The setting makes marginally positive contribution to the significance of the asset in that the agricultural and open character of the landscape to the south of Peel Hall and Birch Tree Farm survives, providing a historic and functional resonance to the domestic accommodation of the farmsteads. However, the setting of these assets has been adversely impacted upon by the M62 motorway, which divorces the asset from the landscape to the north. The setting of the post-medieval settlement along Mill Lane however, has been compromised by 20 th century infill development and changes to the road communications.	The proposed development would entirely surround Peel Hall and Birch Tree Farm and change the current agricultural land to an urban form. The elements of significance that the assets draw from the landscape setting would be entirely eroded by the proposed development. The magnitude of impact of the proposed development on the asset would be moderate adverse and the significance of effect slight negative. Due to the current setting of the post medieval settlement along Mill Lane the proposed development would not adversely influence the immediate or wider setting and there would be no change to the asset and the significance of effect would be neutral.	Inherent mitigation in the design and landscaping	Neutral / Slight Negative
86	20 th Century	Low	Peel Hall Park lies to the south of the	The setting makes neutral contribution to the	Although within the wider setting of the	None required beyond the inherent	No adverse effect

	Recreation		<p>proposed development and part of its northern boundary is close to the southern boundary of the proposed development. The setting of the park is firmly sub-urban bounded as it is by residential developments to the north and south. To the east is Blackbrook Avenue and to the west there is some woodland</p>	<p>significance of the asset</p>	<p>asset the proposed development is visually isolated from much of the asset and its approaches. Given the character of the landscape which forms the setting of the asset and the existing screening the proposed development would cause no change to the asset and the significance of effect would be neutral.</p>	<p>mitigation in the design and landscaping</p>	
87	20 th Century Settlement	Low	<p>There is a swathe of 20th century settlement to the west, south and east of the proposed development at Hulme, Blackbrook, Houghton Green and Cinnamon Brow. At Hulme the 20th century development shares a long boundary with the proposed development. The setting of the 20th century settlement at Hulme is the urban-rural fringe of the M62 corridor to the north of Warrington</p>	<p>The setting makes a positive contribution to the asset as the current landscape exhibits many characteristics typical of the 20th century with which the settlement shares a resonance</p>	<p>The proposed development would be similar in form, function, scale and massing to the exiting expanses of this landscape parcel and therefore there would be no impact on setting and the significance of this asset would not be harmed.</p>	<p>None required beyond the inherent mitigation in the design and landscaping</p>	<p>No adverse effect</p>