

**Burleyfields,
Stafford**

**Historic
Environment
Assessment**

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Environmental
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On Behalf of:
**The Burleyfields
Consortium**

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THE
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Non Technical Summary

- S.1 This assessment of the historic environment within the proposed allocation at Burleyfields, Stafford has been completed by The Environmental Dimension Partnership on behalf of the Burleyfields Consortium, in order to address a request for information from English Heritage, Staffordshire County Council and Stafford Borough Council.
- S.2 The assessment has demonstrated that there are no known archaeological monuments or features of national importance, recognised through designation, located within the site and therefore there are no 'in principle' constraints to its deliverability or capacity in that regard. It is recognised that there is some potential for archaeological remains of sufficient importance to warrant preservation *in situ* to be identified within the site, but it is concluded that (1) this is a low risk and (2) there is capacity within it to satisfactorily address this requirement should the need arise.
- S.3 In a similar way, it is concluded that 'historic landscape resources' do not represent a constraint to the allocation of the site for residential development within the *Plan for Stafford Borough*. However, it must also be acknowledged that a proportion of the land within the site has already been allocated for residential development, as Policy HP9 of the existing Stafford Borough Local Plan (2001) and, in that case, it has already been confirmed that the historic environment is not a significant constraint to development.
- S.4 Notwithstanding the conclusion above, it is recommended that a masterplan should be developed to take account of significant historic landscape resources and to progress with 'place-making' and 'green infrastructure' in mind, but, in and of itself, the landscape within the site has been denuded of historic character through intensive agriculture in the 20th century and is therefore of limited importance.
- S.5 In that respect, it is noteworthy that the Stafford Borough Historic Environment Character Assessment (HECA) concluded that medium to large scale development would have a significant impact on the historic landscape at Burleyfields, but principally in respect of the setting of the scheduled monument on the hilltop to the south, rather than directly through the loss of features within the site. In that regard, it should be recognised that previous assessment by Stafford Borough Council (in 1991) concluded that the landscape within the site makes little or no contribution to the setting of the scheduled medieval castle because of the loss of historic character through farming.
- S.6 It is concluded that the southern fringe of the site, on the middle reaches of the north facing hill slope, makes a positive contribution to the wider setting of the scheduled medieval castle, but the majority of the lower lying land towards Doxey and Castlefields in the north makes only a neutral contribution, with some making a negative contribution by virtue of the poverty of the built environment there. This is based on the landscape's associative, visual and aesthetic relationships, with consideration given to the wider experience of the castle, as well as its position within its immediate context.

- S.7 It is expected that, whilst there would be harm to the scheduled monument, through the erosion of its landscape setting, this would be '*less than substantial*' and would certainly not lead to a total loss of significance. In that regard, it should not preclude the allocation of the land within the site for future residential development, but would require a sensitive approach to be taken to the preparation of a suitable masterplan. It will also require the implementation of a range of on-site and off-site mitigation and enhancement measures to eliminate, reduce and/or offset negative effects arising from the development and therefore minimise its impact upon the historic environment.
- S.8 In that regard, it must be recognised that there are previously approved plans for the expansion of the existing golf course, currently located south east of the castle, to wrap around its northern and western sides and reach Newport Road. Once it has been implemented, the consented golf course expansion will (1) isolate the castle from the wider historic landscape by fundamentally changing the nature of land use, (2) enclose the 19th century, Grade II listed keep within a complete ring of woodland, thereby reducing its wider prominence, and (3) introduce intrusive tree planting on to the open, agricultural northern slopes, eroding the simple contrast which characterises this area.

Section 1 Introduction

- 1.1 This report has been prepared on behalf of the Burleyfields Consortium and presents an assessment of the nature and significance of historic environment resources within and surrounding the proposed residential allocation at Burleyfields, Stafford and the likely nature and magnitude of effects upon them resulting from the proposed future development of the land there.
- 1.2 Stafford Borough Council (SBC) proposes to allocate that area of land within the site, which was not previously allocated under the auspices of the Stafford Borough Local Plan (2001), for development, as this area is considered to represent a sustainable location. The local authority has been working with the Consortium for over three years in order to bring the land forward.
- 1.3 Nevertheless, it must be recognised that some of the land within the site has previously been allocated for residential development, in this case under Policy HP9 of the Stafford Borough Local Plan (2001). As a result it is evident that the historic environment has not previously been identified as a significant constraint to the development of this land.
- 1.4 The requirement for this assessment arose from a meeting with representatives of English Heritage, Staffordshire County Council and SBC, held in Stafford on 13 August 2012 and attended by Andrew Crutchley and Rebecca Gregory of The Environmental Dimension Partnership (EDP), representing the Burleyfields Consortium.
- 1.5 The 13 August 2012 meeting identified that there was an insufficiently robust or up to date evidence base, in terms of historic environment resources and heritage assets, to understand the proposed allocation's impact in that regard.
- 1.6 This assessment has therefore been prepared by EDP, on behalf of the Burleyfields Consortium, to address that deficiency and in the process inform and support the allocation of the Burleyfields site for residential development within the emerging Plan for Stafford Borough Local Development Framework (LDF).

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Section 2 The Site

2.1 The following paragraphs identify the location and boundary of the proposed allocation and set out its topographic, geological and land use context.

Location

2.2 The site is located on the western edge of the town of Stafford, in the triangular wedge of land between the M6 motorway, in the west, the suburb of Doxey, in the north, and the A518 Newport Road in the south.

2.3 It comprises two separate areas of land, as shown on **Plan EDP 1**:

- Burleyfields; and
- Castlefields.

2.4 These two areas are centred on National Grid Reference (NGR) SJ 9050 2300 and cover an area of circa 110 hectares (ha).

Boundary

2.5 The land at Burleyfields is defined in the west by the course of the M6 motorway and by the rear boundaries of properties on Doxey Road in the north.

2.6 The southern boundary is defined by existing hedgerows for part of its length, but is partially open, and not separated from the adjoining golf course. In the same way the eastern boundary is somewhat arbitrary, falling short of the public footpath defining the outer edge of the existing Stafford Castle Golf Course.

2.7 The land at Castlefields is defined by the mainline railway in the north and the built-up area of Doxey in the west. It is bounded (partially) by Martin Drive to the south, but also includes areas of land further east beyond the existing residential estate and on towards Newport Road; i.e. the rugby club.

Topography

2.8 Burleyfields occupies the middle reaches of a north-facing slope, which reaches a maximum height of approximately 138 metres Above Ordnance Datum (AOD) to the south, on the summit of the motte of Stafford Castle.

- 2.9 Within the boundary, the land falls from a height of around 100 metres AOD in the south, to approximately 70 metres AOD in the north, along the course of the former railway, before rising again slightly to circa 75 metres AOD at Doxey.
- 2.10 The land at Castlefields is also located between 80 metres AOD in the south and approximately 75 metres AOD in the north; being generally level.

Geology

- 2.11 The land in the north, most particularly within the Castlefields site, comprises floodplain deposits described in the Extensive Urban Survey as 'Catholm', but with areas of glaciofluvial gravels flanking the low lying ground (SCC 2011).
- 2.12 Nevertheless, the Extensive Urban Survey also observes that "*...the river valley has a surface geology of alluvium which has been deposited during flooding*".
- 2.13 The underlying geology of the Burleyfields land is Keuper Marl. This is overlain by slightly acid, loamy and clayey soils, which suffer from impeded drainage.

Land Use

- 2.14 The Burleyfields land comprises almost entirely agricultural farmland, which is predominantly subject to arable cultivation. However, there are some rough and overgrown former watermeadows in the north - on the outskirts of Doxey village.
- 2.15 The Castlefields site predominantly comprises former industrial land adjacent to the mainline railway, including the remaining buildings of the Castle Engine Works, along with the sports pitches of the rugby club located to the south east.

Section 3 Planning Policy Context

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) sets out planning guidance concerning archaeological remains and other elements of the historic environment (DCLG 2012).
- 3.2 Paragraph 126 of the NPPF emphasises the need for local authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets are recognised as a finite and irreplaceable resource, which should be preserved in a manner appropriate to their significance.
- 3.3 Paragraph 128 addresses planning applications stating that “...*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*”.
- 3.4 Designated heritage assets are addressed in Paragraph 132 which states that “...*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*”.
- 3.5 The settings of heritage assets are also addressed in paragraph 129, which states that “...*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*”.

3.6 Paragraph 133 states that:

"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *The nature of the heritage asset prevents all reasonable uses of the site; and*
- *No viable use of the heritage asset itself can be found in the medium term through the appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use".*

3.7 Finally, Paragraph 134 advises that:

"...where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

Local Planning Policy

3.8 The archaeological and cultural heritage policies in the *Staffordshire and Stoke-on-Trent Structure Plan 1996-2011* (SCC 2001) and the 'saved' policies of the *Stafford Borough Local Plan 2001* (SBC 2001) together set out the local planning policy context as far as the conservation and management of the historic environment is concerned and also while *The Plan for Stafford Borough* continues to emerge.

3.9 Policy NC14 of the adopted Structure Plan addresses sites of archaeological importance. It states that:

"...proposals for development or land use change affecting sites of known or potential archaeological importance, and their settings, will be considered in the light of information held by the County or City Councils. Where necessary, developers will be required to supplement this information with the results of desk-based assessments and field evaluations before any decision on the planning application is taken. Where the planning authority decides on the basis of professional advice that archaeological remains are not sufficiently important to warrant physical preservation in situ, developers will be required to make appropriate and satisfactory provision for the

excavation and recording of the remains prior to development, and for the publication of the results”.

3.10 In addition, Policy NC15 deals with sites of national archaeological importance and adds that *“...development which would adversely affect Scheduled Ancient Monuments or archaeological sites of national importance or, in either case, their settings, will only be allowed in the most exceptional circumstances”.*

3.11 The management and conservation of cultural heritage resources is covered by Policies NC18 and NC19 of the adopted Structure Plan.

3.12 The former, which covers listed buildings, states that:

“...there will be a presumption in favour of preserving Listed Buildings and protecting their settings and historic context. In exceptional circumstances, other planning policies may be relaxed to enable the retention or sympathetic reuse of Listed Buildings, or to maintain the integrity of their settings”.

3.13 The adopted Stafford Borough Local Plan includes ‘saved’ Policy E&D 33, which addresses the preservation of archaeological remains and states that:

“...in considering proposals requiring planning or other permission, there is a presumption in favour of the physical preservation of nationally important archaeological remains, whether scheduled or not, together with their settings” .

3.14 In addition, ‘saved’ Policy E&D 34 (see SBC 2001) addresses archaeological evaluation and states the following:

“Proposals [requiring planning or other permission] affecting areas of archaeological interest and their setting will normally be required to be accompanied by a written evaluation, by a recognised archaeologist to ascertain the archaeological importance of the site.

The recommendations of the evaluation will be taken into account to ascertain whether the remains are of sufficient importance to justify the preservation of the site. The evaluation will advise if the most appropriate action is to:-

- (i) Preserve the remains in situ, either undisturbed or with minimal disturbance; or*
- (ii) Ensure the proper excavation and recording of the archaeology of the site. In such cases agreements may be required prior to the grant of planning permission and include provision for the financing, in whole or part, of the excavation work. Conditions may be imposed to enable reasonable access to the site by nominated archaeologists before and/or during construction, or to facilitate a watching brief during the development, to ensure that the agreed methods of preservation are enforced on site”.*

3.15 With regard to cultural heritage resources, 'saved' Policy E&D 23 addresses development affecting a listed building. It states that:

"Development proposals within or likely to affect a Listed Building will only be granted planning permission where the proposals will protect and enhance the character, architectural features and historic features of the listed building. Proposals will be expected to:-

- (a) Respect and not adversely affect the building's character in terms of the setting, design, scale, detail, material and fittings. Wherever possible existing detailing and features which contribute to the character of the building should be preserved, repaired or if missing replaced;*
- (b) Avoid physical damage;*
- (c) Avoid detriment to their setting and structural stability;*
- (d) Retain them in their original use or a use which safeguards their character; and*
- (e) Make full and efficient use of all available accommodation".*

3.16 It should also be recognised that part of the land within the site is already allocated for residential development under the auspices of Policy HP9 of the *Stafford Borough Local Plan*. In that regard, it is evident that the historic environment has not previously been identified as a significant constraint to the development of that parcel of land.

3.17 These national and local planning policies have been addressed in the completion of the assessment and the preparation of this report.

Section 4 Methodology

- 4.1 This assessment report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Institute for Archaeologists (IfA 2011).
- 4.2 In light of the 13 August meeting, EDP prepared a Method Statement (MS), setting out the scope to be followed in the assessment process, which was submitted to English Heritage and other stakeholders in September 2012 and approved prior to the commencement of the reporting (EDP 2012). This is included here as **Appendix EDP 1**.
- 4.3 The assessment involved consultation of a wide range of archaeological, historic environment and heritage-related data, which was compiled from a number of national and local repositories. Information sources comprised the following:
- Data on known archaeological sites, monuments and findspots, as well as past field investigations, held by the Staffordshire HER;
 - Historic Landscape Characterisation (HLC) data published by Staffordshire County Council;
 - Stafford Extensive Urban Survey (EUS) data;
 - Staffordshire County Council Historic Environment Assessment;
 - Historic maps and other documents held by the Staffordshire Record Office and William Salt Library;
 - Aerial photographs held by the National Monuments Record (NMR);
 - Results from non-intrusive archaeological fieldwork; and
 - Records made during site visits in January & March 2008, August 2012 and again in November 2012.
- 4.4 These sources of information have been employed in the identification of the baseline position, in respect of the proposed allocation's potential impact upon the historic environment and heritage assets.

Current Guidance

Setting

- 4.5 The assessment of potential setting effects, arising from the proposed allocation, has followed the guidance set out in 'The Setting of Heritage Assets'; published by English Heritage in 2011. Paragraph 2.2 of EH (2011) observes that:

"...setting embraces all of the surroundings...from which the heritage asset can be experienced or that can be experienced from or with the asset. Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset".

- 4.6 As far as 'key principles' are concerned, EH (2011) states that:

"...setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

- 4.7 EH (2011) then adds that:

"...the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places".

- 4.8 On a more specific note, Section 2.5 of EH (2011) states that:

"...although an understanding of setting and views is an important element of the register entry on the English Heritage Register of Parks and Gardens of Special Historic Interest in England, the designated area is often restricted to the 'core' elements, such as the formal park. It is important, therefore, that the extended and remote elements of design are taken into account when the setting of a designed landscape is being evaluated".

- 4.9 In practical terms, EH (2011) sets out an approach to setting and development management based on a five-step procedure; i.e.:

1. Identify which heritage assets and their settings are affected;
2. Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance;
4. Explore ways of maximising enhancement and avoiding or minimising harm; and
5. Make and document the decision and monitor outcomes.

4.10 As far as **Step 2** is concerned, the English Heritage guidance (EH 2011) makes the following observations:

"The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent of that contribution. In other words to determine 'what matters and why?' in terms of the setting and its appreciation. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The way the asset is appreciated; and*
- *The asset's associations and patterns of use."*

4.11 Thereafter, Page 18 of EH (2011) notes that *"...this assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below"*.

4.12 Having established the baseline position, the following guidance is provided by EH (2011) in respect of an assessment of the effect upon 'setting'; i.e.:

"In general...the assessment should address the key attributes of the proposed development in terms of its:

- *location and siting;*
- *form and appearance;*
- *additional effects; and*
- *permanence"*.

4.13 It should be noted that, in light of the adoption of the NPPF in March 2012, English Heritage recognises that some references in their setting guidance document may be out of date. Nonetheless, English Heritage still *"...believes this document still contains*

useful advice and case studies", even if, as of January 2013, its website states that it is working on the provision of a revised publication.

Assessment of Significance

- 4.14 English Heritage's document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* sets out a framework for the assessment of 'significance' in the historic environment. It states that significance is a:

"...collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape".

- 4.15 *Conservation Principles* (EH 2008) recognises that people value historic places in many different ways and identifies four different 'areas':

- *Evidential;*
- *Historical;*
- *Aesthetic; and*
- *Communal.*

- 4.16 These values, and how they would be affected by the proposed allocation of the land at Burleyfields, have been considered in the preparation of this report.

Section 5 Known Heritage Assets

- 5.1 This section of the assessment identifies the baseline position, in respect of designated and non-designated heritage assets within and around the site.
- 5.2 These paragraphs draw upon information gathered and presented in the following reports:
- EDP (2008a) *Stafford Rugby Club Relocation: Archaeological Briefing Note* Unpublished Report; and
 - EDP (2008b) *Burleyfields, Stafford: Archaeological Desk-based Assessment* Unpublished Report.
- 5.3 Wherever necessary or appropriate, these existing reports have been brought up to date through the completion of an updated trawl of relevant HER data, as well as consultation with the Extensive Urban Survey (EUS) for Stafford environs.
- 5.4 The locations of designated and non-designated heritage assets within the site and the study area around it are illustrated on **Plan EDP 1**.

Designated Heritage Assets

- 5.5 The proposed allocation does not contain any 'designated heritage assets', as defined in Annex 2 of the NPPF (see DCLG 2012).
- 5.6 However, a number of designated heritage assets; namely one scheduled monument, 16 listed buildings and a conservation area; are situated in the wider environs of the proposed allocation, such that their settings should be appropriately addressed.

Scheduled Monuments

- 5.7 Stafford Castle is located approximately 400 metres to the south of the southern site boundary [SM 21559/DST 5279].
- 5.8 Further and more detailed information on the history of the castle is presented in the sections below. The designated area includes the motte, keep, inner and outer baileys and the associated settlement and church (see **Plan EDP 1**).

Listed Buildings

- 5.9 A cluster of seven statutorily designated listed buildings is located in the south of the wider study area, approximately 600 metres south of the site boundary. This is concentrated on Stafford Castle and the adjacent St. Mary's Church, as well as along Newport Road, the A518 (see **Plan EDP 1**).
- 5.10 The remains of Stafford Castle keep, which also form part of a more extensive scheduled monument, are designated as a Grade II listed building [HER 00059]. The description states that the keep was erected by Lord Stafford in 1815, on the site of a medieval castle. Only the lower parts now remain.
- 5.11 Close by, located to the south east, the Church of St. Mary, on the north side of Newport Road, is listed Grade II* [HER 08327]. The earliest structural element, the tower, dates from the 15th century, whilst the nave and chancel were designed by Scott and Moffatt and added in 1844-45.
- 5.12 Two further Grade II listed buildings are located in the churchyard to St. Mary's. These are the churchyard cross [HER 14074], which dates from the mid to late 19th century, and the Boulton Monument [HER 1564], which was probably erected in 1817 and commemorates the deaths of family members between 1785 and 1864 [HER 14073]. In addition, the lych gate, which is situated at the entrance to the churchyard, and dates from 1846, is designated at Grade II listed [HER 14075].
- 5.13 Two listed buildings are located along Newport Road between Stafford Castle and the south eastern corner of the wider study area (see **Plan EDP 1**).
- 5.14 The first is a triangular boundary post on the north side of the road [HER 14072], approximately 17 metres west of the lych gate to the Church of St. Mary. It is listed Grade II. The second is Upmeads and its attached terrace walls, which is a Grade II* listed building [HER 08328]. It is a residential dwelling, which dates from 1908 and was built by Edgar Wood. It is described as being of brick construction with ashlar dressings, arranged over two storeys with an attic.
- 5.15 Six Grade II listed buildings are located in the south east corner of the wider study area. These are all situated on the frontages to Newport Road (A 518):
- HER 08326 The Hawthorns (No. 27 Newport Road);
 - HER 08330 Nos. 127-131 Newport Road;
 - HER 14097 Nos. 16 and 17 Newport Road;
 - HER 08195 Nos. 1-13 Brunswick Terrace;
 - HER 14115 No. 19 Newport Road; and

- HER 14071 Nos. 14, 15 and 16 Brunswick Terrace.

- 5.16 Two Grade II listed buildings are located to the east of the site boundary, within the settlement of Doxey (see **Plan EDP 1**). These include No. 146 Doxey Road, which is a single storey house (with attic), of timber-frame construction, and dating from the late 17th or the early 18th century [HER 14077], and Doxey House, which largely dates from c.1840, but also incorporates elements of an earlier, probably 17th century farmhouse to the rear [HER 13034]. The main range, which faces north towards the south side of Doxey Road, is of two storeys and three window ranges.
- 5.17 To the west-north west of the site, Hollybush farmhouse is designated as a Grade II listed building [HER 08135] and comprises a timber-framed and brick structure, with a tiled roof and a central brick stack. The accommodation is arranged over two storeys and an attic and it is noted as being in need of repair.

Conservation Areas

- 5.18 The site is not located within a conservation area and does not incorporate any part of one within its boundary.
- 5.19 The nearest conservation area to the site is the Stafford Conservation Area, the western edge of which is situated no less than 150 metres east of the boundary. A Conservation Area Character Appraisal was prepared in 2011 (SBC 2011).
- 5.20 The Stafford Conservation Area is situated on the opposite side of Stafford Railway Station (see **Plan EDP 1**) and the appraisal makes the following observation in respect of views and vistas at Paragraph 6.4:

“Due to the relatively flat topography there are no extensive views out of the town from within the Conservation Area”.

- 5.21 This assessment is reflected in the ‘townscape appraisal map’, which is reproduced as Appendix 1. This clearly illustrates that the majority of important views are inward-focused and concentrate on the principal thoroughfares within the conservation area, rather than looking out into the wider landscape beyond.

Non-designated Heritage Assets

Prehistoric (500,000 BC - 43 AD)

- 5.22 There are no known archaeological sites, monuments or findspots of definite prehistoric date recorded within the site boundary, or within the wider study area around it, on the Staffordshire HER.

- 5.23 Nevertheless, the Stafford EUS observes that the analysis of peat deposits at the Kings Pool has identified evidence for woodland clearance and potentially burning in the Mesolithic period, but even so there is no firm evidence for the involvement of humans in that process.
- 5.24 Indeed, whilst the available evidence does at least demonstrate a local presence around Stafford in the Neolithic and Bronze Age periods, it is not sufficient to confirm its nature, consisting, as it does, of predominantly uncontextualised findspots of artefactual material found in and around the town centre.
- 5.25 Even so, in common with established local, regional and national patterns, the likelihood is that activity in these periods here focused on forest clearance and the development of agriculture on the fertile river terrace gravels (SCC 2011).
- 5.26 Evidence for the extent of activity in these periods may now be widely concealed by accumulations of alluvium in the river valley and the widespread development of the river terraces in the 19th and 20th centuries.
- 5.27 There is more evidence for Iron Age activity at Stafford and in its environs, with two or three probable granaries having previously been excavated on land to the north of St. Mary's Church, in the town centre, and timbers from a possible riverside revetment or causeway/bridge having been recovered during archaeological work in the area of Queensway (SCC 2011).
- 5.28 To the south west of the site, circa 4.0 kilometres from the town centre, the scheduled monument of Berry Ring hillfort provides evidence for the establishment of a centralised power base around Stafford in the Late Bronze Age or Early Iron Age, but otherwise there is little recorded information for activity at this time and in this area.
- 5.29 Even so, the EUS concludes that *"...there is the potential for prehistoric sites to have existed within the limits of the modern town of Stafford and beyond"* (see SCC 2011).

