

Land at Chapel Lane Widnes, Cheshire

Historic Environment Desk-Based Assessment



Report prepared for:
Taylor Wimpey

CA Project: CR1814

CA Report: CR1814_2

December 2024



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SUMMARY

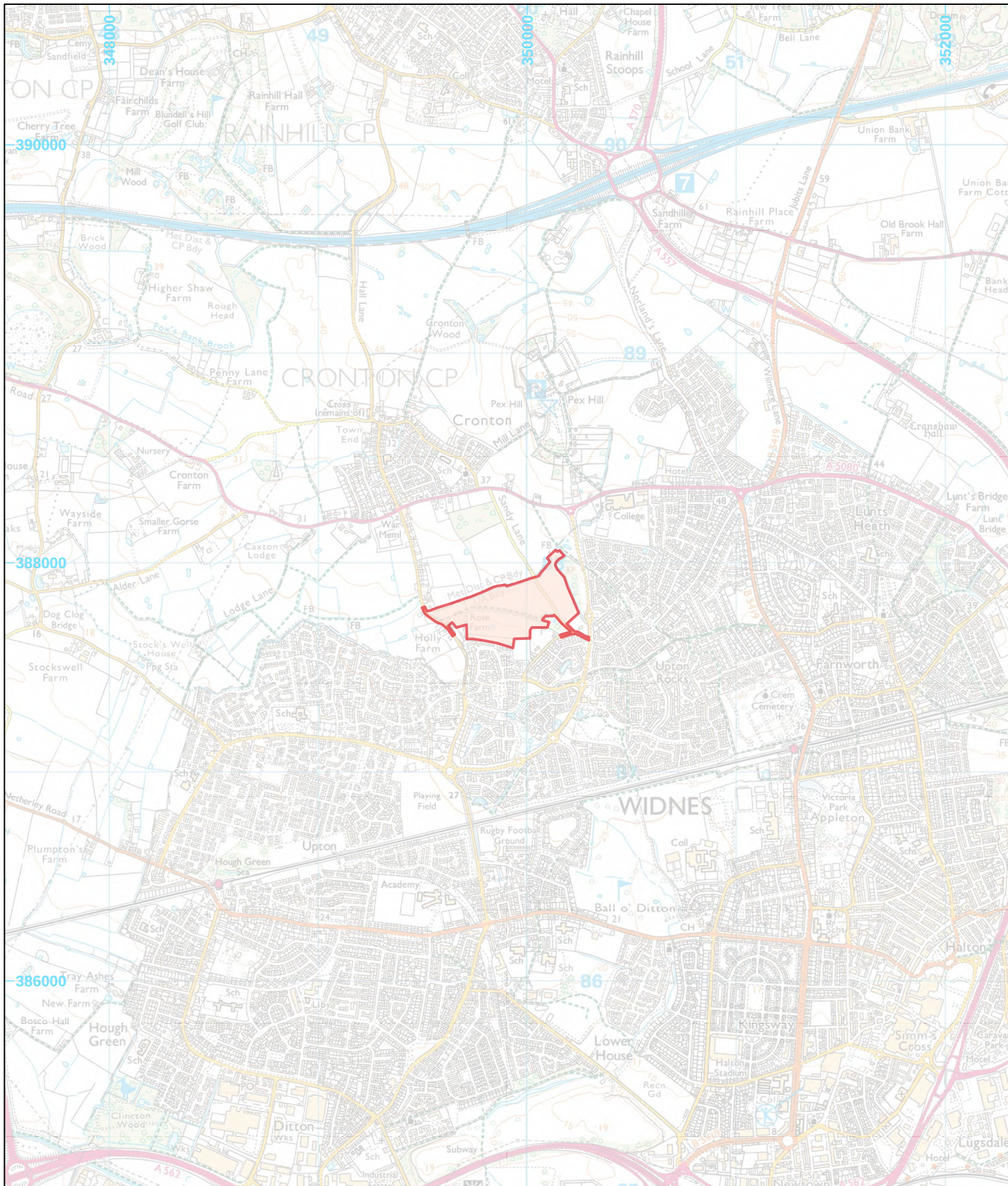
Project Name: Land at Chapel Lane
Location: Chapel Lane, Widnes, Cheshire
NGR: 349863 387706

This Historic Environment Desk-Based Assessment has been prepared by Cotswold Archaeology on behalf of Taylor Wimpey UK Ltd to assist the local planning authority's consideration for an outline planning permission for the development of up to 350 dwellings, landscaping, open space and associated works at Chapel Lane, Widnes, Cheshire.

The assessment has identified a limited potential for prehistoric, Roman, early medieval and medieval archaeological remains within the Site. The available evidence does not indicate a potential for remains of a value which would comprise a constraint to development of the Site. Further archaeological survey would provide additional information for the management of the potential for currently unrecorded archaeological remains, either prior to determination of an application, or as a Condition to any approval. The timing and scope of any such work, which might suitably initially comprise geophysical survey, may be agreed in consultation with the archaeological advisor to the Council.

A number of hedgerows have been identified within the Site which qualify as important hedgerows under the 1997 Hedgerow Regulations Act. This includes the hedge along the northern boundary which comprises a parish boundary, and additional hedgerows within and bordering the Site which are shown on the tithe map. The majority of these hedgerows will be retained as part of the proposed development.

The assessment has considered the potential effects of development on surrounding designated heritage assets, through the alteration of their settings, in particular the Grade II Listed Redmyre located to the immediate west of the Site. The proposals will lead to a small level of harm to the overall special architectural and historic interest of the listed building, both during the construction phase and during the operational phase of the development.



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PROJECT TITLE
 Land at Chapel Lane
 Widnes, Cheshire

FIGURE TITLE
 Site Location Plan

0 1 km

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FIGURE NO.

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1. INTRODUCTION

- 1.1. This Historic Environment Desk-Based Assessment has been prepared by Cotswold Archaeology on behalf of Taylor Wimpey UK Ltd to assist the local planning authority's consideration of an outline planning application for a site at Chapel Lane, Widnes, Cheshire, for outline planning permission for the development of up to 350 dwellings, landscaping, open space and associated works.
- 1.2. The proposed development site (henceforth referred to as 'the Site') is located to the north-west of the Widnes urban area (NGR: 349863 387706; Fig. 1). The Site is situated within the boundary of two separate allocations for residential development within the adopted Halton Delivery and Allocations Local Plan [DALP] (March 2022) under Policy RD1 (Residential Development Allocations). The allocations comprise two separate land parcels separated by Sandy Lane, (Site Ref. W4 to the west of Sandy Lane and Site Ref. W5 to the east). The application red line boundary does not extend to the full extent of the allocation
- 1.3. The Site currently comprises approximately 15ha of agricultural land in low intensity uses such as grazing and pasture (Photos 1 and 2).
- 1.4. The proposed application site is bounded to the:
- North by Alder Brook which is marked by mature trees and a hedgerow. There is open countryside beyond the brook;
 - To the east by an area of young woodland situated adjacent to Queensbury Way;
 - The site is bounded to the south by the curtilage of residential properties along Old Upton Lane; and
 - To the west by Chapel Lane and a group of modern and traditional farm buildings fronting onto Chapel Lane (Rose Farm).

The development proposals

- 1.5. The Site is proposed for an Outline planning application (with all matters other than access reserved) (to be determined by Halton Borough Council only) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Full details for site access arrangements via a new junction and emergency access on Chapel Lane (to be determined by Knowsley Borough Council only) and a secondary emergency access via Sandy Lane (to be determined by Halton Borough Council). The Illustrative Masterplan is provided in Appendix 4.



Photo 1. The western area of Site, viewed from the west



Photo 2. The central area of Site, viewed from the north-west

Objectives and professional standards

- 1.6. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.7. CA is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).

- 1.8. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy, and guidance context

- 1.9. The Site is located in the local authority of Halton Borough Council. The local plan covering the Borough is the Halton Delivery and Allocations Local Plan 2014 to 2037. The Local Plan was adopted in 2022, and replaced the previous Core Strategy that was adopted in 2013. Policy HE2 regarding Heritage Assets and the Historic Environment are on page 173, and Policy CS(R) 20 regarding the Natural and Historic Environment are on page 81 of the Local Plan. The policies are provided in Appendix 1 of this report.
- 1.10. A small section of the western area of the Site is located within the local authority of Knowsley District Council. The region is covered by the Knowsley Local Plan Core Strategy that was adopted in January 2016, up to 2028. Policy CS20 covers Managing the Borough’s Historic Environment, and the policy provided is in Appendix 1 of this report.
- 1.11. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.

Statute	Description
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2023)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 57).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Halton Delivery and Allocations Local Plan (2022)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2024). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2024).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

Consultation

- 1.12. Consultation on the desk-based assessment was sent to the archaeological officer for Cheshire Archaeology Planning Advisory Service (a shared service between Cheshire West and Chester Council, Warrington Council and Halton Council) on 10 May 2022 detailing the scope of the proposed heritage desk-based assessment and requesting whether a full Written Scheme of Investigation (WSI) was required. A response was received from the Archaeological Officer for Cheshire Archaeology Planning Advisory Service (a shared service between Cheshire West and Chester

Council, Warrington Council and Halton Council) on 23 May 2022 agreeing to the outlined scope of the assessment and confirmed that a WSI was not required.

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Cheshire Historic Environment Record and Merseyside Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Cheshire Archives and Local Studies	Historic mapping, historic documentation, and relevant published and grey literature.
Grey Literature	Additional publications, grey literature and other materials specific to the locality.
Aerial Photography	Aerial photography viewed on online sources: Historic England's aerial photo explorer, Britain from Above, University of Cambridge, and Google Earth.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.
Site visit	An inspection of the Site and its surrounds was carried out on 25/05/2022.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.

-
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was also undertaken as part of this assessment on 25th May 2022. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

LiDAR imagery

- 2.5. Existing Environment Agency (EA) LiDAR data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.6. EA LiDAR DTM and DSM (both were Composite Tiles) tiles were obtained from the Defra Data Services Platform (environment.data.gov.uk), under the Open Government Licence v3.0. The data was available at 1m for DTM and DSM resolution, surveyed in 2020 for DTM and 2017 for DSM for both were extent of Site. DTM and DSM tiles were downloaded as ASCII files. EA state that their specifications for LiDAR data require absolute height error to be less than $\pm 15\text{cm}$, and relative error to be less than $\pm 5\text{cm}$ (EA, 2016). The planar accuracy of the data is guaranteed to $\pm 40\text{cm}$ (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be $\pm 20\text{cm}$ (ibid.).
- 2.7. The LiDAR ASCII files contain British National Grid as the “native” coordinate reference system.

-
- 2.8. Where necessary, the tiles were combined into a mosaic raster dataset using Esri ArcGIS 10.5.1 and exported as a .TIFF
- 2.9. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj *et al.* 2019 and Zakšek *et al.* 2011) to create a number of visualisations including a multi-direction hillshade and local relief model (both were used) following Historic England guidelines (Historic England 2010) and guidance in *Airborne Laser Scanning Raster Visualisation: A guide to good practice* (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.10. The output images from the RVT software were then imported into the ArcMap 10.5.1 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.
- 2.11. DSM and DTM tiles were assessed and formed the basis within the desk-based assessment and is illustrated on Fig. 11.

Assessment of heritage significance

- 2.12. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 207 of the NPPF (2024), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015), Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019) and Advice Note 17: Planning and Archaeology (Historic England 2022). It has also been guided by the advice in 'Conservation Principles, Policies and Guidance' (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others.

Assessment of potential development effects (benefit and harm)

- 2.13. The present report sets out the ways in which heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e., resulting from the direct truncation of archaeological remains, and non-physical effects, i.e., resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-

step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England, 2017), has been used.

- 2.14. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2024). It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 203 and 219.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 215 of the NPPF.
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i> Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient

Level of effect	Description	Applicable statute & policy
		Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 212 - 215 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

- 2.15. In relation to non-designated heritage assets, the key applicable policy is paragraph 216 of the NPPF (2024), which states that:

'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 directly or indirectly affect 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.'

- 2.16. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Limitations of the assessment

- 2.17. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does

not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.18. A review of historic aerial photographs of the Site and study area at Historic England's archives was excluded from the scope of this assessment, as online sources (Britain from Above, Historic England's aerial photography viewer and the University of Cambridge air photo viewer) were deemed sufficient to undertake the assessment.
- 2.19. A selection of archival material pertaining to the Site and study area was consulted in person at the Cheshire Archives on 24 May 2022. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available from the resources consulted.
- 2.20. A walkover survey was conducted within the Site on 25 May 2022, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure such as the working farm may possibly have inhibited identification of any possible upstanding remains. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site forms an irregular shape parcel of land covering c.15ha currently in use as agricultural land, both pasture and arable farming (Photo 1), with a modern working farm known as Rose Farm located in the western part of Site (Fig. 1). Sandy Lane runs in a north/south direction through the eastern half of the Site. The landscape elevation of the Site lies at 38m aOD within the eastern half, and gently slopes downwards to the west and lying at 33m aOD. The Site is bordered to the east by woodland, to the west by Chapel Lane, residential development of Widnes to the south, and to the north by open fields. The boundaries of the Site are demarcated by mature trees and hedgerows, with the northern boundary forming the parish boundary between the Borough of Halton and Knowsley.
- 3.2. The Site is situated within the Mersey Valley National Character Area. This is a landscape area that consists of a wide, low-lying river valley landscape focusing on the River Mersey, its estuary, associated tributaries and waterways. The area encompasses a complex mix of extensive industrial development and urban areas, with high-quality farmland in between. Farmland in the north of the Mersey Valley NCA is predominantly arable, while in the south there is a mix of arable and pasture. Field pattern is regular and large scale, often defined by degraded hedgerows with isolated hedgerow trees. In the east, open, flat farmland is found on the rich, dark peaty soils of the former mosses, with a complex network of drainage ditches (Natural England 2013).

Geology

- 3.3. The natural geology within the Site comprises of Triassic Rocks - sandstone and conglomerate. A sedimentary bedrock formed approximately 200 to 251 million years ago in the Triassic Period (BGS 2024). Superficial geology deposits are recorded covering the whole of the Site and are comprised of Diamicton Till - Superficial Deposits formed up to 3 million years ago in the Quaternary Period. The local environment previously dominated by ice age conditions (BGS 2024). These sand and gravel deposits may on occasion include artefacts such as worked stone tools, re-deposited from their original contexts in the flood events. Such finds are of archaeological interest, but this is generally limited due to the re-deposited context.

-
- 3.4. A series of geotechnical trial pits was excavated across the Site in 2020 (E3P 2020) and a number of pits in the south of the Site identified the presence of made ground, such as in the vicinity of Rose Farm.

Previous Archaeological Investigations

- 3.5. An archaeological desk-based assessment of the Site was undertaken in 2019 by CgMs Heritage (CgMs 2019). However, there has been no intrusive investigation within the Site to date.
- 3.6. A total of 3 archaeological non-intrusive investigations have been undertaken within the study area, as detailed below. The majority of previous investigations are desk-based assessments and building surveys.
- 3.7. A fieldwalking survey was undertaken c. 1km to the north of the Site (Fig. 2: **E1**) in 1982 by the Liverpool Museum north-east of Cronton Hall. The fieldwalking survey recorded prehistoric, medieval and post-medieval finds that comprised of worked flint, pottery and gunflints.
- 3.8. A fieldwalking survey was undertaken c. 620m to the north of the Site (Fig. 2: **E2**) in 1982 by Liverpool Museum to the west of Pex Hill. The fieldwalking survey recorded prehistoric finds that comprised of worked flint.
- 3.9. A fieldwalking survey was undertaken c. 1km to the north of the Site (Fig. 2: **E3**) in 1982 by Liverpool Museum to the north of Pex Hill. The fieldwalking survey recorded prehistoric finds comprised of worked stone.
- 3.10. The results of these investigations are discussed further where relevant in the historical background below and are detailed in Appendix 2.

Designated Heritage Assets

- 3.11. There are no designated heritage assets within the Site. There are no Scheduled Monuments, World Heritage Sites or Registered Parks and Gardens within the study area. The closest example of a Scheduled Monument is the Cranshaw Hall moated homestead c. 1.6km north-east of the Site (NHLE: 1011888; location not reproduced).



