

Rural County (Environmental Advice)

Staffordshire County Council
1 Staffordshire Place
Tipping Street
Stafford
ST16 2DH

FAO Bob Phillips

C/O Planning Support
Staffordshire Moorlands District Council
Moorlands House
Leek
Staffordshire
ST13 6HQ

Please ask for: Laura Pritchard

28 February 2023

Our Ref: HoEC/EC3210/SM/LP/CST9015 **Your Ref:** SMD/2022/0249

Dear Mr Phillips,

LAND OFF CHEADLE ROAD, UPPER TEAN, STAFFORDSHIRE

Thank you for your consultation request regarding the planning application for the proposed residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping station and associated works at the above location. This letter represents the response from Staffordshire County Council's Historic Environment Service regarding historic environment issues associated with the proposals.

Archaeological/Historic Environment Interest

I have reviewed the application against the information held by the Staffordshire Historic Environment Record (HER) and associated datasets such as Ordnance Survey historic mapping, Historic Landscape Characterisation, and the Desk-based Assessment (DBA) and Heritage Statement (HS) submitted in support of the application. The archaeological interest of this site relates primarily to the post-medieval period, with an iron furnace located immediately to the north of the site in the 17th century, followed by a mill in the earlier 19th

century (if not earlier), firstly a corn mill before changing to a flint mill for the pottery industry by the 1880s, and then becoming a dye works in the 1890s. By the mid-18th century, a bleaching works was established to south of the site, its bleaching field protruding into the southern part of the site. This was used for bleaching tape, which continued in use until the late 1960s. Although later converted to steam in the mid-19th century, the original use of water-power is indicated by the presence of two surviving wheel pits, located to the south of the site. Within the site itself, the lades (leats) that fed the bleaching works' mill pond ran across the site, partly culverted to the north. By 1842 a house had been built on the site; the remainder of the site, that was not used as a bleaching field, was pasture or rough ground. The DBA concludes that there is high potential for archaeological remains from the post-medieval period to be encountered, in the form of remnants of lades and bleaching works, and that the development is at a scale that has the potential to have a significant impact on any archaeological remains present.

Historic Built Environment Interest

Please note, this advice focusses on the below ground archaeological issues with regards to the application. I am happy to defer to the knowledge and experience of your Conservation Officer colleague and/or Historic England with regards to the potential impact of the proposals on setting of the nearby Grade II listed Anchor Inn, and indeed the efficacy of the HS in assessing these impacts.

Archaeological Recommendations

Taking the above into consideration, together with the nature and scale of the proposals, there is potential for development within the application site to impact upon features of archaeological interest. Should permission be granted, it is advised that a staged archaeological evaluation be conducted, concentrated in the eastern half of the site, in order to determine the significance of any surviving post-medieval remains relating to the lades and the bleaching field, and to assess the need for and scope of further archaeological mitigation (such as excavation, watching brief etc.). The archaeological evaluation must be undertaken sufficiently in advance of construction so that, should further archaeological mitigation be required, it can be designed and fully implemented. This staged archaeological evaluation should comprise a geophysical survey followed by targeted trial trenching, the scale and location of which should be informed by the geophysical survey and any ground investigation works carried

out associated with the proposed development or previously carried out and available.

This approach, i.e. archaeological evaluation, is supported by NPPF (2021) para 194, while any works which stem from the evaluation are supported by para 205. The works should be undertaken by an appropriately experienced archaeologist working to the requirements of a brief prepared by this office (or approved Written Scheme of Investigation (WSI), the Chartered Institute for Archaeologists (CIfA) Code of Conduct and to a level commensurate with the relevant CIfA Standards and Guidance.

Suggested Condition

The above works* could be most satisfactorily secured via a condition attached to any planning permission for the scheme. This condition should read:

A) "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 Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication.

B) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured."

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

Yours sincerely,

Laura Pritchard

Laura Pritchard

Environment Specialist (Archaeology)

*Applicant please note that in May 2018 Staffordshire County Council's Historic Environment Team, archaeological advisors to East Staffordshire Borough Council, introduced a charged-for curatorial service for planning applications with archaeological conditions. Our curatorial service will be charged at a single fee per application and may include: production of a brief/specification (where deemed necessary), review and validation of any submitted written schemes of investigation, monitoring visits (if deemed necessary), review and validation of any submitted reports, liaison with local planning authority and anything that will enable us to recommend discharge of conditions. Fees are based on the size of the development. The production of a brief/specification to inform the tendering process and additional monitoring visits can also be purchased separately. These fees should be paid in advance by your appointed archaeological/historic environment organisation/contractor (who should include them in their tender quote) or by the applicant/agent using our online payment system. More details can be found here:

<https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Advice-and-guidance.aspx>