Romano-British (AD 43 – 410)

- 5.30 Evidence for Roman occupation in the area of Stafford town centre is largely restricted to the recovery of residual pottery during the excavation of later; predominantly medieval; deposits on archaeological sites. Even so, excavations at Clarke Street did identify primary evidence for marshland reclamation on the east side of Stafford during the Roman period.
- 5.31 The EUS (SCC 2011) adds that it has been suggested previously that Stafford may have been situated at an important crossing point of the River Sow – with both north-south and east-west routes postulated in and around the town in the Roman period. However, even today these proposed routes remain entirely conjectural and there is little but circumstantial evidence.

- 5.32 The only confirmed evidence for Romano-British activity within the study area is recorded in the west of the site, where a large quantity of pottery has previously been recovered by systematic fieldwalking [HER 04156].
- 5.33 The Staffordshire HER entry covers the south west corner of the site, but is actually centred on a point located on the east side of the M6 motorway, approximately 300 metres south of Hill Farm.
- 5.34 It has previously been identified as the site of a possible villa by the Staffordshire HER, as 350 sherds of pottery, including higher status “fine” wares, such as Gaulish samian, have been recovered within a relatively restricted area.
- 5.35 In 2008, EDP commissioned GSB Prospection Ltd (see GSB 2008) to complete a geophysical (magnetic) survey of an area to the south of Hill Farm, within the proposed allocation boundary and within the area covered by the Staffordshire HER entry. The report on the work is included here as **Appendix EDP 2**.
- 5.36 The geophysical survey was commissioned to only investigate the land in the south west of the site, where the Staffordshire HER records the recovery of Roman pottery. The intention was to establish whether the land within the site includes below ground remains associated with that apparent settlement and no attempt was made to survey the wider site area, where preliminary desk-based research did not identify any significant archaeological constraints to the proposed form of development proceeding.
- 5.37 Three large survey blocks were positioned in the field immediately south of the farm and at the western end of the field situated to the east. None of these three survey blocks identified any geophysical anomalies suggesting the presence of below ground archaeological features of potential significance.
- 5.38 The report (GSB 2008) records that an area of magnetic disturbance, believed to be of recent origin, and anomalies probably representing natural effects were identified by the survey, along with evidence for underground services. However, no evidence was found to identify the origin and nature of the Roman pottery found in this area of the site and recorded on the HER.
- 5.39 Phased evaluation (comprising geophysical survey and trial trenching) on the upper slopes below the north side of Stafford Castle, as part of the proposed expansion of the golf course in that direction, did however identify *in situ* evidence for the Roman farmstead or villa which was previously identified from pottery finds recovered during fieldwalking [HER 04156].
- 5.40 The geophysical survey report (see Stratascan 2008) identified areas of archaeological potential on land to the north west, north and north east of the scheduled castle, where the limited detailed investigation picked up anomalies suggesting the presence of linear ditches, pits and earthwork banks as below ground features and deposits. These areas are recorded as HERs 55051, 52108, 52105, 52104, 52107 by the Staffordshire HER.

- 5.41 Cass (2008) records that 96 trenches were subsequently excavated south west, north west, north and north east of the scheduled medieval castle, in order to confirm the results of the geophysical survey and to test seemingly 'blank' areas. This investigation demonstrated that the upper slopes below the castle are mostly devoid of archaeological interest, with just one area, in the far north west corner, producing any evidence for significant *in situ* features or deposits.
- 5.42 This area of interest, located 200 metres south of Hill Farm, correlates well with the location of the fieldwalked Roman pottery recorded on the Staffordshire HER and comprised evidence for contemporary activity in the form of post-holes, pits and ditches. Typically, the dateable finds within the pottery assemblage were from the 4th century, but much could not be assigned to anything more specific than the 'Roman period'.
- 5.43 The fact that the pottery assemblage showed evidence that the site's occupants were plugged into a trading network stretching across the length and breadth of the midlands supports the previous analysis of the pottery scatter HER 04156, which suggested that this Roman settlement might have comprised a high status community, such as a 'villa' for instance.
- 5.44 Whilst it is recognised that the test trenching identified a greater number of features within the area of archaeological interest than was suggested by the preliminary geophysical survey, Cass (2008) does add that:
- "...the spread of Roman features (pits, ditches and gullies, occasional post holes) would appear to be confined within the boundaries of the existing field in the north west corner [of the golf course]"*.
- 5.45 As far as the proposed development of the site is concerned, the important conclusion to be drawn is that Roman period settlement appears to have been focused on the uppermost slopes of the hill below Stafford Castle and beyond the southern boundary of the proposed development area.
- 5.46 It is likely that the Roman pottery found within the site boundary derives from the movement of artefactual material downslope as a result of ploughing and does not represent *in situ* sub-surface deposits.

Early Medieval (AD 410 -1066)

- 5.47 Although there are various different interpretations, the EUS (SCC 2011) proposes that the place-name 'Stafford' means:
- 'the causeway bordered by water or very wet ground' or 'the ford marked by stakes'.*
- 5.48 It is documented that a burh was established at Stafford in 913 AD, but there is reliable evidence for activity in at least the 9th century, with previously excavated ovens and

pottery kilns within the town indicating the presence of a 'settlement' in the same loop of the River Sow occupied subsequently.

- 5.49 The extent of the 10th century burh is not known, but the evidence is that it was smaller than the later medieval town and probably focused on the later location of St. Mary's Church. The land within the site would have remained well outside the occupied area at this time and, indeed, it did so well into the 19th century.
- 5.50 There is no definite evidence for early medieval activity, within the site, recorded on the Staffordshire HER. Nevertheless, located to the north of the site, Staffordshire HERs 02420 and 03874 refer to the adjacent settlement of Doxey.
- 5.51 As a settlement, Doxey, or "Dochesig", is believed to have Anglo-Saxon origins. The place name has been interpreted as "Duck's Island", which has been taken to refer to the fact that the settlement is located on an area of elevated ground flanked by low-lying land or marshland to the north and south.
- 5.52 Doxey as a place is first mentioned in the Domesday Survey of 1086 AD, when, together with the nearby settlement of Estone, it possessed land for three ploughs.

Medieval (AD 1066 – 1485)

- 5.53 Stafford was a large settlement, with over 100 houses and forming the county town, at the time of the Domesday Survey. It is likely that Gaolgate Street and Greengate Street formed primary thoroughfares in the walled 11th century town.
- 5.54 A castle was built at Stafford in circa 1070 and the town wall, which is recorded in the Domesday Survey sixteen years later, may well have been contemporary with its construction. This appears to have been a royal castle, the most likely location for which is proposed to have been at 'Broadeye', situated on the west side of town (SCC 2011).
- 5.55 The 'baronial' castle, which, unlike the royal castle, still survives circa 400 metres south of the site, was located approximately two kilometres south west of the town in the parish of Castle Church. It was established in the late 11th century and was positioned on the highest point within the local area, at a height of circa 138 metres AOD, to make a bold statement in the landscape and to take advantage of the wide ranging views that location afforded [HER 00059].
- 5.56 Rather than being positioned in the town, where the occupants owed loyalty to both the Crown and other barons, the baronial castle was positioned at the heart of Robert of Stafford's estate and most probably comprised a timber structure on an earthen motte, as is typical for this period.
- 5.57 A stone keep was started (but probably never finished) in the 12th century, but a second stone keep was subsequently erected in the mid 14th century during a resurgence in the

family's fortunes. However, despite initially being the family's main residence, it declined in importance from the 1440s onwards (SCC 2011).

- 5.58 HER 00060 records the site of the bailey on the north east side of Stafford Castle. Past excavations have revealed two circular structures, both three metres in diameter, in the south west corner. Lead and iron slag, as well as burnt material, recovered from the internal spaces, may suggest contemporary industrial activity. A gatehouse, chapel and kitchen are also said to have been located within, and on the edge of, this bailey.
- 5.59 In addition to the inner bailey, a second area of settlement is recorded outside the keep of Stafford Castle in the Middle Ages. This settlement was located to the south east, on the opposite side to the site [HER 04176].
- 5.60 The settlement of 'Monetville' is recorded in the Domesday Survey of 1086 AD, but no evidence for early medieval activity was identified during excavations between 1978 and 1998, thereby making it very likely that it was established in circa 1070, when the adjacent castle was erected. The earthwork remains of the settlement form part of Stafford Castle Scheduled Monument.
- 5.61 Archaeological recording of excavation works within the inner bailey, on the north east side of the keep, is recorded as HER 00058. The work, which was completed in 2003, identified a shallow turf layer overlying the subsoil. It was interpreted as forming part of the rampart. An associated charcoal layer was also interpreted as burning associated with the destruction of the outer part of the castle during the Civil War.
- 5.62 St. Mary's in Castle Church lies below the south east side of the scheduled castle and contains 15th century fabric. However, its foundation may pre-date the Norman Conquest as a chapel of the College of St. Mary located in the town centre.
- 5.63 This particular church is first mentioned in 13th century documents, but probably occupies a site which was established in at least the 11th century; in other words before 1086 AD (SCC 2011).
- 5.64 The Church of St. Mary [HER 08327] is located on the southern edge of the wider study area around the site, on the south east side of Stafford Castle. It is now designated as a listed building (see Paragraph 4.11). The churchyard around the church [HER 50661] is also considered to be of medieval origin.
- 5.65 Three parks (Great, Little and Hyde) are recorded as having been associated with the baronial castle in at least the 15th century [HER 00796]. The River Sow and the western edge of the medieval town formed the eastern boundary to Great Park, with the northern boundary being defined by the road from Stafford to the outlying settlement of Doxey, thereby including the site. Little Park was possibly located between Stafford Castle and the settlement of Derrington to the west, with Hyde Park situated to the south (i.e. 'Hyde Lea') (see SCC 2011).

- 5.66 During the medieval period the castle dominated the local landscape, set within its extensive parkland, and so the occupants would have enjoyed impressive views. The Stafford EUS (see SCC 2011) observes that it is possible that the western route out of the town became a private processional route up towards the baronial castle following the decline of the royal castle, with a map of 1681 suggesting that there may in fact have been a formal avenue in this location.
- 5.67 Broadeye Bridge itself is recorded as HER 00783 and the HER entry records that the present structure occupies the site of a timber bridge shown on a 1583 plan, which was subsequently rebuilt in stone in 1611. The existing bridge is modern.
- 5.68 Little Park probably included the scheduled moated site circa 900 metres south west of the castle. As it has not been investigated, its relationship to Stafford Castle remains uncertain, but the EUS suggests that it may either have formed a hunting lodge within the wider parkland estate or a place from which to view the castle and its wider setting.
- 5.69 It is noteworthy that historic aerial photographs show much of Great Park formerly contained traces of ridge and furrow cultivation – until they were largely obliterated by agricultural intensification in the later 20th century.
- 5.70 This seems to be rather ‘at odds’ with the use of this land as a deer park for the castle’s occupants and so it has been suggested that there may have been agricultural exploitation of the landscape here during the lull in the Staffords’ fortunes, between the late 12th and 14th centuries, or that some areas of the park were used for agriculture throughout the Middle Ages.
- 5.71 These areas of ridge and furrow cultivation are recorded on the Staffordshire HER in the vicinity of the site as HERs 52884, 55046, 55045, 52883, 55047 and 04569, with the latter three being located within the site and the others situated on land adjacent, most particularly on the golf course to the south/south east. The ridge and furrow is generally visible on aerial photographs from the 1960s.
- 5.72 Indeed, generally speaking, evidence for medieval period activity, within the boundary of the site, is represented by features of agricultural origin. These include features which are believed to be former plough headlands. These are the linear banks that formed at the ends of agricultural fields when plough teams were being turned round in readiness for the next run.
- 5.73 These headlands [HER 04942] were recorded approximately 300 metres east of Hill Farm, in the west of the site, by a trial trench evaluation, which aimed to characterise an area of earthworks identified by a preliminary desk-based assessment. Although the hollows and mounds have been attributed to past agricultural activity, a natural, geological origin has also not been ruled out.
- 5.74 Away from the site, an area of fields with sinuous ‘reversed S’ boundaries is recorded west of Doxey, from which they are separated by the course of the M6 motorway. They

are believed to represent the piecemeal enclosure of a medieval open field agricultural regime [HER 04577].

- 5.75 Two further medieval archaeological sites, monuments or findspots, recorded on the Staffordshire HER, are located in the study area. The first is HER 00800, which refers to documentary evidence for the site of a chapel at Derrington in the 16th century. Field name evidence suggests that the chapel may have been near Lane End Farm, located in excess of 350 metres west of the site boundary. The second HER entry refers to an area of ridge and furrow earthworks, which is located between the village of Derrington and the M6 [HER 04573].

Post-Medieval (AD 1485 – 1714)

- 5.76 Queen Elizabeth I is known to have visited Stafford Castle in 1575, when it is recorded in the EUS that she entered the surrounding parkland over Broadeye Bridge. SCC (2011) states that this had probably been established as a private route for guests to reach the castle by at least the 15th century.
- 5.77 This may have been intended to impress visitors, as they would have processed through a deer park, rather than using the more direct route which would have taken them through the medieval suburb of Forebridge.
- 5.78 SCC (2011) records that land in Castle Church, situated between St. Mary's and Forebridge and described as 'waste', was enclosed by Lord Stafford in 1512 and this was to herald an episode of significant change in the landscape, which culminated with the Great Park being dis-emparked in 1735 and this area of land, to the north of the castle and including the land within the site, being enclosed for intensive agricultural exploitation.
- 5.79 The Stafford Family moved from the castle into 'Fair Lodge' in the late 16th or early 17th century and unsurprisingly the castle became increasingly ruinous as a result. It was briefly reoccupied in the Civil War, but was slighted by the parliamentarian forces, following a brief siege, in 1643 AD (see SCC 2011).
- 5.80 Stafford Castle was besieged during the Civil War and partly demolished afterwards. In the early 19th century, the keep was partially remodelled, as a Gothic ruin, but the work was never completed. It was partly demolished in 1963, as it was thought to be unsafe.
- 5.81 The site of a possible lodge to Stafford Castle (see above) is recorded on the Staffordshire HER in the south east of the site [HER 01306]. Although a marl pit is shown in this location on the 6" Ordnance Survey map, the first edition Ordnance Survey map shows a building. The Staffordshire HER notes that the site was located adjacent to an estate road to Stafford Castle. In addition, a lodge building is recorded in documentary sources dating from 1769.

- 5.82 South west of Burleyfields Farm, the Staffordshire HER records the remains of a holloway, which is aligned broadly south east to north west [HER 04944]. It is stated that this feature is cut into the original ground surface and becomes shallower towards the south eastern end.
- 5.83 Although the holloway appears to provide a point of access into an area of amorphous earthworks that is located immediately to the east, previous field investigation has shown that the mounds and hollows result from the dumping of agricultural or building waste and are of recent origin. The holloway itself appears to have become increasingly silted as it went out of use.
- 5.84 The agricultural exploitation of the landscape within the site during the post-medieval period is illustrated by the finds which have previously been collected from the fields during episodes of systematic investigation.
- 5.85 For instance, HERs 52250 and 52551 record the recovery of 17th century and later artefacts; including pottery, glass, tile, metalwork, clay pipes etc; as unstratified finds from the surfaces of ploughed fields north and north east of Hill Farm respectively. A similar range of surface finds was collected from fields further east within the site, south east of Burleyfields Farm, in 1992. The fieldwalking took place on the site of a possible enclosure (HER 04943), but found nothing of archaeological significance [HER 52399].
- 5.86 A sub-rectangular enclosure, visible as a cropmark on historic aerial photographs, is known to be located in the north of the site, south east of Burleyfields [HER 04943]. The agricultural field, within which it is located, is recorded as "Lodge Field" on the Inclosure Award for the parish. However, past field investigation showed that the feature does not represent an enclosure, but is, instead, of probable geological, or modern agricultural, origin.
- 5.87 Straddling the northern boundary of the site, to the west of the former village of Doxey, HERs 52111 and 52112 record watermeadows identified by a county-wide survey which took place in 2008. The survey work demonstrated that there is only partial (10-50%) survival of the watermeadows, with only basic elements now visible as above ground earthwork features (see **Plan EDP 1**).
- 5.88 Further watermeadow remains are located in the north east of the site, where they are separated from a wider expanse of similar and contemporary features at Doxey Marshes by the course of the mainline railway (HER 52114).
- 5.89 These features are recorded as HER 52113 and were identified by a county-wide survey completed in 2008. This survey work demonstrated that earthworks and notable carriers survive across just 10-50% of the total area.
- 5.90 Two post-medieval HER records are located north of the site boundary, on the southern edge of the settlement of Doxey [HERs 13034 & 14077]. Both are designated as listed buildings. The former, Doxey House, is a dwelling, which now forms part of a sheltered

housing project. It dates from the mid 19th century, although it incorporates elements of a farmhouse, dating from the 17th century, to the rear. The latter, No. 146 Doxey Road, is also a house, which is recorded as dating from the 17th or early 18th century. It is of timber-framed construction.

- 5.91 To the west of Doxey, and separated from it by the course of the M6 motorway, HER 08135 records Hollybush farmhouse, which is a timber-framed and brick-built Grade II listed building. Like the two listed buildings located to the east in Doxey, it is believed to be of 17th century date. The farmstead as a whole is also recorded on the Staffordshire HER as HER 52754 (see **Plan EDP 1**).
- 5.92 Located on the east side of Stafford Castle, north west of St. Mary's Church, is an earthwork mound that is recorded on the Staffordshire HER as the site of a possible 17th century plague pit [HER 00795].

Georgian and Victorian (AD 1714 – 1901)

- 5.93 The EUS (see SCC 2011) states that little of Stafford Castle remained at the end of the 18th century, as it had been repeatedly plundered as a source of stone for the construction of new buildings in the town. Partly as a result of this process, the 'sham' castle, which still survives, was built in circa 1811.
- 5.94 Examination of late 18th century maps illustrates that the town of Stafford had still not yet expanded beyond its medieval walls. This position would only change significantly in the 19th century, when the construction of the railway and, more particularly, a growth in local manufacturing drove an increase in the local population, which required the expansion of the town into outlying areas.
- 5.95 It is suggested (SCC 2011) that Burleyfields Farm and Hill Farm, within and adjoining the site respectively, were established in the early-mid 19th century, following the disemparking of Great Park in circa 1735, in order to exploit and manage this newly formed agricultural landscape.
- 5.96 Burleyfields, which is located in the north of the site, is recorded as the site of a model farm complex [HER 50001]. It was demolished between 1997 and 2001. The farm buildings were arranged in a classic "U-shape" to the east of the farmhouse itself, with a central foldyard forming the main focus.
- 5.97 A group of outbuildings, associated with Barn Cottages, is located in the centre of the site, where it has been identified from aerial photographs [HER 04945]. The buildings were demolished prior to 1991, but a field investigation, completed in 1993, identified surviving structural elements below ground, including brick and sandstone foundations.
- 5.98 The mid 19th century was broadly characterised by the construction of villas; both detached and in terraces; which were being built to house Stafford's growing middle

- classes. Good examples are the Grade II listed Brunswick Terrace [HERs 08195/14071] and other properties situated along the adjacent Newport Road (see SCC 2011).
- 5.99 The suburban development of terraced housing in Castletown; i.e. to the north east of the site; commenced in the mid 19th century and was probably promoted by the establishment of industrial enterprises such as Henry Venables' saw mill and W.G. Bagnall's engine works (1876), even if the likelihood is that the primary stimulus was the opening of the railway station in 1837 (see SCC 2011).
- 5.100 Planning permission (11/15998/out) was granted on appeal (APP/Y3425/A/12/2172968) for the redevelopment of the Castleworks site on 19 December 2012. The redevelopment includes the demolition of all buildings on the site. Condition 19 attached to the planning permission requires the submission of a desk-based assessment and a building recording survey of the buildings on site prior to commencement of development. Given that the demolition of the Castle Works Engine shed has already been agreed, this report does not consider this building further.
- 5.101 Staffordshire HER 54457 identifies the site of the Castle Engine Works, which was established for the manufacture of steam locomotives. It was expanded and enlarged during the course of the 20th century, but the production of locomotives ceased in 1961 when the company was taken over by English Electric. The HER records that several buildings shown on the 1900 and 1920 editions of the Ordnance Survey map may survive within the complex.
- 5.102 The village of Doxey, to the north of the site boundary and beyond the EUS study area, was amongst a number of outlying rural settlements around Stafford which experienced significant development during the 19th century. In many cases this can be attributed to the construction of the Grand Junction Railway in 1837, as well as the Stafford-London line in 1847, the line to Wellington (1849) and the line to Uttoxeter in 1867.
- 5.103 The Staffordshire HER records the course of the Stafford to Wellington railway line, built by the Shropshire Union Railway between 1847 and 1849 and closed in 1965. The line is still visible crossing the site in the north [HER 50655]. It also records the course of the Stafford to Uttoxeter Railway Line, which had spurs to the salt works at Weston-upon-Trent and Stafford Common [HER 50735].
- 5.104 HER 50715, located south east of Stafford Castle, at the southern edge of the study area, records the discovery of a metalled road surface during an archaeological watching brief in 2004 (see **Plan EDP 1**). It was aligned north east to south west and was flanked by ditches. It was interpreted as the remains of a precursor to the modern A518, which went out of use when the existing thoroughfare was turnpiked in 1793.
- 5.105 Located close by, HER 40320 records the site of Castle House, which had an associated landscape park. The house has either been altered or replaced. The HER also records the remains of a sandstone-revetted ha-ha identified during an archaeological watching

brief in 2004 and believed to have been associated with Castle House to the west. It probably formed part of the gardens [HER 50713].

- 5.106 Located further east, circa 600 metres south east of the site boundary, the Staffordshire HER records the location of a triangular milestone, which is of probable 18th or 19th century date. It is located between Stafford Castle and the town centre [HER 51343] along the Newport Road (A518).

Modern (1901 – present)

- 5.107 In the far north of the site, the factory of the Universal Grinding Wheel Company, which opened in 1913, is recorded as HER 55043. The buildings are described as characteristic of the modernist approach to architecture. A unicorn motif frequently appears throughout the Universal complex.
- 5.108 Upmeads, which is located on Newport Road, and its associated formal garden are recorded on the Staffordshire HER as 08328 and 20745. The house, which is now designated as a listed building, was designed by Edgar Wood, in the Edwardian Free style. It dates from the early years of the 20th century. The surrounding formal garden is in the arts and crafts tradition.
- 5.109 A third modern HER record is located south of Stafford Castle, at the extreme edge of the wider study area [HER 14072]. This refers to an early 20th century cast iron boundary post, which has also been designated as a listed building.

Undated HER Records

- 5.110 HER 55046 records a raised platform situated on the eastern boundary of the site. It was identified during a field visit in 1991, but its date and function remain unknown.
- 5.111 To the north west of the site, beyond the M6 motorway, HER 04574 records an oblong depression which is visible on aerial photographs taken in 1990. Its origin is unknown, but it is believed to be a former pond.
- 5.112 Approximately 200 metres north of the site's northern boundary, HER 54524 records an earthwork 'island' identified during a field survey visit to Doxey Marshes in 2011. The island is surmounted by a trapezoidal mound, but its origin and function remain unknown. It is variably suggested that the feature could be natural, a former building platform or the levelled remains of a former motte or other defensive structure.
- 5.113 In similar fashion, on the western flank of Stafford Castle mound, HER 54526 identifies an undated circular stone or rubble-built enclosure, as well as additional earthworks and features – including a platform terraced into the natural hillslope. The functions of these features are not known, but it has been suggested that they may have originated during the Civil War (see above).

