Rural County (Environmental Advice)

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Fao Mr. Chris Johnston
Staffs Moorlands District Council
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Staffordshire
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Please ask for: Mrs. D. Taylor

Our Ref: HoEC/EC3210/SM/DT/CST5628 Your Ref: SMD/2016/0313 28 June 2016

Dear Mr. Johnston,

Land off Prince George Street, Cheadle

A review of the Staffordshire Historic Environment Record (HER) has identified that the above application has the potential to impact upon historic and archaeological remains of potential significance. As such the application has been assessed in the light of information held on the Staffordshire Historic Environment Record (SHER).

The proposed development lies within the Cheadle Extensive Urban Survey (EUS) Historic Urban Character Area (HUCA) 1: High Street. This area formed the heart of the medieval town and has been assessed as an area of high archaeological potential. Cheadle formed two manors in the medieval period both of which were recorded in Domesday Book (1086). The town of Cheadle was developed by the Basset family, as lords of one of these two manors, probably in the early 13th century when a market charter was granted. Burgage plots, property divisions' characteristic of medieval towns, were laid out along the High Street with the market place being located at its junction with Cross Street. Typical of many market towns two back lanes were developed lying parallel with the High Street providing access to the rear of the burgage plots; that to the north is now known as Prince George Street. The burgage plots were the focus of a variety of activities from the medieval period onwards and archaeological deposits can include evidence for domestic activity (in the form of rubbish pits or structures) and industrial activity.

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The proposed development lies at the northern end of the burgage plots fronting onto the High Street, adjacent to Prince George Street. Evidence from historic mapping reveals intensification of development within the burgage plots in later periods with buildings fronting onto Prince George Street itself. There consequently also remains the potential for archaeological deposits to survive which could provide evidence of change and adaptation during later centuries.

Taking into consideration the archaeological significance of the site and the scale of the proposals it is advised that an archaeological watching brief be undertaken during all groundworks associated with the development. This work should be undertaken by a suitably experienced archaeologist/archaeological organisation working to the Chartered Institute for Archaeologists (CIfA) code of conduct and the CIfA standards and guidance for '*archaeological watching briefs*' (revised 2014). This approach is supported by National Planning Policy Framework (NPPF) para 141 which states that '… they [Local Planning Authorities] should also require developers to record and advance understanding of significance of any heritage asset to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.'

This work would most appropriately be secured via a condition being attached to any permission issued which states:

> "*Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the District Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication. The Scheme shall thereafter be implemented in full in accordance with the approved plans*"

Should you have any queries regarding the content of this letter, please don't hesitate to contact me.

Yours sincerely,

Debbie Taylor

Debbie Taylor
Historic Environment Advisor