

From: [Kelleher, Shane \(E,I&S\)](#)
To: [Planning \(SMDC\)](#)
Cc: [Hannah Varley](#)
Subject: RE: EC3210SM - DOC/2025/0065 - Dye House, Rushton Spencer - SCCHET advice
Attachments: [WSI for Dye House, Rushton Spencer v2.pdf](#)
Sent: 20/11/2025 09:42:36

Dear Hannah,

Just a note to say that our Curatorial Fees for this one have now been paid. As such we have reviewed the submitted Written Scheme of Investigation (WSI) and requested some amendments via the applicant's archaeological advisors. The WSI has been revised and is attached for your records. We are now happy to recommend that Condition 16 of SMD/2018/0770 can be partially discharged insofar as it relates to the Written Scheme of Investigation, the remainder of the condition will remain outstanding until the fieldwork has been satisfactorily carried out and provision is in place for reporting and archive deposition, as per the requirements of the condition.

Hopefully that all makes sense. Please let me know if you have any questions or queries.

Best wishes,

Shane

Shane Kelleher MCIfA| County Archaeologist Environment & Countryside - Environmental Advice
Office: 1 Staffordshire Place, Stafford, ST16 2LP
(01785) 276580



www.staffordshire.gov.uk

Learn more about Staffordshire County Council's Historic Environment Team, how we can help, and our fees, in Staffordshire County Council's Archaeology Standard, where you can also find our Model Briefs, which set a minimum standard for archaeological works in the county - <https://www.staffordshire.gov.uk/Environment/Documents/SCC-County-Archaeology-Standard-v1-incl-Model-Briefs.pdf>

-----Original Message-----

From: Kelleher, Shane (E,I&S)
Sent: 30 September 2025 10:13
To: 'Planning (SMDC)' <Planning@staffsmoorlands.gov.uk>
Subject: CM: EC3210SM - DOC/2025/0065 - Dye House, Rushton Spencer - SCCHET advice
Importance: High

Dear Hannah,

Thank you for consulting with Staffordshire County Council's Historic Environment Team (SCCHET) with regards to the above discharge of condition application. Unfortunately we are not yet in a position to advise whether Condition 16 of SMD/2018/0770 can be satisfactorily discharged, as our Curatorial Fees have not yet been paid by the applicant/agent thereof. We made it clear to the applicant/agent via their appointed archaeological contractor pre and subsequent to submission of the Written Scheme of Investigation (WSI) towards discharge of the condition, that we would not be able to review and approve the WSI until our fees had been paid. However, we were informed by the appointed archaeological contractor that the architect acting on behalf of the applicant is refusing to pay our fees.

As you are aware, SCCHET acts as the archaeological advisor to SMDC and we are required by SCC to recover the costs of our involvement in ensuring that an archaeological condition can be satisfactorily discharged (including reviewing WSIs, liaising with contractors/consultants, undertaking site monitoring visits where necessary, and reviewing reports). The costs are recovered from the applicant via our Curatorial Fees. The fees are paid using our online payment form, usually by the archaeological contractor/consultant, who recovers this through their fee, or directly by the applicant/agent thereof. This system has been in place since 2018 and similar means of recovering costs are in existence across the country (apart from an initial 'bedding in' period we haven't had any refusals to pay across the county until now). More details about our fees, what they cover and how to pay, can be found in our Archaeology Standard (click on the link in my email signature below for more). The current costs can be found here <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Advice-and-guidance.aspx>. In this instance, for the purpose of our fees, this should be considered to be a 'Small Development' (currently £211 ex VAT).

If the applicant/agent thereof pays our fees in advance of the application deadline, we would be happy to review the WSI and advise further with regards to the condition. If not, then our advice would be that the condition should not be discharged as you would not be in a position to determine whether what is proposed is appropriate without the input of your specialist archaeological advisors.

Please let me know if you have any questions or queries.

Best wishes,

Shane

Shane Kelleher MCIfA| County Archaeologist Environment & Countryside - Environmental Advice
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-----Original Message-----

From: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>

Sent: 17 September 2025 08:18

To: DSD HER <her@staffordshire.gov.uk>

Subject: External Consultation Letter - App ref DOC/2025/0065

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THE ARCHAEOLOGY CO.