Past Archaeological Field Investigation

- 5.114 The land within the site boundary has been subject to a very limited archaeological field evaluation, which comprised the excavation of trial trenches by Stoke on Trent City Museum, in November and January 1992, in order to inform potential future development (SCMAFU 1993).
- 5.115 The evaluation followed on from the completion of a preliminary archaeological desk-based assessment, which identified five areas of potential within the site, which was then known as "Castlefields". These were as follows:
1. Land north of Barn Cottages [HER 04945];
 2. An enclosure south east of Burleyfields Farm [HER 04943];
 3. Land east of Hill Farm [HER 04942];
 4. Earthworks south west of Burleyfields Farm [HER 04944]; and
 5. A holloway south west of Burleyfields Farm [HER 04944].
- 5.116 The wider site area was not investigated. Moreover, only small numbers of trenches were excavated in each of the areas that were investigated; i.e. three at Area 1, two each at Areas 2 and 3, and one each at Areas 4 and 5.
- 5.117 The trial trenches identified only natural deposits at Areas 1, 2 and 4 and these were, as a result, concluded to be of only low archaeological potential. Although linear mounds were identified at Area 3, and these were considered to potentially represent the remains of a medieval or post-medieval headland, an entirely natural origin could not be ruled out (SCMAFU 1993). On this basis, this area of the Burleyfields land was considered to have limited archaeological potential.
- 5.118 The only trench to identify definite archaeological remains was that excavated in Area 5, where the holloway was found to be "genuine". Nevertheless, it remained essentially undated, although it was considered to be potentially of medieval origin, based on its apparent relationships to the settlement of Doxey, to the north, and Stafford Castle, to the south (SCMAFU 1993). As a result, it was concluded within the resulting report that the feature was archaeologically sensitive.
- 5.119 In overall terms, the report concluded that, whilst the possibility that significant archaeological remains have been all but destroyed by ploughing cannot be discounted, the general picture within the site is one of only a post-medieval agricultural landscape. This appears to be supported by the results of a fieldwalking survey that was completed in conjunction with the trial trenching. It identified only a general scatter of post-medieval (17th century or later) ceramics and glassware, which may have resulted from manuring (SCMAFU 1993).

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Section 6

Assessment of Archaeological Potential

- 6.1 This section of the assessment considers the potential impact of the proposed allocation and development of the site upon archaeological remains.
- 6.2 It is based on SCC's EUS, which covers the previously developed eastern fringe of the site, as well as previous appraisals and assessments prepared by EDP and referenced as EDP 2008a and 2008b.
- 6.3 The land within the site, covered by the EUS (SCC 2011), is shown on **Plan EDP 2**.

The Extensive Urban Survey (SCC 2011)

- 6.4 Part 2 of the EUS (see SCC 2011) divides the built-up area of Stafford; i.e. excluding the agricultural farmland forming much of the site; into a series of Historic Urban Character Areas (HUCAs), which are then described and assessed.
- 6.5 Although much of the site is not addressed by the EUS, some land in the east is, most notably the sports pitches of the rugby club and the brownfield land of Castlefields. These areas are covered by HUCAs 19 and 20 respectively.
- 6.6 In addition, and of specific relevance to this assessment, *Stafford Castle and St. Mary's Church* (HUCA 18) covers the scheduled monument which is located 400 metres to the south of the site boundary.

HUCA 18 Stafford Castle and St. Mary's Church

- 6.7 As far as HUCA 18 is concerned, SCC (2011) recognises that the Grade II listed keep at Stafford Castle is a folly dating from circa 1811 and also adds that the broadleaved woodland, which surrounds the slopes of the motte, was established as part of the wider treatment of the landscape here at this time.
- 6.8 The table in Paragraph 4.18.2 of the EUS 'Heritage Values' notes that "...the two key buildings, the church and the castle, contribute significantly to the local character of Stafford. The castle in particular, standing as it does on its motte, is an important feature of [a] large area of the western Staffordshire landscape".
- 6.9 The site does not include any part of this HUCA within its boundary, being separated from it by the existing golf course and the consented golf course expansion, but Paragraph 4.18.3 of the EUS still observes that:

"...where proposals are likely to directly or indirectly impact upon the scheduled monument or its setting English Heritage should be consulted at an early stage to determine whether scheduled monument consent is required".

- 6.10 Notwithstanding this comment, in this case, however, it must be recognised that Scheduled Monument Consent is not required for indirect (i.e. setting) effects and is not relevant in respect of this site.

HUCA 19 Castlefields

- 6.11 The northern fringe of the site, i.e. along the Doxey Drain, was marshland until it was 'reclaimed' in the mid 19th century. The EUS therefore identifies that there is potential for below ground deposits in this area to contain palaeo-environmental data on land use from the prehistoric period onwards (see SCC 2011).

- 6.12 Nevertheless, SCC (2011) recognises that this HUCA is dominated by an open landscape comprising a golf course and a sports field, both of which date from the mid 20th century. It adds that there are faint traces of ridge and furrow cultivation surviving on the golf course, which illustrate that it was ploughed during the medieval period.

- 6.13 The EUS observes that the contemporary built environment within this HUCA is dominated by the late 20th century residential development of Castlefields, as well as the late 19th century detached house known as The Hollies.

- 6.14 Paragraph 4.19.2 of the EUS (SCC 2011) identifies that this area has 'medium' evidential value, based on its archaeological potential (see above), but only low historical, aesthetic and communal values. As a result, Paragraph 4.19.3 subsequently concludes that:

"...overall the character [of this area] is defined by mid and late 20th century landscaping and development".

- 6.15 EDP (2008a) provides an overview of the development of this area and an assessment, stating that:

"The assessment process has shown that there are no in principle archaeological constraints to the development of the existing site. There are, moreover, no known undesignated archaeological remains of significance, which would also potentially restrict its development.

Whilst the existing rugby club site is located immediately adjacent to two trackways that are likely to be of medieval origin, it is unlikely that there was contemporary settlement within its boundary. Indeed, the site seems to have occupied undeveloped agricultural, between the town of Stafford and the nearby castle, in the medieval period. The area around the site, on the south western periphery of Stafford, only became developed in the 19th century, as the population of the town rapidly expanded".

- 6.16 As far as built heritage resources are concerned, EDP (2008c) concludes with the following:

"...it is clear that the proposed residential redevelopment of the Castlefields site would be unlikely to impact upon listed buildings or conservation areas, either directly or indirectly".

- 6.17 Even so, it is also concluded (at Paragraph 5.7) that *"...The Hollies is a building of at least local importance and would be worthy of retention within the proposed redevelopment of the site"*. Nevertheless, it is evident that there are no in principle constraints to the allocation of the site and no significant constraints to the development of a masterplan in the longer term.

HUCA 20 West of Castletown

- 6.18 This area includes the northern fringe of the site; between Newport Road and the mainline railway. The EUS recognises that it is dominated by mid-late 20th century industrial development comprising predominantly large units.

- 6.19 However, the EUS (see SCC 2011) also clearly recognises that this industrial 'component' also includes the former Bagnall locomotive works on Castle Street, which has since been enlarged and altered during the 20th century.

- 6.20 Two of the railway lines, which characterise this area, are now adopted as cycle paths and, as far as the mainline railway is concerned, the original mid 19th century station buildings were completely replaced with modern structures during the latter part of the 20th century (SCC 2011).

- 6.21 Despite having 'medium' historical value; by virtue of having 'legible' heritage assets such as the railway line, the Grade II listed Eagle Inn and the buildings of Bagnall's Castle Engine Works; which contribute to an *"...understanding of the 19th century industrial development of Stafford"*, Paragraph 4.20.2 of the EUS concludes that this HUCA still possesses only 'low' evidential, aesthetic and communal values.

- 6.22 Paragraph 4.20.3 of SCC 2011 notes that there is low potential for below ground archaeological deposits to survive within this HUCA, but observes that:

"...the sympathetic restoration and enhancement of the historic buildings would strengthen the historic character and quality of the wider townscape".

- 6.23 The same paragraph of the EUS (SCC 2011) then cautions that *"...locally important buildings could be considered for local listing to ensure a sense of place for the community and future generations"*.

- 6.24 EDP (2008c) provides an overview of the development of this area and an assessment, stating that:

“Whilst there is evidence for archaeological activity in Stafford, spanning the prehistoric to post-medieval periods, it appears to have been focused on an area of higher ground on the inside (east side) of a bend in the River Sow. There is no evidence to suggest that activity of these periods occurred within the two site areas under consideration, even though the Castlefields site is located adjacent to an historic trackway that still connects the castle with the medieval town.

Indeed, the available evidence shows that the two site areas were located on low ground, which was almost certainly subject to seasonal inundation, between the historic medieval settlements of Stafford, to the east, and Doxey to the north west. It appears that the floodplain on the west bank of the River Sow was not developed until the 19th century, when the rapid expansion in the town’s industrial base drove the need to provide more housing for the workers”.

- 6.25 This assessment is underlined by the identification of the former watermeadows in the north west of the site, which illustrates that this area formed part of the historic floodplain. These features have previously been identified on the HER, but it is clear that above ground ‘fabric’ has been destroyed already by its subsequent development; most notably the cricket ground and a car park.
- 6.26 Previous investigation by EDP gave some consideration to the structures of the former Castle Engine Works. Examination of historic maps illustrates that most of the existing buildings are of 20th century date and of negligible historic value.
- 6.27 However, some elements of the existing complex appear to represent buildings shown on the Ordnance Survey 1:500 Town Plan and the first edition 25” map and should be considered for recording ahead of demolition, but they are of no greater than local interest and would not constrain the proposed allocation.

Burleyfields

- 6.28 As it is not presently developed, the land within the site away from Castlefields was excluded from SCC’s EUS (SCC 2011). In that respect, the Residential Development Boundary from the adopted Stafford Borough Local Plan is highlighted on **Plan EDP 2**.
- 6.29 Nevertheless, it has previously been addressed through the completion of an archaeological and cultural heritage desk-based assessment (EDP 2008b). This drew upon information provided by the Staffordshire HER and also reviewed and analysed historic maps, aerial photographs and relevant secondary sources.
- 6.30 The assessment concluded that there are no ‘in principle’ heritage-based constraints to its allocation and proposed future residential development, even though potential indirect (i.e. ‘setting’) effects upon the scheduled castle and the listed buildings to the north in Doxey would need to be considered and addressed.

- 6.31 However, whilst the report (EDP 2008b) identified that the site does not contain any designated heritage assets and no archaeological features or remains confirmed as being of 'national importance', the data maintained by the Staffordshire HER indicates that there is still potential for non-designated archaeological deposits to be identified.
- 6.32 Even though the Staffordshire HER suggests that the south west corner of the site may contain below ground remains related to a Romano-British farmstead or villa, non-intrusive field survey (GSB 2008) has found no evidence to substantiate this. Indeed, the phased field investigation on the adjacent golf course land to the south identified the location of the Roman settlement.
- 6.33 With there being no evidence for the Roman settlement extending north on to the land within the site, archaeological activity is restricted to the proposed site of a medieval lodge to Stafford Castle in the east and features and deposits associated with the development and management of the agricultural landscape from the post-medieval period onwards.
- 6.34 Whilst the lower lying land in the north could preserve evidence for prehistoric and later land use, there is no reason to believe that the site contains archaeological remains of sufficient importance to warrant preservation *in situ*, which would compromise the delivery of a suitable masterplan and which would restrict its deliverability or capacity for development.

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Section 7 Historic Landscape

- 7.1 The objective of this section is to assess the significance of the historic landscape resources within the site and, in so doing, inform the assessment of potential setting effects, in respect of the scheduled castle, set out in **Section 8**.

Previous Assessment

- 7.2 In 1991, the Archaeology Section of SBC undertook an archaeological assessment of five landholdings that were being considered for allocation for residential and industrial development within the Local Plan 2001 (SBC 1991).
- 7.3 The aim of the study was to assess the effect of proposed development upon the archaeological and historic environment. This was achieved through the completion of a desk-based study, followed by a rapid field survey.
- 7.4 The sources consulted included the Staffordshire HER (then the SMR), Ordnance Survey maps, aerial photographs and historic documents. Based on the results of the desk study and the field survey, three zones were identified for each of the FIVE sites under consideration. These were:
1. Zones of maximum archaeological constraint;
 2. Zones of archaeological potential; and
 3. Zones of no anticipated archaeological constraint.
- 7.5 The site (then known as 'Castlefields') was described within the report as Area 1. In it, the only zone of maximum archaeological constraint, which was identified, was Stafford Castle, which is designated as a scheduled monument. It also included the archaeological sites immediately associated with the scheduled monument, as well as the medieval field systems then surviving to the north and east and other archaeological sites known to exist within the area.
- 7.6 With respect to the designation of the medieval castle, and the wider landscape around it, the SBC (1991) report states that:

"The castle area has been designated a zone of maximum archaeological constraint for various reasons:

- A) *In order to preserve a nationally important archaeological site and its setting...the castle was, and still is, a rural castle and should retain its rural setting.*
 - B) *In order to preserve the integrity of the archaeological landscape: the castle does not survive as a site alone, but retains extensive evidence for its surrounding medieval field system – the group value of such sites is therefore considerably enhanced and any development in close proximity to the castle would severely reduce the archaeological landscape value.*
 - C) *To maintain the dramatic visual impact of the monument for tourism purposes.*
 - D) *To preserve other significant archaeological sites within the area”.*
- 7.7 Even so, the report adds that “...where the needs of development outweigh the archaeological considerations, such as the provision of service roads for development beyond the zone of maximum archaeological constraint, the Borough should require that the developer arrange for an archaeological field evaluation to be carried out in order to supply further information prior to the determination of the application”.
- 7.8 The zone of maximum archaeological constraint, which was defined in order to protect not only the physical remains of Stafford Castle, but also its setting and surrounding contemporary landscape, is shown on **Plan EDP 3**.
- 7.9 This plan shows that the southern boundary of the site also forms, for the most part, the northern boundary of the zone of maximum archaeological constraint. In other words, the Council’s own assessment concluded that the land within the site did not make a significant contribution to the ‘setting’ of the monument or its historic context.

Recent Assessment

Historic Environment Character Assessment Stafford Environs (2009)

- 7.10 In 2006 SCC was commissioned to prepare an Historic Environment Character Assessment (HECA) for Stafford and its environs.
- 7.11 It was commissioned by SBC, with support funding from English Heritage, to form part of the evidence base for the options assessment underpinning its Local Development Framework (Core Strategy).
- 7.12 The principal objective (Phase 1) of the HECA was to integrate the area-based data from the county-wide Historic Landscape Characterisation (HLC) with the more point-based data maintained by the county council’s Historic Environment Record (HER), which is described above.

- 7.13 It should be noted that, in Paragraph 3.2.3, SCC (2009) identifies the following objective for Phase 1 of this project:

"The final section of each HECA report...looks at the impact of medium to large scale development within each of the character areas and addresses issues which should be addressed by any future development proposals".

- 7.14 In that regard, it is important to recognise that the HECA does not set out to promote or advise against medium to large scale development in specific locations, but instead provides guidance on the importance of the historic environment in the non-urban areas around Stafford and the issues to be addressed in understanding the impact of that development.

- 7.15 The intention of Phase 2 was to provide an overview of the historic environment of Stafford Borough through the development of smaller Stafford Historic Environment Character Zones (SHECZs); sub-divisions of HECAs intended to facilitate a more detailed level of assessment. A scoring system could then be employed to evaluate the impact of medium to large scale housing development upon each of the zones.

- 7.16 The extent of the land, within the site area, covered by the Historic Environment Character Assessment (SCC 2009) is shown on **Plan EDP 4**.

Historic Environment Character Areas (HECAs)

- 7.17 The majority of the site falls with HECA 14d, which also comprises HECZs 4, 5 and 6. The historic character of this broad area to the west of Stafford is described as being:

"...dominated by the remains of 18th/19th century watermeadows. Several scheduled monuments lie within the area, including Stafford Castle and settlement and a moated site. A few historic farmsteads survive, one of which may have been established at a similar period to the watermeadows".

- 7.18 The same table at Paragraph 4.2.3 then subsequently adds that:

"...there is high potential for prehistoric and later archaeological remains to survive sealed beneath the alluvium in the river valleys. There are also well preserved watermeadows throughout the character areas and surviving historic farmsteads".

- 7.19 However, the far eastern fringe of the site; in other words the rugby club land; falls within HECA 5b. In general terms, Paragraph 4.3.1 of SCC (2009) notes that character areas 'prefixed 5' cover:

"...much of western Staffordshire where arable open field agriculture was practiced from the medieval period. This landscape was largely enclosed piecemeal at various dates from the late medieval period until the later 18th century".

7.20 As far as 'historic character' is concerned, Paragraph 4.3.3 states that:

"The zone is dominated by 20th century historic landscape character, although in certain areas earlier field systems survive. The north of the area is dominated by 20th century housing, but to the south there are scattered historic farmsteads, hamlets and villages".

7.21 The same table (in SCC 2009) states that "...there is the potential for below ground archaeology to survive from the prehistoric period onwards. There is a surviving dispersed settlement pattern in the southern half of the HECA which should be considered within any proposals".

Stafford Historic Environment Character Zones (SHECZs)

7.22 SHECZ 5 covers the settlement of Doxey, which is now a suburb of Stafford, but which was an outlying village until the mid 19th century. It is documented as having pre-Conquest origins, based on the derivation of the place-name. This HECZ is situated almost entirely to the north of the site, except for the cricket pitch, and is not considered further in this assessment (see SCC 2009).

7.23 SHECZ 6 covers the land north of Stafford Castle, where the summary in SCC (2009) observes that "...the zone has been impacted by the loss of field boundaries across much of the landscape during the second half of the 20th century" and then subsequently adds that "...the zone forms an important setting to two scheduled monuments which lie within or immediately adjacent" before concluding that "...medium to large scale development within the zone would have a significant impact upon the known historic environment assets".

7.24 Nonetheless, the report (see SCC 2009) identifies four areas which need to be addressed by development proposals within this zone, one of which – the setting of Berry Ring Scheduled Monument, is not relevant. The remaining three are as follows:

1. The impact upon the setting of the two Scheduled Monuments which lie within and adjacent to the zone;
2. The potential for below-ground archaeological deposits to survive; particularly associated with the Roman site and any resulting mitigation strategies; and
3. The potential for earthworks to survive across the landscape including the known earthworks of ridge and furrow and a hollow way and any resulting mitigation strategies.

7.25 The information presented under 'archaeological character' is largely reproduced in the text of the EUS (SCC 2011), as well as the results of the evaluation associated with the golf course development, for which see Cass (2008).

- 7.26 The same is true of *'landscape character'*, although it is noted that 'Lodge Barn' may well recall the former location of an earlier lodge to the medieval deer park in this area. It is recorded that the barn, along with 'Lawn Cottage', was demolished in the second half of the 20th century (see SCC 2009).
- 7.27 Also identified as being of interest is an area of former open field agriculture located around 'Burleyfields', which was subject to piecemeal enclosure in the post-medieval period; i.e. enclosure through informal verbal agreements amongst landowners, rather than being imposed through an Act of Parliament.
- 7.28 Most of the land within the site is described as *'post-1880s reorganised fields'*, with the northern fringe adjoining the historic settlement of Doxey (HECZ 5) described instead as *'pre-1880s paddocks and closes'* (see SCC 2009).
- 7.29 As far as *'negative features'* are concerned, the report recognises that "...the pattern of dispersed settlement across this landscape has been eroded by the loss of...buildings" and in the same way notes that "...during the second half of the 20th century the enclosure pattern has been impacted by the removal of many of the hedgerows, although the historic enclosure pattern does survive to the east".
- 7.30 HECZ6 achieved an overall score of 17 out of a maximum 21 points; based on the seven criteria of survival, potential, documentation, diversity, group association, amenity value and sensitivity to change; which is well above the mean score of 12.38 across the 24 SHECZs which were assessed for the environs of Stafford (SCC 2009).
- 7.31 Nevertheless, it must be recognised that another five of the 24 zones which were assessed achieved the same or higher scores; i.e.:
- 1 – St. Thomas's Priory and Tixall Heath (20);
 - 3 – Sow and Penk River Valleys (19);
 - 4 - Doxey Marshes and Sow Valley (18);
 - 13 – North east of Berry Ring (17); and
 - 17 – Marston (18).
- 7.32 In that regard, SCC (2009) recognises that the zones with the highest individual scores, and where the impact of medium to large scale development would potentially be greatest, dominate the north western, western and south western fringes of the town, along with the east and south east, as well as (albeit to a lesser extent) the far north.
- 7.33 Indeed, as Map 21 of the report indicates, only the north eastern edge of Stafford and the far south eastern outskirts achieved consistently low scores and that is not to say that they are not unconstrained in other regards.

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Section 8 Evaluation of Historic Landscape Character

- 8.1 It is clear that the 1991 report (SBC 1991) made a value judgement between the extent of surviving historic landscape features within the site and between its boundary and the scheduled castle to the south.
- 8.2 The boundary of the area of 'maximum archaeological restraint' all but entirely follows the southern edge of the site, reflecting the fact that, at that time, the only surviving ridge and furrow ploughing remains were located south of the site boundary, on the upper slopes beneath the castle mound.
- 8.3 In contrast, the intensive agricultural exploitation of the farmland within the site had already removed much of the historic landscape character. Accordingly, no evidence for ridge and furrow cultivation survived above ground and some evidence for the former arrangement of the agricultural enclosures had been destroyed through the creation of a more agglomerated field pattern.
- 8.4 The erosion of historic landscape character is identified in SCC (2009), which recognises that it has been:
- "...impacted by the loss of field boundaries across much of the landscape during the second half of the 20th century".*
- 8.5 In spite of that observation, it is still concluded that 'medium to large scale' development on land north of the castle would have a significant impact, but predominantly because the 'zone' forms the setting to the scheduled monument, rather than because of the intrinsic value of the landscape itself.
- 8.6 Whilst the agricultural exploitation of the land north of the castle has continued to erode its historic 'character', there are still surviving heritage assets which are of significance and would be of value in 'place-making'; i.e.:
- The network of green lanes and footpaths connecting to the town centre, the castle and across the motorway to Derrington;
 - The remaining structures and spaces representing Burleyfields Farm;
 - The course of the railway line, which forms an important recreational route and part of a wider cycleway network; and
 - The network of hedgerows, which connect together stands of trees and ponds and which provide an indication of the former nature and arrangement of the post-medieval farmland landscape here.

- 8.7 As well as addressing the Burleyfields land, the proposed allocation provides an opportunity to develop a masterplan which adopts a comprehensive approach to the historic environment west of the town centre and forms a continuation of the existing allocation identified for housing in the Stafford Borough Local Plan (2001).
- 8.8 The following section will consider the visual and aesthetic properties of the scheduled castle in reaching a view on its setting.

Section 9

Review of Potential Setting Effects

- 9.1 Arguably the most commonly held 'experience' of Stafford Castle is from motor vehicles passing south on the M6 motorway between Manchester and Birmingham, when the castle is visible from the southbound carriageway.
- 9.2 The 'experience' is, however, brief and fleeting. The motorway at this point is cut into the natural west-facing slope, such that there are open and uninterrupted views towards Aston and Derrington, for instance, but only glimpsed and intermittent views of the landscape to the east because of the embankment to the cutting and the tree and shrub planting on the crest.
- 9.3 There are certainly views of the castle, rising on a prominent eminence above the motorway, but their brevity means that there is little (if any) visibility into the site at the same time. It is considered likely that the prominence and visual dominance of the scheduled castle will remain unchanged, even despite the allocation and future development of the land situated within the site area.
- 9.4 Nevertheless, consideration must be given to 'fixed' points in the contemporary landscape from where the scheduled monument of Stafford Castle can be experienced and appreciated; with a greater emphasis placed on those which have a demonstrable historic or artistic relationship with the asset.