- ▭ Site
- ◯ Study Area
- Previous investigation
- ▲ Geotechnical test pit with made ground



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PROJECT TITLE

Land at Chapel Lane
Widnes, Cheshire

FIGURE TITLE

**Previous Archaeological
Investigations**

DRAWN BY	JXS	PROJECT NO	CR1814	FIGURE NO.
CHECKED BY	EH	DATE	15/10/2024	2
APPROVED BY	RM	SCALE@A4	1:15,000	

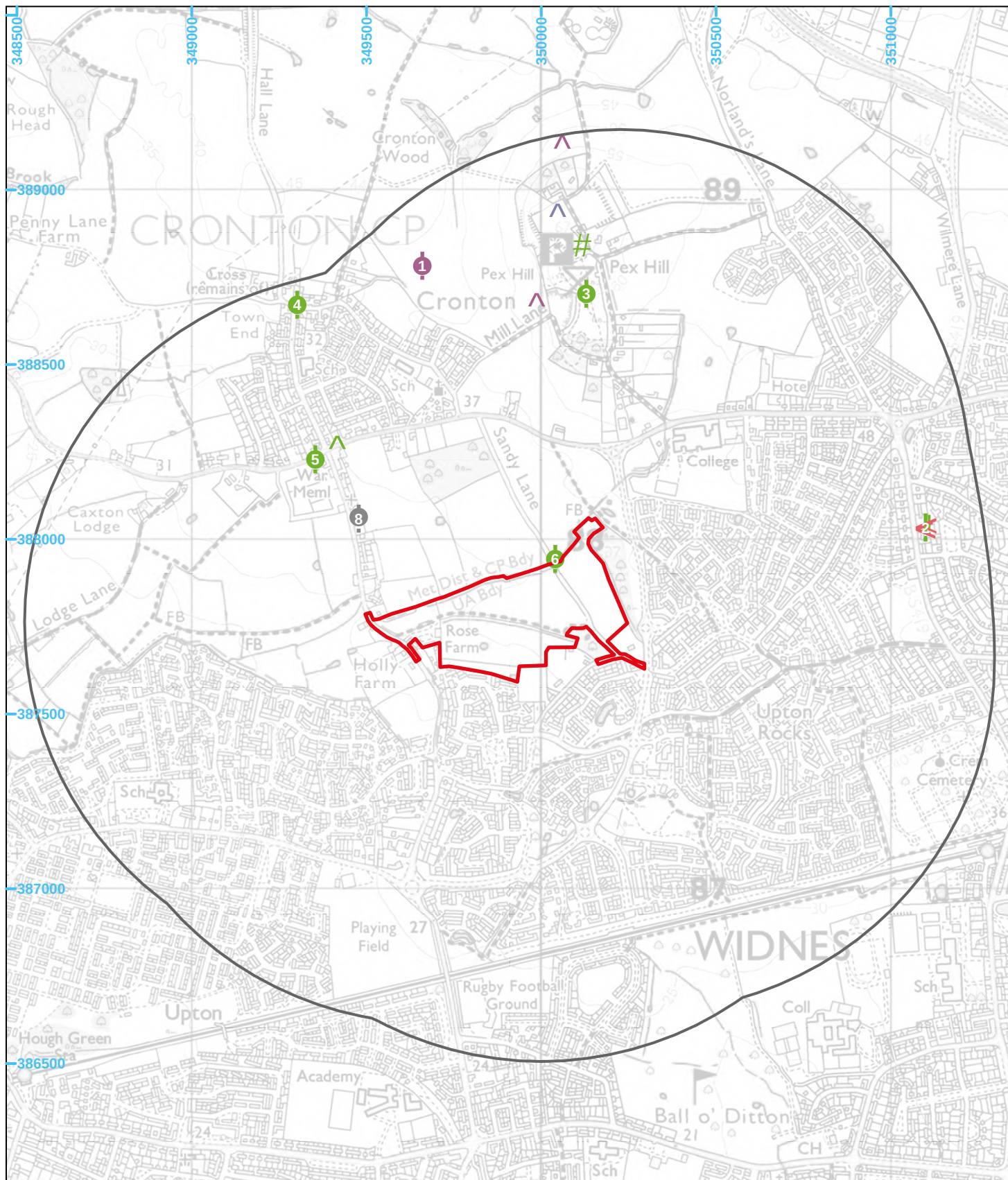
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- 3.12. A total of ten designated heritage assets and one Conservation Area are located within the 1km study area surrounding the Site, the majority of which form farmsteads and residential dwellings. Four of the heritage assets lie within the Town End/Cronton Conservation Area c. 910m to the north of the Site (Fig. 12: **D**). The remaining designated heritage assets are Grade II Listed Buildings and includes stocks, crosses, chapels, and gates and piers.
- 3.13. Heritage assets in proximity to the Site that may be potentially susceptible to effects from the development are:
- Redmyre (NHLE: 1261887; Fig. 12: **A**) located to the immediate west of the Site – an 18th century house
 - Wayside (NHLE: 1410214; Fig. 12: **B**) located c. 350m to the north-east of the Site – a probable 17th century house with 18th century extensions
 - Stocks (NHLE: 1253237; Fig. 12: **C**) located c. 580m to the north of the Site - two stone uprights, and decayed wooden leg stocks for two people
 - Town End Conservation Area (Fig. 12: **D**) located c. 870m to the north of the Site
- 3.14. Designated heritage assets are illustrated on Figure 12 and are discussed further within the settings assessment presented in Section 5.
- 3.15. Neither Halton Borough Council nor Knowsley Council currently has a list of buildings of local importance ('locally listed' buildings or places).

Prehistoric (500,000 BC to 43 AD)

- 3.16. No archaeological remains from the prehistoric period are recorded within the Site. Only limited evidence of later prehistoric activity has been identified within the study area. This lack of evidence may be due to limited of previous archaeological investigations within the study area rather than a true absence of activity.
- 3.17. Human activity throughout the Palaeolithic and Mesolithic periods was characterised by small bands of hunter-gatherers moving through the landscape and exploiting resources, with findspots focused on the riverside locations within the river terrace gravels (Wymer 1999). With the exception of seasonal hunting camps, people in these periods seldom established long-term sites, and evidence of activity is sparse in the archaeological record. No artefacts or sites dating to the Palaeolithic or Mesolithic periods are recorded within the Site or the study area, although the Site

lies within an area of Quaternary Till deposits. Given the presence of the superficial deposits within the Site, there may be a potential for early prehistoric environmental evidence or artefacts, comprising of worked flint, to survive within the Site, most likely redeposited.

- 3.18. The Neolithic period witnessed hunter-gatherer economies becoming gradually superseded by more sedentary lifestyles, often associated with the beginnings of arable cultivation, woodland clearance, new styles of pottery and the domestication of animals. Neolithic settlement evidence within the wider county of Cheshire includes monuments such as chambered tombs (Cheshire Archaeology 2024). However, within the environs of the study area evidence more commonly comprises finds of stone axes and flint implements. Indeed, archaeological settlement features dating to the Neolithic period have not been recorded within the study area, although worked flints comprising of a scraper and retouched flakes were found c. 940m to the north of the Site (Fig. 2: **E1**; Fig. 3: **1**). Further prehistoric worked flint was recovered c. 840m to the north of the Site comprising of a flint tool and a retouched flake (Fig. 3).
- 3.19. The Bronze Age is defined by the advent of metallurgy technology in the archaeological record and the firm establishment of landscape evolution which began in the Neolithic period. Around 120 Bronze Age round barrows are known in the county, lying principally on the alluvial river terraces c. 3km to the south at the closest point, and the glacial sands of central Cheshire c. 11km to the south, as well as in the Pennine uplands c. 50km to the east (Cheshire Archaeology 2024). The Site and study area lie within an area dominated by sand and gravel deposits and appears to lie beyond this mortuary landscape. The Bronze Age within the study area is represented by a single findspot c. 900m to the north the Site and comprises a flint arrowhead (Fig 3).
- 3.20. Large, nucleated settlement and mixed-use sites appear more frequently in the Iron Age, along with a greater number of smaller farmsteads, reflecting the wider cultivation of the landscape achieved through larger populations and more effective technology. This was associated with widespread clearance of woodland, ordering of increasingly open landscapes and formalising of territory boundaries. The Iron Age is represented by several hillforts on the Mid-Cheshire Ridge c. 11km to the south, but aerial photography has recently revealed evidence for lowland farmsteads along the River Mersey, which is located c. 3.6km south of the Site (Cheshire Archaeology 2024).



- | | |
|---------------------------------|--------------------|
| Site | Medieval |
| Study Area | Medieval Building |
| Late Neolithic/Early Bronze Age | Medieval Findspot |
| Bronze Age Flint Arrowhead | Roman and Medieval |
| Prehistoric Worked Flint | Undated |



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PROJECT TITLE

Land at Chapel Lane
Widnes, Cheshire

FIGURE TITLE

**Prehistoric to Medieval
Archaeological Remains**

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 CHECKED BY EH
 APPROVED BY RM

PROJECT NO CR1841
 DATE 15/10/2024
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FIGURE NO.
3

-
- 3.21. To date no Iron Age archaeological remains have been identified within the Site. This may be due to the lack of intrusive investigation rather than lack of archaeological remains, however, its geographical and topographical location does not indicate a high potential for settlement.

Romano-British (AD 43 to AD 410)

- 3.22. No remains of Roman date are recorded within the Site, and only one example is recorded within the study area. This also may be due to the lack of previous archaeological investigation rather than a true absence of activity.
- 3.23. The Roman invasion of Britain in AD 43 was followed by the rapid implementation of centralised administration, based on towns and cities, and supported by a network of well-engineered roads which enhanced trade and communication. The nearest recorded Roman road is the road between Northwich and Wigan which is located c. 10km to the south-east of the Site and remains of Roman rural settlement are recorded c. 3.5km to the east (Allen *et al.* 2016; locations not reproduced). A Roman industrial settlement was established at Wilderspool, Warrington c. 11km to the east of the Site (location not reproduced) at a convenient crossing point across the Mersey, and a Roman road running between Northwich and Wigan crossed the Mersey Valley at this point (Natural England 2013).
- 3.24. Beyond major military installations such as Chester and Manchester there is a relatively low level of material culture within the wider environs of the Site, and therefore a limited understanding of Widnes in the Romano-British period (Philpott, 2006). Although a strong settlement pattern for the Romano-British period has been established in the Mersey Valley and those of its tributaries (Philpott 2005). Outside of these areas, the rural pattern of settlement appears to have been thinly spread (*ibid*; CgMs 2019). Within the Mersey Valley, identified Roman settlements have all be located on relatively low elevation c. 20-40m aOD. The study area lies within the Mersey Valley and ranges in topography from 20m aOD in the south to 60m aOD in the north, and thus it is feasible this area may have been subject to Roman activity. However, only one recorded archaeological find dating to the Roman period is recorded within the study area, located c. 840m to the east of the Site (Fig. 3: 2). The find comprised of Celtic carved stone head dating to the 1st to 2nd century AD found within a garden in Widnes in 1968.

Early medieval and medieval (AD 1066 to 1539)

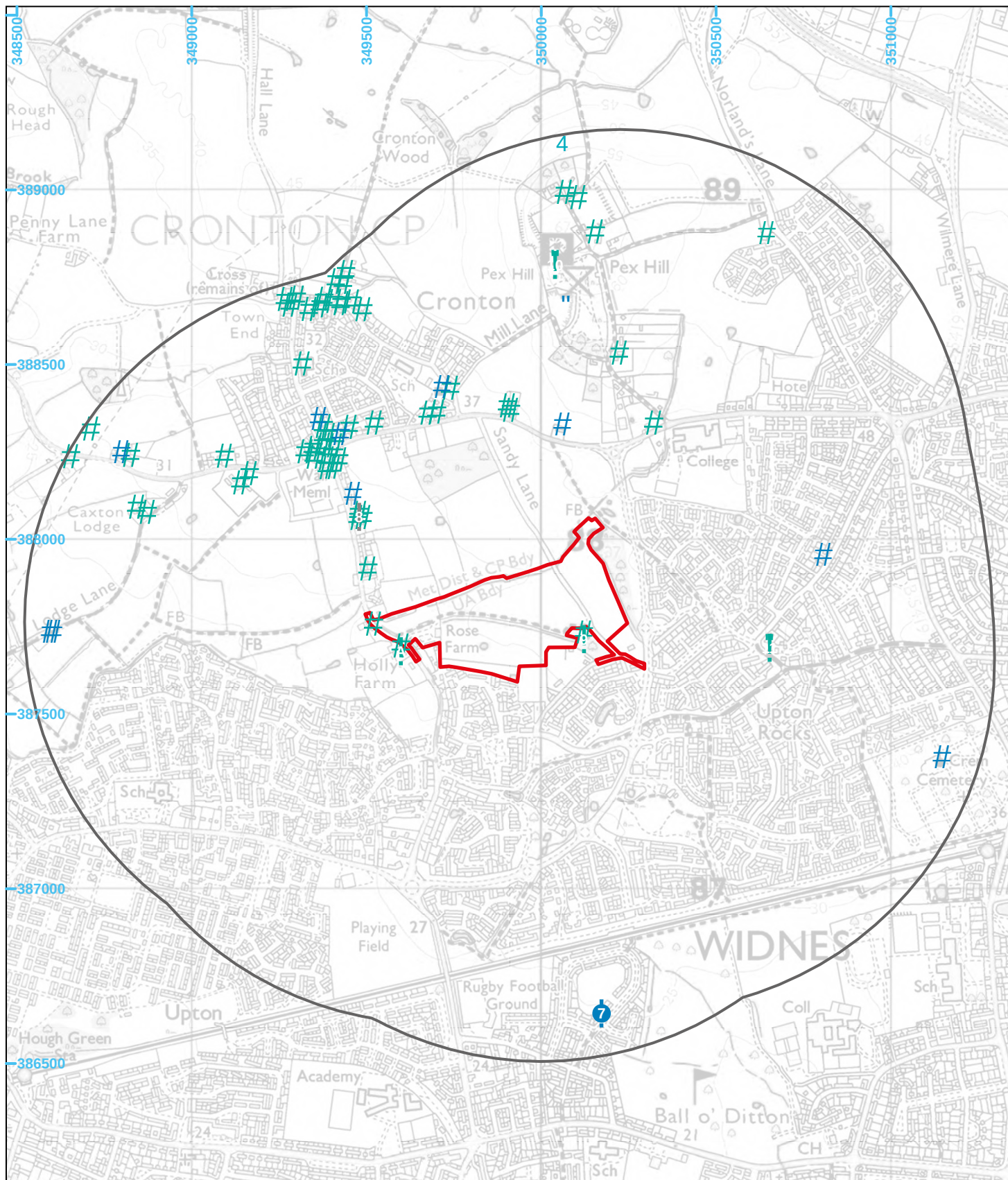
- 3.25. There is no recorded evidence for early medieval activity within the Site and the study area.
- 3.26. Saxon settlement evidence remains elusive within the wider area of Widnes (Cheshire Archaeology 2024), although placenames suggest that a number of settlements in the local landscape may have originated in this period. The name of the town Widnes located c. 3km to the south of the Site derives from the Old English *wīd* meaning wide or spacious, and *næss* meaning a ness or promontory (University of Nottingham ND), describing its location on the River Mersey. The name of the village of Cronton (Fig. 3: 4) c. 960m to the north of the Site originates from the Old English *croh* meaning Saffron, *ing* meaning a place name, and *tūn* meaning enclosure, therefore meaning a 'farm/settlement at the corner place' or perhaps, 'farm/settlement at the saffron place' (University of Nottingham ND). Thus, it is possible that an early medieval settlement was present here, although no archaeological remains have yet been identified, again likely due to the lack of any intrusive investigation and no record of this settlement was made in the Domesday Survey.
- 3.27. The nearest recorded settlement in the Domesday Book of 1086 is Tarbock located c. 3km to the west of the Site. It had no recorded population but contained 4 ploughlands with an annual value of £1 and owned by Roger of Poitou (Powell-Smith ND). It is thus likely that this was a fairly new settlement. The settlements of Widnes and Cronton were not recorded in the Domesday Survey, and therefore may have developed as settlements in the medieval period.
- 3.28. During the medieval period, the route of the Roman road between Northwich and Wigan c. 10km south-east of the Site continued to be used and the area contained several medieval moated sites, such as the Scheduled Cranshaw Hall moated site c. 1.7km north-east of the Site, and the Scheduled Rainhill Farm moated site c. 2.3km north of the Site (Natural England 2014; locations not reproduced). A possible moated site has been identified within the study area c. 300m to the north of the Site (Figs. 3 and 4: 8). The remains comprise of ditches and features at Sunnyside Farm, Chapel Lane, Cronton with the HER record stating the following: "*The tenant states that c. 20 years ago a deep ditch, lined with sandstone blocks was found in the arable field to the east. The minimum assertion is that the building here may have been fairly substantial, from the build-up, which might also tend to suggest a date much earlier*

than the Tithe, and possibly earlier than the existing building" (Merseyside Sites and Monuments Record 1977-2011). A medieval date is not confirmed for this earthwork feature; however, it may indicate the located of a possible settlement site. In proximity to this a windmill (3) has been identified near to Pex Hill, c. 600m north of the Site.

- 3.29. Additional archaeological remains located within the study area include a four-faced hollowed sandstone vessel (Fig. 3: 2) found c. 830m east of the Site which may have been used a mortar or a finial, and is now located at Hale, Liverpool. The location of St Anne's Well (Fig. 3: 5), a well dedicated to St Ann and reputed to have healing properties for rheumatic patients (Taylor 1902) is recorded c. 510m to the north of the Site. This lies in relatively close proximity to the possible settlement at Cronton (Fig. 3: 4) and may have been a source of water. Located c. 10m to the north of the Site is the site of Philip's Cross (Fig. 3: 6). A document dating from 1336 describes the parish boundary of Cronton as 'begin [sic] from Philip's Cross towards Ditton' (Hulton 1847).
- 3.30. No evidence of landscape use within the Site during this period has been identified to date. However, the Site is located on the periphery of the settlement at Cronton and may have formed part of the arable open-fields of the settlement, or possibly pasture or wasteland during this period.

Post-medieval and modern (1539 to present)

- 3.31. No archaeological features have been identified within the Site by the HER or HEA. However, a number of features including marl pits, field boundaries and Rose Farm are located within the Site and are discussed below within the historic map regression.
- 3.32. The pattern of settlement in the study area established in the medieval period largely continued throughout the post-medieval period with the majority of the study area comprising agricultural land. During the post-medieval period, the previous medieval open field systems were gradual enclosed, with parish of Halton becoming enclosed in 1801. This led to a number a small, enclosed fields under various landowners which resulted in an increased number of dispersed farmsteads and outbuildings, such as Holly Farm (Fig. 4: A) to the immediate west of the Site.



- ▭ Site
- 4 Post-medieval Pottery
- # Modern Building
- ## Post-medieval Building
- " Modern Quarry
- " Post-medieval Quarry
- Undated



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PROJECT TITLE

Land at Chapel Lane
Widnes, Cheshire

FIGURE TITLE

**Post-medieval and Modern
Archaeological Remains**

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APPROVED BY RM

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FIGURE NO.

4

- 3.33. Development during the post-medieval period was largely limited to the settlement at Cronton and outlying farms and dwellings. A large number of post-medieval houses and farmsteads are recorded within the study area which reflects this development to the north of the Site within and around the village of Cronton. (Fig. 4). This includes the now ruinous site of Upton House (Fig. 4: **9**; Fig. 5) 10m south of the Site.
- 3.34. Two areas of post-medieval industry have been recorded within the study area and comprise of two quarries c. 640m to the north (Fig. 4: **10**) and c. 370m to the east (Fig. 4: **11**). The quarry to the north around Pex Hill (Fig. 4: **10**) are depicted on Yate's 1786 map, Greenwoods 1818 map and Hennets 1829 map of Lancashire. This quarry was a sandstone quarry which was subject to extraction activities from the 16th century until the late 1880s. As well as sandstone quarries, the wider area is known for marl extraction and a number of marl pits have been identified through LiDAR imagery both within the Site and its wider environs. The marl pits within the Site are shown on Fig. 5. A pond has also been identified within the Site (Fig. 5) which may have been a filled-in marl pit.