Dye House, Rushton Spencer
Written Scheme of Investigation

August 2025

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a Written Scheme of Investigation for a level 3 historic building survey of the Dye House and level 2 historic building survey of the adjacent industrial building. Condition 16 of planning application SMD/2018/0770 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 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. The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation. The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the approved written scheme of archaeological investigation and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure safeguarding, recording and inspection of any matters of archaeological and historical importance.

This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

The site lies to the northeast of Rushton Spencer centre, at the northern end of Dye House Lane. The postal address is Dye House, Dye House Lane, Rushton Spencer, Staffordshire SK11 0RS and the National Grid Reference is SJ 93086 62973. The underlying Geology is Chester Formation Sandstone with superficial deposits of Devensian till.

3: Historical Background

A heritage assessment of the property was undertaken in 2018. This gave a brief history of the site, which has been replicated below.

There is a mill recorded in Rushton Spencer from 1329 and probably stood on the site of the water mill which in 1775 was located in the east of Rushton Spencer. There is still a mill on that site which became powered by electricity when the mill pond was filled in in the 1950s.

During the 18th and 19th century documentary sources indicate that the village was much engaged with textile production, in particular cotton and silk. In 1791 a pool on the west side of the Leek-Macclesfield Road was used to power a cotton mill built in the same year. The mill continued to manufacture cotton until 1821 when it appears it was used to for silk spinning.

By 1827 it is recorded that there was a silk mill, most likely located on the site of the Dye House, which stood downstream of the corn mill. It is known that the silk mill was run by a dyer called James Cook in 1851. A relative, William Cook, ran the mill in 1881 and was described as a manufacturing chemist. The 1888 OS mapping shows a building at this time, noted as a chemical works. The mill then continued to run under the ownership of James Cook & Co until 1940 but shortly afterwards was closed. An inscribed stone dated 1949, on the south west elevation of the industrial building, however, suggests that some form of industrial activity continued on site under a member of the Cook family until at least the mid-20th century (ibid).

4: Historic Building Survey

Aims

Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey is to preserve 'by

record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the buildings and by the preparation of a written, drawn and photographic archive for future reference.

Method

This shall comprise a field survey recording of the Dye House. The survey shall be performed to Historic England level 3 and shall record:

- The form and fabric of the building, along with a measured survey producing floor plans at each level as well as elevations and a representative cross section. These shall be produced at 1:50 scale at least;
- Architect's plans are to be supplied and, after checking their accuracy using hand tapes and hand held electronic distometers, they shall be used as the base for archaeological details to be added;
- A photographic survey of the external appearance and internal rooms, as well as detailed photographs and/or drawings of key features. Photographs will be taken using a high resolution digital SLR camera (Olympus E600 [12 Megapixels]) in RAW format, with files saved as lossless TIFF's for archive purposes. Exterior photographs may be hand-held, interior photographs should be conducted with a tripod. Where lighting is insufficient either an off camera flash should be used or longer exposure times;
- Prior to the record being made stored materials, vegetation and other obstructions will be cleared or removed from inside and around the building
- All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.
- An historic map regression will be undertaken along with historical research into the site. This shall include readily available information such as trade directories and census returns, with a view to producing a short account of the history of the buildings and group of buildings it belongs to;
- Areas which are currently obscured or without safe access will be identified and clearly stated in the resulting report, so additional recording can take place when access can be provided;
- The buildings will be formally described.

The assessment will be carried out in accordance with the guidelines laid out by the Standard and Guidance for Historic Building Surveys (Chartered Institute for Archaeologists 2023) to Historic England level 3 standards (Historic England 2016).

A level 2 Building survey shall also be undertaken of the portion of the adjacent industrial building that is owned by the client. This shall follow the same methodology as above, but the measured shall comprise floor plans and a representative cross section.

Reporting

Following the building survey, the results will be described within a fully illustrated report, which shall include the following:

- A summary of the survey's findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- Aims and Objectives
- An outline of the survey methodology;
- A summary of the site's history and development;
- A formal and descriptive account of the buildings, with reference to plans and photographs;
- Discussion and Conclusions
- A set of measured scaled plans and elevations of the buildings;
- Photographic index including a plan showing the location and direction of the photographs;
- The contents (report, photograph and drawings) and location of the archive
- A bibliography

5: Watching Brief

Aims

The purpose of a watching brief is to allow the preservation by record of archaeological deposits, the presence and nature of which could not be established in advance of development or other potentially disruptive works. It also provides an opportunity for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.