The Wider Setting

- 9.5 Consultation with EDP's team of landscape architects, who previously assessed the impact of emerging proposals for the allocation and development of land at Burleyfields on landscape and visual amenity (see EDP 2008c), identified a Theoretical Visual Envelope (ZVE) for selection of potentially sensitive viewpoints in respect of the wider setting of Stafford Castle.
- 9.6 This process established that the residential development of land at Burleyfields has a relatively limited and fragmented viewshed, principally concentrated in the area between the scheduled castle and the former village of Doxey.
- 9.7 More isolated areas of potentially 'sensitive' landscape are located to the west of the M6 motorway, around the villages of Aston and Derrington, to the north east, along the higher ground flanking Doxey Marshes and stretching out along the A5013 from the town centre, as well as beyond at Stafford Common.
- 9.8 In light of this information, consideration has been given to the 'experience' of Stafford Castle through the identification of representative viewpoints to the west,

north and east; in other words from Derrington and Aston, through Doxey and round to the town centre.

- 9.9 The 17 photoviewpoints (**VP 1** to **VP 17**), which were originally prepared by EDP for EDP (2008c) are reproduced here to augment the digital images taken during visits in August and November 2012 (see **Appendix EDP 3**). **Plan EDP 5** illustrates the locations of the images reproduced here in this assessment report.

Viewpoint 1: The Castle Entrance

- 9.10 The castle is a visitor attraction and a recreational resource for the local community, with dog-walking seemingly being one of the commonest activities. It is accessed via a car park situated on the south side of the castle mound, which is reached from a track running north off the A518.
- 9.11 A view of the scheduled castle from the car park is reproduced as **Image EDP 1** and **Image EDP 2** illustrates the view of the castle keep from within the woodland, in this case on the path past the former site of the postern gate.
- 9.12 This key 'experience' of the castle, which is adversely affected by the continual roar of vehicular traffic on the M6 motorway as things stand, will remain completely unchanged by the proposed allocation and future development of the land within the site, which is situated on the (opposite) northern slopes of the hill and running down towards Doxey.

Viewpoint 2: The Castle Keep

- 9.13 The castle keep dates from circa 1811 and was built as a folly, although it replaced a medieval structure, which was slighted in the Civil War, abandoned and then subsequently used as a quarry for building stone for use in the town.
- 9.14 It is set within an earthwork enclosure, which is ringed with a dense area of mature woodland that occupies the upper slopes below the ditch defining the inner bailey. This serves to severely restrict 'short range' views over the wider landscape to the north, where the site is located, such that they instead focus on more distant landscape features, most particularly the industrial warehouses and distribution centres around Junction 14 of the M6 (see **Image EDP 3**).
- 9.15 The only outward views to the north from the castle keep, which serve to illustrate its 'rural context', are restricted to a narrow corridor through the encircling woodland, where the trees have been felled (see **Image EDP 4**).
- 9.16 This view provides an indication of the agricultural fieldscape in this direction, but unfortunately it also aligns precisely on one of the tall steel electricity pylons which march across the hillside. The view also focuses on the middle distance, which takes in

the modern residential development around Doxey village and beyond to the industrial warehousing around Junction 14 of the M6 motorway.

- 9.17 The scheduled castle is for the most part visually 'enclosed', with outward views generally concentrated in an easterly direction; in other words towards the town centre. In comparison, there is limited awareness of the agricultural landscape below the castle to the north and this imbalance may in many ways reflect an historic intention, whereby the baronial castle was intended to command the landscape within its park, as well as beyond it to the historic settlement. This relationship is clearly illustrated in **Image EDP 5**.
- 9.18 It is noteworthy that the extension of the Stafford Castle Golf Course, which will occupy the upper slopes beneath the scheduled monument when it is fully implemented, is understood to be subject to a planning condition requiring the infilling of this gap through the woodland. It is therefore expected that this outward view to the north will be closed off upon the golf course's completion.
- 9.19 At the same time, it must be recognised that the approved plans for the expansion of the golf course, which will wrap around the north and west sides of the castle mound, include the provision of substantive tree planting, in addition to earthworks associated with the re-shaping of the natural landscape in this location.
- 9.20 This new planting includes the creation of a new copse and a number of tree lines in between the new greens and fairways on the north side of the scheduled monument. As a consequence, it is quite possible that the middle slopes beneath the scheduled monument will be obscured from view behind the extended golf course, and so too will the proposed residential scheme.
- 9.21 In any event, the noise from vehicular traffic moving north and south along the M6 motorway, situated less than 300 metres to the west, is oppressive and seemingly relentless, thereby compromising any sense of a 'rural' feel. Furthermore, the motorway is a prominent feature of the landscape north and west of the scheduled monument, although there are still long distance views across it to the wider rural landscape of North Staffordshire beyond.
- 9.22 As far as the scheduled castle is concerned, the key historic relationships are with the associated settlement and church, which are nestled around the lower slopes on the south east side.
- 9.23 There is also clearly a key functional relationship with the historic town centre some two kilometres to the east, where the castle estate established an extra-mural suburb at Forebridge in the later medieval period.
- 9.24 The wider agricultural landscape to the north and west of Stafford Castle contributes to the significance of the asset, by maintaining a rural setting in views in from the wider landscape. In contrast, it makes only a limited contribution in views out from the

designated heritage asset, and this will be diminished further by the construction of the expanded golf course in due course.

Viewpoint 3: Doxey

- 9.25 Doxey was a village until the 19th century, when the industrial development of Stafford drove suburban expansion out from the town centre. As it stands now, the former village is barely recognisable in the contemporary Landscape and instead the area is characterised by modern (20th century) residential estates stretching north west along the ridge of higher ground from which the settlement takes its name.
- 9.26 This is clearly demonstrated in **Images EDP 6** and **EDP 7**, which illustrate the linear nature of the suburb and the form of residential development which characterises the built environment here.
- 9.27 The two 17th century Grade II listed buildings that the settlement contains are now entirely subsumed within it and therefore make only a limited impact on the streetscape immediately to the north and even less impact on the fieldscape which falls away to the south; largely overgrown with scrub and trees.
- 9.28 There are views from the south side of the settlement, across the former railway line and intervening agricultural landscape, towards the scheduled castle, which stands prominently on its mound ringed with woodland. For the most part these views are filtered through the numerous mature hedgerow trees and isolated copses which characterise the farmland landscape of Burleyfields.
- 9.29 It is likely that, in the absence of suitable mitigation through the design of an appropriate masterplan, these views will be lost as a result of residential development within the site area (see **Image EDP 8**).
- 9.30 Nonetheless, it is considered that they make only a limited contribution to the significance of the scheduled monument, which is situated some 1.1 kilometres away, principally by virtue of the fact that the former village has lost much of its historic character and the two listed historic buildings which it contains focus on the street frontage to the north and are enclosed by trees to the south.

Viewpoint 4: Stafford Town Centre

- 9.31 The conservation area appraisal for the Stafford Conservation Area, prepared by The Conservation Studio for SBC (SBC 2011), recognises that there are few significant views out of the historic town centre, with none identified west towards the site itself. The inward focus reflects the nature of the streetscape within the medieval settlement, especially in view of the rather convoluted historic relationship between the town and the baronial castle in Castle Church (See **Section 5**).

- 9.32 This position is confirmed by the results of EDP's fieldwork, where there are few clear views of the castle from within the confines of the town. Nevertheless, there is a distant view from Tenterbanks, looking across Victoria Park and the River Sow, but it is only of the castle keep, which is visible as a 19th century ornamental folly/eye-catcher protruding through the ring of mature woodland which characterises the upper slopes of the hill beneath (see **Image EDP 9**).
- 9.33 Even so, it should be recognised that this is nothing more than a 'glimpsed' view between/over rooftops and trees. Whilst Tenterbanks is situated south along the river from the former position of the royal castle, this is not a particularly significant view and in any event it does not take in the land within the site by virtue of the angle and the nature of the intervening landscape.
- 9.34 There is a clear view of the castle keep from outside Stafford College on Earl Street. In contrast to the above, this is undoubtedly of historic significance, if not only by virtue of its proximity to the site of the former royal castle and the extent of the medieval walled settlement. This is also the point where the track exiting the town and crossing Broadeye Bridge provided access to Great Park and onwards to the baronial castle, following the destruction of the royal castle.
- 9.35 However, this view only focuses on the castle (amongst woodland) and does not include any land around its base; in other words where the site is situated. This is primarily because of the natural topography and the extent of built development on the intervening land; notably the sheds of the Castle Engine Works. These functional, visual and aesthetic relationships will not be harmed by the development being proposed within the site area (see **Image EDP 10**).
- 9.36 Consideration has been given to the processional route which now leaves the town via Broadeye Bridge, turns west along the suburban residential terraces of Castle Street and passes over the railway bridge to access the castle via the Castlefields Estate and the Stafford Castle Golf Course. This route is documented from at least the 15th century and was used by Queen Elizabeth I.
- 9.37 Despite the dereliction of the former Castle Engine Works on the north side; and the over-dominant, monolithic mid 20th century sheds which are located there; this is an important historic route to the baronial castle. The inter-relationship between the town, this formal/processional route and the baronial castle is undoubtedly central to the setting of the scheduled monument.
- 9.38 In that regard, it is noteworthy that the castle cannot be seen from Castle View Place; predominantly because of the monolithic buildings of the Castle Engine Works. It also cannot be seen from the high point of the railway bridge, although views of the golf course do start to open up from this point. From here the path crosses low-lying land to reach the estate road of Martin Drive and the adjacent rugby club (**Image EDP 11**).

- 9.39 The first views of the castle open up when Mansell Close is reached. However, only the wooded slopes and the 19th century folly/eye-catcher can be discerned from amongst the modern residential streets – no associated farmland is visible and neither is the land within the site. There is a stark contrast between the residential estate of Castlefields and the historic landmark qualities of the castle.
- 9.40 The route to the castle becomes no more than a footpath after the ‘confusion’ of the modern residential development of the Castlefields Estate, formed by a slight holloway flanked by low banks topped with hedgerow vegetation and intermittent trees. This is clearly illustrated in **Image EDP 12**.
- 9.41 The track is in rather poor condition now, in part due to the adjoining residential properties, and it is both very enclosed and with very limited visibility outwards into the wider landscape. This situation only changes above Castlefields, when the route is flanked by the existing golf course on both sides. Even then it is necessary to step outside the confines of the track to obtain views of the castle mound; in other words adjacent to the southern site boundary.
- 9.42 On that basis, it is concluded that the proposed allocation and development of land within the site would not harm the important inter-relationship between the town, the processional route and the medieval castle.

Viewpoint 5: Cemetery on Eccleshall Road

- 9.43 The cemetery on the A5013 occupies a ridge of higher ground, which is elevated above the grazing marshes and watermeadows flanking Tillington Drain and Doxey Drain to the south west. From here it is possible to obtain clear views across the open landscape to Castletown, the historic town centre and the scheduled castle in the distance. This is shown in **Image EDP 13**.
- 9.44 Broadly-speaking, this replicates the view contained in the 1683 engraving and is therefore an important facet of the castle’s setting within the contemporary landscape. In that view, which is replicated on an interpretation panel located on the north side of the castle keep, the churches of St. Chad and St. Mary in the town are shown, as is the Church of St. Mary at Castle Church, which nestles on the lower slopes of the castle on the left hand side.
- 9.45 This view illustrates that the historic settlement of Stafford was concentrated on the low lying land alongside the River Sow, with agricultural fields, enclosed with hedgerows and standards, stretching up the slopes beneath the castle, which itself was provided with an open aspect unrestricted by woodland.
- 9.46 The castle mound still remains a prominent feature of the landscape and forms a backdrop to this particular view. However, the castle keep is now concealed by woodland which cloaks the upper slopes of the hillside. The keep is no longer visible; an unfortunate development in view of it being designed as a folly.

- 9.47 In the same way, the development of the residential estate at Castlefields has extended the town of Stafford on to the lower slopes of the eminence beneath the castle, such that the expanse of agricultural fields, separating the two, has been reduced and the visual and aesthetic prominence of the scheduled monument has likewise (see **Image EDP 13**).
- 9.48 The foreshortening effect of distance (in this case two kilometres) means that there now appears to be just a narrow ring of agricultural fields positioned around the middle slopes of the hillside, serving to separate the scheduled castle on its summit from the residential estates of Castlefields around the base.
- 9.49 The expansion of residential development on to the middle slopes of the hillside below the castle; i.e. at Burleyfields; will lead to the loss of visual and aesthetic separation between the scheduled castle and the upper edge of the town of Stafford.
- 9.50 However, whilst this would therefore lead to a reduction in the prominence and dominance of the castle, it must be recognised that the existing electricity pylons exert a considerable influence over the landscape hereabouts. Moreover, the proposed residential allocation would be perceived within the context of what is already a well developed landscape below the scheduled castle and would not be incongruous.
- 9.51 Therefore, whilst it is recognised that there will be change, and also potentially some loss of significance from the scheduled monument, it is expected that it will be comparatively limited in nature.
- 9.52 By way of comparison, the development of land on the lower-lying land at Castlefields and north of Doxey village would have a negligible effect on this view, as it would blend into the wider context of residential land uses around the town of Stafford.

Viewpoint 6: Stafford Common

- 9.53 Stafford Common is located on the northern outskirts of the town and comprises an area of open grassland, which is grazed in part by horses. It is located four kilometres from the site and the nature of the view is shown here as **VP 15** in **Appendix EDP 1**.
- 9.54 This image illustrates that the castle keep is a highly visible and prominent feature of the landscape, dominating the skyline in tandem with the Iron Age hillfort of Berry Ring on the opposite side of the M6 motorway.
- 9.55 The castle is perceived as a substantial folly or 'eye-catcher' protruding from an area of dense woodland, beneath which is a linear expanse of undeveloped agricultural enclosures which appears to extend in a band across the motorway towards Berry Ring scheduled monument.

- 9.56 These fields, which comprise arable land on the lower slopes and permanent pasture on the higher slopes closer to the castle, serve to separate the scheduled monument from the 20th century residential development around Doxey village.
- 9.57 The nature of the intervening topography, acting in combination with the intervening distance, means that the development of land at Burleyfields would for the most part merge with the existing residential estates at Doxey village and therefore would not be intrusive or alien in that context.
- 9.58 There would of course be some loss of arable fields around the base of the castle mound in the process, but the pre-eminence of the scheduled monument as a landmark feature would remain unchallenged, with the ring of woodland remaining clearly visible above the southern edge of the developed area.

Viewpoint 7: Aston

- 9.59 The view looking south east from Aston illustrates that the castle mound remains a prominent feature in the landscape, but much of the land on the northern flank is concealed behind the embanked course of the M6 motorway. As a result, the proposed development of the site would have no impact upon this view of the scheduled monument or the 'experience' of the castle.
- 9.60 It is interesting to note, moreover, that the consented scheme for the golf course includes substantial woodland planting on the north side of the castle, which is the only part of the landscape in this area which is discernible from this viewpoint. The creation of a copse and new linear plantations will serve to disfigure the contrast between the existing woodland 'ring' and the open agricultural fields below.
- 9.61 A view from the M6 motorway bridge, situated 300 metres east of Aston, is reproduced here as **Image EDP 14** and a more representative image from the hamlet itself is also included for completeness as **VP 9** in **Appendix EDP 3**.

Viewpoint 8: Derrington

- 9.62 This viewpoint is located all but immediately adjacent to the 'Castle View Estate' situated on the southern edge of the village of Derrington.
- 9.63 As **Image EDP 15** clearly illustrates, the development of the land within the site would have no effect upon this view or the experience of viewers. This is by virtue of the fact that the natural topography and the construction of the M6 motorway together screen out Burleyfields and accentuate the visual and aesthetic pre-eminence of the castle.
- 9.64 Again, it is interesting to note that the only open and undeveloped agricultural land visible around the base of the castle mound fall within the boundary of the consented golf course extension. The approved plans for the golf course include the provision of

substantial new woodland planting, which will serve to eradicate the simple contrast between the agricultural fieldscape below and the ornamental woodland above.

Viewpoint 9: Scheduled Moat on the A518

- 9.65 There is evidence that the scheduled moat situated south west of Stafford Castle might have operated either as a viewing point for the medieval fortification or as a lodge within Little Park; one of three deer parks known to have been present around the Staffords' estate in the Middle Ages.
- 9.66 The close chronological and functional relationships between the moat and the castle mean that this is undoubtedly a view of high importance. In this view the scheduled monument is both prominent and dominant within the landscape, with the rural hinterland to the west and south west broken only by the elevated course of the M6 motorway (see **Image EDP 16**).
- 9.67 Whilst the traffic on the motorway does provide visual and aural intrusion into the otherwise rural, agricultural landscape beyond the edge of Stafford, the clear and legible interrelationship between these two assets remains intact and undoubtedly adds to the 'experience' of both.
- 9.68 The expansion of the golf course around the slopes on the west side of the castle, which is already underway, will comprise a substantial earth-moving operation. Whilst it will maintain a sense of 'openness', it will lead to the loss of the undeveloped agricultural fields between the base of the castle and the motorway, thereby severing the asset from the wider landscape and certainly leading to a loss of significance.

Summary

- 9.69 It is concluded that the elements of the scheduled castle's wider landscape setting which make the greatest contribution to its significance are as follows:
- (1) The relationship with the historic town, expressed through the processional routeway from Broadeye Bridge, because its development and changing use are central to our understanding of the Staffords' interests;
 - (2) The view south west from across the town to the north east, in this case because it corresponds with a depiction of the castle's appearance and relationship with the historic town expressed in an artistic illustration; and
 - (3) The relationship with the scheduled moat on Newport Road, by virtue of the fact that the latter is (1) interpreted as being either a lodge to the medieval Little Park or a viewing point for the castle itself and (2) identified as being of national importance through designation as a scheduled monument.

- 9.70 Nevertheless, consideration has been given to the likely effect of the proposed allocation and residential development of the site on the landscape situated immediately to the north of the scheduled monument.
- 9.71 The result of that process is illustrated on **Plan EDP 6**. This shows that the low-lying land in the north of the site is considered to make only a 'neutral' contribution to the setting of the scheduled castle.
- 9.72 The southern extent of this land is predominantly defined by the course of hedgerows running east from Hill Farm, from where it then falls steeply towards the valley floor and the linear suburb of Doxey (see **Image EDP 17**).
- 9.73 The hedgerows define a prominent break in the slope; a point where the steep rise of the farmland from the valley floor reduces substantially to reach the southern boundary of the proposed allocation (see **Images EDP 18** and **EDP 19**).
- 9.74 This gently sloping land located between the hedgerows and the southern boundary of the site is considered to make a 'positive' contribution to the setting of the scheduled castle, even despite the loss of associated earthworks; for instance the former ridge and furrow; and the intensive nature of the arable agricultural regime which characterises the landscape.
- 9.75 It is expected that the implementation of the approved plans for the golf course expansion will reduce the contribution of the land here to the setting of the scheduled castle, by virtue of the earthworks which will be required and the additional planting which will be provided. Nevertheless, the openness of this landscape should ideally be reflected in future development proposals for the site area.

Section 10 Assessment of Significance

- 10.1 This section assesses the significance of the historic environment within the site and considers the likely impact upon that as a result of the land there being allocated for residential development within the emerging Core Strategy.
- 10.2 It draws upon the advice and guidance set out in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008).

Evidential Value

- 10.3 The site's evidential value primarily focuses on its potential to contain below ground archaeological features and deposits which will elucidate the changing nature of land use west of Stafford town centre.
- 10.4 In particular, there is potential for prehistoric and Roman archaeological deposits to survive on the low ground in the north of the site; i.e. at Doxey and Castlefields. There is also potential for the survival of the lodge building to the medieval Stafford Castle on the higher ground in the east.
- 10.5 There is also potential to better understand the post-medieval management of the watermeadow system at Stafford, through the investigation of the surviving, but much degraded, earthworks south and east of Doxey village.
- 10.6 Although it is clear that many of the surviving buildings are of 20th century date, the remaining buildings of the Castle Engine Works, for instance, provide an opportunity to better understand the rise of industrial manufacturing at Stafford and document its role in the town's development in the Industrial Revolution through investigation and recording ahead of their demolition.

Historical Value

- 10.7 The primary source of 'historical value' is the ability of the assets both within and adjoining the site to elucidate the development chronology of Stafford as an historic place, most particularly in the medieval and post-medieval periods.
- 10.8 The site occupies an expanse of largely undeveloped land between the medieval town of Stafford to the east and the medieval baronial castle to the west, where the latter also supported a dependent settlement; i.e. 'Monetville'.
- 10.9 Although there are no structures or features visible above ground to illustrate the relationship of the site to the town and the castle, the arrangement of agricultural

enclosures at Burleyfields does have potential to elucidate its role in the exploitation of the medieval parkland landscape in the post-medieval period.

- 10.10 Remains of the castle lodge (if they survive) and the 19th century model farm at Burleyfields have some potential to document the piecemeal enclosure of the medieval parkland landscape. However, of undoubtedly greater importance is the processional route from the town to the baronial castle via Broadeye Bridge, which dates to the 15th century and was used by Queen Elizabeth I.
- 10.11 Assets such as the processional route from the town, the watermeadow earthworks around the former village of Doxey together document the changing status and economy of Stafford from the medieval period into the 20th century.

Aesthetic Value

- 10.12 The site's principal aesthetic value relates to its contribution to the setting of Stafford Castle Scheduled Monument and the Grade II listed castle keep, which is a folly or eye-catcher constructed in circa 1811.
- 10.13 The agricultural landscape of Burleyfields separates the urban area of Stafford town centre to the east from the medieval castle, which occupied its own parkland landscape and remained a distinctly separate entity in the Middle Ages.
- 10.14 The agricultural landscape of Burleyfields also contributes to the setting of Doxey, which is documented from the Anglo-Saxon period and which maintained its own identity until it was subsumed within Stafford during the Industrial Revolution, subsequently losing its 'legibility' during the 20th century.
- 10.15 Doxey contains two Grade II-listed timber-framed buildings focused on the main road, but the undeveloped agricultural land to the south, which still displays surviving evidence for post-medieval management of the floodplain, makes a contribution to their wider settings, albeit now a limited one.

Communal Value

- 10.16 The site's communal values primarily focus on its role as a place for public recreation – specifically dog walking, jogging and cycling, which takes advantage of the network of public footpaths passing around and between arable fields and areas of scrub, even if there is no formal access to the fields themselves.
- 10.17 These activities are promoted and supported by the network of public footpaths which connect east to the town centre, south to Castle Church and west to Derrington; situated on the opposite side of the motorway; as well as the former railway line, which connects through to a wider network across Doxey Marshes and out into the wider landscape beyond.

- 10.18 Land in the south east of the site is occupied by sports pitches and the facilities of Stafford Rugby Club, providing a range of formal and informal recreational opportunities, but the area's greatest communal value lies in the castle itself, which is a popular attraction for locals and visitors from further afield, and the nearby associated St. Mary's Church, which performs an important social function.
- 10.19 Access restrictions mean that the buildings and spaces of the Castlefields land and the agricultural landscape of Burleyfields hold only limited communal value, setting to one side the criss-crossing network of public rights of way.