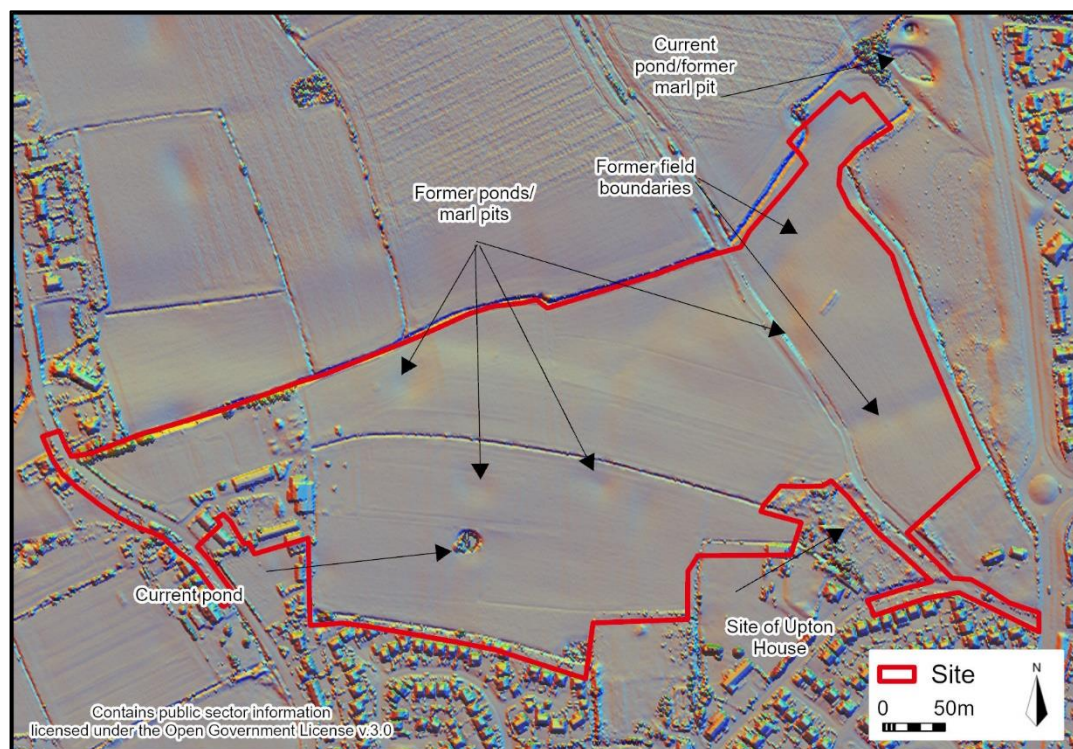


Fig. 5 LiDAR Imagery of Site (DTM 2020 and DSM 2017, 1m, Multi-hillshade)

- 3.35. Second World War activity is recorded within the study area located c. 880m to the south of the Site (Fig. 4: **7**). A heavy anti-aircraft battery first documented in February 1940 went out of use in 1942 (Dobinson 1996).

-
- 3.36. In the late 20th century and the early 21st century, the settlements of Widnes, Farnworth, Hough Green and Lunts Heath had gradually expanded from the south, south-west and east of the Site, resulting in a continuous mass of urban development to the south and east of the Site (Fig. 1).

Historic Map regression

- 3.37. The earliest map available is the Yate's 1786 of Lancashire¹ that depicts the Site without much detail but does include dwellings/structures that may be within the Site and its vicinity (map not reproduced for copyright restrictions). The next maps are Greenwood's 1818 map of Lancashire² and Hennet's 1829 map of Lancashire³ (map not reproduced for copyright restrictions), although they both depict the Site in a similar way to the Yate's 1786 map.
- 3.38. The next available map is the 1828 survey of lands and estates owned by John Shaw Leigh (Fig. 6). The map provides the first detailed, clear survey of the Site which is shown as comprising six plots of land containing six pond/marl pit features, and a number of internal field boundaries. Some of these marl pits/ponds and field boundaries are visible on the LiDAR (Fig. 5). Two ponds are still extant within the Site (Photo 3) as well as a number of field boundaries (Photo 4). Three structures are shown in plot G which is labelled as 'Stable Meadow' suggesting that at least one of these likely represents a stable. These structures are depicted within the Site in this map; however they are located along Upton Road which forms the Site boundary. Accordingly, these structures lie outside the Site and their inclusion within this map is likely a result of warping of the historic map. Indeed, later maps show these structures as being located beyond the Site boundary. A number of additional structures are depicted to the south including two structures and a pond in the vicinity of Upton House (Fig. 6: 9).
- 3.39. The next available map of the Site is the 1840 Widnes Parish Tithe Map (Fig. 7) that depicts the Site as being divided into 13 individual plots (Table 3.1). The majority of the Site in 1840 was used as meadow with a small number of plots used for arable and pasture farming. This map shows that the buildings along Upton Road, which have been subject to some alteration and extension, do in fact lie outside of the Site. One structure in plot 102 is located within the Site. This structure likely comprises an

¹ <http://www3.lancashire.gov.uk/environment/oldmap/Yates/index.asp>

² <http://www3.lancashire.gov.uk/environment/oldmap/greenwood/greenwood.asp>

³ <http://www3.lancashire.gov.uk/environment/oldmap/hennet/>

agricultural barn given the plot name 'Barn Hey' and is likely associated with Upton House to the south (Plot 96). Seven marl pits/ponds are shown within the Site at this point. Further evidence that these features are marl pits is that plot 119, adjacent to the Site, is listed in the tithe apportionment as 'Marled Hey' and contains similar rectangular ponds. Of these possible marl pits, two survive within the north-east corner of the Site, and are present on the LiDAR Imagery (Fig. 5). The northern boundary of the Site comprises the parish boundary between the parish of Widnes and Cronton.



Fig. 6 Extract of the 1828 survey of estates owned by John Shaw Leigh (courtesy of Cheshire Archives)



Photo 3. An existing pond within the south-west of the Site



Photo 4. Example of a ditch used a field boundary

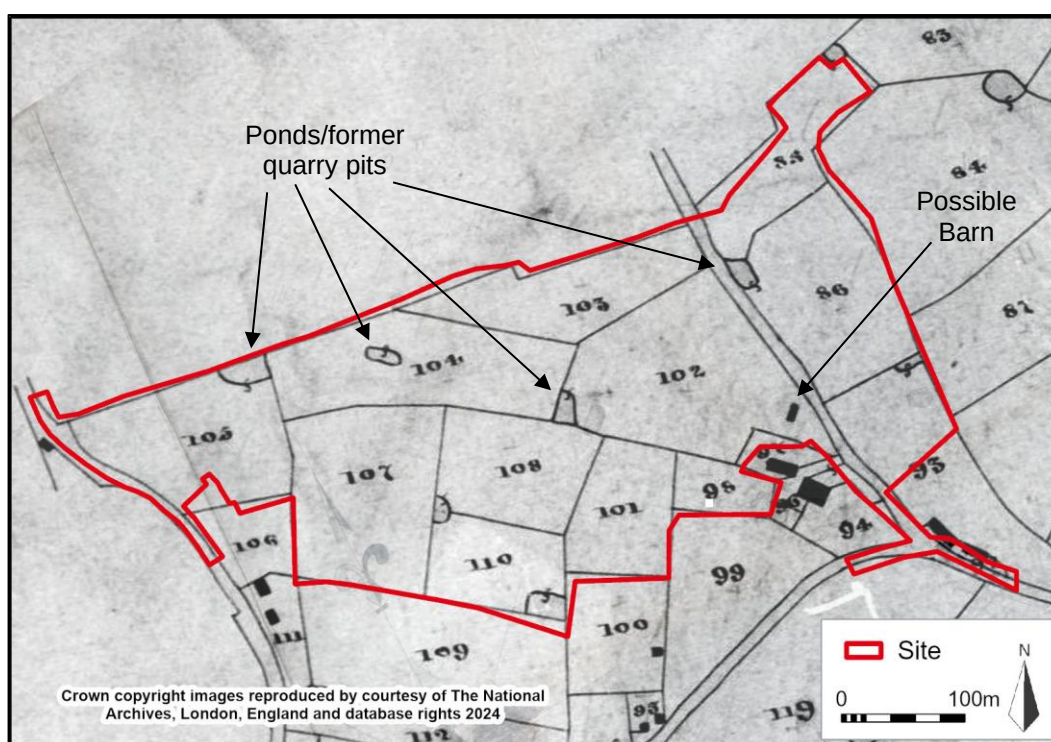


Fig. 7 Extract from the 1840 Widnes Parish Tithe Map

Plot	Owner	Occupier	Description	Use
85	Peter Rigby	Peter Rigby	Brook Meadow	Meadow
86			Brook Hey	Pasture
93	John Shaw Leigh Esquire	Samuel Whitfield	Stable Meadow	Meadow
98	Edward Patten	Issac Houghton	Outlet	Meadow
101	Edward Patten	Issac Houghton	Nearer Meadow	Meadow
102	John Shaw Leigh Esquire	Samuel Whitfield	Barn Hey	Arable
103			Brook Meadow	Meadow
104			Tyson's Hey	Pasture
105	Edward Patten	Issac Houghton	Lower Rigby's Meadow	Meadow

Plot	Owner	Occupier	Description	Use
107	Edward Patten	Issac Houghton	Rigby's Meadow	Meadow
108			Middle Rigby's Hey	Meadow
110			Fan Rigby's Meadow	Meadow

Table 3.1 1840 Widnes Parish Tithe Apportionment

3.40. The 1894 Ordnance Survey (Fig. 8) shows significant field amalgamation within the Site, which now comprises three fields to the west of Sandy Lane, and one to the east. This has resulted in a significant loss of historic field boundaries. A footpath is shown to run through the centre of the Site in a general east/west orientation following the field boundary, and only three marl pit/ponds are now depicted. A number of new structures are shown to the south of the Site, none of which are located within its boundaries, and the previously mentioned barn in the eastern part of the Site is no longer extant.

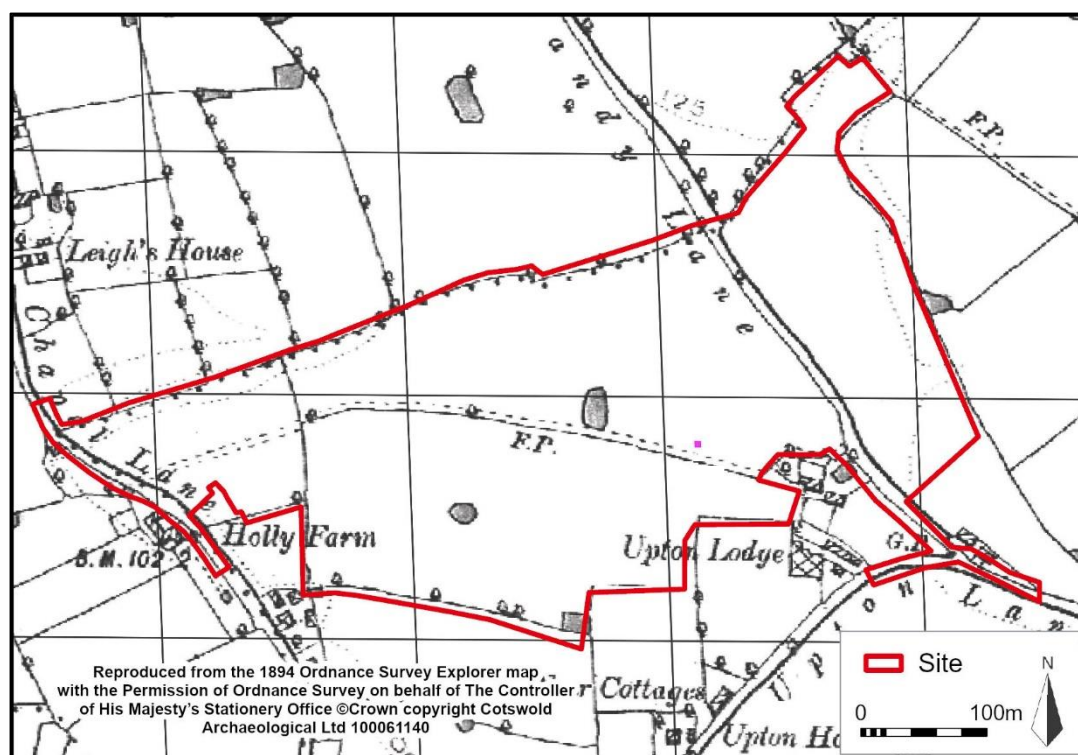


Fig. 8 Extract of the 1894 Ordnance Survey map

3.41. The Historic Landscape Characterisation provided by Cheshire HER depicts the majority of the Site as '20th century Agricultural Improvement', where enlargement and re-organisation has taken place in the 20th century to support mechanisation and improvements in agricultural techniques (Cheshire County Council *et al.* 2007). This supports the field amalgamation shown in the 1895 OS Map.

3.42. The 1907 and 1908 Ordnance Survey maps (Appendix 3) depict no further change or alterations within the Site. Although a number of additional buildings associated with Upton Lodge, including a large horticultural nursery, are shown to the immediate south of the Site. By the 1959 Ordnance Survey map (Appendix 3) the three surviving marl pits/ponds are annotated as 'ponds'. The 1967-69 Ordnance Survey map (Appendix 3) again shows no change within the Site, although two small structures are shown in the bordering south-west field which likely became the precursor to Rose Farm. By the 2000 Google Earth aerial image (Fig. 9) Rose Farm is fully established with three large modern barn structures and one small building located within the western part of the Site (Fig. 9: **12**, **13**, **14** and **15**). In the 2009 aerial image one of the structures (**13**) was removed and a larger rectangular structure is introduced (Fig. 10: **16**). The buildings adjacent to the southern Site boundary, at the junction of Sandy Lane and Upton Lane are no longer extant by the 2009 aerial image. Aerial images show no additional built form within the Site, although agricultural debris, and temporary features such as feeding troughs and hay bales are noted.

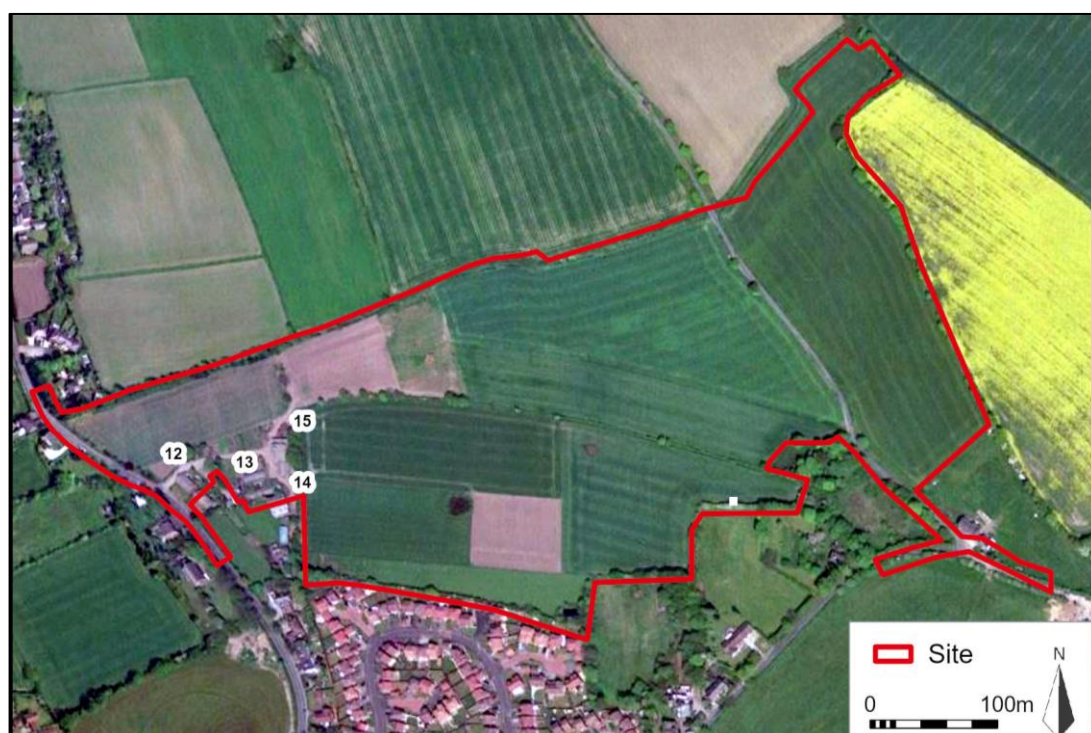


Fig. 9 2000 Aerial image of the Site © 2022 The GeoInformation Group,

3.43. These structures are all modern in date, dating between the 1970s and early 2000s and are of standard design. The small building (**12**; Photo 5) is a single storey wooden structure with corrugated metal pitched roof. This building is of modern date with no

design value and thus is not a heritage asset. Likewise, the additional extant buildings within the Site are of no heritage value and do not comprise heritage assets. No additional changes within the Site have been identified in the cartographic or photographic record.

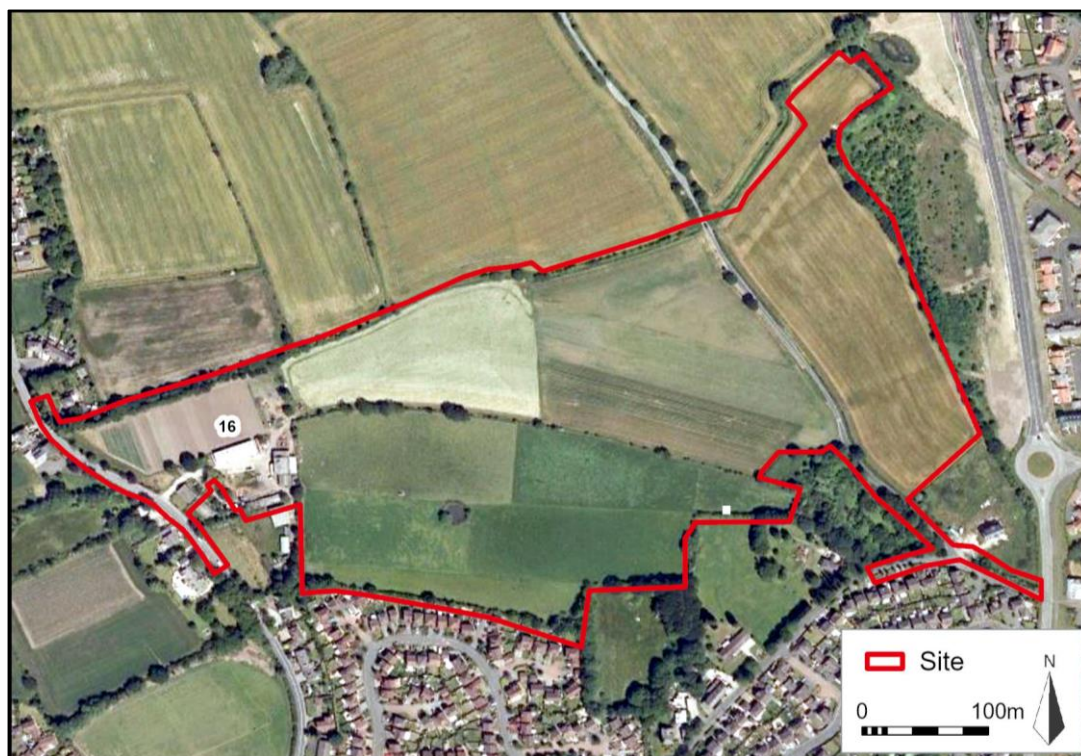


Fig. 10 2009 Aerial image of the Site © 2022 Getmapping plc, Google Earth



Photo 5. Image of building 12 within the Site, looking east

Historic Boundaries and Historic Landscape Characterisation

- 3.44. The majority of the Site is located within a Historic Landscape Characterisation (HLC) classed as '20th century fieldscapes' along with a further defined sub-type of '20th century agricultural improvements'. These areas are characterised as large fields with few boundaries or areas of degraded earlier field systems, although many field systems of this HLC Group will consist of smaller fields, the degraded remnants of earlier field systems created by the removal of field boundaries (Cheshire County Council & English Heritage 2008). The western side of the Site that borders Chapel Lane is defined as '20th century settlement' due to the presence of Rose Farm within the Site. Therefore the majority of the Site in its current character is that of a 20th century one.