Method

An archaeologist shall be present during groundworks within the footprint of the former mill building, in order to record any surviving subsurface features relating to the earlier building on this site. This shall include any ground or slab clearance work, as well as excavations for foundations and/or services.

Ground excavation is to be carried out with a toothless bucket or toothless ditching bucket in level spits, with opportunities for archaeological observation. The attending archaeologist will be given opportunity to direct the machine to stop to allow inspection, excavation and/or recording of potential archaeological features. Where archaeological features are deemed to be present, they shall be archaeologically exposed and recorded. All possible features and deposits will be examined and tested. Any encountered archaeological remains will be cleaned manually to define their extent, nature, form, condition and, where possible, date. Hand excavation will be undertaken by trained professional archaeologists. Discrete features shall be half sectioned and linear features 10% sampled (at least). Where there are intersecting features, these intersections shall be targeted.

Context sheets shall be used for recording on site features. Photographic recording shall take the form of digital photography (DSLR 10 Megapixel minimum). An appropriate photo scale shall be present in each of the shots and a photo register compiled, recording the

direction and subject of each shot. Features shall be located in plan at 1:50 scale. If the features warrant it, details will be drawn at 1:20 and sections also produced.

Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines) and subject to expert advice in order to minimise deterioration. All finds are to be recorded by context. Significant "small finds" should be located within three dimensions to the nearest 10mm and bagged and labelled separately, numbered and a simple description made so that they can be identified within the assemblage. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Any single find or finds assemblage that can be classified as Treasure under the Treasure Act 1996, will be reported as required by the provisions of that Act.

Those involved with recovery, treatment, packing and subsequent analysis of archaeological material will be familiar with accepted methods for its care and storage. All finds and samples shall be collected, processed and sorted. They shall then be quantified and recorded for the report.

Human remains are not expected to be present, but if they are found they will, if possible, be left in-situ covered and protected. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately. Where a licence is issued, all human skeletal remains must be properly removed in accordance with the terms of that licence. Where a licence is not issued, the treatment of human remains will be in accordance with the requirements of CiFA "Updated Guidelines to the Standards for Recording Human Remains" (2017) and Historic England guidance (2017).

Post excavation shall involve the digitisation of drawings and the compilation of a report. Finds shall be cleaned and processed. Where the assemblage is large, a sample of finds should be photographed for the report purposes. Any special finds should be photographed separately. The finds assemblage shall be assessed by a finds specialist to give an overview of its potential to meet the research aims of the project. The value of the archaeological material for research and/or educational use will also be recorded.

Reporting

The results will be presented within a fully illustrated report, which will include the following:

- A non-technical summary of the survey's findings;
- Introductory statements;
- Aims and objectives;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- An outline of the survey methodology;
- Results of the watching brief;
- Conclusions;
- A location plan at 1:10,000 and site plan at 1:2500 or 1:1250
- A set of measured scaled drawings;
- A photograph register including the direction of shot as well as details of the subject;
- A copy of the Online Access to the Index of Archaeological Investigations form (OASIS);
- A catalogue of photographs and other archive items;
- Archive location; and
- Appendices containing a copy of the WSI and other essential technical and supporting detail.

The work will be carried out in accordance with the guidelines laid out by the Chartered Institute for Archaeologists "Standard for Archaeological Monitoring and Recording" (2023).

6: Archive

The results of the survey will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines ('The Management of Archaeological Projects' 2015); the 'Guidelines for the Preparation of Excavation Archives for Long Term

Storage' (UKIC 1990), and; current ClfA 'standards and guidance for the creation, compilation, transportation and deposition of archaeological archive' (published 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct.

All documents and project files will be reviewed by Steven Price throughout the project lifespan. Material will be selected on the basis of its contribution to the overall aims of the project. The selection of the archive will be undertaken by Steven Price with advice from the county archaeologist if important architectural features are encountered. The selection process will be a single phase following the approval of the final report.

All digital data created over the course of this project will be collected, stored, and selected for final deposition. Only final copies of any born digital data will be deposited in the final project archive. Deselected material is expected to include duplicates and any non-final versions of data. In terms of photographic images, this would include blurred or light imbalanced images. Deselected material will be deleted following acceptance of the archive.