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Section 11 Impact Assessment & Mitigation

- 11.1 This section identifies the likely nature and significance of potential impacts on the historic environment within and adjoining the site, which will arise from its allocation and future residential development through the emerging Core Strategy.

Predicted Impacts

- 11.2 The following paragraphs summarise the likely nature of potential impacts upon archaeological remains, historic landscape resources and the settings of designated heritage assets, based on the presently available information.
- 11.3 In summary, the assessment work demonstrates that in principle the allocation of the site for residential development is sound and appropriate. However, it also concludes that additional assessment will be required, as the process moves forward, to inform the completion of a masterplan and thereby confirm that detailed proposals will not have a negative effect upon the setting of the scheduled castle.

Archaeological Remains

- 11.4 The allocation and future development of the land within the site has the potential to impact upon below ground archaeological remains.
- 11.5 These impacts will arise from the excavation of foundations for new buildings, as well as the construction of new infrastructure and the provision of services.
- 11.6 There is no reason to expect that any archaeological remains within the site will be of greater than '*low to medium importance*', based on the available archaeological information and the impact of past land use; including ploughing on the arable land and level reductions on the previously developed land.
- 11.7 Whilst the proposed development has the potential to cause the localised loss of archaeological remains within the site, there is no reason to believe that this represents a significant constraint to its allocation, with opportunities and options available to achieve preservation *in situ* or by record, as necessary.

Historic Landscape Resources

- 11.8 Examination of previous studies has concluded that the value of the historic landscape within the site is as a setting for Stafford Castle Scheduled Monument, situated outside the boundary to the south.

- 11.9 In that regard, it is apparent that the historic landscape resources within and adjoining the site have been degraded even since SCC produced its assessment of potential housing allocations in 1991 (see SCC 1991) and it had already been denuded of much character through agricultural intensification prior to that.
- 11.10 The surviving landscape represents the piecemeal enclosure of the medieval Great Park, which was taken into intensive agricultural cultivation during the early 18th century.
- 11.11 However, many of the characteristic historic landscape units have already been lost; such as the contemporary Burleyfields Farm and numerous hedgerows, but most importantly the ridge and furrow earthworks, which appear to suggest that the parkland landscape was being cultivated during the Middle Ages also.
- 11.12 The proposed allocation and future development of the site will inevitably lead to a change in the character of the landscape within its boundary, although the masterplan process presents the opportunity to maintain some historic character within the completed development. However, within that context, it must be recognised that some of the land within the site is already allocated for residential development under Policy HP9 of the *Stafford Borough Local Plan* (2001).
- 11.13 Nevertheless, the historic landscape character of the land at the site is assessed as being of '*low to medium importance*' in and of itself and does not therefore represent an in principle constraint to development proceeding; i.e. expressed in terms of both deliverability and capacity, even if there will be a negative impact.

The Setting of Designated Assets

- 11.14 The proposed allocation and development of land within the site will inevitably bring the built-up area of Stafford closer to the scheduled medieval castle, as much of the open agricultural land which presently separates them will be lost.
- 11.15 However, the position of the medieval castle and 19th century folly, perched on top of a prominent mound which dominates the low-lying land alongside the River Sow beneath, means that it will remain a pre-eminent feature of the local landscape even if the proposed development proceeds.
- 11.16 SCC (2009) concluded that the landscape north of Stafford Castle is of 'high' sensitivity to future medium to large scale residential development, by virtue of the impact on the setting of the scheduled monument.
- 11.17 However, EDP's assessment hereby concludes that those views which contribute most to the significance of the asset will be least affected by the implementation of the proposed development. In contrast, this report also concludes that the greatest change to the 'experience' of the asset will occur on land stretching north across the site.

- 11.18 Even then, it is considered that the low-lying land within the site in the north makes only a negligible contribution to the significance of the scheduled castle, especially given that in views in from distance it merges with the existing residential development concentrated between the former village of Doxey and Castlefields.
- 11.19 Nevertheless, without an appropriate masterplan, the residential development of land on the middle reaches of the slopes beneath Stafford Castle *could* have a negative effect on its setting because it would (1) lead to the loss of open views of the asset from the north and (2) extend the urban edge to within 150 metres of the woodland which characterises the monument. These elements should therefore be addressed positively within the preparation of the masterplan for development proposals.
- 11.20 Of course, the previously approved plans for the expansion of the golf course will change the nature of land use on the upper slopes beneath the scheduled castle in any event. Indeed, it is expected that this will have a profound impact on one's 'experience' of this particular asset; i.e.:
- (1) Through the loss of the surviving agricultural fieldscape (however denuded) situated closest to the monument;
 - (2) Through the re-landscaping operations which will be required to create tees, fairways, bunkers and greens on the steeply sloping ground; and
 - (3) Through the establishment of new planting to diversify the landscape on the extended golf course; expected to include a new woodland copse and a number of tree alignments/hedgerows.
- 11.21 Although this does not set a pretext for the residential development of the lower slopes, it clearly underlines and emphasises the fact that the process of historic landscape degradation, recognised within the site in 1991 (see SBC 1991) has since extended to the wider landscape outside its boundary, with the ridge and furrow earthworks formerly located there having long since been ploughed out.
- 11.22 In conclusion, it is considered that the allocation and proposed future residential development of the site would, for the most part, not cause harm to the wider setting of Stafford Castle Scheduled Monument. The lower lying land in the north of the site makes little or no contribution to the significance of the asset.
- 11.23 In the absence of appropriate mitigation measures (as detailed in the following section), it is however expected that there would potentially be an adverse effect upon the setting of the scheduled monument resulting from the residential development of the middle-reaching slopes of the land at Burleyfields.
- 11.24 Nevertheless, it is expected that this would represent 'less than substantial harm', as the proposal would not cause a total loss of significance from the scheduled monument.

Therefore, the proposed allocation is concluded to be deliverable (DCLG 2012) and a range of appropriate mitigation and enhancement measures are set out overleaf.

Proposed Mitigation Measures

- 11.25 In conclusion, the assessment work demonstrates that in principle the allocation of the site for residential development is sound and appropriate. However, it also concludes that additional assessment will be required, as the process moves forward, to inform the completion of a masterplan and thereby confirm that detailed proposals will not have a negative effect upon the setting of the scheduled castle.
- 11.26 In that regard, it is considered that (1) there is potential for the proposed allocation and development of the land within the site to adversely impact upon the setting of the castle, but (2) that effect could be eliminated, offset or minimised through a combination of both on-site and off-site mitigation measures being implemented.
- 11.27 The following 'on site' mitigation measures could be delivered through the preparation of an appropriate masterplan for residential development, based around the principles of 'Green Infrastructure' and 'place-making':
- Concentration of higher density development on land in the north and east of the site, furthest away from the scheduled monument;
 - Concentration of lower density development on land in the south of the site, in order to maximise visual permeability, maintain views of the castle from the north and retain a sense of openness on the hillside;
 - Provision of open, green space uses along the southern edge of the site, where it adjoins the extended golf course, in order to maximise the separation between proposed development and the scheduled castle;
 - Retention and enhancement of the public right of way network to maintain connections with the castle, town and adjacent settlements; and
 - Retention of hedgerows within the proposed development, wherever possible, to inform and add character to the layout of new residential uses, as well as to maximise 'local distinctiveness' and create a 'sense of place'.
- 11.28 Opportunities for off-site mitigation might include the following:
- Improved management of the woodland belt below the castle mound, in order to open up views of the Grade II listed folly/eye-catcher and reinstate historic visual and aesthetic connections with the town centre;

- Improved management of the historic processional route from the town, through the Castlefields development and south up the hill to the baronial castle; including not only physical improvements, but also the provision of appropriate interpretation materials and better signposting; and
- Improved management of the castle keep and the associated spaces within the scheduled monument, in order to enhance public appreciation of its significance and protect the fabric from damage.

11.29 The following 'on site' mitigation measures could be delivered through the imposition of appropriately worded planning conditions:

- Identification and appropriate preservation of any significant below ground archaeological remains, which will be affected by development, including the dissemination of an appropriate report; and
- Provision of appropriate displays and/or interpretation within the site to better reveal the significance of the place and communicate that to a wider audience; i.e. both residents and visitors.

11.30 Additional opportunities for mitigation and enhancement may well be identified as the plan-making process moves forward and the masterplan develops. For ease of review and revision, these measures could be set out in an over-arching strategy document to be worked up in consultation with relevant stakeholders and submitted and agreed with the Council through the development management process.

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Stratascan 2008 *Geophysical Survey Report: Stafford Castle, Staffordshire for Thames Valley Archaeological Services* Unpublished Report

List of Consulted Maps

- 1749 Bowen's Map of Staffordshire
- 1798 Yates's Map of Staffordshire
- 1842 Plan of the Land Subject to Tithe in the Parish of Castlechurch in the County of Stafford (SRO Ref. D3389/1 A& B)
- 1889 6" Ordnance Survey map (Sheet XXXVII.SE)
- 1890 6" Ordnance Survey map (Sheet XXXVII.SW)
- 1901 6" Ordnance Survey map (Sheet XXXVII.SW)
- 1902 6" Ordnance Survey map (Sheet XXXVII.SE)
- 1921-22 6" Ordnance Survey map, with additions in 1938 (Sheet XXXVII.SW)
- 1921-22 6" Ordnance Survey map, with additions in 1938 (Sheet XXXVII.SE)
- 1925 6" Ordnance Survey map (Sheet XXXVII.SW)

- 1954 Provisional edition of the 6" Ordnance Survey map, re-printed to show major roads in 1963 (Sheets SJ82 SW & SE)
- 1970 Revised 6" Ordnance Survey map (Sheet SJ82 SE)
- 1973 Revised 6" Ordnance Survey map (Sheet SJ82SW)

Appendix EDP 1

Proposed Method Statement (EDP413/08b)

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Proposed Method Statement for an Updated Assessment of the Historic Environment and Heritage Assets

Introduction

- 1.1 This Method Statement has been prepared on behalf of the Burleyfields Consortium. It sets out the scope of a proposed programme of investigative and analytical archaeological work to understand the likely nature and magnitude of potential impacts upon the historic environment and heritage assets arising from the proposed allocation of land at Burleyfields for development within the Stafford Borough Local Development Framework.
- 1.2 It results from a meeting on Monday 13 August attended by Penny McKnight of Stafford Borough Council, Stephen Dean of Staffordshire County Council, Ian George and Amanda Smith of English Heritage and Andrew Crutchley and Rebecca Gregory of the Environmental Dimension Partnership representing the Burleyfields Consortium.
- 1.3 At the 13 August meeting, the representatives of Stafford Borough Council, Staffordshire County Council and English Heritage expressed their belief that an updated assessment of the nature and significance of the historic environment and heritage assets within and surrounding the site (including the setting of Stafford Castle) was appropriate in light of the availability of new information, as well as the publication of new national guidance, since this subject was last considered in 1991.
- 1.4 In light of further consultation with Amanda Smith of English Heritage, this document sets out a proposed methodology for the investigation of historic environment and heritage issues, as well as the production and dissemination of the report following.

Proposed Methodology

- 1.5 In the first instance, the Environmental Dimension Partnership (hereafter EDP) would undertake a desktop review of published and unpublished documents, reports and data; such as the Staffordshire County Council Historic Landscape Characterisation, Historic Environment Character Assessment and Historic Environment Record, along with the Extensive Urban Survey for Stafford, in defining a robust baseline position.
- 1.6 This desktop review would also take into account existing documents prepared by EDP, or on behalf of EDP, in respect of the Burleyfields site; most notably the 2009 archaeological assessment (which would be updated as necessary) and the hitherto unpublished results of a limited geophysical (magnetic) survey which was completed on land adjoining Hill Farm.

Proposed Method Statement for an Updated Assessment of the Historic Environment and Heritage Assets

- 1.7 In light of this desk study, EDP would complete a field-based investigation to check and augment the existing baseline information and reach an informed view on the likely impact of the proposed allocation and development of land at Burleyfields on the historic environment and heritage assets; such as Stafford Castle Scheduled Monument.
- 1.8 In doing so, it will build upon the conclusions of the *Local Plan Housing and Industrial Allocation: An Archaeological Assessment* (SBC 1991) and account for the ongoing implementation of the approved scheme for the expansion of the Stafford Castle Golf Course on land adjoining the Burleyfields site.
- 1.9 The fieldwork; which will include an assessment of views in towards the scheduled castle, alongside views out from the asset and consideration of its position and prominence within the wider landscape; will be undertaken in conjunction with EDP's team of chartered landscape architects to ensure that there is a robust and comprehensive assessment of any wider setting issues of significance.
- 1.10 The aim of the assessment; not only for the scheduled castle, but also for undesignated heritage assets; will be to understand its significance and the contribution made to that by the different elements of its setting in order to reach an informed judgement on the likely nature and magnitude of any potential effects arising.

Reporting

- 1.11 Following the completion of the fieldwork, the report will summarise the relevant legislative and planning policy background and will set out the methodology employed in the investigation. In addition, it will address the following:
 1. The identification of relevant heritage assets, including a description of their significance and the contribution made to that by their settings;
 2. An assessment of the ways in which the significance of the relevant heritage assets will be affected by the proposed allocation and development;
 3. The nature and scope of measures which could be employed to eliminate or minimise adverse impacts on the historic environment and heritage assets; and
 4. An assessment of the likely effectiveness of the measures outlined at (3) and the nature of any 'residual effects' predicted.

Proposed Method Statement for an Updated Assessment of the Historic Environment and Heritage Assets

- 1.12 Having been reviewed by the Consortium, the draft report will be made available to representatives of English Heritage, Staffordshire County Council and Stafford Borough Council, as described in Paragraph 1.2 (above).
- 1.13 In due course, it is expected that copies of the assessment report, once finalised, will be made available to the Staffordshire County Council Historic Environment Record.

Standards and Guidance

- 1.14 The following professional standards and guidance documents will be employed in the various stages of the investigation; i.e.:
- EH (2008) *Conservation Principle: Policies and Guidance for the Sustainable Management of the Historic Environment* London
 - EH (2011) *The Setting of Heritage Assets: English Heritage Guidance* London
 - IfA 2011 *Standard and Guidance for Historic Environment Desk-based Assessment* Reading

Appendix EDP 2 GSB Geophysical Survey Report

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GSB

PROSPECTION Ltd

GEOPHYSICAL SURVEY REPORT 2008/13

Burleyfields, Stafford

Client:



on behalf of

TaylorWimpeyplc

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Specialising in Shallow and Archaeological Prospection

GSB Survey No. 08/13

Burleyfields, Stafford

NGR	SJ 899 228 (approximate centre).
Location	Approximately 2km west of Stafford town centre and 1km south of Doxey; bounded to the north by a track to Hill Farm and to the west by the M6 motorway.
District / Parish	Stafford Borough Council.
Topography	Generally flat, with a local depression in the west.
Current land-use	Arable, with a winter cereal crop.
Soils	Reddish fine loamy or fine silty over clayey soils of the Whimple 3 association (<i>Soils of England & Wales. Sheet 3, Midland & Western England. Soil Survey of England & Wales. 1983.</i>)
Geology	Drift over Permo-Triassic and Carboniferous reddish mudstone.
Archaeology	Roman pottery scatter in vicinity recorded on HER (A. Crutchley <i>pers. comm.</i>)
Survey Methods	Detailed magnetometer survey.

Aims

To locate and characterise any detectable archaeological responses across the application area. This work forms part of a wider archaeological investigation being carried out by **Environmental Dimension Partnership (EDP)** on behalf of **Taylor Wimpey plc**.

Summary of Results*

No clear archaeological anomalies were identified during the survey. Some trends which may suggest past cultivation were detected, as were responses of a probable natural origin. An area of magnetic disturbance, possibly of recent origin, and a drain were also detected.

Project Information

Project Co-ordinator: C Stephens
Project Assistants: J Tanner, G Taylor and E Wood
Date of Fieldwork: 31st March – 1st April 2008
Date of Report: 10th April 2008

*It is essential that this summary is read in conjunction with the detailed results of the survey.

Survey Specifications

Method

The survey grid was set out using tapes and tied in to the Ordnance Survey (OS) grid using a Trimble EDM system; see tie-in diagram.

Technique	Traverse Separation	Reading Interval	Instrument	Survey Size
Magnetometer - Scanning (Appendix 1)	-	-	-	-
Magnetometer – Detailed (Appendix 1)	1.0m	0.25m	Bartington Grad 601-2	1.75ha
Resistance – Twin Probe (Appendix 1)	-	-	-	-
Ground Penetrating Radar (GPR) (Appendix 1)	-	-	-	-

Data Processing

	Magnetic	Resistance	GPR
Zero Mean Traverse	Y	-	-
Step Correction	Y	-	-
Interpolation	Y	-	-
Filter	N	-	-

Presentation of Results

Report Figures (Printed & Archive CD): Location plots, data plots and interpretation diagrams on base map (Figures 1-3).

Reference Figures (Archive CD): Data plots at 1:500 - for reference and analysis. (See List of Figures). Tie-in information (Figure T1).

Plot Formats: See Appendix 1, Technical Information, at end of report.

General Considerations

Ground conditions were generally good for survey. The fields were unobstructed and the short crop presented no difficulty in walking with the instruments. The site is flat except for a gully or depression in the southwest corner of Area 1.

Small-scale ferrous anomalies have been recorded throughout the data: these are likely to be relatively modern debris within the topsoil or on the surface, and are assumed to be of negligible archaeological significance. The most prominent of these anomalies are shown on the interpretation figures but are not discussed individually: they can be seen in the XY plots on the Archive CD as 'iron spikes'.

Results of Survey

1. Magnetic Survey

- 1.1 The detailed survey was carried out in three separate areas positioned to provide a representative sample of 50% of the application area. Areas 1 and 2 were located in the field immediately south of Hill Farm and east of the M6 motorway, and Area 3 was positioned in the adjacent field to the east.

Area 1

- 1.2 An approximately square area of magnetic disturbance, almost 40m by 40m, is typical of responses associated with relatively modern remains, perhaps landscaping or dumped material. However, nothing was visible on the surface.
- 1.3 Ferrous responses at the northwestern and western limits of the data in Area 1 are due to the adjacent metal fencing.

Area 2

- 1.4 A possible drain or other non-ferrous service traversing Area 2 from northwest to southeast was detected.
- 1.5 Two linear anomalies in Area 2 are somewhat sinuous and amorphous in shape and are relatively weak. They are therefore likely to be natural, perhaps relating to pedological variations, but may also result from agricultural activity.
- 1.6 The very strong responses in the two southwest corners of Area 2 indicate buried ferrous material, and may well result from the same source but lie just beyond the survey limits. The strength and nature of the response suggests a recent origin.
- 1.7 A single weak trend detected in Area 2 may have agricultural origins.

Area 3

- 1.8 A number of approximately parallel weak trends within Area 3 suggest cultivation effects. The alignment differs from that of the present crop and a different phase is thus likely.
- 1.9 The ferrous responses to the western limits of Area 3 are likely to result from material, probably modern, associated with the field boundary.

2. Conclusions

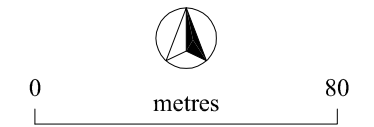
- 2.1 The survey detected no responses likely to be of archaeological origin within the sampled areas. An area of magnetic disturbance, possibly a result of relatively recent activity was detected, as were anomalies probably caused by natural effects. A probable drain or other service was identified, and strong ferrous responses probably resulting from comparatively modern deposits were also detected.



List of Figures**Report Figures**

Figure 1	Location Diagram	1:2000
Figure 2	Summary Greyscales	1:1250
Figure 3	Summary Interpretation	1:1250

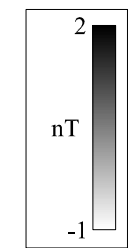
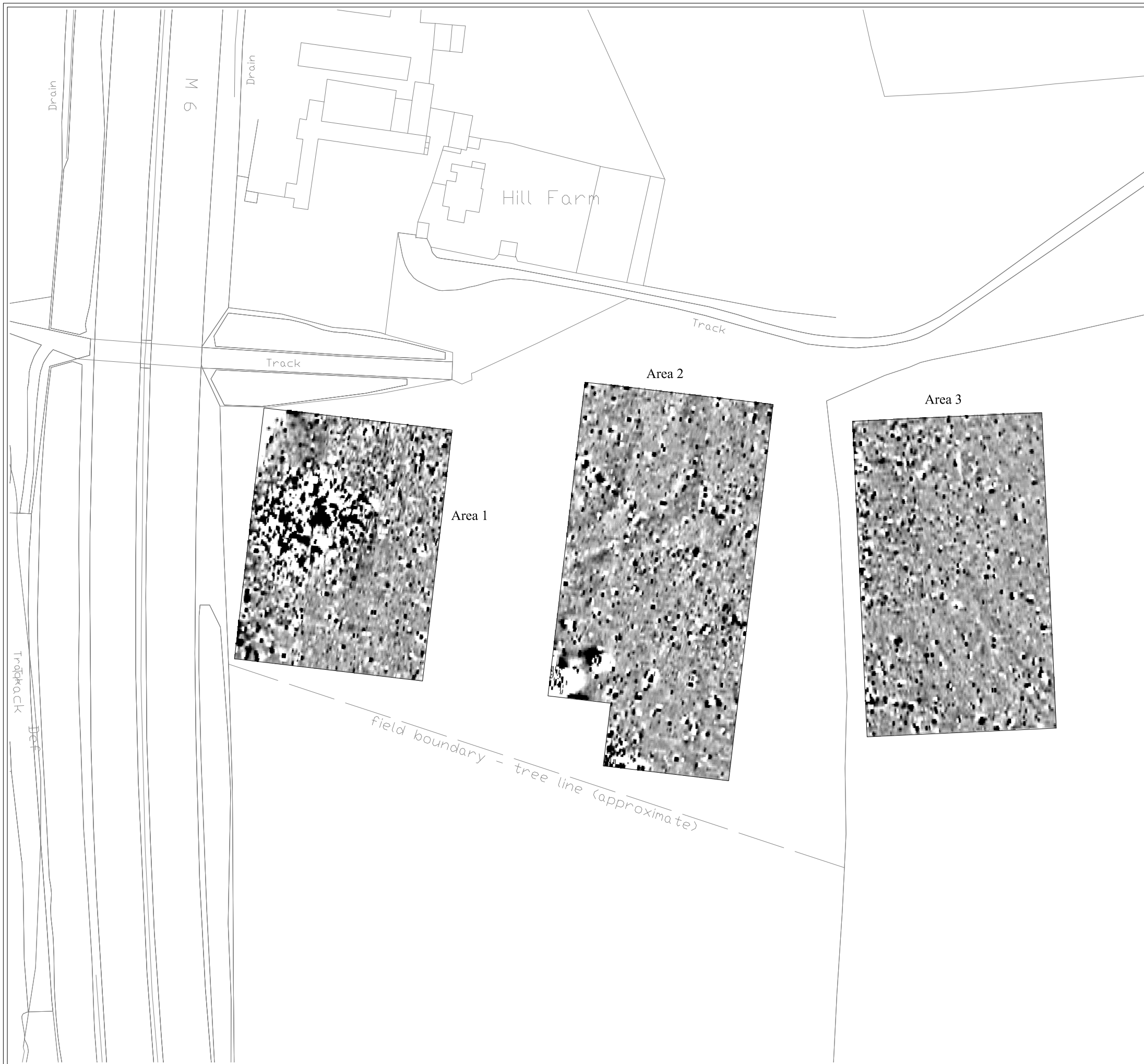
Reference Figures on CD

