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Well Recording Report – Condition 17 of SMD/2019/0005

Black Lane, Whiston, ST10 2JA

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Project	Land adjacent to Black Lane, Whiston.
Client	Mr Peter Bull
Reference	405
Project Team	Jim Malkin
Version	1

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1 Introduction

1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.

1.2 The author of this Statement Jim Malkin has worked as a principal planning officer in local government, and more recently as a Planning Consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.

1.3 This statement has been completed to discharge the requirements of condition 17 of planning permission SMD/2019/0005 which required the following:

'Prior to any works taking place within 5m of the well shown on the approved site plan an investigation / recording report shall be submitted to and agreed in writing by the Local Planning Authority'

2 Site Description

2.1 The application site, located off Black Lane, consists of a small overgrown garden. The site directly backs onto a small number of residential properties, comprising a mixture of more traditional dwellings and several new build dwellings.

2.2 The site is located on the eastern edge of the village of Whiston, approximately 5 km north of the town of Cheadle.

2.3 The site is adjoined by residential properties to the east, and south by Whiston Hall Hotel & Golf Club and its associated outbuildings and open spaces. The two semi-

detached dwellings to the east, limit views of the site from Black Lane, and the copse of trees to the north of the site restrict the views from the adjoining highway.

2.4 The existing well is sited central to the site and is currently covered in scrub and brush and is not visible from outside of the site. The location of the well is shown on the plan extract below:



3 Aims and Objectives

3.1 The objective of the exercise is to provide an accurate record of the well and will provide a lasting record of the existence of the well, which it should be noted will not be removed or altered below ground.

3.2 A documentary study has also been undertaken in relation to the site, the well and its former use.

4 Report and Findings

4.1 The well is located to the rear of the two stone cottages at 4 and 5 The Plain. The well was completed in 1804 and is a natural spring water well which was located within a former orchard that comprised of Apple, Damson and Pear trees.

4.2 The well is currently within a brick-built structure measuring 1.05m square and is 1.4m high with a concrete slab roof with wooden access doors on hooks and bands. The current enclosure is a relatively modern structure. From the documentary review the book 'The House on the Plain – A Whiston History' by John Williams confirms on page 60 that *'The well had been modernised and was contained in a brick structure which, when you opened the door, you could dip the bucket into the deep fast flowing spring'*.

4.3 The well provided water for the houses at the Plain as well as providing an overflow which fed a livestock drinking hole ~~and small pond~~. The well was made redundant in the 1970's following the installation of mains water supplies to the properties, the well currently remains open within the brick enclosure and is still free flowing and clear. The well is approximately 1m deep.

4.4 The existing state and appearance of the well are shown on the following site photographs:





5 Conclusions

5.1 A history of the well is provided above and identified that the well was opened up in 1804 and provided clean spring water for the houses at the Plain, that were built at the same time, as well as feeding a livestock watering hole ~~and small pond~~. The existing brick enclosure was erected later and is 1.05m square and 1.4m tall with a well depth of approximately 1m.

5.2 It is the developer's intention that the enclosure will be carefully taken down to floor level with the well capped with either a metal or concrete plate that will enable it to be retained in working order and to also check the overflow.

References

The House on the Plain – A Whiston History – John Williams, Churnet Valley Books, 1997 – ISBN 1897949 26 X