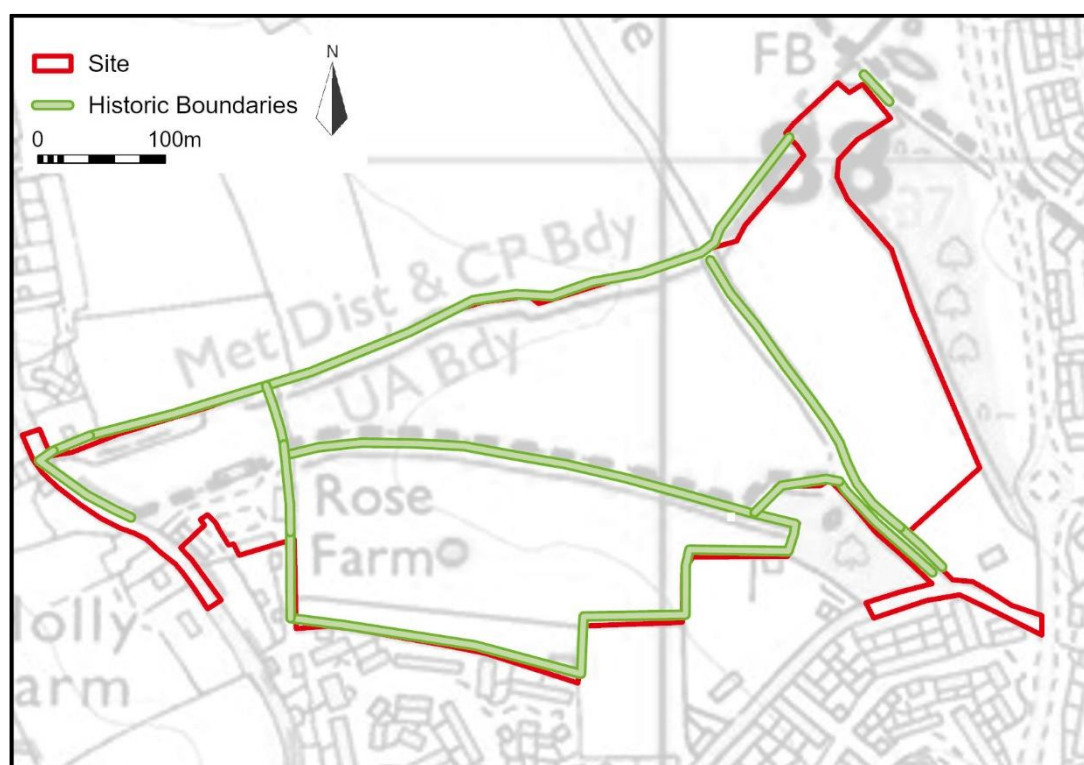


Fig. 11 Historic boundaries within the Site

- 3.45. Under the Hedgerow Regulations 1997, hedgerows are afforded statutory protection should they qualify as being 'important' for historical or archaeological reasons (amongst others). The 1997 regulation state several different criteria for important hedgerows. In this case, some of the hedgerows within the Site meet criterion 1 and 5 of the regulations. Criterion 1 states that '[the hedgerow] marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose, "historic" means existing before 1845'. Criterion 5 states that '[the hedgerow] is recorded in a document held at the relevant date at a Record Office as an integral

part of a field system predating the Inclosure Acts'. The criteria then reference the 1896 Short Titles Act, inferring that the Inclosure Act in question is the Act of 1845. This is pertinent, as it sets a date of 1845 as a benchmark test. Accordingly, tithe maps, which often pre-date 1845, are a reliable indicator for the status of a hedgerow as 'important' under the criteria for archaeology and history.

- 3.46. Hedgerows which mark surviving historic boundaries of the Site from the 1840 tithe map (Fig. 7), therefore qualify as important hedgerows under the 1997 regulations. This also includes the hedgerows along the northern boundary which also qualifies as it comprises a parish boundary. These historic boundaries are shown on Fig. 11.

4. ARCHAEOLOGICAL SUMMARY AND HERITAGE ASSETS

Previous impacts

- 4.1. The Site has been shown to have been largely in agricultural use throughout its documented history with some limited development of built form such as the post-medieval barn shown on the 1840 tithe map and the modern barns (Figs 9 and 10; **12-16**) associated with Rose Farm. Accordingly, principal previous impacts are most likely associated with the construction and demolition of these barns and any utilities and access routes, excavation of the marl pits/ponds within the Site, and post-medieval and modern agricultural regimes, such as ploughing, harrowing and field division.

Designated heritage assets

- 4.2. No designated archaeological remains are located within the Site.
- 4.3. No potential has been identified for any previously unrecorded archaeological remains within the site of commensurate value to Scheduled Monuments.

Non-designated heritage assets

- 4.4. There are no previously recorded non-designated heritage assets (including archaeological remains), within the site.

Prehistoric and Roman Remains

- 4.5. There are no known, previously recorded, prehistoric or Roman remains within the Site.
- 4.6. There is limited known prehistoric and Roman activity within the wider study area, with recorded remains to date broadly comprising findspots, and the evidence researched for the baseline study identifies a limited potential for currently unrecorded below-ground remains of these periods. The drift geological deposits may potentially be associated with re-deposited prehistoric worked stone implements, but the presence of these is difficult to predict and of limited significance as they are re-deposited. There is no known potential for in-situ sealed former prehistoric ground surfaces.
- 4.7. The significance of any prehistoric or Roman period remains or artefacts would be associated with their potential evidential value. Any such remains would also have the potential to contribute to the Research Themes of the North West Archaeological Research Framework (University of Salford 2007), particularly those aimed at

understanding rural settlement and landscape use throughout the prehistoric and Roman periods.

Medieval to Modern Remains

- 4.8. A number of hedgerows have been identified within the Site which qualify as important hedgerows under the 1997 Hedgerow Regulations Act. This includes the hedge along the northern boundary which comprises a parish boundary, and additional hedgerows within and bordering the Site which are shown on the tithe map. These hedgerows may be considered as of sufficient heritage interest to be of equivalent value to a non-designated heritage asset of low heritage interest. Although the HLC for Cheshire has indicated that the majority of the Site is defined as '20th century fieldscapes' along with 20th century settlement where Rose Farm is situated within the western area of the Site. Therefore based on the HLC information provided, these hedgerows are of limited heritage significance and do not warrant themselves non-designated heritage assets.
- 4.9. Early medieval activity is not recorded within Site, and the nearest recorded settlement in the Domesday Book is located c. 3km to the west of the Site. Therefore, the Site has low potential for early medieval remains.
- 4.10. The Site lies to the south of the village of Cronton and to the north of Widnes, and likely formed part of the agricultural hinterland for these surrounding settlements. The agricultural land use of the Site has continued into the modern day. A number of post-medieval agricultural features have been identified including former marl pits/ponds and field boundaries. Any below-ground remnants of these features would not be likely to be of sufficient heritage significance to comprise heritage assets. Any additional medieval or post-medieval archaeological remains are likely to comprise further agricultural features which again would be of insufficient heritage significance to comprise heritage assets.
- 4.11. A barn was formerly located within the Site, which has subsequently been demolished. Any below-ground remnants of this barn would not be anticipated to be of sufficient archaeological interest to comprise a heritage asset.
- 4.12. Modern remains within the Site include the four extant modern barns associated with Rose Farm. As discussed above these are of no heritage value and do not comprise heritage assets.

5. THE SETTING OF HERITAGE ASSETS

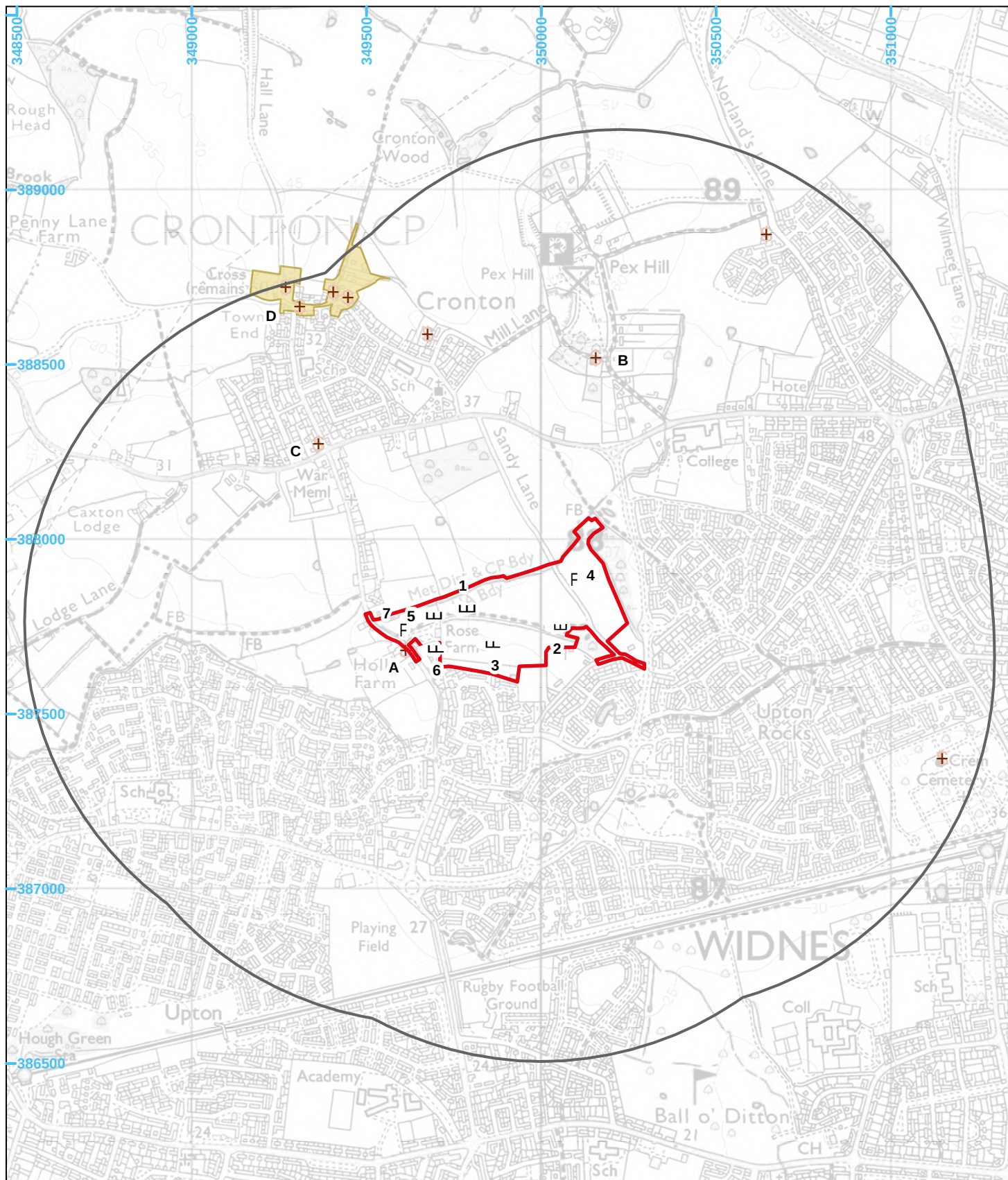
- 5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, and shown on Figure 12. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

- 5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 5.3. A number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These included:
- Redmyre (NHLE: 1261887) (Fig. 12: **A**) located c. 20m to the west of the Site – an 18th century house
 - Wayside (NHLE: 1410214) (**B**) located c. 350m to the north-east of the Site – a probable 17th century house with 18th century extensions
 - Stocks (NHLE: 1253237) (**C**) located c. 580m to the north of the Site - Two stone uprights, and decayed wooden leg stocks for two people
 - Town End Conservation Area (**D**) located c. 870m to the north of the Site
- 5.4. These heritage assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.
- 5.5. The Site visit identified that there would be no non-physical impact upon the significance of the Stocks (Fig. 12: **C**) and the Town End/Cronton Conservation Area (**D**) (of which four Grade II Listed Buildings are contained within). Their setting comprises the historic core of the village of Cronton to the north of the Site, and the

Stocks located outside of the Conservation Area. Their setting would not be altered, and would be preserved, as would the assets' key contributing values and views. There is no intervisibility between the two assets as the views to the south are blocked by extensive 20th century modern development, the route of the A5080 and mature vegetation. As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.

- 5.6. The Site visit also identified that there would be no non-physical impacts upon the setting and significance of the Grade II Listed building Wayside (Fig. 12: **B**). The dwelling is situated within a square plot surrounded by dense mature woodland to the east, south and west, with a small clearing to the north of the dwelling. The asset is best experienced within its immediate surroundings within the woodland and viewed from the lane to the east. Views of the surrounding landscape and intervisibility toward the Site from this asset blocked by this dense mature woodland and further limited by mature hedgerows between the Site and the asset. As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.
- 5.7. The Site visit, and study area walkover, identified that there would be no non-physical impact upon the significance of any further designated heritage assets as a result of changes to the use and/or appearance of the Site. These unaffected assets all comprise post-medieval and modern structures consistent with the local vernacular. Their setting comprises the historic centres of Widnes and Cronton (for example within the Cronton Conservation Area) in which they are best perceptible and intelligible as heritage assets. This setting would not be altered, and would be preserved, as would the assets' key contributing values and views. Views of the surrounding landscape (including the Site) from these assets are blocked by power stations and other modern built form, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site. As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.
- 5.8. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.



- ▭ Site
- Study Area
- + Grade II Listed Building
- Conservation Area
- x Photo Location



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PROJECT TITLE

Land at Chapel Lane
Widnes, Cheshire

FIGURE TITLE

Designated Heritage Assets

Steps 2 – 3: Assessment of setting and potential effects of the development

- 5.9. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Redmyre, Grade II Listed (A)

- 5.10. The Grade II listed Redmyre (Photo 6; Fig. 12: **A**), located to the immediate west of the Site, is described in its listing as:

A 2-storey 18th house constructed out of brick with stone quoins and cornice, with a slate roof with brick chimneys on gable ends, a centre modern door in moulded doorcase, and two 12-paned sash windows on ground floor and three above, all in moulded frames with flat stone arches and emphasised keystones (Historic England 2024).



Photo 6. Redmyre, viewed from the east on Chapel Lane

- 5.11. The listing description also notes that the building was formally listed as ‘Holly Farmhouse’.
- 5.12. The greatest contribution to the architectural and special interest of the farmhouse is the architectural form of the building itself, as summarised in the listing description.

- 5.13. The house is depicted on the 1840 Cronton Tithe Map and subsequent 19th and earlier 20th-century Ordnance Survey maps. These maps illustrate the farmhouse, with an attached range of outbuildings on its north-west side, which provided an open courtyard farmstead form, accessed from the road. The outbuildings were demolished in the latter half of the 20th-century, and replaced with a storage compound, trees and garden area. The removal of the former outbuildings has thus removed a part of the former historical setting of the farmhouse, and reduced the historic interest of the complex as a historic farmstead. A recent garage/extension has also been added to the northern side of the farmhouse in the same period.
- 5.14. The eastern elevation of the farmhouse faces the road and is the principal façade of the building, and that which was designed to be most commonly viewed. These views of the main frontage have been afforded since the house's construction. Thus the view of the house from the road, as illustrated in Photo 6 and similar views from north and south on the road, forms a part of its setting which contributes to the special historical interest of the building.
- 5.15. The public footpath within the site also provides views towards the principal façade of the farmhouse as one approaches the road. The views from the footpath have also been available likely since the construction of the house, as the footpath is illustrated as such since at least the 19th century. Thus emerging views of the eastern façade also contribute to the special interest of the house, although to a somewhat lesser degree.

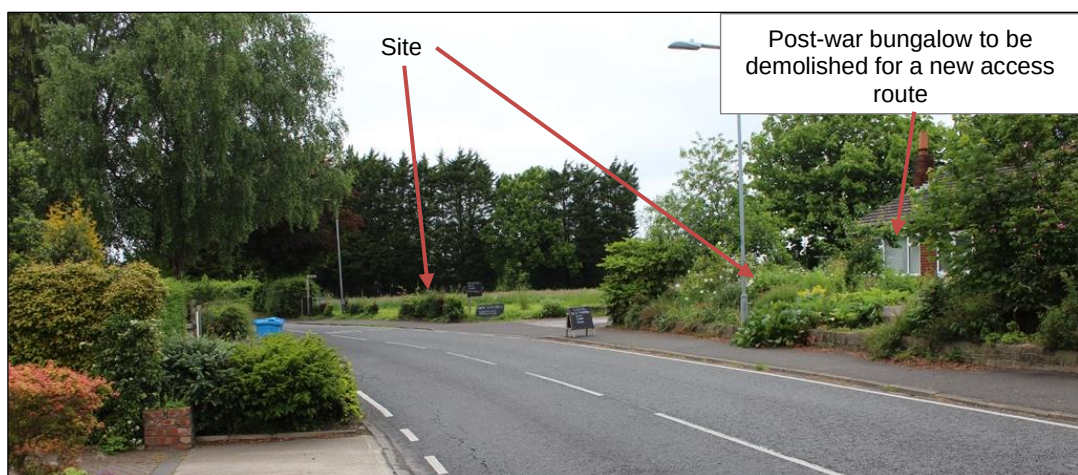


Photo 7. Site viewed from Redmyre house from the south.

- 5.16. Until the later 20th century, the fields on the opposite side of the road to the farmhouse (i.e. to the east) were enclosed agricultural fields. The fields on that side

have subsequently been altered, with the construction of the bungalows and large post-war barns at Rose Farm opposite the farmhouse. Thus views from the farmhouse to the east (beyond Rose Farm) and from those areas to the farmhouse, do not notably contribute to its special interest.

- 5.17. The majority of the land within the Site itself does not contribute to the significance of the Grade II Listed Redmyre. There are no identified historical associations between the land within the Site and Redmyre, with the two elements recorded under different ownership within the Widnes and Cronton tithe apportionments.
- 5.18. However, the western edge of the north-west field of the Site forms a part of the main approach to the farmhouse and a part of the key views to the principal eastern frontage described above. In the Illustrative Masterplan (see Appendix 4) new houses will be situated within this part of the Site, and the new junction and access to the new houses. These changes will not block the views of the farmhouse or otherwise hinder its visibility. However, it will alter a part of the nearby field which has provided the immediate context of the farm since its construction. This will lead to a small change to a key part of the setting of the listed building, leading to a small level of harm to its overall special architectural and historic interest.