Figure A1	Area 1: XY Plot and Greyscale Image	1: 500
Figure A2	Area 2: XY Plot	1: 500
Figure A3	Area 2: Greyscale Image	1: 500
Figure A4	Area 3: XY Plot and Greyscale Image	1: 500
Figure T1	Tie-in Information	Not to scale

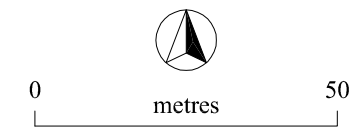







-  Evaluation Area (approximate)
-  Gradiometer Survey

GSB PROSPECTION Ltd.
2008/13 Burleyfields, Stafford
Location Diagram
Based on a plan provided by the client
Figure 1

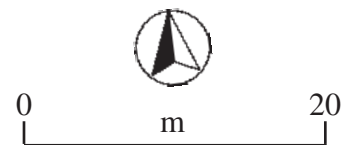
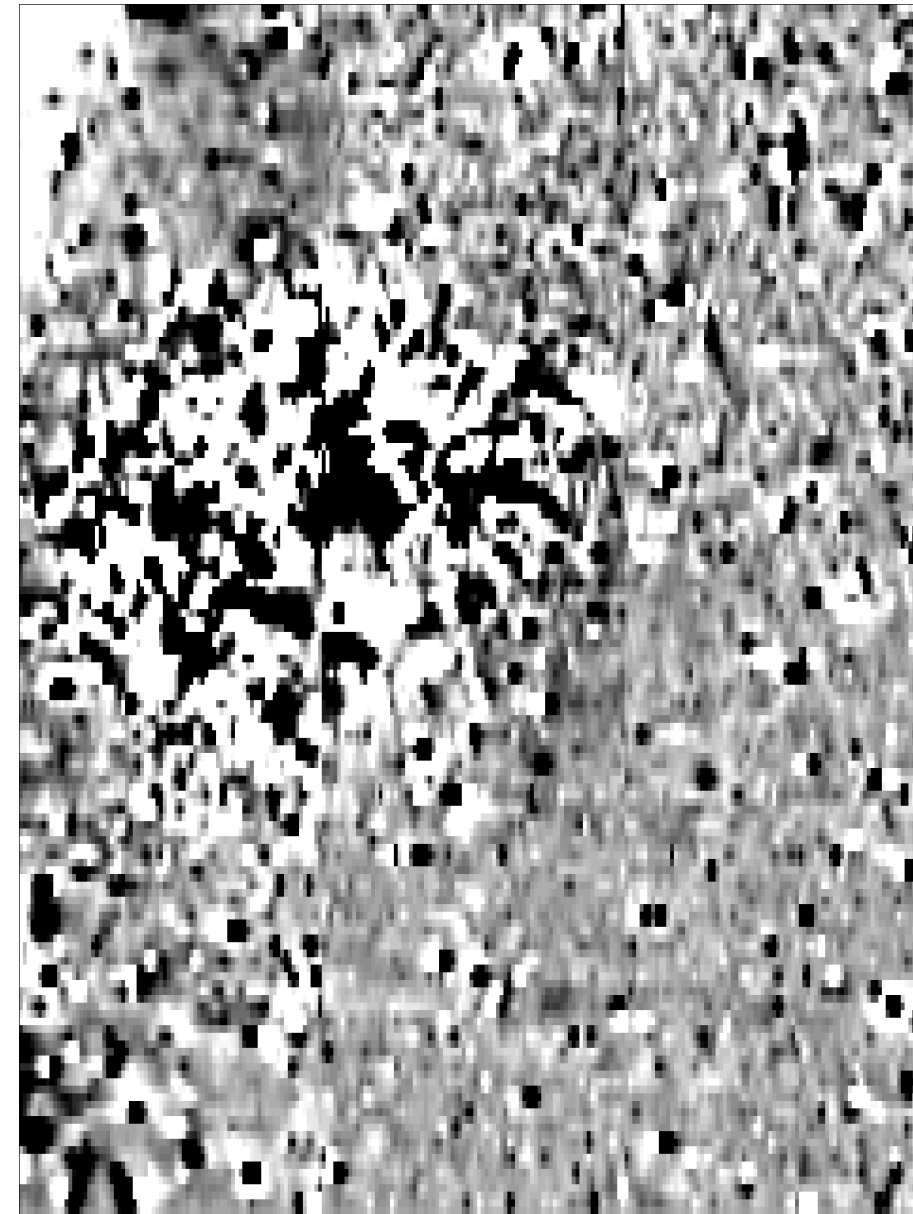
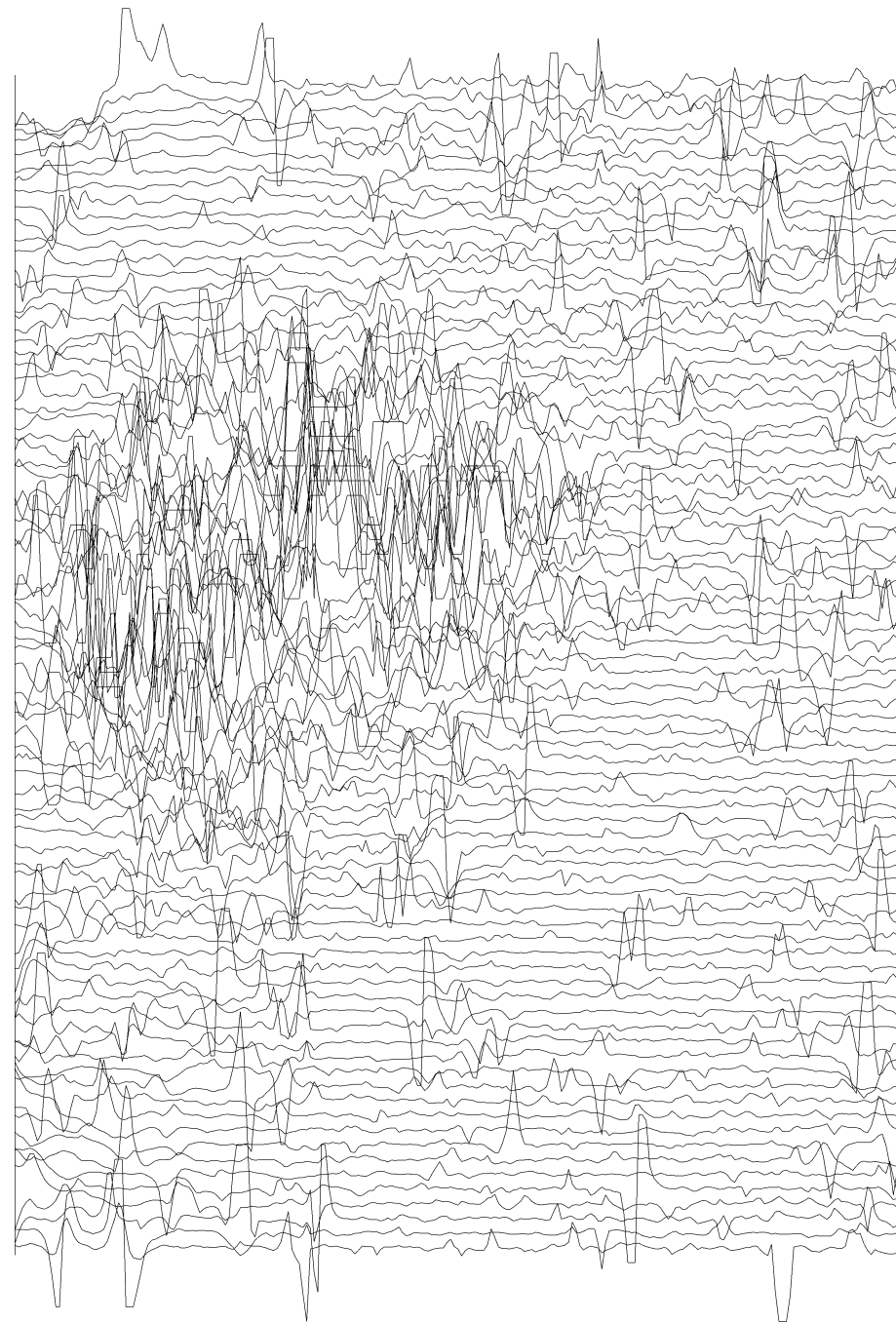


GSB PROSPECTION Ltd.
2008/13 Burleyfields, Stafford
Summary Greyscales
Based on a plan provided by the client
Figure 2



-  Trend
-  ?Natural
-  Drain
-  Magnetic Disturbance
-  Ferrous

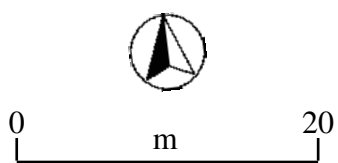
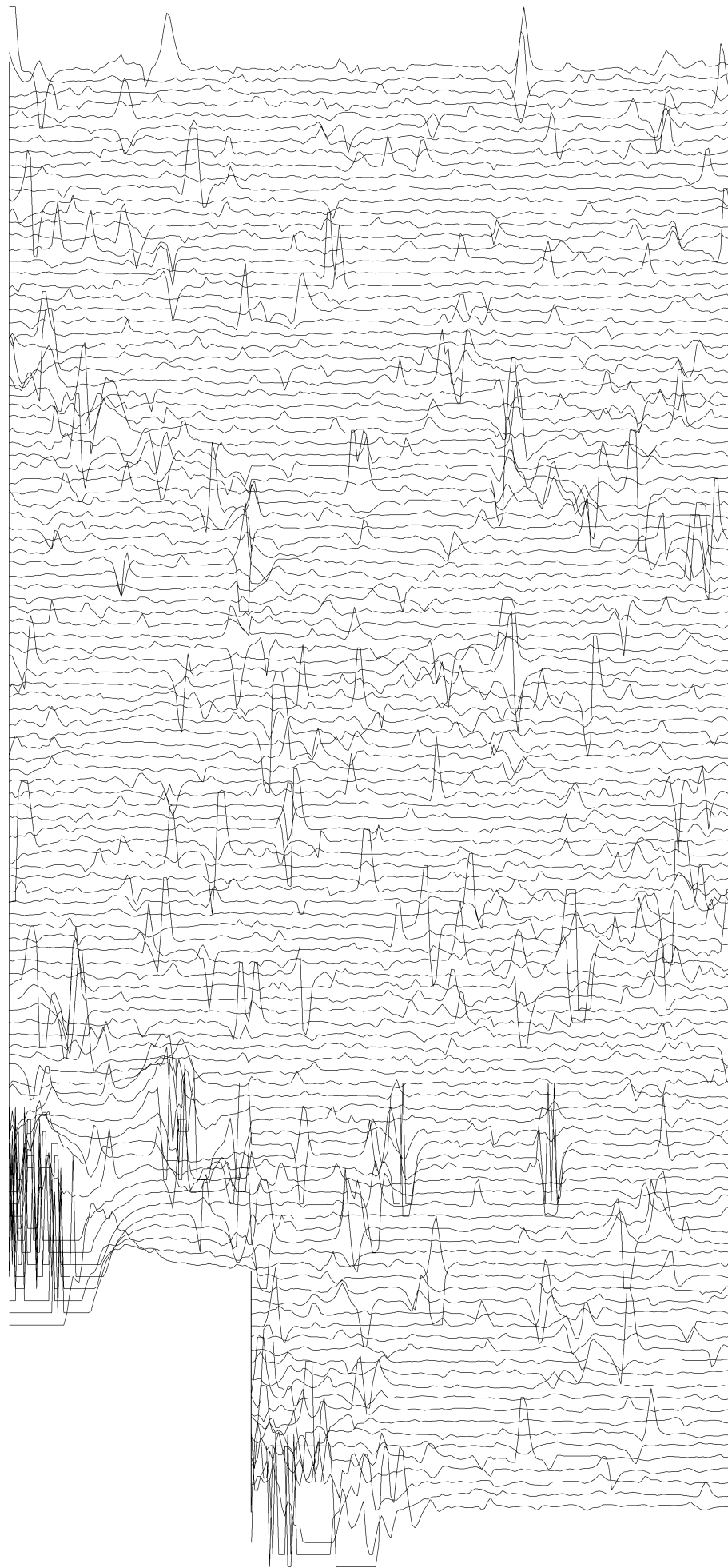
GSB PROSPECTION Ltd.
2008/13 Burleyfields, Stafford
Summary Intepretation
Based on a plan provided by the client
Figure 3



15 nT

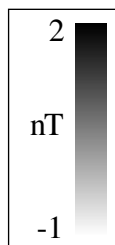
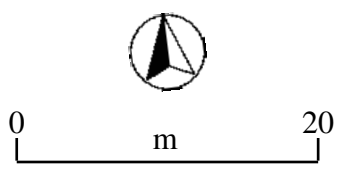
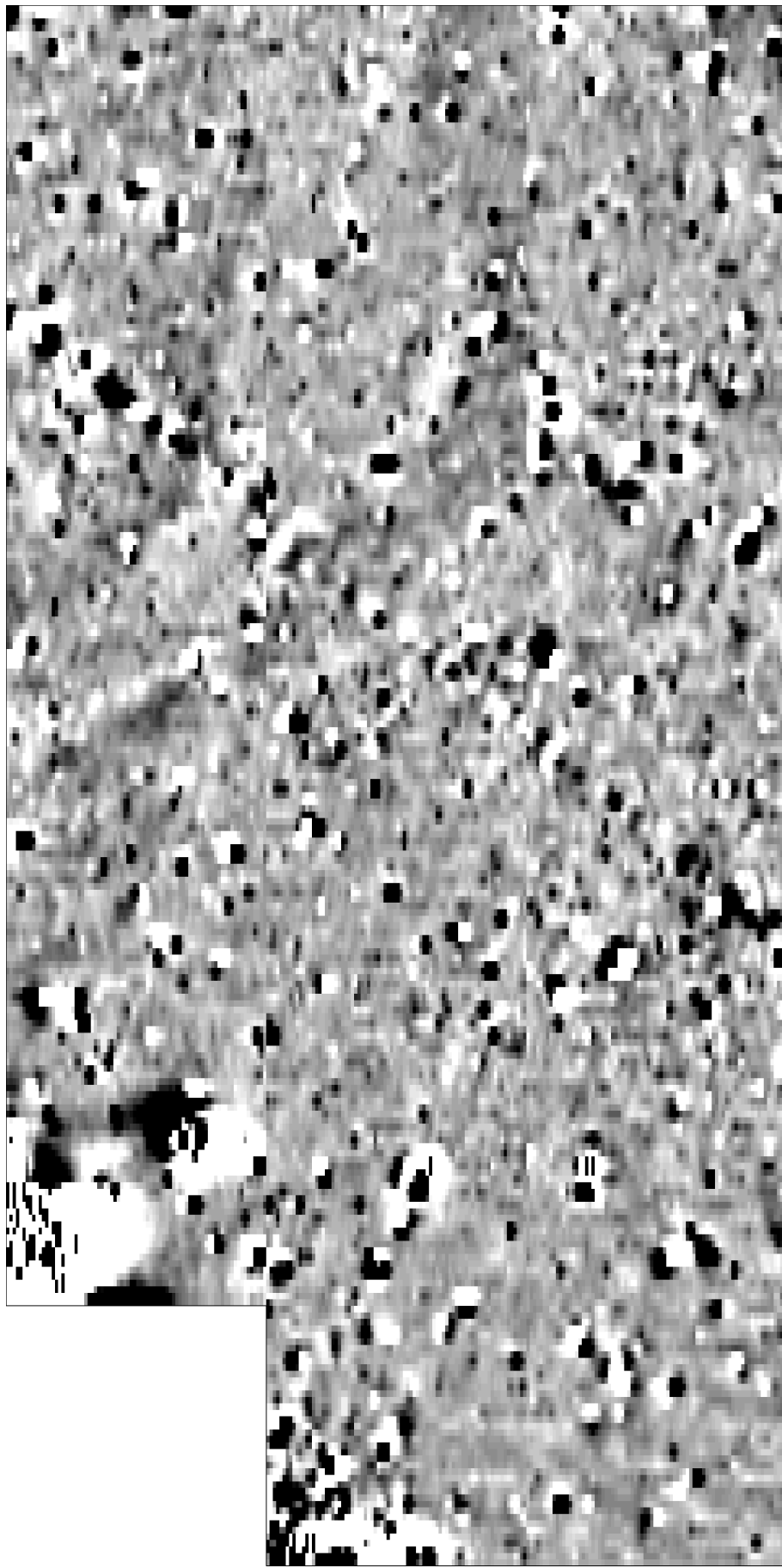


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Magnetic Data - Area 1
Figure A1

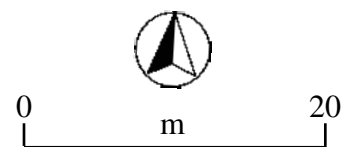
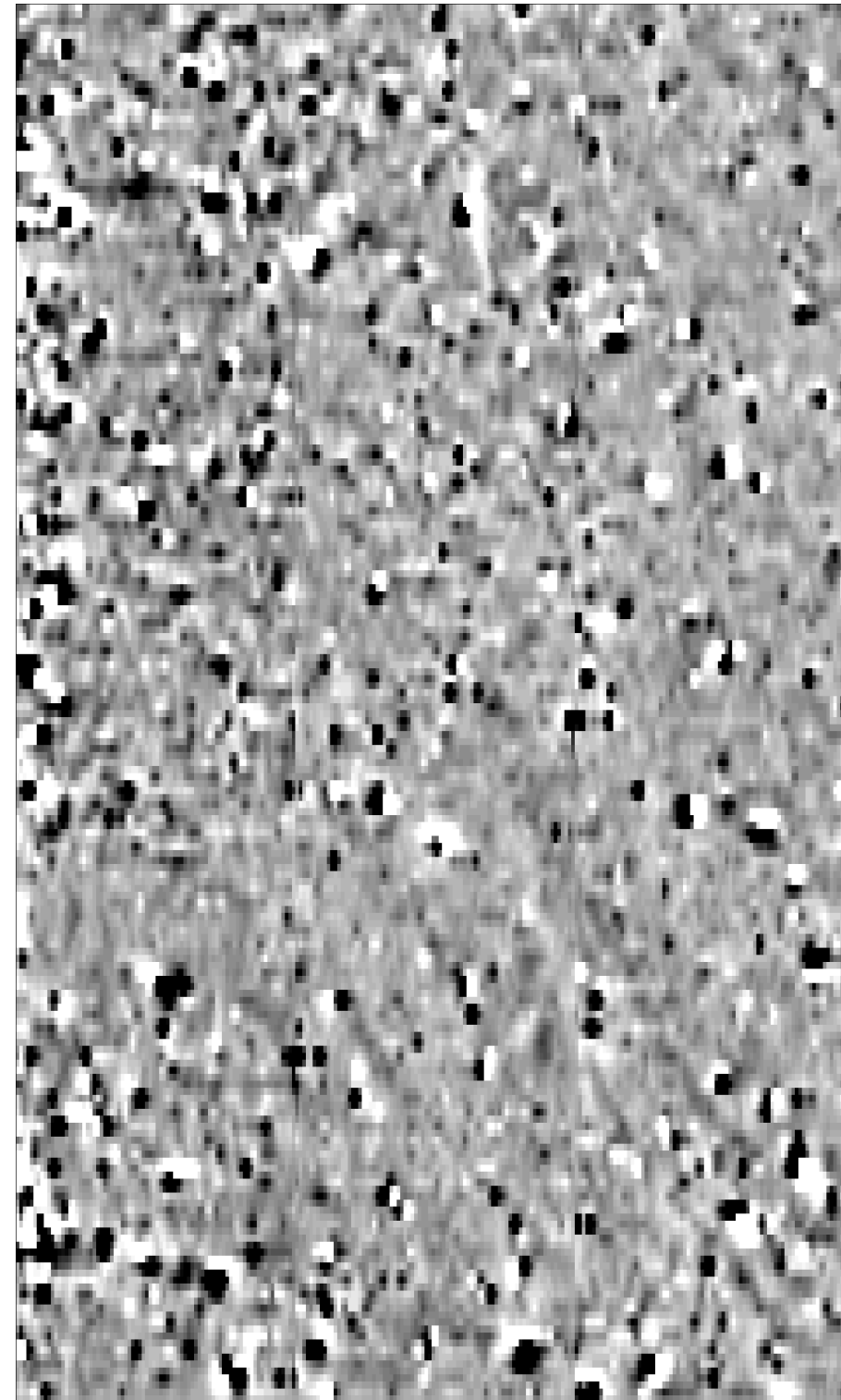
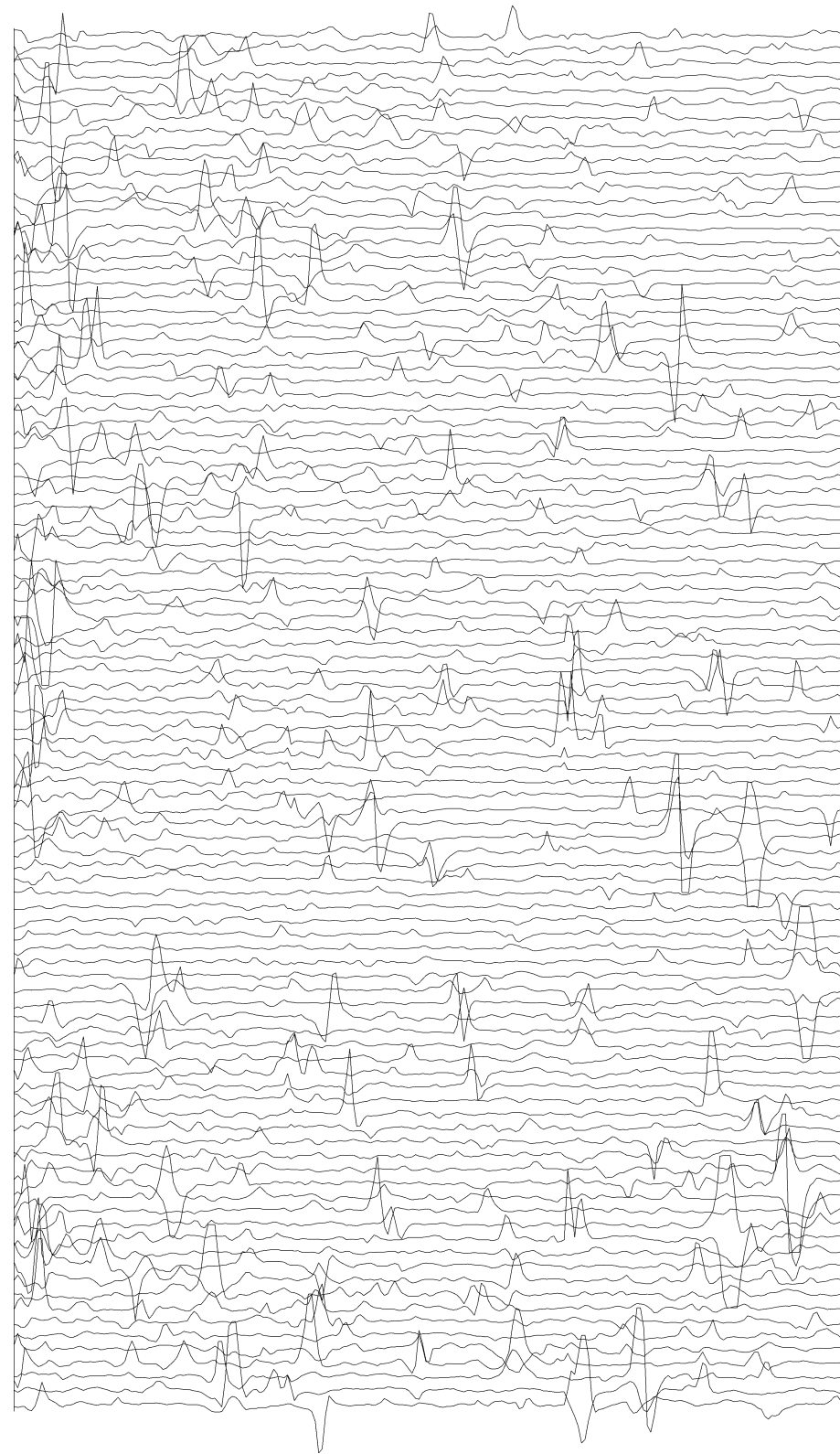


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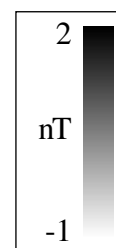
GSB Prospection Ltd.
2008/13 Burleyfields, Stafford
Magnetic Data - Area 2
Figure A2



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2008/13 Burleyfields, Stafford
Magnetic Data - Area 2
Figure A3



15 nT



GSB Prospection Ltd.
2008/13 Burleyfields, Stafford
Magnetic Data - Area 3
Figure A4



Not to Scale



20m Grid Division

Point	Angle °	Distance (m)	Notes
1	0	117.102	NW field corner
2	319.93	116.035	SW corner, area 1
3	295.631	69.623	SE grid corner, area 1
4	260.727	55.523	SW grid corner, area 2
5	212.342	80.157	SE grid corner, area 2
6	222.905	113.273	Tree on southern field boundary
7	198.03	114.804	SW grid corner, area 3
8	141.878	93.55	NW grid corner, area 3
9	135.699	88.212	NW field corner. Approximate.
10	83.727	71.257	Fence post, north field boundary
11	36.786	56.605	Gate post, field boundary
12	34.468	63.399	Gate post, field boundary
13	30.933	59.65	Gate-fence, north field boundary

GSB PROSPECTION Ltd.

