

Environment & Countryside

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FAO Chris Johnston

Development Management Team
South Staffordshire Council
Wolverhampton Road
Codsall
WV8 1PX

02 June 2026

Our Ref: HoEC/EC3210/SS/LP/ CST10868

Your Ref: SMD/2026/0188

Dear Chris,

LAND AT AUGUSTUS WAY, CHEADLE

Thank you for your consultation request regarding the proposed residential development including public open space, landscaping and associated infrastructure works 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) together with associated datasets such as historic Ordnance Survey mapping and LiDAR, and the Cheadle Historic Environment Character Zone Assessment (CHECZ) (see the [County Council website](#) for more information on these). Ideally, in line with NPPF (2024 Par 207), the application should have been supported by an Archaeological Desk-based Assessment (ADBA). However, given the nature, scale, and known significance of the archaeological resource within and in the vicinity of the site, and the location of the site, we are generally content that we have a sufficient baseline, in terms of the archaeological potential of the site, in order to provide an informed response to this consultation.

The landscape around the site may have been farmed in the open field system by 10th century; an estate in Cheadle belonging to the baron, Robert of Stafford, is recorded in Domesday Book (1086) with arable land and a mill. The SHER

records ridge and furrow (the remnants of medieval ploughing) across the site which would suggest that the site lay within Cheadle's agricultural hinterland during the early medieval, medieval and post-medieval periods. However, the site is relatively low lying and is located close to two small brooks. This low-lying nature coupled with proximate watercourses suggests the potential for later prehistoric occupation or other activities, and indeed similar patterns have been identified on large and small water courses elsewhere in the county (i.e. the Rivers Trent, Tame and Dove and the Meece Brook) and includes ceremonial/burial activity as well as occupation and evidence for farming. A single Bronze Age palstave axe was recovered on a brook to the north of the site and while this should not be taken as definitive evidence for widespread late prehistoric activity, it does point to activity in the area.

An archaeological evaluation to the immediate north of the site found no significant archaeological features but did reveal evidence of C19th quarrying which would have truncated any below-ground remains. With regards to the archaeological potential of this site, aside from the aforementioned evaluation, there has been very little archaeological work within the vicinity of the site, and as a result the number of SHER entries for archaeological evidence around the site is low. This apparent lack of archaeological activity within and around the site is likely a result of the low levels of development led prospection in the wider area rather than actual lack of historic activity, and due to this lack of evidence, the archaeological potential of the site is currently unknown.

The CHECZ places the site within Zone 1 (Cheadle – East of Cheadle) and notes that little research has been carried out upon human activity from the Prehistoric to early medieval period within the area around Cheadle, concluding that there is therefore the potential for unknown sites of archaeological importance to be located within the zone.

The retention of historic field boundaries is encouraged and welcomed, however should the proposals seek to remove any historic hedgerows (or sections of them) you are likely to need to assess this under the Hedgerow Regulations 1997.

Archaeological Recommendations

Taking the above into account, and considering the nature and scale of the proposed development, whilst we do not wish to raise any archaeological-related objections to the application, we are of the opinion, should permission be granted, that a **staged archaeological evaluation** will be required to better understand and characterise the potential archaeological resource within the application site. This archaeological evaluation will comprise a **geophysical survey**, followed by

archaeological **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 work should be carried out in advance of any groundworks, as a condition of consent, 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.), if deemed necessary, and indeed the potential for preservation *in situ* (for example through mitigation by design), should significant remains be encountered.

Policy and Standard and Guidance

The above approach, i.e. staged archaeological evaluation, is supported by NPPF (2024) para 207, which 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'.

Any further archaeological works which stem from the evaluation are supported by para 218 which 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'.

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 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 (if deemed necessary) 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,

Laura Pritchard

Laura Pritchard

Environment Specialist (Archaeology)

*Applicant please note that in May 2018 Staffordshire County Council's Historic Environment Team, archaeological advisors to South Staffordshire 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 in our County Archaeology Standard:

<https://www.staffordshire.gov.uk/sites/default/files/2025-10/SCC-County-Archaeology-Standard-v1-incl-Model-Briefs.pdf>