6. CONCLUSIONS AND ASSESSMENT OF EFFECTS

Physical effects

- 6.1. There are no designated heritage assets within the Site.
- 6.2. There are no previously recorded non-designated heritage assets within the Site.
- 6.3. A number of hedgerows have been identified within the Site which qualify as important hedgerows under the 1997 Hedgerow Regulations Act. This includes the hedge along the northern boundary which comprises a parish boundary, and additional hedgerows within and bordering the Site which are shown on the tithe map (see Fig. 7). The objective with 'important' hedgerows is to emphasise retention, in order to retain legibility of the evolved system. A degree of removal is normally achievable (in order to suitably facilitate access and circulation in new place-making) whilst still retaining overall legibility. The proposed development retains the majority of the 'important' hedgerows within the masterplan. However, there is some proposed removal along the western and southern boundaries to enable external access, as well as partial internal hedgerows removal, in particular those hedgerows that line Sandy Lane. This will result in partial loss of the important hedgerows in the Site, and a partial loss in legibility of the historic landscape character in these fields. However, the hedgerow system as a whole retains some level of legibility and thus this change will have a limited impact on the heritage significance of the wider hedgerow system. In addition, the HLC defines the majority of the Site as '20th century fieldscapes', fields with few boundaries or areas of degraded earlier field systems. Accordingly, the 'important' hedgerow system, which comprises a non-designated heritage asset of low value, will receive a limited degree of harm as a result of the proposed development.
- 6.4. Four post-war outbuildings associated with Rose Farm are within the Site. These structures are not heritage assets.
- 6.5. A generally limited potential is identified for archaeological remains across the Site. The available evidence does not indicate a potential for remains of a value which would comprise a constraint to development of the Site. Further archaeological survey would provide additional information for the management of the potential for currently unrecorded archaeological remains, either prior to determination of an application, or as a Condition to any approval. The timing and scope of any such

work, which might suitably initially comprise geophysical survey, may be agreed in consultation with the archaeological advisor to the Council.

Non-physical effects

- 6.6. The proposed development includes a small area of green space and a SuDS Pond in this western extent. Residential development (parcel 1a) is proposed for this location Parcel 1a). The western edge of the north-west field of the Site forms a part of the main approach to the farmhouse and a part of the key views to the principal eastern frontage described above. In the Illustrative Masterplan (see Appendix 4) new houses will be situated within this part of the Site, and the new junction and access to the new houses. These changes will not block the views of the farmhouse or otherwise hinder its visibility. However, it will alter a part of the nearby field which has provided the immediate context of the farm since its construction. This will lead to a small change to a key part of the setting of the listed building, leading to a small level of harm to its overall special architectural and historic interest. This level of harm would be at the lower end of 'less than substantial harm'.
- 6.7. There will also be a small temporary non-physical adverse effect on the listed building during the construction phase. This will be due to nearby construction of dwellings, the construction of the new junction near to the asset, anticipated roadworks and the installation of below ground utilities within the road and junction, and the increased construction traffic. This will comprise a small level of harm (again, at the lower end of 'less than substantial harm') during the construction phase.

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1894	Ordnance Survey 1:10,560
1907	Ordnance Survey 1:2,500
1908	Ordnance Survey 1:10,560
1927	Ordnance Survey 1:2,500
1928	Ordnance Survey 1:10,560
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APPENDIX 1: LOCAL PLAN HERITAGE POLICY AND THE 1997 HEDGEROWS REGULATIONS

Knowsley Local Plan Core Strategy

Policy CS20 – Managing the Borough’s Historic Environment

1) Development proposals in Knowsley should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;
- b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;
- c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;
- d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans. 2)

The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

- a) Enable a use for a purpose sympathetic to its conservation;
- b) Retain or introduce public access; and
- c) Enhance the importance of the asset for local tourism, leisure or the economy.

3) Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.

4) Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process.

Halton Delivery and Allocations Local Plan

Policy CS(R) 20 Natural and Historic Environment

Halton’s natural and heritage assets, and landscape character will contribute to the Borough’s sense of place and local distinctiveness in accordance with the following:

1. A hierarchical approach will be given to the protection, nature conservation and enhancement of biodiversity and geodiversity including:

-
- a. Sites of international importance including the Mersey Estuary Special Protection Area (SPA) and 'Ramsar' site;
 - b. Sites of national importance including Sites of Special Scientific Interest (SSSI) namely; The Mersey Estuary, Flood Brook Clough and Red Brow Cutting; and,
 - c. Sites of local importance including Local Nature Reserves (LNRs), Local Geological Sites, Local Wildlife Sites, Ancient Woodland, and habitats and species identified in Halton's Biodiversity Action Plan (BAP).
 - d. All major development proposals should avoid and/or mitigate negative impacts on European protected sites within and beyond Halton's boundary such that a conclusion of "No Adverse Effects" on integrity can be drawn.
 - e. Development requiring derogation stages of the Habitat Regulations Assessment process on European protected sites will only be allowed as a last resort. The Derogation stages proves that there are no alternatives, and that the development is of overriding public interest and appropriate compensatory measures are provided
2. Opportunities to enhance the value of Halton's natural assets should be taken including restoring or adding to natural habitats and other landscape features, and the creation of habitats where appropriate.
 3. The Borough's historic environment, heritage assets and their setting will be conserved and enhanced and opportunities to enhance them or increase understanding through interpretation and investigation will be encouraged, especially those assets at risk.
 4. The landscape character and condition as informed through the Halton Landscape Character Assessment will be promoted and sustained.
 5. The management of natural and heritage assets, and landscape character through the development and implementation of Management Plans, Action Plans and area appraisals will be encouraged.
 6. Replacement or compensatory measures will be required where appropriate, to ensure that there is no net loss of functionally linked supporting habitat to the Mersey Estuary SPA

Policy HE2: Heritage Assets and the Historic Environment

Designated Heritage Assets

1. Development of designated heritage assets and their settings must:
 - a. Be based on an analysis of their significance and the impact of proposals upon that significance;
 - b. Conserve, or where possible enhance, the asset or its setting;
 - c. Ensure that significance of the asset is not compromised;
 - d. Protect, or where appropriate, restore original or historic fabric;
 - e. Enhance or better reveal the significance of assets;

f. Take account of:

- i. Topography, landscape, setting and natural features;
- ii. Existing townscapes, local landmarks, views and vistas;
- iii. The architecture of surrounding buildings;
- iv. The quality and nature of materials;
- v. Established layout and spatial character;
- vi. The scale, height, bulk and massing of adjacent townscape;
- vii. Architectural, historical and archaeological features and their settings; and

g. Be accompanied by a Heritage Statement

2. Where it has been demonstrated that potential harm to, or the loss of, a designated heritage asset, including its setting cannot be avoided, the Council will expect the development proposal to:

- a. Demonstrate that, firstly, all reasonable efforts have been made to sustain the heritage asset and secondly, to mitigate the extent of the harm to the significance of the asset;
- b. Provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.
- c. Ensure that the significance of the asset is not compromised;
- d. Include appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.
- e. Appropriately record the asset.

Listed Buildings

3. Development proposals will be required to safeguard or enhance listed buildings.

- a. The demolition of any listed building will only be permitted in exceptional circumstances, which outweigh the case for retention.
- b. The Council will not permit uses, alterations or extensions that would be detrimental to the significance of the Listed Building including fabric, appearance, historic interest or setting.
- c. The rehabilitation, maintenance repair and enhancement of listed buildings will be encouraged.

Historic Environment

4. In accordance with policy CS(R)20 the Council will support proposals that conserve and, where appropriate, enhance the Borough's historic environment, heritage assets and their settings, especially those identified as being at risk.

Designated Heritage Assets

5. Development proposals affecting designated heritage assets (or an archaeological site of national importance) should conserve, and where possible enhance, the significance of the asset and its setting. The more important the asset, the greater the weight that will be given to its conservation.

6. Harm to the significance of a designated heritage asset will only be permitted where the application meets the criteria set out in Para 194 of the National Planning Policy Framework 2021. Approval will be conditional upon the asset being fully recorded and the information submitted to the Local Planning Authority and the Historic Environment Record.

Heritage Statements and Heritage Impact Assessments

7. All proposals affecting heritage assets should be accompanied by an analysis of the asset's significance, including the impact of proposals upon that significance, through a Heritage Statement or Heritage Impact Assessment. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on their significance.

Conservation Areas

8. Proposals that conserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance, will be supported, subject to a balance of all other material considerations.

Archaeology

9. Proposals affecting archaeological sites of less than national importance (or local significance) should conserve those elements which contribute to their significance in line with the importance of the remains. Where development affecting such sites is acceptable, any mitigation will be ensured through preservation of the remains in situ as the preferred solution. Where in situ is not justified, the developer will be required to make adequate provision for excavation and recording before and during development. The findings should be submitted to the Local Planning Authority and deposited with the Historic Environment Record.

Non-designated heritage assets

10. Proposals that conserve and enhance the significance of non-designated heritage assets will be supported, subject to a balance of all other material planning considerations.

11. Alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure. Proposals should respect the architectural character, and detailing of the original building including the use of appropriate materials and techniques.

12. Partial or total loss of a non-designated heritage asset will only be permitted where the benefits are considered sufficient to outweigh the harm. Where harm would be acceptable the following will be required:

-
- a. An appropriate level of survey and recording which may also include an archaeological excavation;
 - b. Provision or replacement of buildings of comparable quality and design;
 - c. The salvage and reuse of special features within the replacement development;

Historic Environment

13. In accordance with policy CS(R)20 the Council will support proposals that conserve and, where appropriate, enhance the Borough's historic environment, heritage assets and their settings, especially those identified as being at risk.

The Hedgerows Regulations, 1997

The 1997 Hedgerows Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: A Guide to the Law and Good Practice' is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purposes of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for 'archaeology and history' comprise Part II, namely:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979**(g)**; or
 - (b) recorded at the relevant date in a Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records].
3. The hedgerow-
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow-
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts**(a)**; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - (i) is substantially complete; or

(ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic

The criterion of point five is the subject of debate and differing interpretation. Some heritage professionals interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Archaeological Assets

CA Ref	Description	Period	HER No.	Easting	Northing
1	Worked flints, northeast of Cronton Hall, Cronton	Late Neolithic/Early Bronze Age	MME7380	349660	388782
2	Carved Stone Head from Widnes	Roman	MCH9585	351100	388030
	Four-faced hollowed stone vessel	Medieval	MCH9600	351110	388040
3	Location of a windmill, Pex Hill, Cronton	Medieval	MME11683	350129	388702
4	Cronton	Medieval	MME18255	349302	388671
5	Site of St Ann's Well, Cronton Road, Cronton	Medieval	MME7356	349354	388228
6	Site of Philip's Cross, Sandy Lane, Cronton	Medieval	MME7650	350040	387943
7	Anti-Aircraft Battery at Ditton	Modern	MCH9765	350172	386643
8	Possible moated site at Sunnyside Farm, Chapel Lane, Cronton	Undated	MME7389	349478	388064
9	Site of Upton House, Upton	Post-medieval	MCH24858	350122	387729
10	Post medieval quarries, Pex Hill, Cronton	Post-medieval	MME7658	350040	388800
11	Upton Rocks Old Quarry	Post-medieval	MCH10144	350653	387701
-	Bronze Age flint arrowhead, Pex Hill Reservoir, Cronton	Bronze Age	MME7657	350047	388925
-	Flint Tool, west of Pex Hill, Cronton	Prehistoric	MME7382	349987	388669
-	Retouched Flake, Pex Hill, Cronton	Prehistoric	MME7669	350060	389120
-	Possibly Late Medieval Horseshoe, Cronton Smithy, Cronton Road, Cronton	Medieval	MME7357	349416	388261
-	Site of Pex Hill Cross, Cronton	Medieval	MME7654	350117	388836
-	Medieval and post medieval pottery and gun flints from northeast of Cronton Hall, Cronton	Medieval and post-medieval	MME7379	349634	388859
-	Post medieval pottery, north of Pex Hill, Cronton	Post-medieval	MME7670	350060	389126

CA Ref	Description	Period	HER No.	Easting	Northing
-	Outbuilding of Rosewood Farm, Chapel Lane, Cronton	Post-medieval	MME11681	349387	388200
-	Site of a building, Hall Lane, Town End, Cronton	Post-medieval	MME19730	349457	388674
-	Site of a barn, Hall Lane, Town End, Cronton	Post-medieval	MME19731	349490	388652
-	Site of a barn at Holly Farm, Chapel Lane, Cronton	Post-medieval	MME20939	349599	387690
-	Site of a house, Hall Lane, Town End, Cronton	Post-medieval	MME20940	349299	388685
-	Site of Cronton Hall Cottage, Hall Lane, Town End, Cronton	Post-medieval	MME20941	349378	388682
-	Site of a building, Hall Lane, Town End, Cronton	Post-medieval	MME20942	349367	388663
-	Site of a house, Hall Lane, Cronton	Post-medieval	MME20944	349740	388427
-	Site of Stocks Cottage, Cronton Road, Cronton	Post-medieval	MME20945	349347	388255
-	Site of a building, Cronton Road, Cronton	Post-medieval	MME20946	349374	388265
-	Site of Welchmans Farm, Cronton Road, Cronton	Post-medieval	MME20947	349093	388233
-	Location of a kiln, Cronton Road, Cronton	Post-medieval	MME20948	348711	388310
-	Caxton Lodge, Lodge Lane, Cronton	Post-medieval	MME7110	348842	388087
-	George's Hall Cottages, Nos. 277 and 279 Cronton Road, Cronton	Post-medieval	MME7111	348825	388235
-	Shipon at Caxton Lodge, Lodge Lane, Cronton	Post-medieval	MME7112	348873	388072
-	The Homestead, Alder Lane and The Nook, Cronton Road, Cronton	Post-medieval	MME7119	348653	388231
-	Site of Leigh's House, Chapel Lane, Cronton	Post-medieval	MME7341	349504	387910
-	Laburnam Cottage, No. 8 Chapel Lane, Cronton	Post-medieval	MME7343	349520	387752
-	Bear's Paw Cottage, No. 539 Cronton Road and No. 541 Cronton Road, Cronton	Post-medieval	MME7345	349903	388377
-	Hillside Farmhouse, No. 495 Cronton Road, Cronton	Post-medieval	MME7346	349701	388359
-	Site of the barn of Hillside Farm, Cronton Road, Cronton	Post-medieval	MME7347	349676	388356
-	Cronton Hall, Hall Lane, Town End, Cronton	Post-medieval	MME7348	349413	388735

CA Ref	Description	Period	HER No.	Easting	Northing
-	Site of Dragon House, Cronton Road, Cronton	Post-medieval	MME7352	349165	388183
-	The Unicorn Inn public house, Cronton Road, Cronton	Post-medieval	MME7353	349324	388245
-	No. 2 Smithy Lane and No. 427 Cronton Road, Cronton	Post-medieval	MME7354	349388	388292
-	No. 53 Chapel Lane, Cronton	Post-medieval	MME7355	349475	388055
-	Stone Cross Farm, Hall Lane, Town End, Cronton	Post-medieval	MME7359	349281	388665
-	Nos. 437 and 439 Cronton Road, Cronton	Post-medieval	MME7360	349450	388315
-	Site of Rock Cottage, Hall Lane, Town End, Cronton	Post-medieval	MME7361	349336	388653
-	School House, No. 457 Cronton Road, Cronton	Post-medieval	MME7362	349522	388328
-	Nos. 1-3 Town End Cottages, Hall Lane, Town End, Cronton	Post-medieval	MME7363	349427	388669
-	Nos. 4 and 6 Smithy Lane, Cronton	Post-medieval	MME7364	349376	388318
-	Bramble Cottage, No. 545 Cronton Road, Cronton	Post-medieval	MME7365	349912	388364
-	Barn of Stone Cross Farm, Hall Lane, Town End, Cronton	Post-medieval	MME7367	349267	388681
-	A bridge, Hall Lane, Town End, Cronton	Post-medieval	MME7369	349406	388675
-	Site of a house, Chapel Lane, Cronton	Post-medieval	MME7370	349421	388222
-	Barn of Rosewood Farm, Chapel Lane, Cronton	Post-medieval	MME7371	349403	388201
-	Site of an outbuilding, Sunnyside Farm, Chapel Lane, Cronton	Post-medieval	MME7372	349478	388069
-	Site of Cronton Smithy, Cronton Road, Cronton	Post-medieval	MME7373	349408	388263
-	Rosewood Farm, Chapel Lane, Cronton	Post-medieval	MME7374	349385	388225
-	Site of Brook Farm, Smithy Lane, Cronton	Post-medieval	MME7375	349316	388497
-	Site of stocks, Cronton Road, Cronton	Post-medieval	MME7376	349350	388230
-	No. 2 Lyme Tree Court, Town End, Cronton	Post-medieval	MME7384	349434	388730
-	Nos. 4 and 6 Lyme Tree Court, Town End, Cronton	Post-medieval	MME7385	349440	388758
-	Dragon House Farm, No. 370a Cronton Road, Cronton	Post-medieval	MME7386	349140	388156

CA Ref	Description	Period	HER No.	Easting	Northing
-	Site of the barn of Sunnyside Farm, Chapel Lane, Cronton	Post-medieval	MME7387	349490	388057
-	Site of Pex Hill House, Cronton Lane, Cronton	Post-medieval	MME7651	350155	388875
-	Site of a house, Cronton Road, Cronton	Post-medieval	MME7653	350322	388327
-	Site of Stone Cottage, Cronton Lane, Cronton	Post-medieval	MME7660	350223	388528
-	Hilltop, Pex Hill, Cronton	Post-medieval	MME7661	350066	388988
-	Site of Kirkstone Cottage, Pex Hill, Cronton	Post-medieval	MME7662	350105	388973
-	Norland's House	Post-medieval	MCH25482	350645	388871
-	Site of Pex Hill Quarry, Cronton	Modern	MME7652	350070	388670
-	Nos. 10 and 12 Smithy Lane, Cronton	Modern	MME10192	349364	388340
-	Cronton Methodist Chapel, Chapel Lane, Cronton	Modern	MME17550	349461	388125
-	Roman Catholic church of Holy Family, Hall Lane, Cronton	Modern	MME18343	349716	388431
-	George VI Wall Box, Cronton Road, Cronton	Modern	MME18959	349426	388295
-	Outbuilding at Stone Cottage, Lodge Lane, Cronton	Modern	MME7101	348595	387731
-	Stone Cottage, Lodge Lane, Cronton	Modern	MME7105	348604	387731
-	Barn of George's Hall, Cronton Road, Cronton	Modern	MME7120	348798	388243
-	Site of cottages, Cronton Lane, Cronton	Modern	MME7655	350061	388324
-	317, Upton Lane, Widnes, Nineteenth Century House	Modern	MCH24650	350807	387952
-	Pair of Cemetery Chapels, Widnes Cemetery	Modern	MCH25483	351147	387371

Designated Heritage Assets

CA Ref	Description	Grade	NHLE/HER No.	Easting	Northing
A	Redmyre	II	1261887	349612	387681
B	Wayside	II	1410214	350156	388519
C	Stocks	II	1253237	349363	388272
D	Town End/Croton Conservation Area		DME3443	349360	388729

