

**Rural County (Environmental Advice)**

Staffordshire County Council  
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Stafford  
ST16 2DH

**FAO Jane Curley**

Development Services  
High Peak Borough Council  
and Staffordshire Moorlands District Council

Telephone:

Email:

Please ask for: Mr. Shane Kelleher

**Our Ref:** HoEC/EC3210/SM/SK/CST9640 **Your Ref:** SMD/2021/0610

29 February 2024

Dear Ms Curley,

**LAND EAST OF FROGHALL ROAD, CHEADLE**

Thank you for your consultation request regarding the outline planning application for up to 215 dwellings with access considered (all other matters reserved) at the above site. This letter outlines the response of Staffordshire County Council's Historic Environment Team regarding the historic environment implications of the proposals.

**Archaeological/Historic Environment Interest**

The application has been reviewed against the information held by the Staffordshire Historic Environment Record (HER) and the documents submitted in support of the application, including an Archaeological Desk-based Assessment (ADBA) and a Heritage Statement (HS).

The ADBA, which has been informed by a full HER search and has been produced in line with the relevant Chartered Institute for Archaeologists' Standard and Guidance, has provided a useful understanding of the developmental history and archaeological potential of the application site, and its conclusions regarding the archaeological potential, Low, is generally supported, however, the relative absence of previous archaeological

investigations nearby makes determining the archaeological potential of the site difficult) of the site are generally supported, whilst the Staffordshire Moorlands Historic Environment Assessment (CHHECZ 3 Cheadle - North of Cheadle - report available on the County Council website or via the HER), which disappointingly doesn't seem to have been consulted by the author of the ADBA, proffers a Moderate archaeological potential in this zone, and notes that there would be a high evidential value should industrial remains, which were important to the local economy from at least the 18<sup>th</sup> century, be encountered. This latter point is particularly salient given the fact that the location of the Cheadle Copperworks remains elusive, although it must be noted that historic mapping evidence suggests that it seems more likely to be on the western side of Froghall Road than within the current site. Furthermore, the presence of the stream to the east of the site does also increase the archaeological potential, as such watercourses have been found, elsewhere in the county, to be the focus of late prehistoric settlement and/or activity. The ADBA also raises the potential for features relating to the former RAF Cheadle being encountered within the application site.

With regards to the potential impact of the proposals on nearby designated heritage assets I am happy to defer to the advice provided by your Conservation advisor.

### **Archaeological Recommendations**

Taking the above into account, the site, and considering the potential impact of the scheme, whilst I do not wish to raise any archaeological objections to the proposed development, should permission be granted, a further stage of archaeological evaluation, in the form of a **staged evaluation** comprising a geophysical survey followed by archaeological trial trenching (the need for and scope of this to be determined following the geophys survey) should be carried out across the site, in advance of any groundworks. This work should be carried out at the Outline stage in order for the results to inform the need for further archaeological works and to inform the scale and extent of these further archaeological works (such as excavation, watching brief etc.), and indeed the potential for preservation in situ should significant remains be encountered.

### **Policy and Best Practice**

The above approach, i.e. geophysical survey and trial trenching, is supported by NPPF (2023) para 200, while any works which stem from the evaluation are supported by NPPF (2023) para 211.

All archaeological works must be undertaken by an appropriately experienced archaeological organisation (with suitably experienced personnel) or historic environment professional/ 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 (or equivalent) 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-excavation 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-excavation 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,

*Shane Kelleher*

**Shane Kelleher**

**County Archaeologist**

\*Applicant please note that in May 2018 Staffordshire County Council's Historic Environment Team, archaeological advisors to Staffordshire Moorlands District 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 approval of 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>