The archive will comprise the report and digital photographs. No artefacts will be taken from the site. The digital archive shall be deposited with the Archaeological Data Service (ADS). This shall comprise the digital photographs saved as tiff files, following ADS guidance, along with a pdf-a copy of the report. A digital copy of the report will also be sent to the Historic Environment Record. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project. As a minimum a short summary of the project shall be sent to the editor of Post Medieval Archaeology for inclusion in their annual round-up of fieldwork, with a copy forwarded to the County Archaeologist. This shall be done no later than the end of March in the year following completion of the fieldwork.

7: Staff

Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

8: Timetable

Two weeks notice prior to commencement of the works shall be given. It is anticipated that the historic building assessment will be undertaken over a period of one week, and a draft report submitted for agreement to the County Archaeologist within six weeks of commencement.

9: Health and Safety

Health and Safety regulations and requirements cannot be ignored no matter how imperative the need to record archaeological information. Hence health and safety will take priority over archaeological matters.

Full regard will be given to all constraints during the course of the project. A Health and Safety Statement, along with a risk assessment, will be provided. All site procedures shall be in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.

The building is in a derelict condition, with the heritage statement (2018) noting that several of the floors were unsafe. Only areas deemed to be safe shall be entered and areas which are unsafe shall be surveyed only so far as it is safe to do so. If required, inaccessible areas will be recorded during demolition, where the attending archaeologist shall be allowed to direct the machine in order to facilitate this.

10: Monitoring

Monitoring shall follow the guidelines set out in the ClfA's "Standard and Guidance for archaeological investigation and recording of standing buildings or structures". Monitoring will be undertaken against the WSI by the Local Authority, and visits will be documented. Non-compliance with the agreed WSI or project design must be pointed out by the monitor to the archaeologist undertaking the work, and their client if appropriate, at the earliest opportunity. The County Archaeologist will be notified at least one week in advancement of the commencement of the works and will be kept informed of developments during the scheme and it is recognised they may visit the site during the fieldwork element to monitor the archaeological work.

11: Insurance

Steven Price maintains Professional Indemnity Insurance to £1,000,000

Bibliography

ClfA 2023 "Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures"

Commercial Archaeology 2018 "The Dye House, Dye House Lane, Rushton Spencer- Heritage Impact Statement in Support of a Planning Application for Demolition"

Historic England 2016 "Understanding Historic Buildings – A guide to good recording practice"

"National Planning Policy Framework" July 2021 accessed online at www.communities.gov.uk