2008/13 Burleyfields, Stafford

Tie-In Diagram

Based on a plan provided by the client


Figure T1

Appendix EDP 3
Photoviewpoints of the site taken from EDP's Landscape and Visual
Assessment (2008)

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Approximate extent of site visible

 <p>The Environmental Dimension Partnership 14 Inner Courtyard, Whiteway Farmhouse The Whiteway, Cirencester GL7 7BA</p> <p>t 01285 640640 f 01285 652545 e info@edp-uk.co.uk w www.edp-uk.co.uk</p>	<p>From Stafford Castle there are panoramic views across Stafford which include a substantial proportion of urban development. The site occupies a visible part of this view.</p>	<p>client Taylor Wimpey Developments Ltd.</p>	<p>project title Burleyfields, Stafford</p>
		<p>date 20 MARCH 2008 drawing number EDP 413/25 scale NA drawn by SB checked RG</p>	<p>drawing title VP1: View from Stafford Castle</p>



Approximate extent of site visible



The Environmental Dimension Partnership
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 The Whiteway, Cirencester GL7 7BA

t 01285 640640 f 01285 652545
 e info@edp-uk.co.uk w www.edp-uk.co.uk

A panoramic view of Stafford, with open fields in the foreground which include the site. The M6 is clearly visible, marking the western extent of the existing development in Stafford. The southern site boundary is poorly defined by landscape structure.

client Taylor Wimpey Developments Ltd.		project title Burleyfields, Stafford
date drawing number scale drawn by checked	25 APRIL 2008 EDP 413/26 NA SB RG	drawing title VP2: View from footpath at the northern edge of Castle Wood



The Environmental Dimension Partnership
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 The Whiteway, Cirencester GL7 7BA

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 e info@edp-uk.co.uk w www.edp-uk.co.uk

From the elevated land to the south of the site there are panoramic views across existing development in Stafford, with distant views of the open countryside beyond.


client
Taylor Wimpey Developments Ltd.

project title
Burleyfields, Stafford

date 25 APRIL 2008
 drawing number EDP 413/27
 scale NA
 drawn by SB
 checked RG

drawing title
VP3: View from bridleway within the site



 Approximate extent of site visible

edp
 The Environmental Dimension Partnership
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 The Whiteway, Cirencester GL7 7BA
 t 01285 640640 f 01285 652545
 e info@edp-uk.co.uk w www.edp-uk.co.uk

This northern parcel of land within the site occupies lower lying land with additional visual containment created by mature vegetation associated with the Way for the Millennium and the embankment of the M6.

client
Taylor Wimpey Developments Ltd.

project title
Burleyfields, Stafford

date 25 APRIL 2008
 drawing number EDP 413/28
 scale NA
 drawn by SB
 checked RG


drawing title
VP4: View from The Way for the Millennium

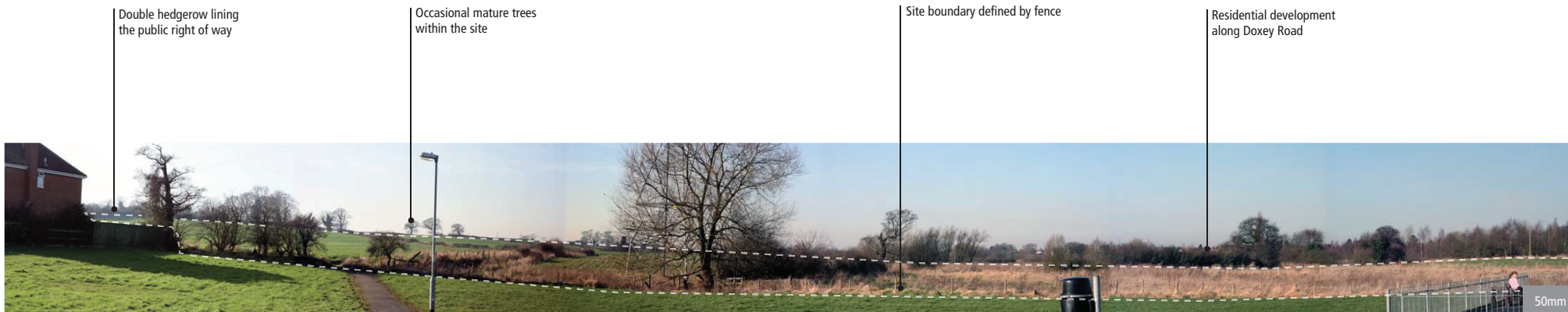
Tree, just visible outside of the golf course marking the approximate easterly extent of the site


Residential development at Castlefields



Approximate extent of site visible


 <p>The Environmental Dimension Partnership 14 Inner Courtyard, Whiteway Farmhouse The Whiteway, Cirencester GL7 7BA</p> <p>t 01285 640640 f 01285 652545 e info@edp-uk.co.uk w www.edp-uk.co.uk</p>	<p>Views from this Public Right of Way are filtered by existing vegetation along the site boundary.</p>	<p>client Taylor Wimpey Developments Ltd.</p>	<p>project title Burleyfields, Stafford</p>
		<p>date 20 MARCH 2008 drawing number EDP 413/29 scale NA drawn by SB checked RG</p>	<p>drawing title VP5: View from Public Right of Way through Stafford Castle Golf Course</p>




Approximate extent of site visible

 The Environmental Dimension Partnership 14 Inner Courtyard, Whiteway Farmhouse The Whiteway, Cirencester GL7 7BA t 01285 640640 f 01285 652545 e info@edp-uk.co.uk w www.edp-uk.co.uk	From this open space within the recently built residential development, the baseline view includes the open fields of the site.	client Taylor Wimpey Developments Ltd.	project title Burleyfields, Stafford
		date 20 MARCH 2008 drawing number EDP 413/30 scale NA drawn by SB checked RG	drawing title VP6: View from open space within the residential area of Castlefields




Approximate extent of site visible

edp
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 The Whiteway, Cirencester GL7 7BA
 t 01285 640640 f 01285 652545
 e info@edp-uk.co.uk w www.edp-uk.co.uk

Existing views from this residential area at 'The Drive' Doxy Road include a small area of residential development at Castlefields. A number of fields within the site are visible from this viewpoint. An area between the site and this viewpoint has been allocated for residential development (H9 of Stafford Borough Council Plan 2001). In the future views are therefore likely to change.

client Taylor Wimpey Developments Ltd.		project title Burleyfields, Stafford
date drawing number scale drawn by checked	20 MARCH 2008 EDP 413/33 NA SB RG	drawing title VP7: View from 'The Drive', Doxy Road

Approximate extent of site visible



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e info@edp-uk.co.uk w www.edp-uk.co.uk

The existing view includes urbanising elements such as the M6 and existing development in Stafford. The elevated M6 obscures views of the site, such that the visible part of the site is reduced to a narrow band in this view.

client
Taylor Wimpey Developments Ltd.

project title
Burleyfields, Stafford

date 20 MARCH 2008
drawing number EDP 413/34
scale NA
drawn by SB
checked RG

drawing title
VP8: View from footpath to rear of Aston Hall



Inset



Residential development along Doxey Road, just visible

Traffic along the M6 visible in this winter time view

Views of Hill Farm filtered by vegetation

Views of Stafford Castle and Castle Wood, filtered by hedgerow

Inset

50mm



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The Whiteway, Cirencester GL7 7BA

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Hill Farm, to the west of the site, is just visible in this wintertime view. Views towards the site are largely filtered by vegetation and the embankment of the M6.

client
Taylor Wimpey Developments Ltd.


project title
Burleyfields, Stafford

date 20 MARCH 2008
drawing number EDP 413/36
scale NA
drawn by SB
checked RG

drawing title
**VP9 View from Aston bank,
public highway**



Approximate extent of site visible

 The Environmental Dimension Partnership 14 Inner Courtyard, Whiteway Farmhouse The Whiteway, Cirencester GL7 7BA t 01285 640640 f 01285 652545 e info@edp-uk.co.uk w www.edp-uk.co.uk	The majority of views towards the site from this public right of way are filtered by mature vegetation. The south eastern corner of the site is visible through occasional gaps in vegetation.	client Taylor Wimpey Developments Ltd.	project title Burleyfields, Stafford
		date 25 APRIL 2008 drawing number EDP 413/17 scale NA drawn by SB checked RG	drawing title VP10: View from public right of way to the south east of the site.

Inset



Industrial development at junction 14 of the M6 clearly visible.

Existing development at Stafford

Existing industrial developments at Castlefields

Stafford Castle



50mm



Approximate extent of site visible



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The Whiteway, Cirencester GL7 7BA

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e info@edp-uk.co.uk w www.edp-uk.co.uk

The are panoramic views across Stafford from this elevated viewpoint (c.100m AOD). The site, approximately 1.5km away, occupies a small part of this view.

client

Taylor Wimpey Developments Ltd.

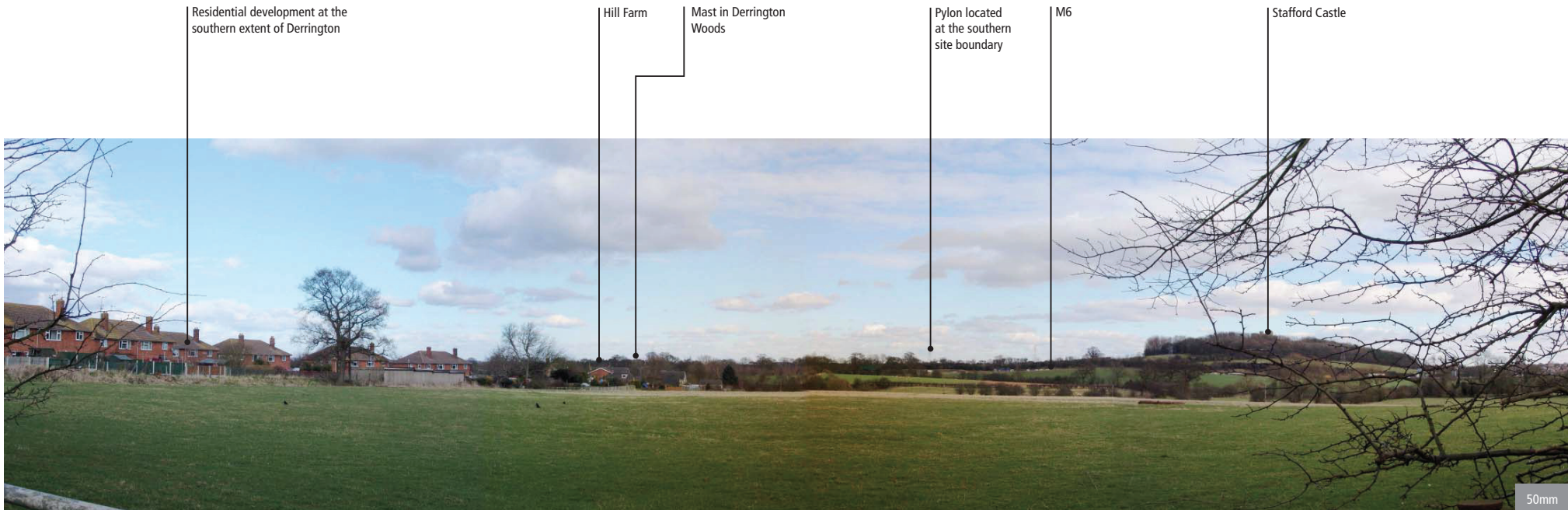
project title

Burleyfields, Stafford

date 20 MARCH 2008
drawing number EDP 413/18
scale NA
drawn by SB
checked RG

drawing title

VP11: View from the footpath south of Seighford



edp

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 e info@edp-uk.co.uk w www.edp-uk.co.uk

There are glimpsed views of the southern and western edges of the site from this viewpoint.

client Taylor Wimpey Developments Ltd.		project title Burleyfields, Stafford
date drawing number scale drawn by checked	24 APRIL 2008 EDP 413/19 NA SB RG	drawing title VP12: View from Derrington Lane



Inset



50mm



Approximate extent of site visible


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 e info@edp-uk.co.uk w www.edp-uk.co.uk

From this elevated viewpoint (c. 125m AOD) there are panoramic views across Stafford and the open countryside beyond.

The site occupies a small part of the view and lies within the context of existing urban development.

client Taylor Wimpey Developments Ltd.		project title Burleyfields, Stafford
date 20 MARCH 2008	drawing number EDP 413/20	drawing title VP13: View from the public right of way, Berry Ring
scale NA	drawn by SB	
drawn by SB	checked RG	
checked RG		



 Approximate extent of site visible

 The Environmental Dimension Partnership 14 Inner Courtyard, Whiteway Farmhouse The Whiteway, Cirencester GL7 7BA t 01285 640640 f 01285 652545 e info@edp-uk.co.uk w www.edp-uk.co.uk	<p>The Doxey Marshes form the foreground to the view with existing residential development along Doxey Road in the mid-ground.</p> <p>The site is just visible, occupying a small part of this view.</p>	client Taylor Wimpey Developments Ltd.	project title Burleyfields, Stafford
		date 25 APRIL 2008 drawing number EDP 413/21 scale NA drawn by SB checked RG	drawing title VP14: View from Isabel Way/Doxey Marshes



Approximate extent of site visible



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The Whiteway, Cirencester GL7 7BA

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e info@edp-uk.co.uk w www.edp-uk.co.uk

Panoramic views across Stafford towards Stafford Castle and Berry Hill.

The site occupies the lower lying ground at the base of the castle mound (see inset).

client

Taylor Wimpey Developments Ltd.

project title

Burleyfields, Stafford

date

25 APRIL 2008

drawing number

EDP 413/22

scale

NA

drawn by

SB

checked

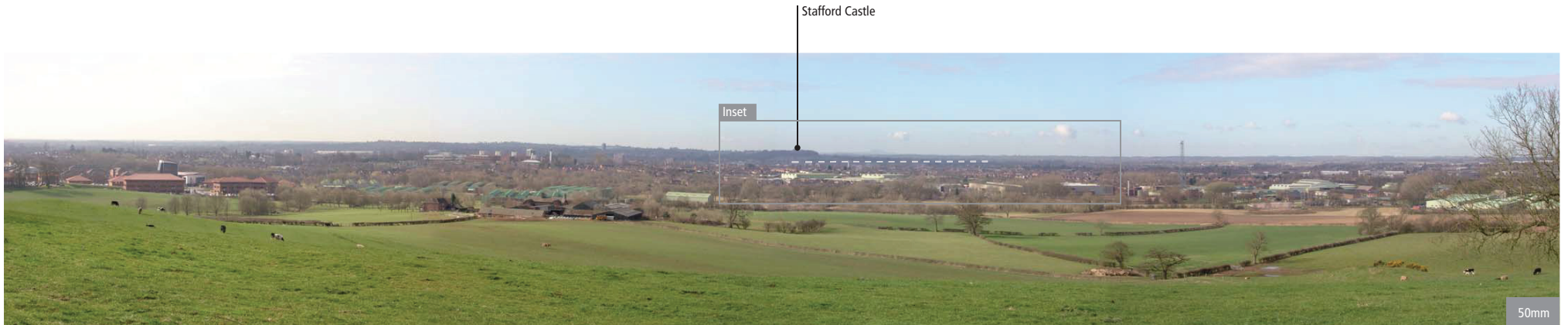
RG

drawing title

VP15: View from Stafford Common



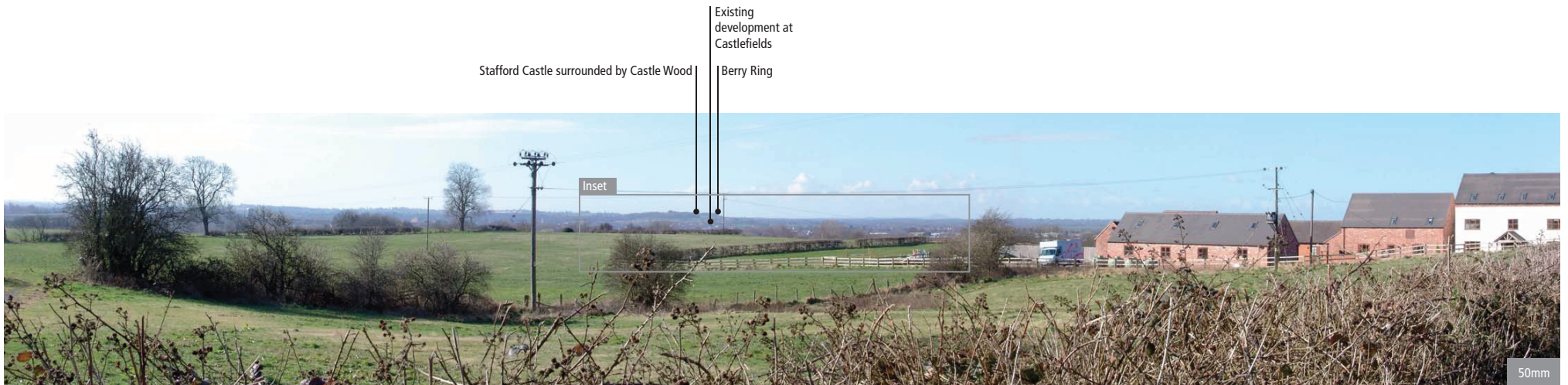
Approximate extent of site visible



 <p>The Environmental Dimension Partnership 14 Inner Courtyard, Whiteway Farmhouse The Whiteway, Cirencester GL7 7BA</p> <p>t 01285 640640 f 01285 652545 e info@edp-uk.co.uk w www.edp-uk.co.uk</p>	<p>From Beacon Hill there are panoramic views across Stafford, including a variety of residential and commercial development.</p> <p>The site occupies a narrow band within the view.</p>	<p>client Taylor Wimpey Developments Ltd.</p>	<p>project title Burleyfields, Stafford</p>
		<p>date 25 APRIL 2008 drawing number EDP 413/23 scale NA drawn by SB checked RG</p>	<p>drawing title VP16: View from Beacon Hill</p>



Approximate extent of site visible



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 e info@edp-uk.co.uk w www.edp-uk.co.uk

The higher ground to the south of the site is visible from this elevated viewpoint. These are long distance views over approximately 4.4km, in which the site appears as a small part of the view.

client Taylor Wimpey Developments Ltd.		project title Burleyfields, Stafford
date 25 APRIL 2008	drawing number EDP 413/24	drawing title VP17: View from Hopton Village
scale NA	drawn by SB	
checked RG		

Images
Images EDP 1 - 19

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Image EDP 1: View of the castle entrance from the car park north of the A518 and illustrating the mature woodland which conceals the keep beyond.



Image EDP 2: View through the woodland on the south side of the castle mound, from the site of the former postern gate towards the keep Image EDP 3.



Image EDP 3: View north from the north side of the castle keep and illustrating the screening effect of the mature woodland planting and the distribution warehouses by M6 Junction 14.



Image EDP 4: View of the site from the castle keep and illustrating its visibility through the gap between the trees and the visibility of existing residential properties beyond.



Image EDP 5: View from the east side of the castle keep and illustrating the relationship with the historic town centre in the distance.



Image EDP 6: View of Doxey from the land north of the former railway line and illustrating the nature of the built environment within the settlement.



Image EDP 7: Close-up of Doxey and illustrating the nature of the built environment there.



Image EDP 8: View of the scheduled castle, from the edge of the sports pitches located on the south side of Doxey and illustrating the views looking up the slope.



Image EDP 9: View of the castle from Tenterbanks and looking between properties located in and around Victoria Park. This is typical of views from the town centre.



Image EDP 10: View of the castle from outside Stafford College, illustrating the pre-eminence of the monument in the wider landscape. This is one of the very few remaining views out from the historic town centre towards the baronial castle.



Image EDP 11: View towards the castle from the railway bridge on Castle Street. The golf course can just be discerned, but the castle cannot be appreciated from this location despite the importance of this former processional route.



Image EDP 12: View of the 'processional route' from the historic town to the scheduled castle and illustrating the current state of the feature and its relationship to adjacent residential properties. This image is taken looking down the hill away from the castle.



Image EDP 13: View of the castle looking south west from the cemetery on Eccleshall Road. The pre-eminence and prominence of the castle are clearly perceptible in this image, which also illustrates the nature of the built environment in Doxey in the foreground.



Image EDP 14: View of the castle (in the early morning winter sunshine), taken from the bridge over the M6 motorway between Doxey and Aston.



Image EDP 15: View of the castle from the Castle View Estate on the south side of Derrington. The site is located on the far left-hand side of the photograph, concealed behind trees.



Image EDP 16: View of the castle, from the scheduled moat, looking north east and illustrating the prominence of the keep despite the ring of mature woodland beneath it.



Image EDP 17: View looking north across the site towards the Castlefields Estate and illustrating the nature of the falling ground towards the former railway line.



Image EDP 18: View looking south from the hedged trackway east of Hill Farm and illustrating the break in slope, which defines the setting of the scheduled castle.