CA Ref	Description	Grade	NHLE/HER No.	Easting	Northing
-	Town End Farmhouse	II	1253236	349269	388720
-	Sunnyside Farmhouse	II	1253471	349447	388691
-	The Field	II	1253525	349675	388586
-	Cronton Cross	II	1261888	349309	388665
-	Gate Piers and Gates at Cronton Hall	II	1253235	349405	388707
-	Pair of cemetery chapels	II	1130412	351147	387372
-	Norland's House	II	1330352	350644	388872

Previous Archaeological Investigations

CA Ref	Description	HER No.	Easting	Northing
E1	Fieldwalking to Northeast of Cronton Hall, Field CR2, Cronton, 1982	EME1427	349634	388859
E2	Fieldwalking to West of Pex Hill, Cronton	EME1430	349987	388669
E3	Fieldwalking to North of Pex Hill, Field CR1, Cronton, in 1982	EME1441	350060	389120

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

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

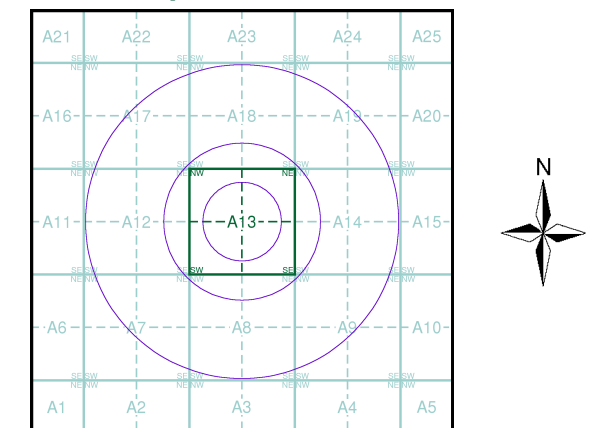
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1849 - 1850	2
Cheshire	1:10,560	1881	3
Lancashire And Furness	1:10,560	1894	4
Cheshire	1:10,560	1899	5
Lancashire And Furness	1:10,560	1908	6
Cheshire	1:10,560	1911	7
Cheshire	1:10,560	1911	8
Lancashire And Furness	1:10,560	1928	9
Cheshire	1:10,560	1938	10
Lancashire And Furness	1:10,560	1938 - 1939	11
Lancashire And Furness	1:10,560	1951	12
Ordnance Survey Plan	1:10,000	1955 - 1956	13
Ordnance Survey Plan	1:10,000	1967 - 1969	14
Ordnance Survey Plan	1:10,000	1977	15
Ordnance Survey Plan	1:10,000	1987	16
Ordnance Survey Plan	1:10,000	1990	17

Historical Map - Slice A



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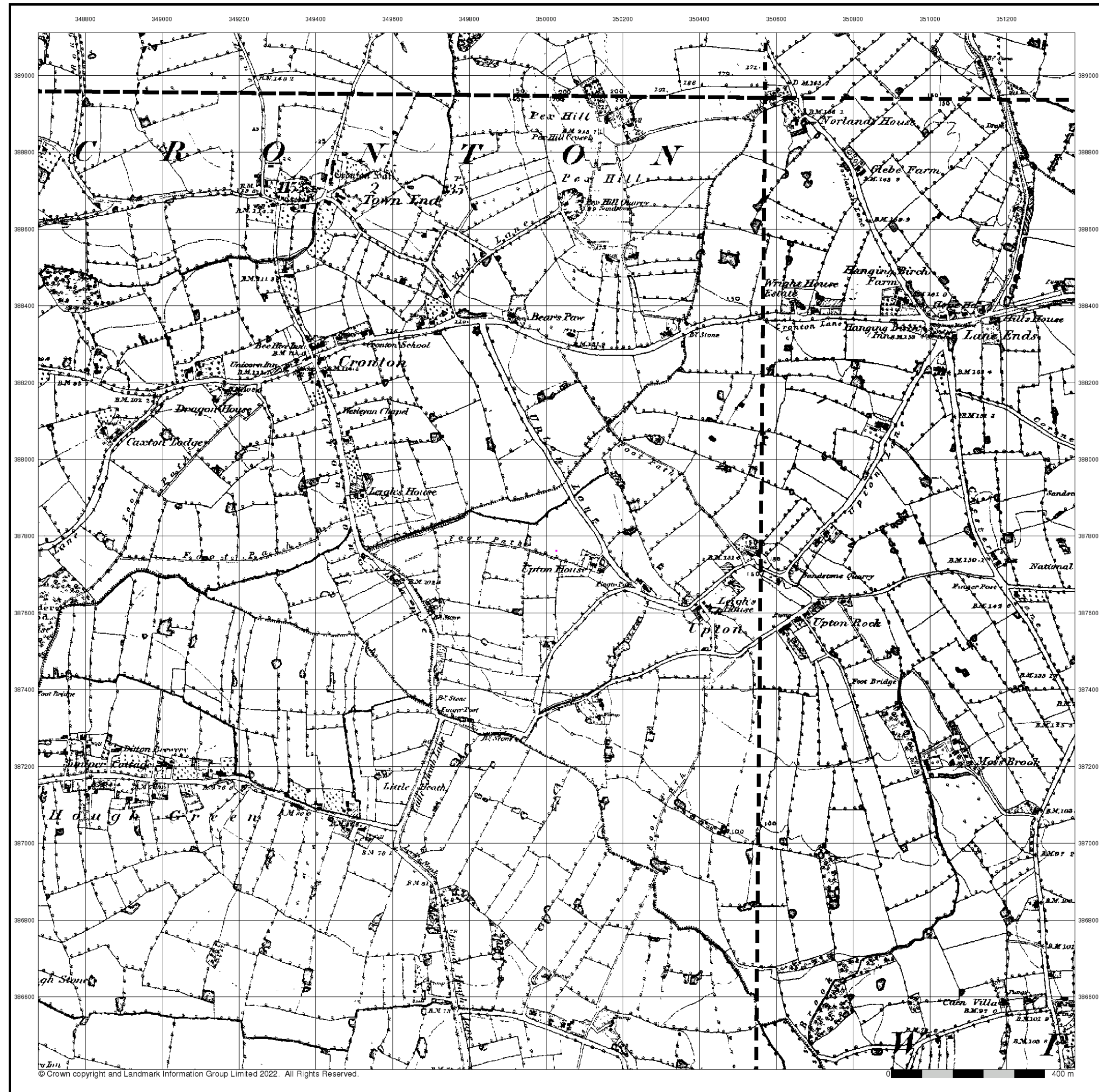
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Lancashire And Furness

Published 1849 - 1850

Source map scale - 1:10,560

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Map Name(s) and Date(s)

10700 1850 1:10,560	10800 1849 1:10,560
11400 1849 1:10,560	11500 1849 1:10,560

Historical Map - Slice A

Order Details

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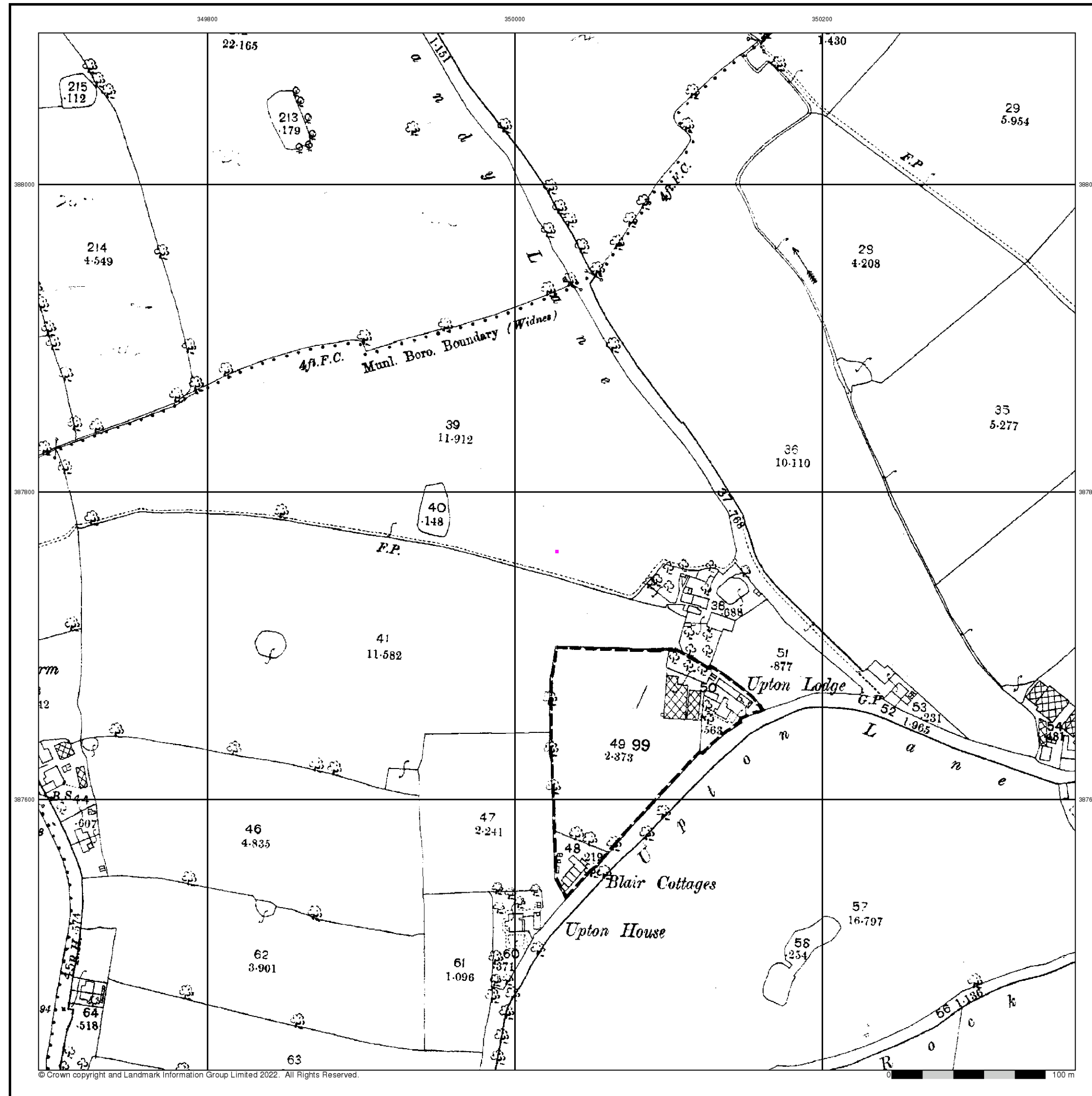
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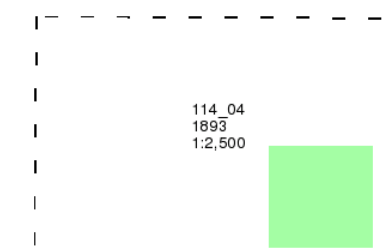
Lancashire And Furness

Published 1893

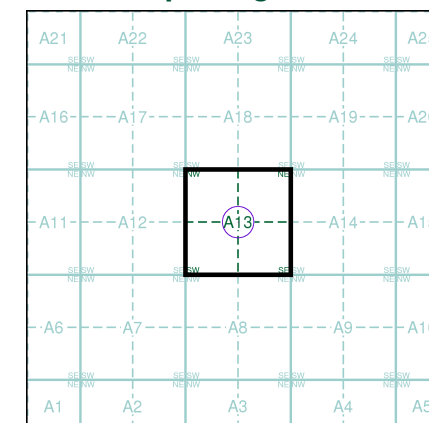
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Map Name(s) and Date(s)



Historical Map - Segment A13

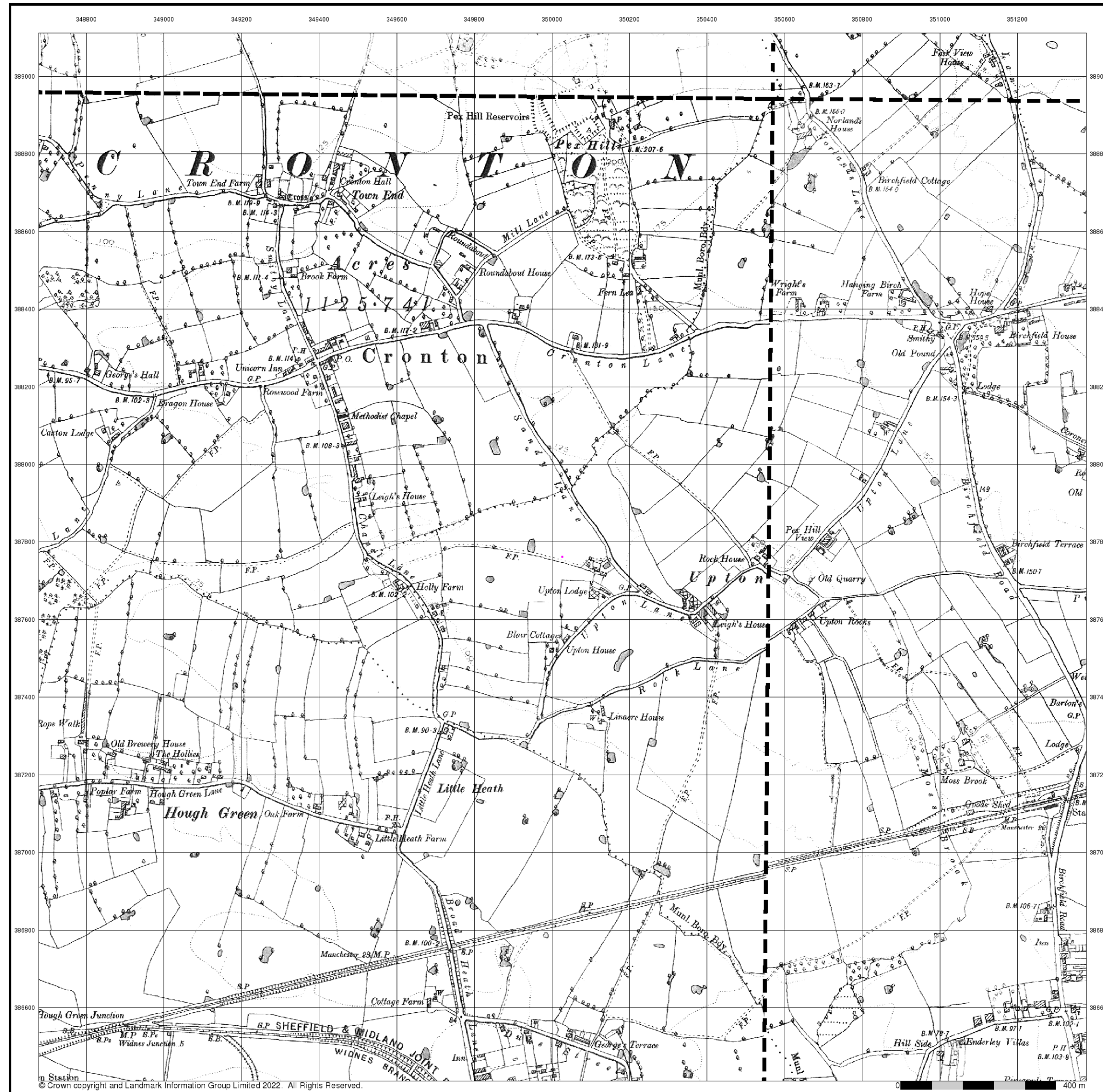


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Published 1894

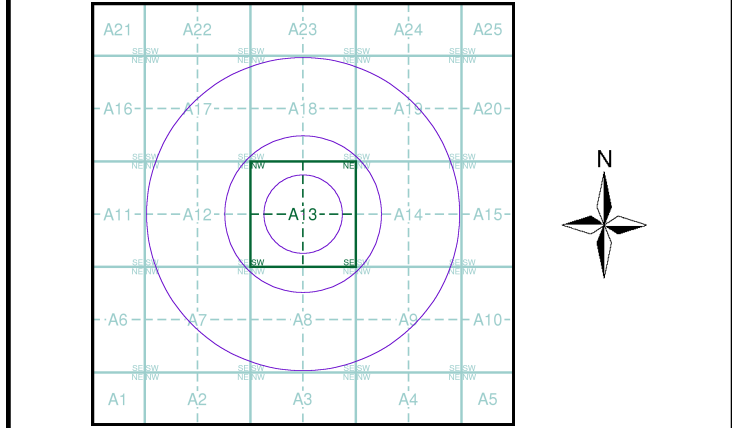
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Map Name(s) and Date(s)

107SE 1894 1:10,560	108SW 1894 1:10,560
114NE 1894 1:10,560	115NW 1894 1:10,560

Historical Map - Slice A



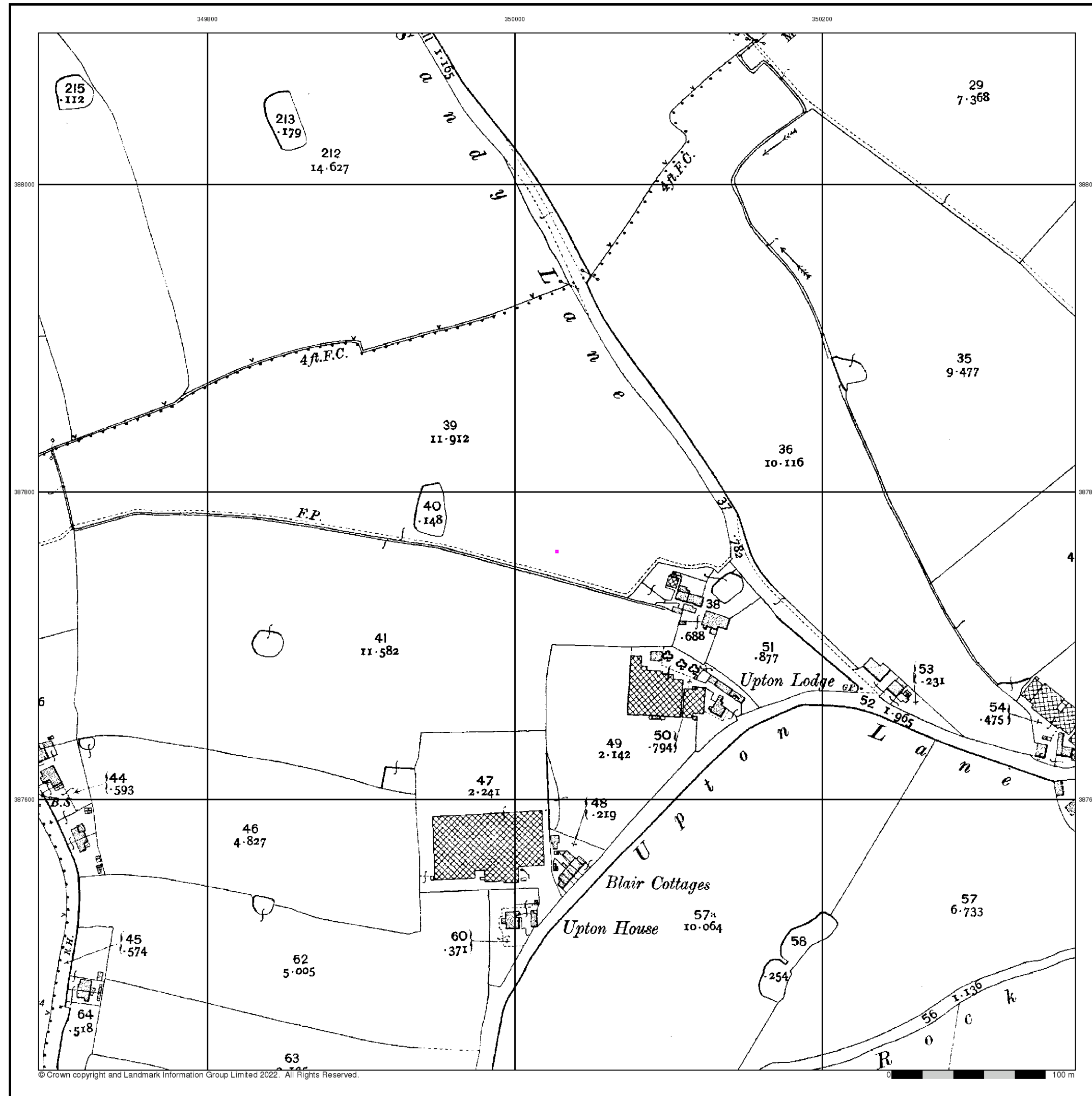
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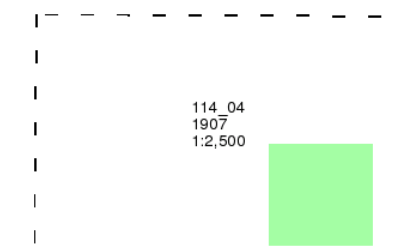
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Published 1907

