

Environment & Countryside

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ST16 2DH

FAO Chris Johnston

Development Services
High Peak Borough Council
and Staffordshire Moorlands
District Council

18 November 2024

Our Ref: HoEC/EC3210/SM/SK/CST10019

Your Ref: SMD/2024/0479

Dear Chris,

LAND AT, BASFORD VIEW, CHEDDLETON

Thank you for your consultation request regarding the outline application for a single dwelling with all matters other than access 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.

Historic Environment/Archaeological Interest

The application has been reviewed against the information held by the Staffordshire Historic Environment Record (SHER) and associated datasets such as historical mapping. The SHER records that groundworks within the application site have the potential to encounter the remains of a historic tannery (i.e. a leather production site), which is recorded on the SHER as 'the suggested site of a tannery to the south of the Hollies'. This was recorded in a study entitled 'The Industrial Archaeology of the Churnet Valley' (study commissioned by SMDC and published in 1993), which notes that whilst there were no traces of the remains of the tannery sheds within the site, the stone lined pits and flagged areas onto which the hides were put to drain were very durable, and it might be that traces remain for archaeological evaluation. It also notes that neither of the historic tannery sites in Cheddleton, as Basford View and Parkvale Cottages, were close to a river or stream, and as tanneries needed a large quantity of water, it is likely that these sites possessed wells.

Archaeological Recommendations

With the above in mind, there is some potential that groundworks associated with the proposed development of this site will impact upon below ground remains associated with a historic tannery. As such, whilst we do not believe that the archaeological potential of the site should present an impediment to development, we are of the opinion that a proportionate archaeological mitigation strategy would be appropriate as a condition of consent. Our preference would be that this would be for a programme of archaeological evaluation (i.e. trial trenching) to be undertaken as condition of consent. This should be carried out at outline stage in order for the results to inform the need for further archaeological works (such as excavation, watching brief etc.), to inform the scale and extent of these further works, to inform the design of the proposed development, and to inform discussions of the potential for preservation in situ as part of the design process in the unlikely event that significant archaeological features be encountered during the evaluation.

Policy and Standard and Guidance

The above approach, i.e. archaeological trial trenching and any subsequent works, is supported by NPPF (2023) Pars 200 and 211. Para 200 states that *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'*. Para 211 states that *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.

The archaeological works must be undertaken by an appropriately experienced archaeological organisation (with suitably experienced personnel) or historic

environment professional/archaeologist, working to the requirements the relevant SCCHET Model Brief (which can be found in our [Archaeology Standard](#)) which should inform the production of the conditioned Archaeological Project Design (APD), the Chartered Institute for Archaeologists (CIfA) Code of Conduct (or equivalent), and to a level commensurate with the relevant CIfA Standard 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, an Archaeological Project Design shall be submitted for the written approval of the Local Planning Authority. The Archaeological Project Design 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 Archaeological Project Design 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 Archaeological Project Design 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

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/project designs, 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>