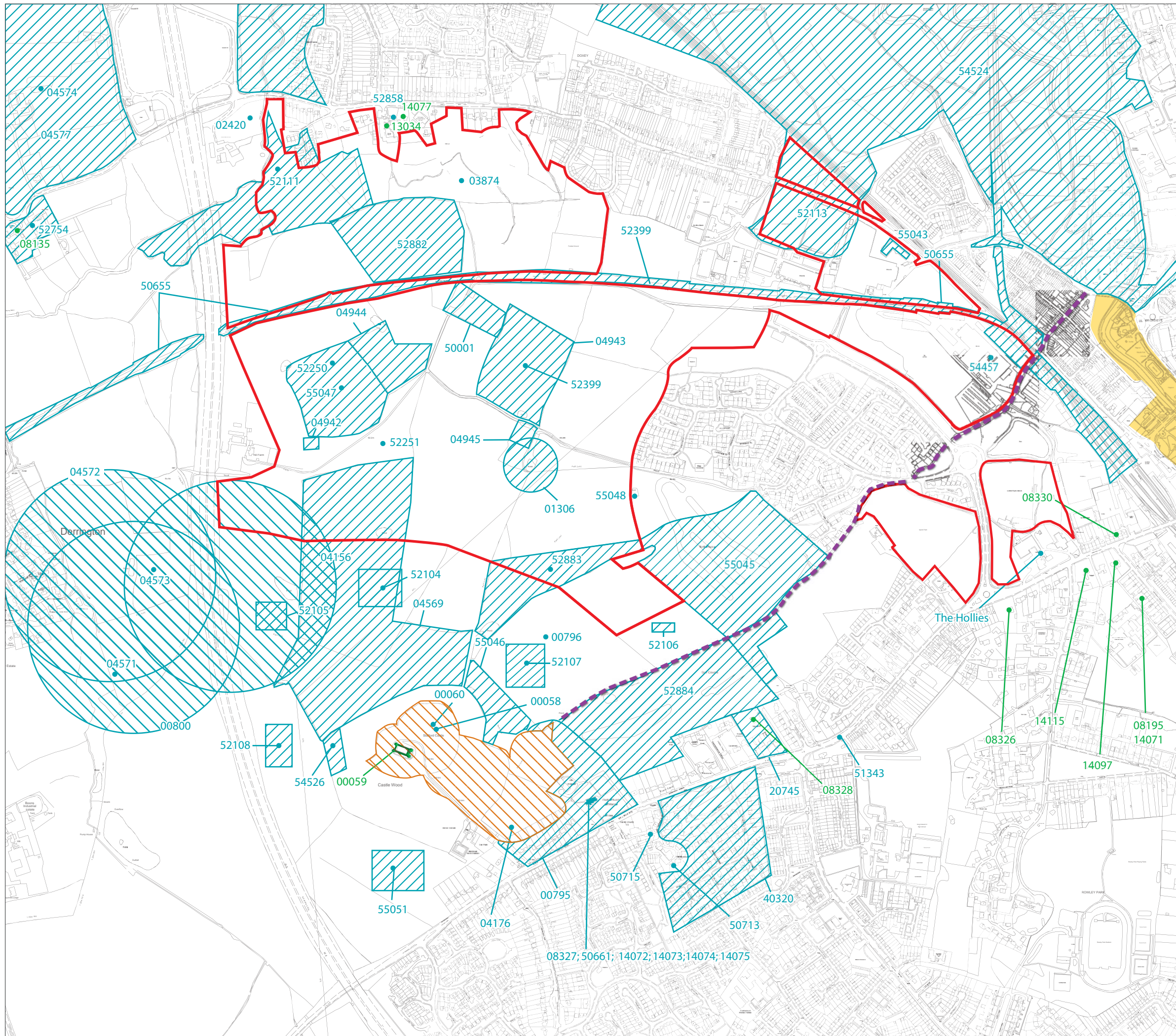


Image EDP 19: View looking south from the hedged trackway adjacent to the golf course and illustrating the break in slope, which defines the setting of the scheduled castle.

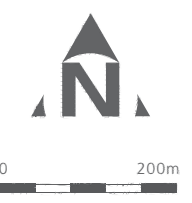
Plans

- Plan EDP 1** Site Location and Relevant Heritage Context
(EDP433/44 13 November 2012 VP/AC)
- Plan EDP 2** Location and Extents of Historic Urban Character Areas Relevant to the Site (after SCC 2011)
(EDP 413/45a 23 January 2013 VP/AC)
- Plan EDP 3** Review of Figure 8 (Area1) of the Local Plan Housing and Industrial Allocation;
An Archaeological Assessment
(EDP413/46 15 November 2012 VP/AC)
- Plan EDP 4** Location and Extents of Stafford Historic Character Zones Relevant to the Site
(after SCC 2011)
(EDP413/47 15 November 2012 VP/AC)
- Plan EDP 5** Location of Photoviewpoints and Images used in the Review of Setting Effects
(EDP413/48 15 November 2012 VP/AC)
- Plan EDP 6** Review of the Setting of Stafford Castle Scheduled Monument
(EDP413/49 15 November 2012 VP/AC)

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- Site Boundary
- Stafford Castle Scheduled Monument
- Listed building
- Stafford Conservation Area
- HER entry
- Processional Route to Castle



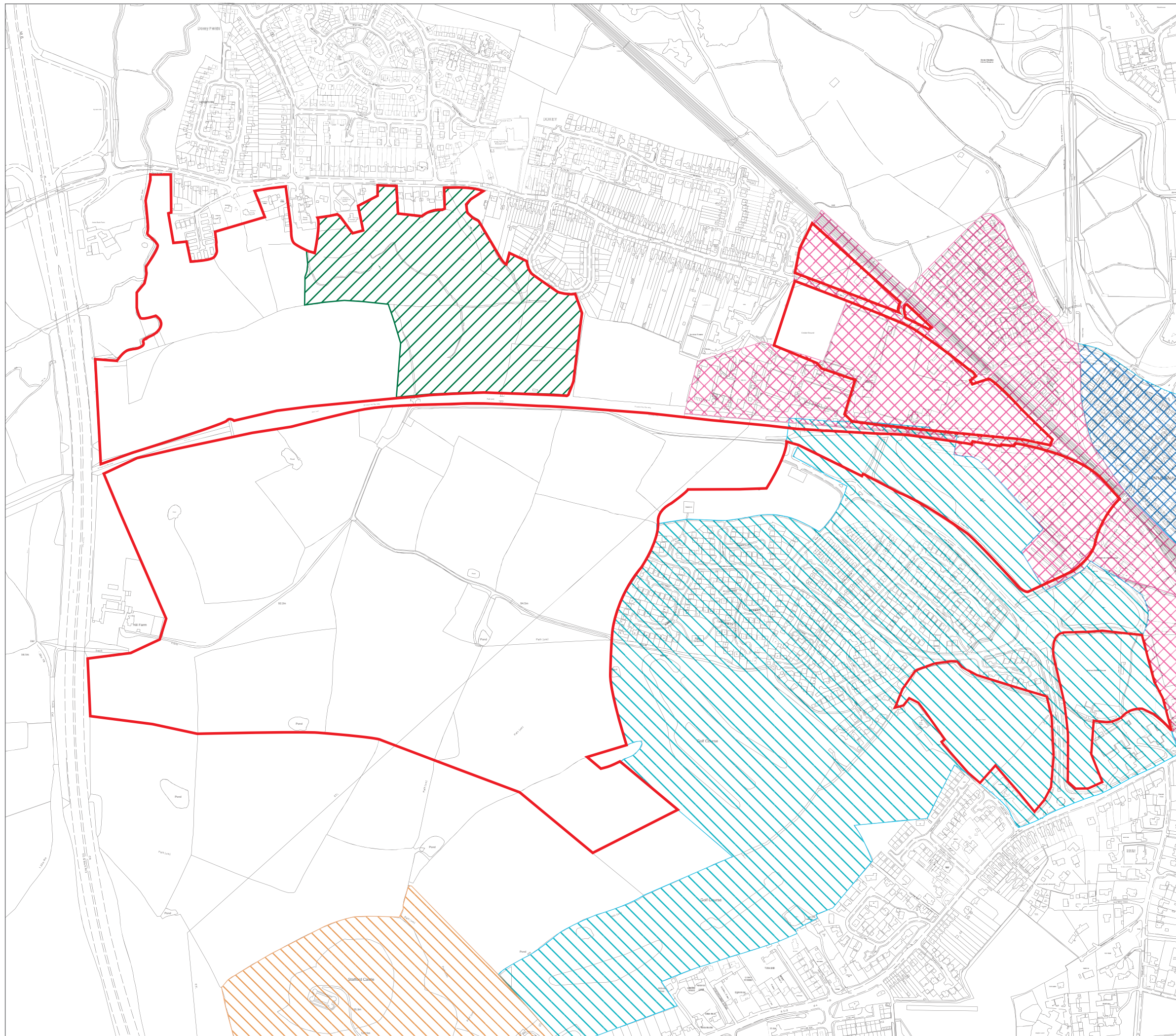
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 THE ENVIRONMENTAL DIMENSION PARTNERSHIP
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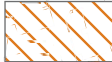




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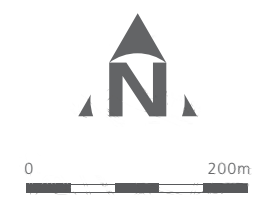
project title
Burleyfields, Stafford

drawing title
Plan EDP 1: Site Location and Relevant Heritage Context

date	13 NOVEMBER 2012	drawn by	VP
drawing number	EDP 413/44	checked	AC
scale	nts		



-  Site Boundary
-  Historic Urban Character Area 18
-  Historic Urban Character Area 19
-  Historic Urban Character Area 20
-  Historic Urban Character Area 21
-  Land within the Residential Development Boundary (SBC 2001)



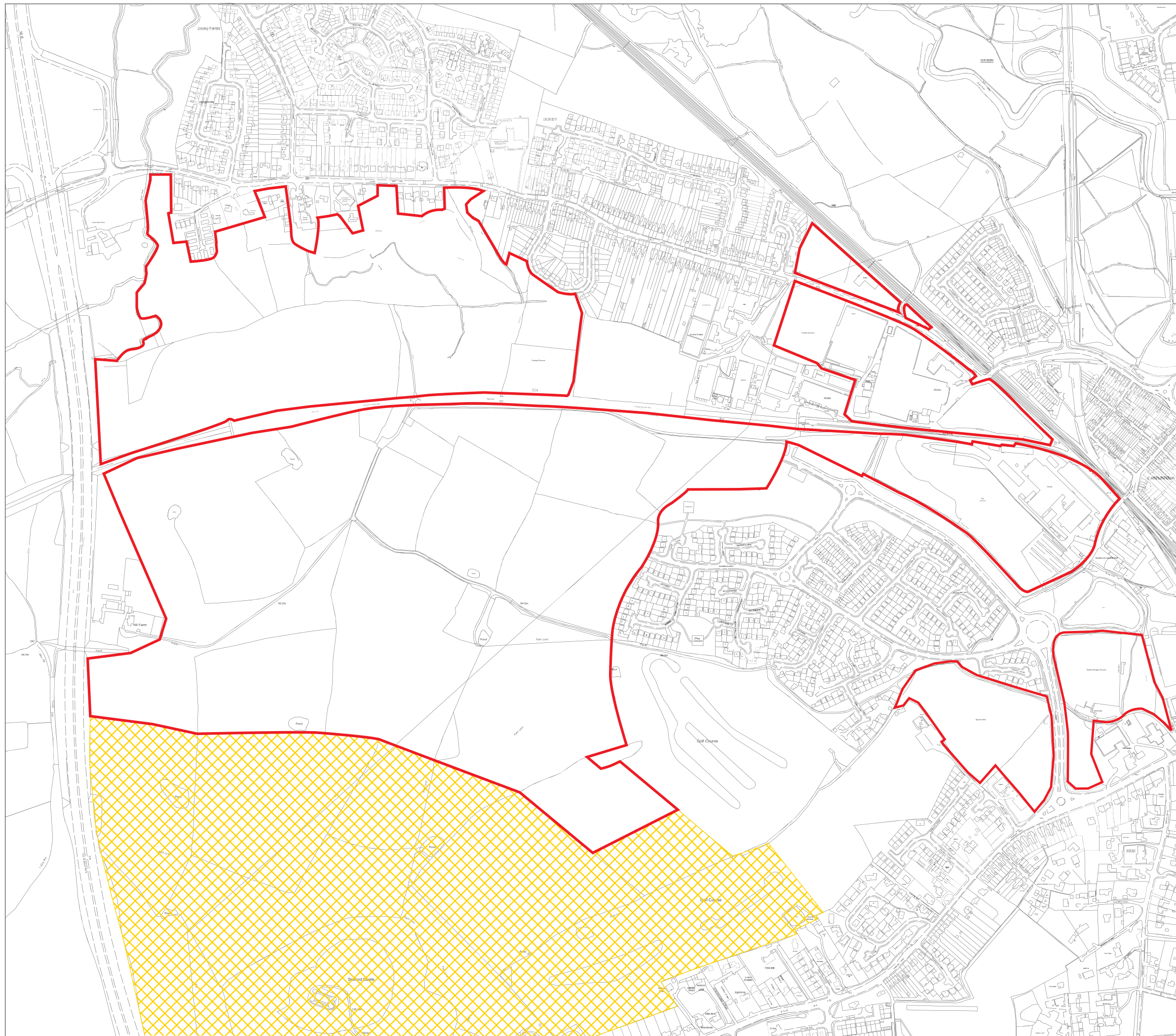
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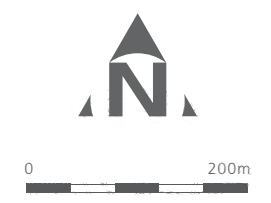
project title
Burleyfields, Stafford

drawing title
**Plan EDP 2: Location and Extents of
 Historic Urban Character Areas
 Relevant to the Site (after SCC 2011)**

date	23 JANUARY 2013	drawn by	VP
drawing number	EDP 413/45a	checked	AC
scale	nts		



-  Site Boundary
-  No Development Recommended (SBC 1991)



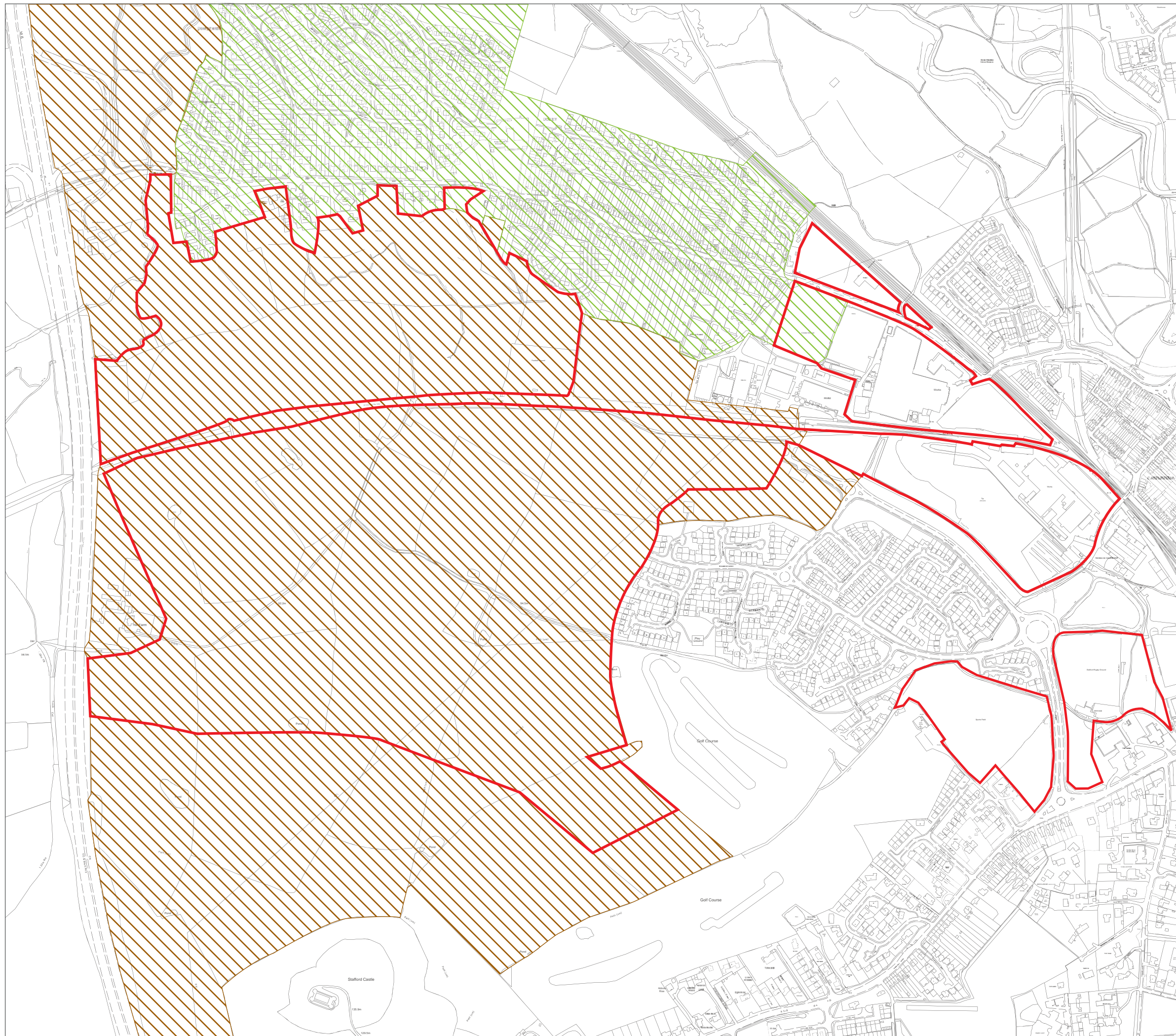
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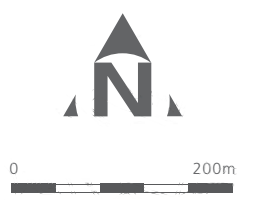
project title
Burleyfields, Stafford

drawing title
**Plan EDP 3: Review of Figure 8 (Area 1) of
 the Local Plan Housing and Industrial
 Allocation: An Archaeological Assessment**

date	15 NOVEMBER 2012	drawn by	VP
drawing number	EDP 413/46	checked	AC
scale	nts		



-  Site Boundary
-  SHECZ 5 (Doxey)
-  SHECZ 6 (North of Stafford Castle)



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project title
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drawing title
Plan EDP 4: Location and Extents of Stafford Historic Character Zones Relevant to the Site (after SCC 2011)

date	15 NOVEMBER 2012	drawn by	VP
drawing number	EDP 413/47	checked	AC
scale	nts		



-  Approximate Extent of Proposed Allocation
-  Boundary to Digital Surface Model Data
-  Theoretical Visual Envelope (Burleyfields Land)
-  LVIA Photoviewpoint (EDP 2008d)
-  Viewpoint for Historic Environment Assessment (2012)



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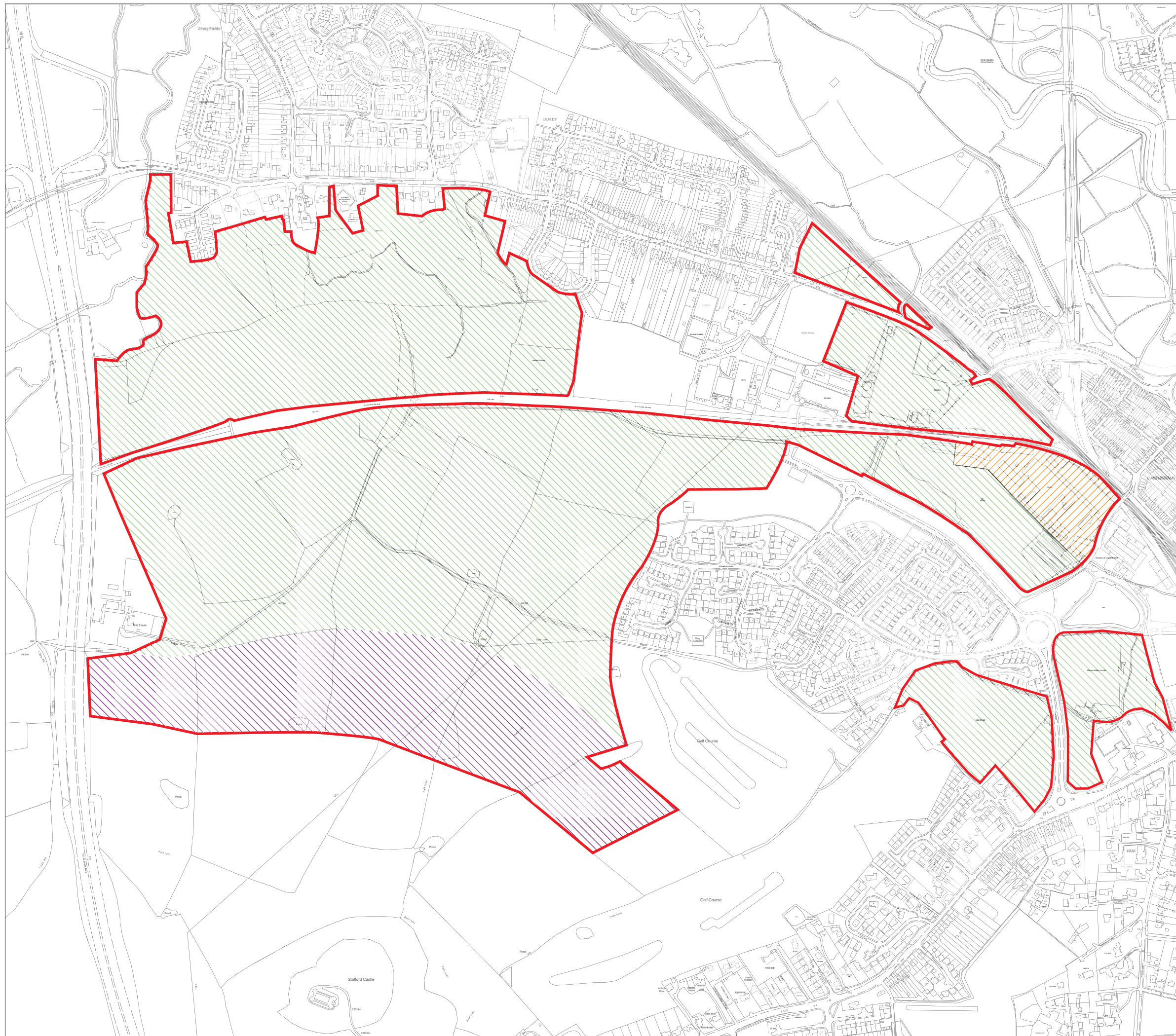
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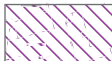
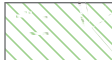

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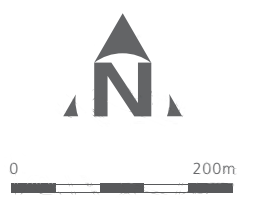
drawing title

Plan EDP 5: Location of Photoviewpoints and Images used in the Review of Setting Effects

date	15 NOVEMBER 2012	drawn by	VP
drawing number	EDP 413/48	checked	AC
scale	nts		



-  Site Boundary
-  Land that makes a positive contribution to the setting of Stafford Castle
-  Land that makes a neutral contribution to the setting of Stafford Castle
-  Land that makes a negative contribution to the setting of Stafford Castle



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project title
Burleyfields, Stafford

drawing title
Plan EDP 6: Review of the Setting of Stafford Castle Scheduled Monument

date	15 NOVEMBER 2012	drawn by	VP
drawing number	EDP 413/49	checked	AC
scale	nts		