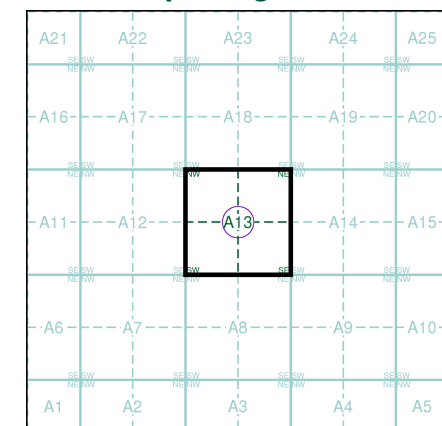
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Map Name(s) and Date(s)



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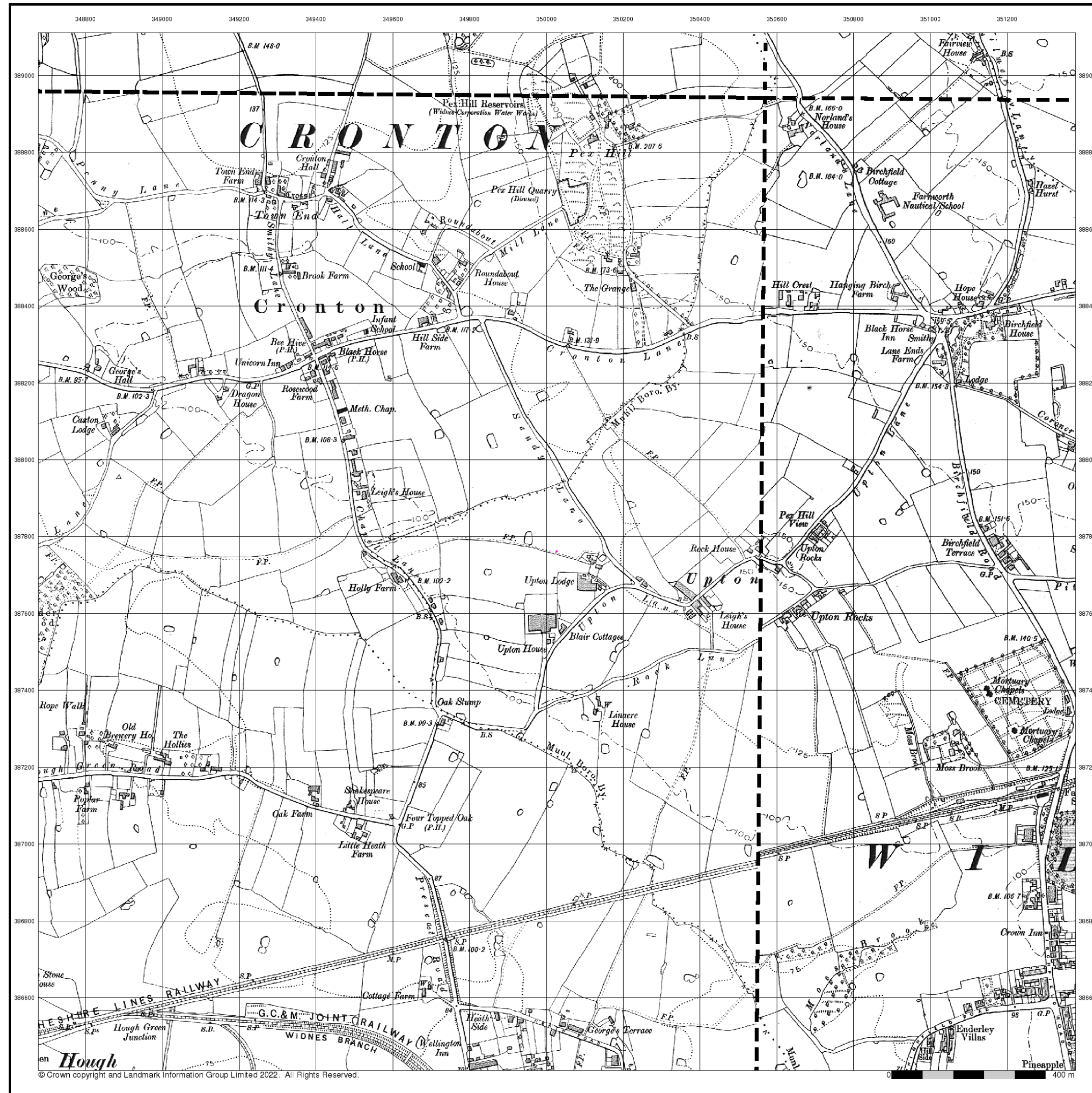


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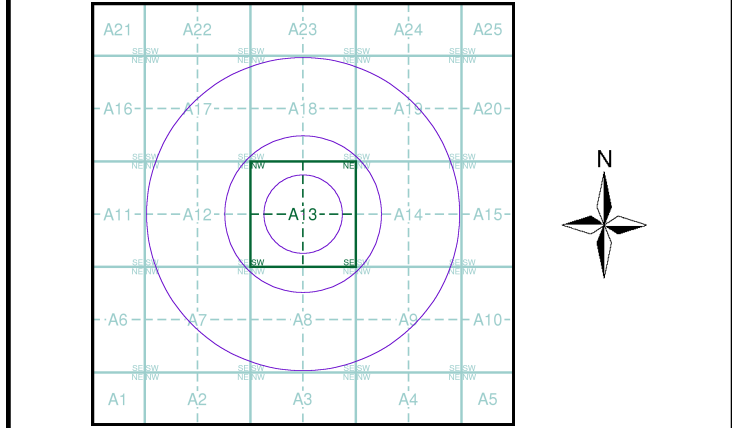
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Map Name(s) and Date(s)

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114NE 1908 1:10,560	115NW 1908 1:10,560

Historical Map - Slice A



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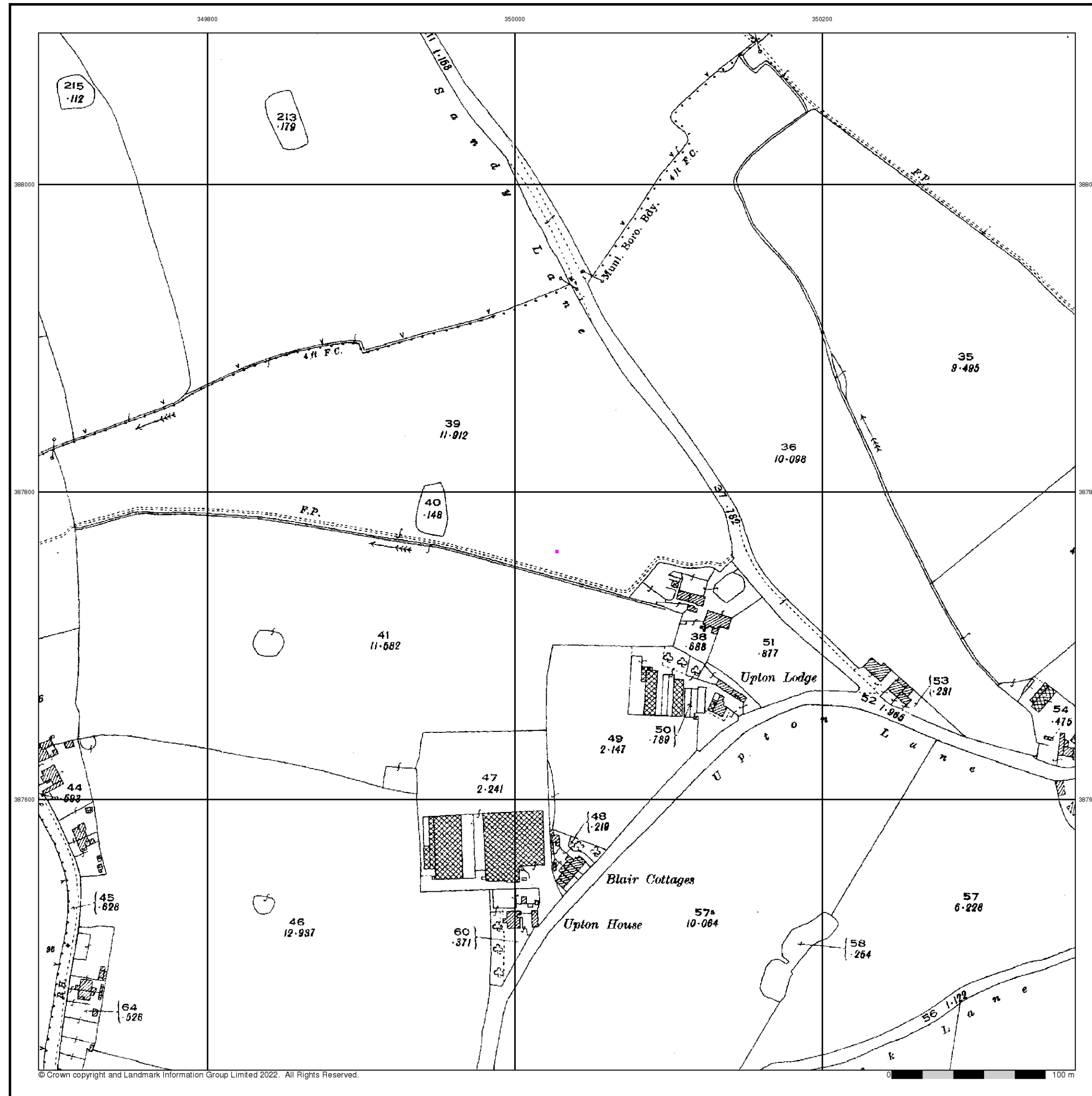
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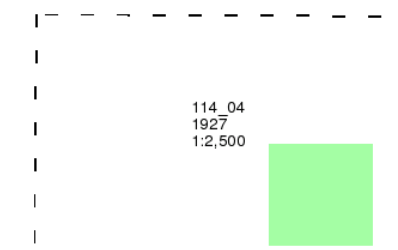
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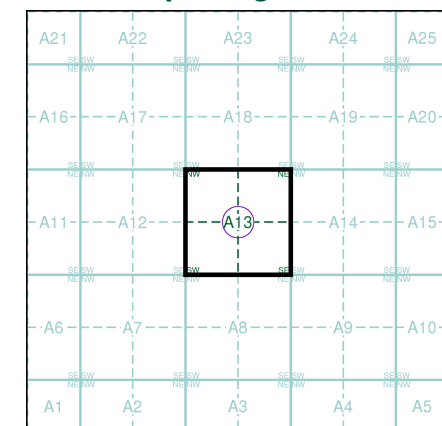
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Map Name(s) and Date(s)



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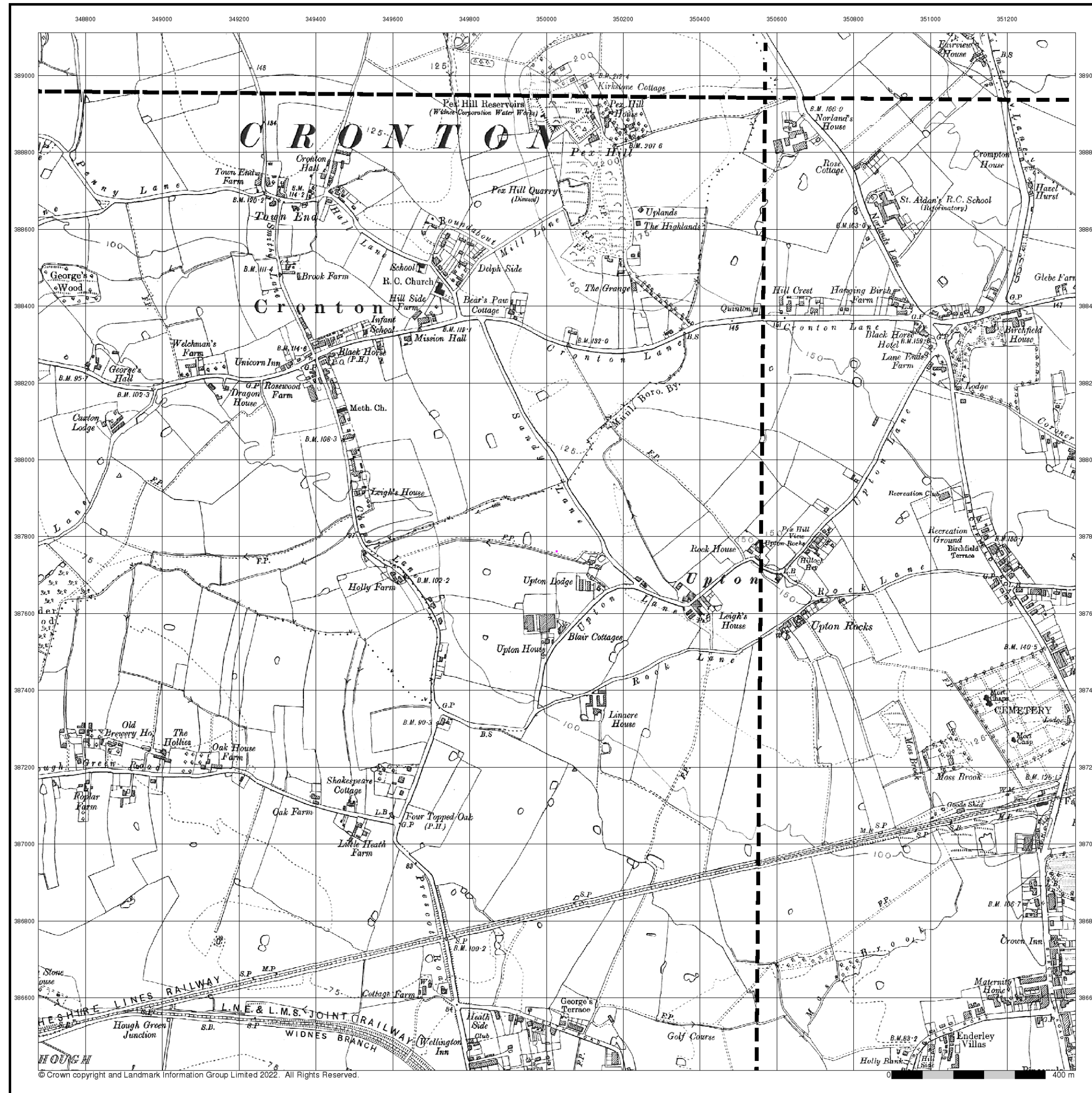


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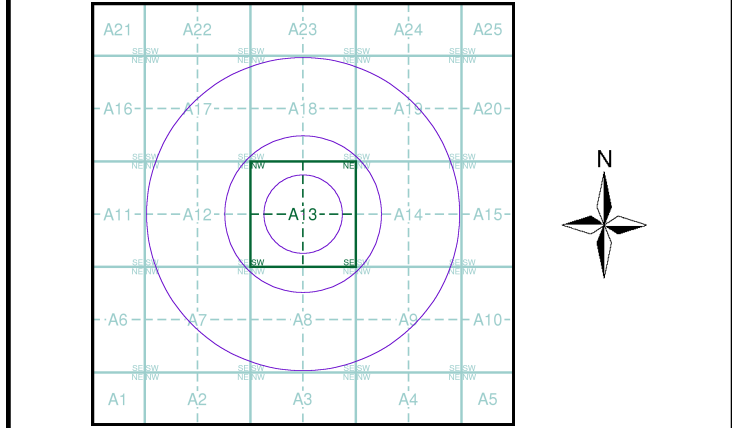
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Map Name(s) and Date(s)

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114NE 1928 1:10,560	115NW 1928 1:10,560