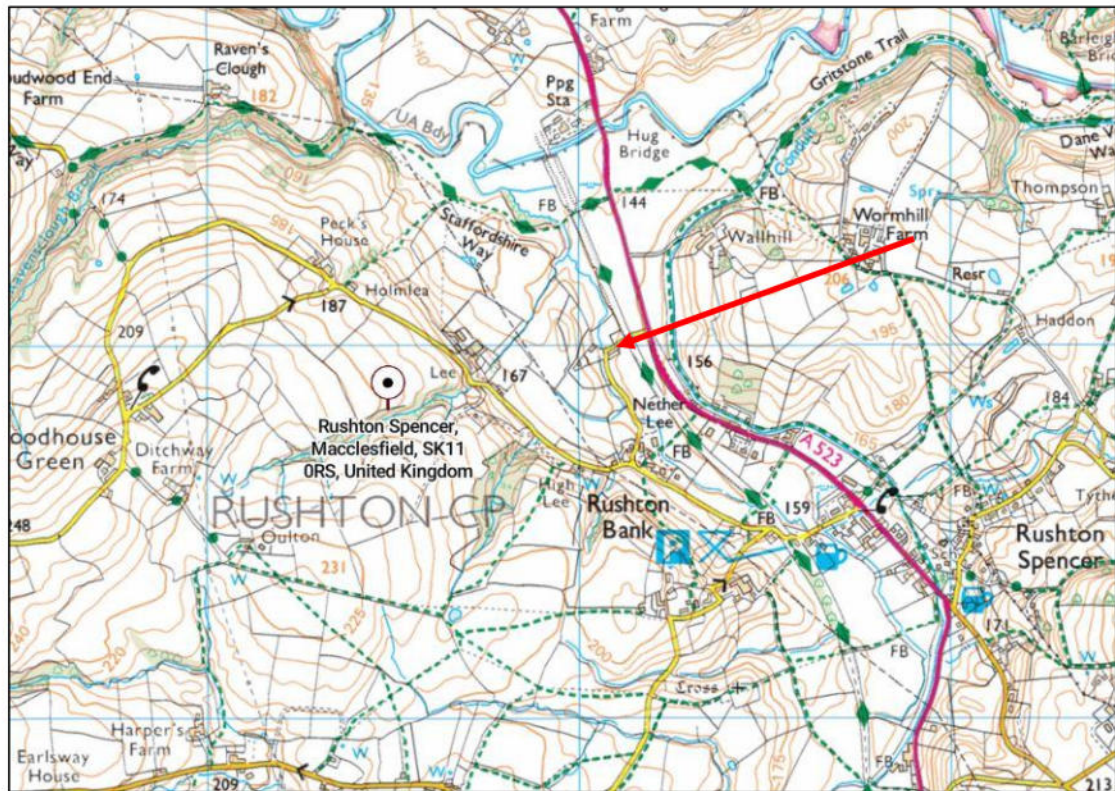


Figure 1: Location Plan (OS Licence Number: 100057911)

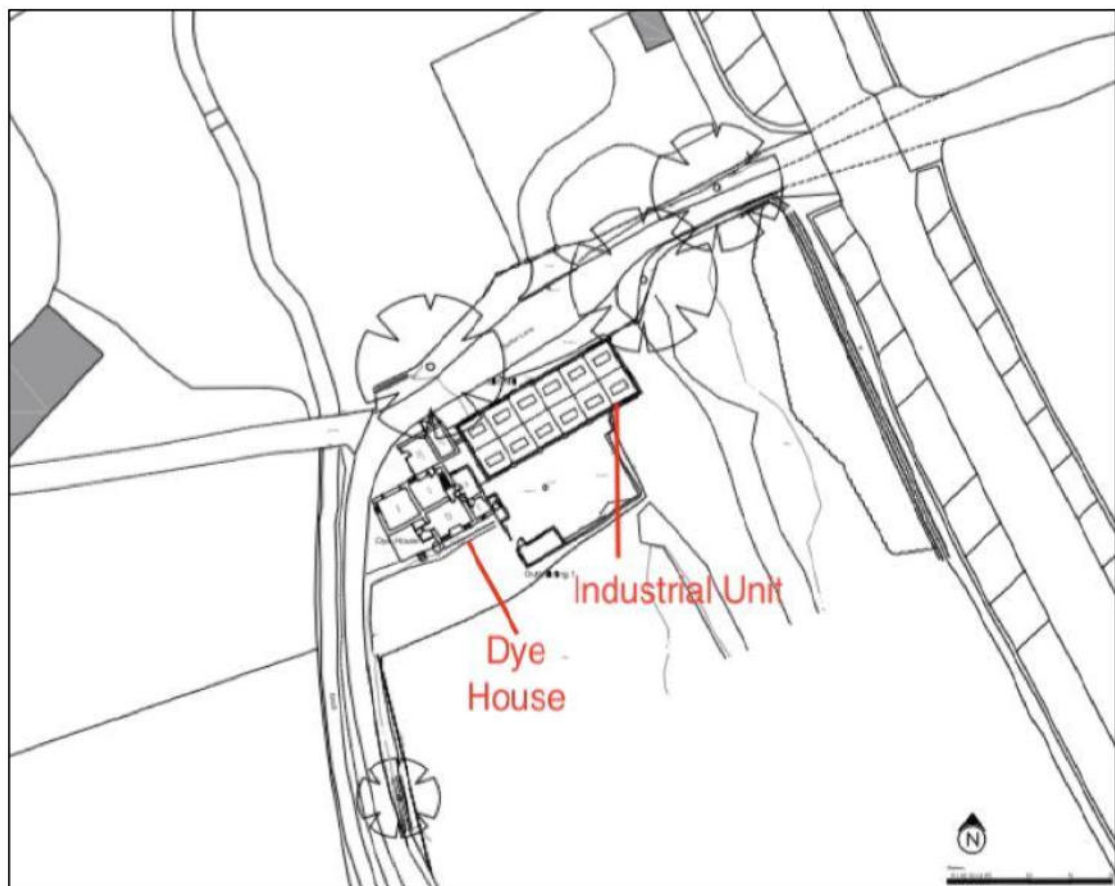


Figure 2: Site Plan showing location of barn (Courtesy of client)