Historical Map - Slice A



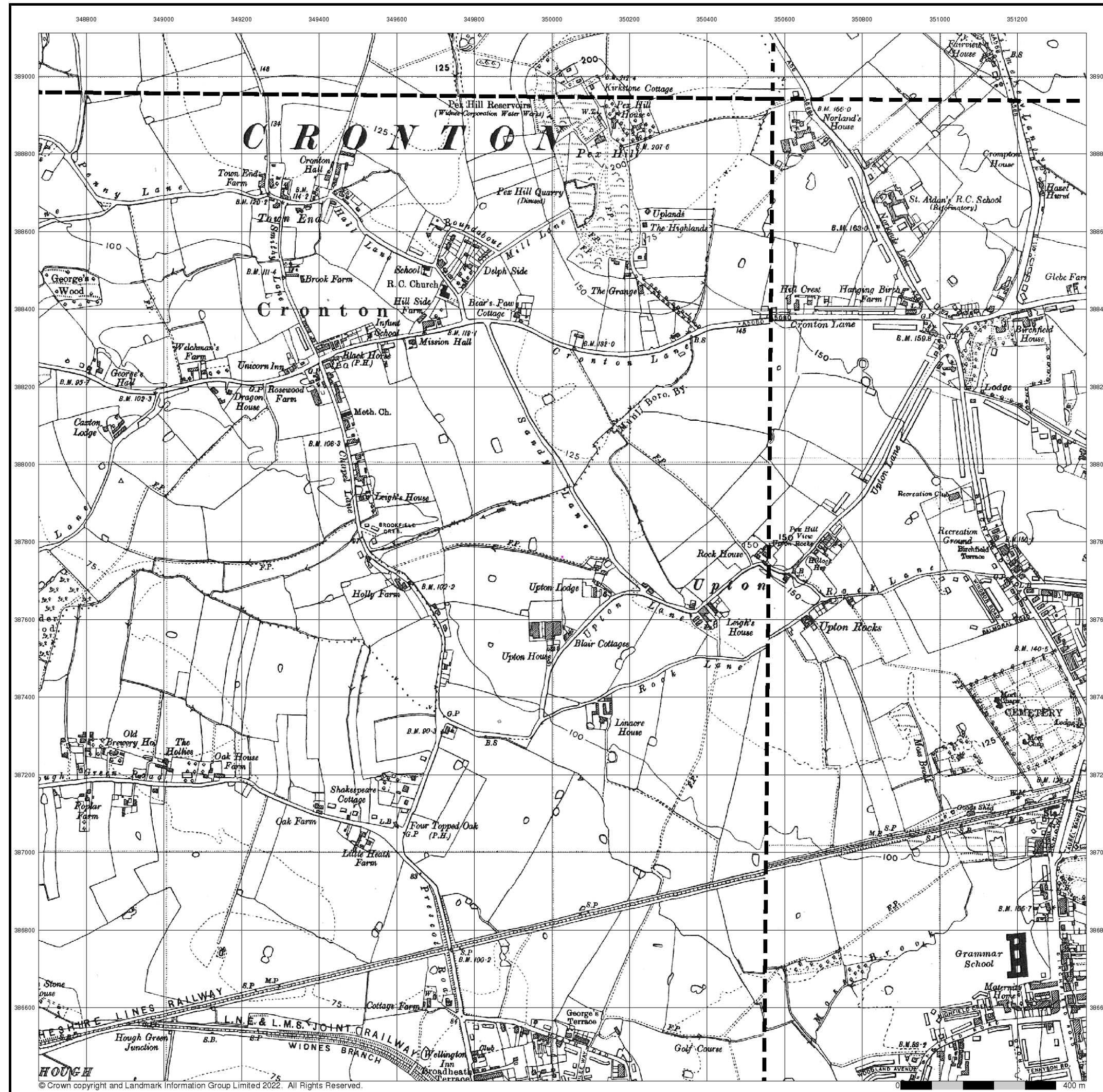
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Map Name(s) and Date(s)

107SE 1938 1:10,560	108SW 1938 1:10,560
114NE 1938 1:10,560	115NW 1939 1:10,560

Historical Map - Slice A

Order Details

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Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

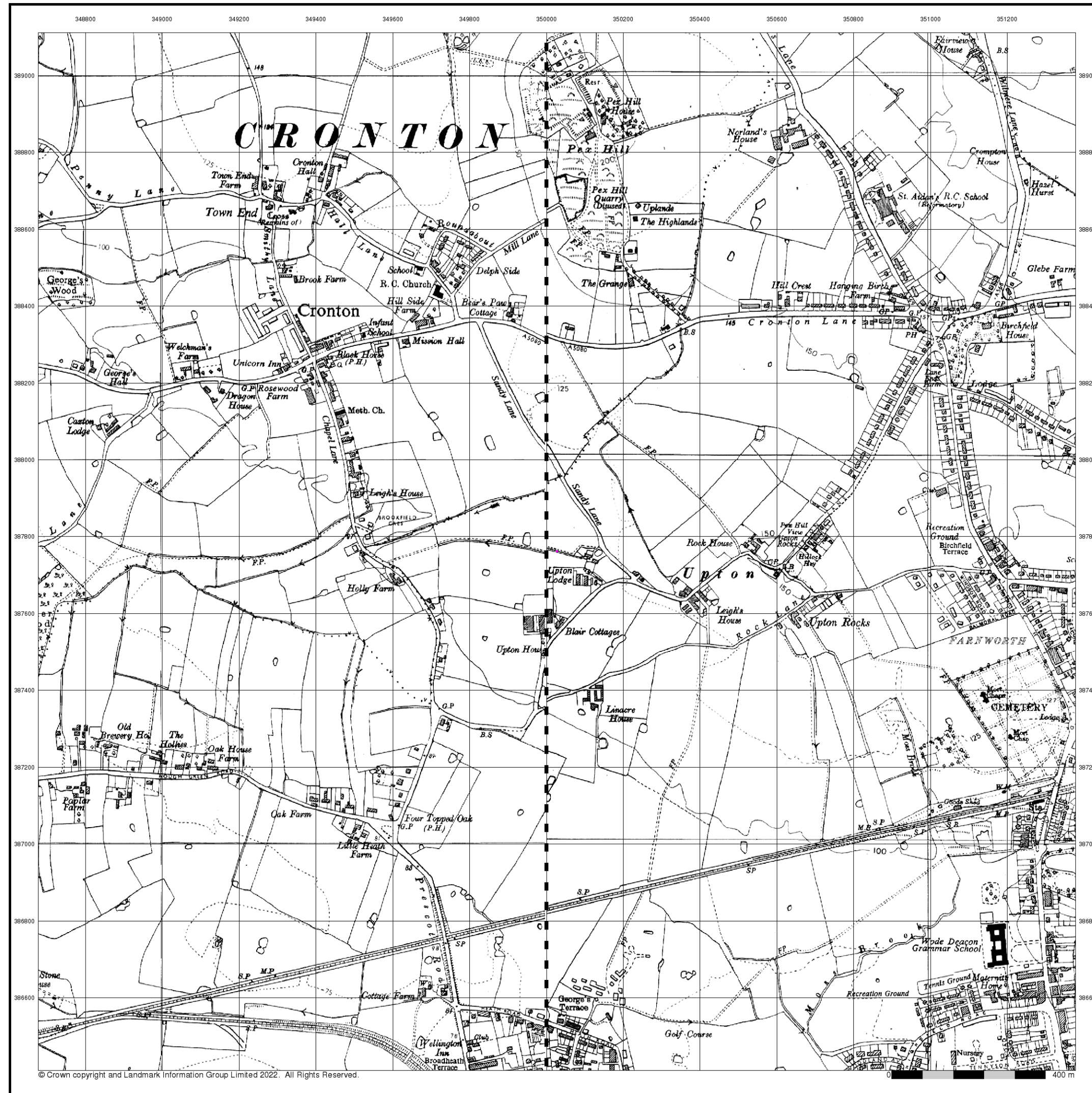
Site at 349860, 387710

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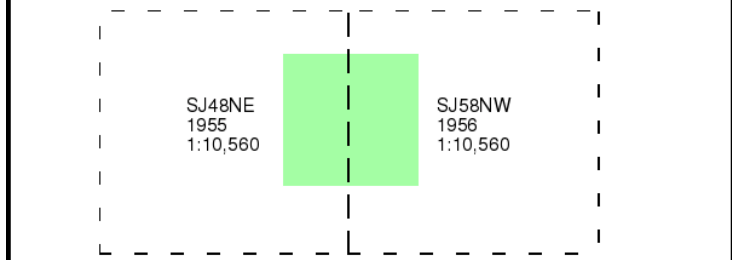
Ordnance Survey Plan

Published 1955 - 1956

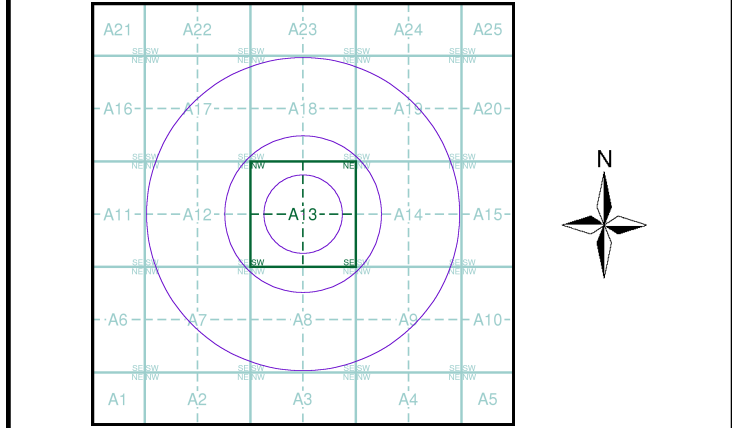
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 295785936_1_1
Customer Ref: CR1091
National Grid Reference: 350030, 387760
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 349860, 387710

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Ordnance Survey Plan

Published 1959

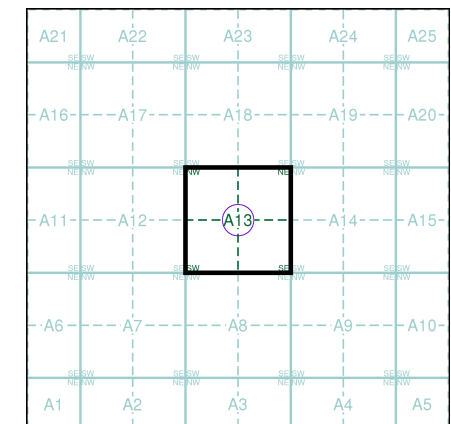
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ4988	SJ5088
1959	1959
12,500	12,500
SJ4987	SJ5087
1959	1959
12,500	12,500

Historical Map - Segment A13

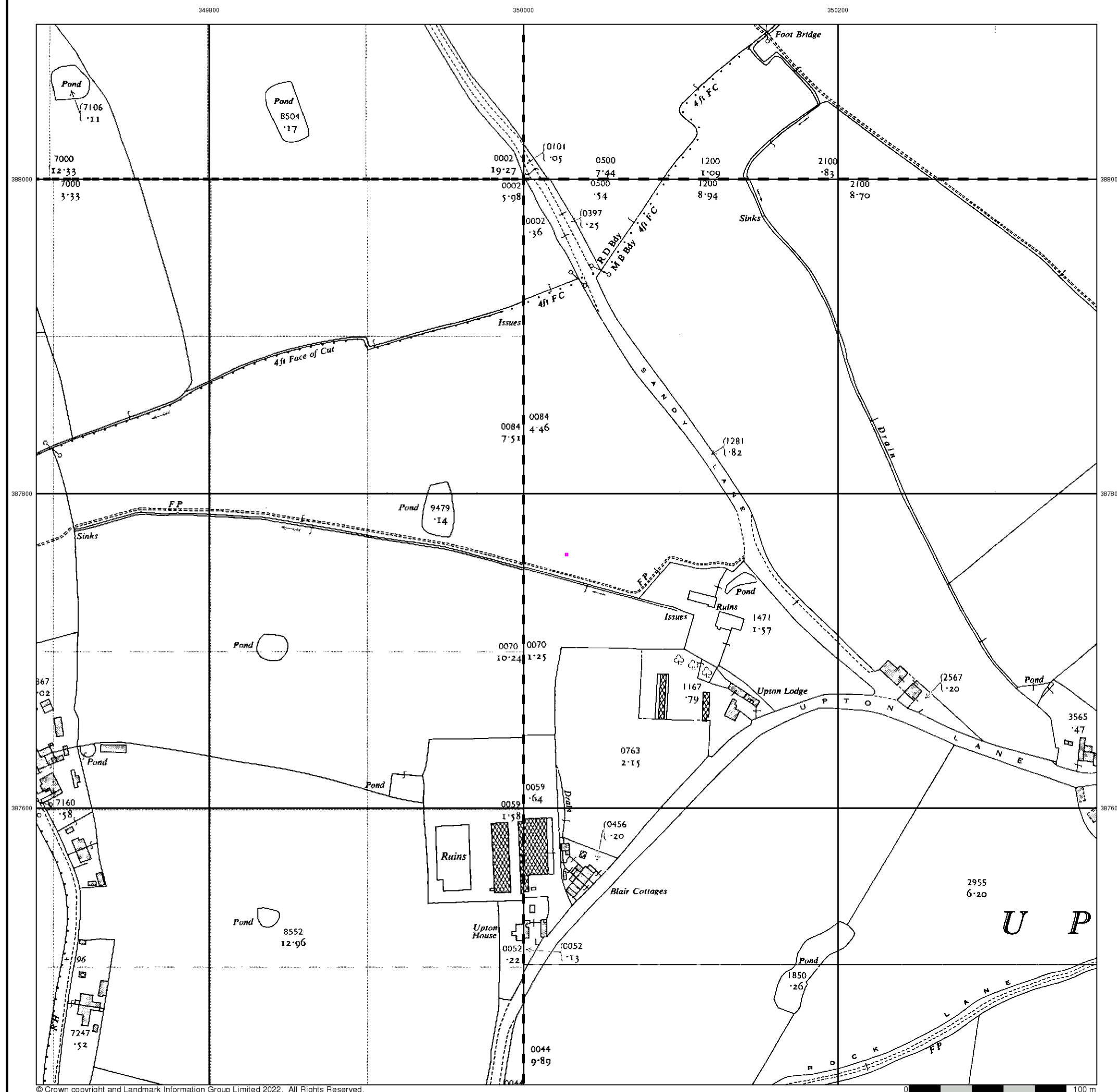


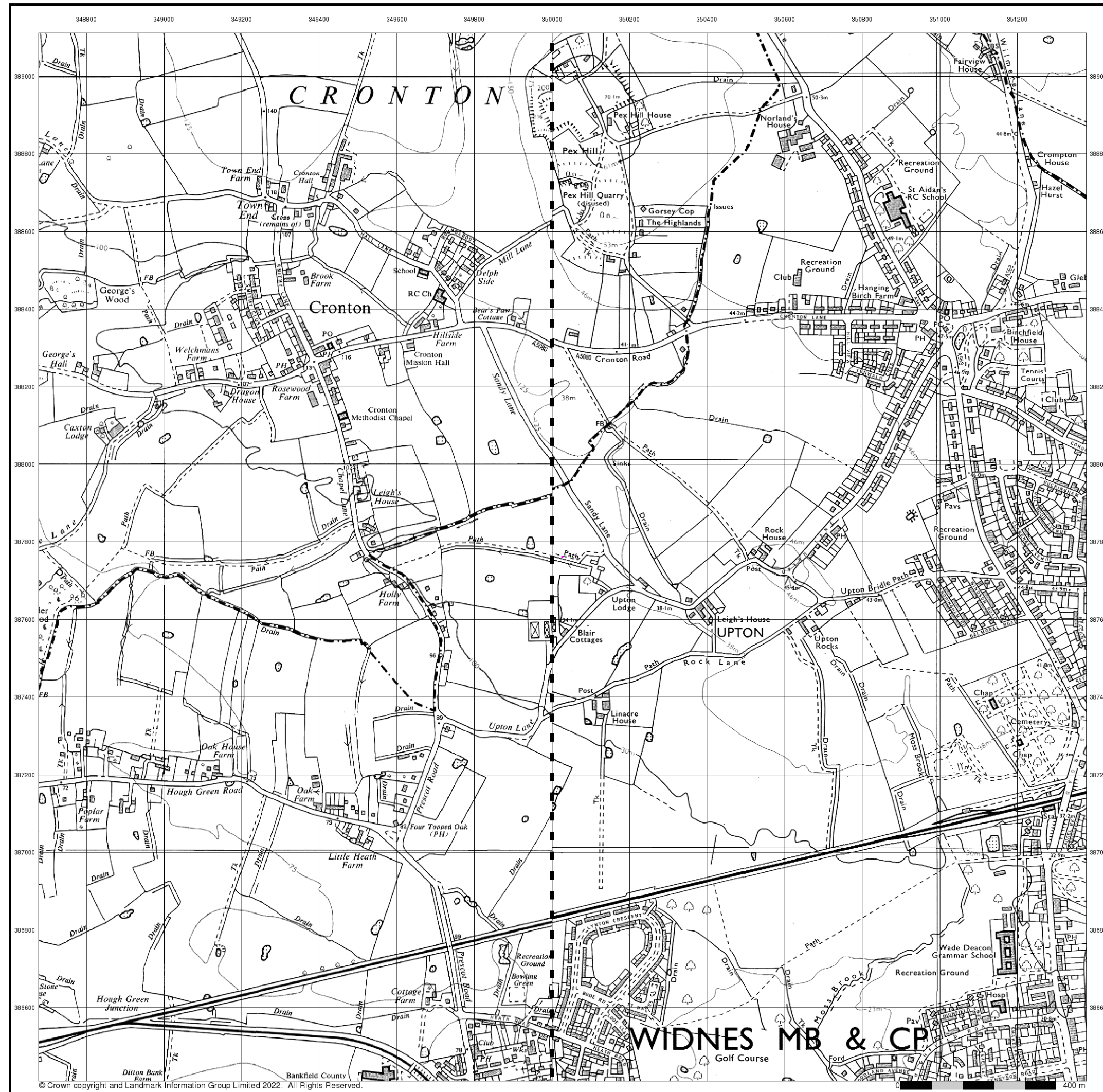
Order Details

Order Number: 295785936_1_1
 Customer Ref: CR1091
 National Grid Reference: 350030, 387760
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 349860, 387710





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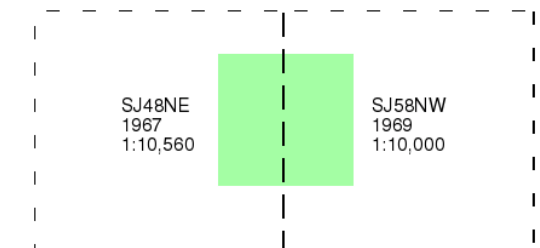
Ordnance Survey Plan

Published 1967 - 1969

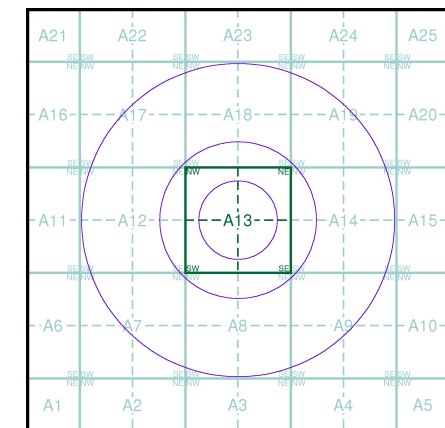
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 295785936_1_1
Customer Ref: CR1091
National Grid Reference: 350030, 387760
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 349860, 387710

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APPENDIX 4: EXTRACT FROM THE ILLUSTRATIVE MASTERPLAN

Key

 Site Boundary

 n*ORTH

0m 20m 40m 60m 80m 100m

Scale 1:2,500 (@A3)

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e*SCAPE
urbanists

Project Title
Chapel Lane, Widnes

e*SCAPE Job No.
022-009

Client
Taylor Wimpey North West

Drawing Number
022-009-P005

Revision
REV G

Drawing Title
Illustrative Masterplan

Scale
1:2,500 @ A3

Date
December '24



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