

**LAND NORTH OF BEACONSIDE  
STAFFORD  
STAFFORDSHIRE**

**ARCHAEOLOGICAL DESK-BASED  
ASSESSMENT**

*For*

**MAXIMUS**

CA PROJECT: 3021  
CA REPORT: 10004

JANUARY 2010



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## SUMMARY

**Project Name:** Land North of Beaconside  
**Location:** Stafford, Staffordshire  
**NGR:** SJ 9275 2680  
**Type:** Archaeological Desk-Based Assessment

In December 2009 Cotswold Archaeology was commissioned by Maximus to carry out an archaeological desk-based assessment of land north of Beaconside, Stafford. The objective of the assessment was to identify the nature and extent of the cultural heritage resource within both the site and its immediate environs.

No pre-medieval archaeological remains have been recorded within the site, and none are present within the study area which are suggestive of significant potential for previously unrecorded remains within the site.

Two areas of ridge and furrow earthworks are recorded by the Staffordshire HER as lying within the site. These earthworks are visible on historic aerial photographs, but are no longer extant. Evidence of the furrows may survive below ground in these areas. Similarly, an area of post-medieval water meadow is recorded in the south-western area of the site from historic aerial photographs but no evidence of drainage channels or other earthworks could be located during the site visit.

Newbuildings Farm is a mid-19th-century structure with associated stables, farm buildings and stockyard. The farm also includes modern extensions and two large modern barns to the west. Although unlisted, it could be considered of some low cultural heritage value.

A large number of marl pits are recorded across the site, largely surviving as broad, shallow hollows. Marl pits are common across Staffordshire and Shropshire, and the surviving examples within the site are not considered to be of significant cultural heritage value.

The now disused Stafford and Uttoxeter Railway runs through the eastern area of the site, and survives as a substantial earth bank. A railway bridge previously lay within the site, but has been mostly demolished.

Hedgerows within the site which are associated with features recorded by the Staffordshire Historic Environment Record and parish boundaries are considered to have statutory protection under the Hedgerow Regulations 1997. Other extant hedgerows which are first recorded on the 1838 Tithe Map may be considered of some cultural heritage interest.

## 1. INTRODUCTION

### *Introduction*

- 1.1 In December 2009, Cotswold Archaeology (CA) was commissioned by Maximus to carry out an archaeological desk-based assessment of Land North of Beaconside, Stafford (centred on NGR: SJ 9275 2680; Fig. 1). The report addresses the below-ground archaeological resource, extant built heritage remains, and historic landscape referred to collectively as the 'cultural heritage resource'.

### *The site*

- 1.2 The site is approximately 171ha in area and comprises the farmland associated with Newbuildings Farm, which lies in the north-western area of the site. The site is divided into two areas to the west and south-east of Sandon Road. The large area to the west of the road is overwhelmingly large fields used for pasture, with recently-constructed hardstanding tracks running through most of the fields. A small two-storey residence, Newbuildings Cottage, lies in the northern area. The site is bordered to the west by a parish boundary and to the south by the Beaconside dual carriageway and MOD Stafford. Sandon Road runs along part of the eastern boundary. The south-western area is bordered by Marston Brook, a tributary of the River Sow.
- 1.3 The smaller area to the south-east of Sandon Road is also used as pasture. The disused Stafford and Uttoxeter Railway runs through this area, which is bordered to the south, east and west by MOD Stafford.

### *Project scope and objectives*

- 1.4 The assessment focuses upon the cultural heritage resource of the site itself, although the heritage resource of a minimum 500m 'buffer' around the site has also been assessed in detail, referred to as the 'study area' (Fig. 2).
- 1.5 The main objectives of the desk-based assessment are:
- to identify statutory and non-statutory cultural heritage constraints within the site and study area;
  - to gather information on the cultural heritage resource, including previous published and unpublished archaeological investigations and finds;

- to gather information from cartographic and documentary sources on the recorded historic landuse within the site;
- to assess the above baseline information and offer an analysis of the known cultural heritage resource, including its preservation and value; and
- to assess the potential for currently unrecorded cultural heritage features within the site.

## 2. METHODOLOGY

2.1 This assessment has been guided by the *Standard and Guidance for Desk-Based Assessments* issued by the Institute for Archaeologists (IfA 2008). The baseline survey involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information consulted comprised:

### *UNESCO*

- List of World Heritage Sites and Tentative List of Future Nominations for World Heritage Sites

### *English Heritage*

- Listed buildings;
- List of Scheduled Monuments;
- Register of Parks and Gardens of Historic Interest; and
- Register of Battlefields.

### *National Monuments Record*

- Aerial photographs; and
- List of archaeological monuments and events.

### *Staffordshire Historic Environment Record (SHER)*

- Database of known archaeological sites, findspots and previous archaeological works;
- Published and unpublished documentary sources (including development control site reports); and
- Historic Landscape Characterisation Data.



#### *Staffordshire Records Office*

- Historic maps, documents and publications.

#### *Online sources*

- Including the DEFRA MAGIC website and Local/Regional Plan information from LPA website.

#### *Site Inspection*

- A site visit was made on 20th January 2010 in order to examine current land use and topography, and to assess the visible cultural heritage resource.

- 2.2 All points of cultural heritage interest found in the baseline survey are located on Fig. 2. The gazetteer (Appendix A) correlates points of interest with their reference number on the above sources, as well as any other relevant statutory designation or status. Points of interest are marked in bold in the body of the text thus, **00**.

### **3. BASELINE SURVEY**

#### ***Designated sites and planning policy***

##### *International designations*

- 3.1 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites issued by the Secretary of State for Culture, Media and Sport are situated within the site or its vicinity.

##### *National designations and planning policy*

- 3.2 No Scheduled Monuments, Grade I or II\* Listed buildings or Grade I or II\* Registered Parks or Gardens are recorded within the site or the study area.
- 3.3 National policy relating to archaeology and development is contained in Planning Policy Guidance Note 16: Archaeology and Planning (PPG 16; 1990) and the 1979 Ancient Monuments and Archaeological Areas Act. National policy relating to historic buildings and landscape is contained in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15; 1994). A draft replacement for this guidance, *Planning Policy Statement 15: Planning for the Historic Environment* has been issued as a consultation paper by Communities and Local Government and the Department for Culture, Media and Sport.

*Regional and Local designations and policy*

- 3.4 No Grade II Registered Parks and Gardens, or Registered Battlefields are recorded within the site or the study area. No Grade II Listed buildings are recorded within the site or the study area. A single Grade B Listed building, the Church of St Leonard, lies 500m to the north-west of the site (Fig. 2, **26**).
- 3.5 Local planning policy is set out in the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011. The Structure Plan sets out the strategic planning framework, including the protection of the built and natural environment. The Structure Plan expired in September 2007, but a number of policies were 'saved' by order of the Secretary of State. Saved policies relating to the archaeological resource are included in Appendix C.
- 3.6 Local planning policy is also set out in the Stafford Borough Local Plan 2001. This plan expired in September 2007, with a number of policies being 'saved' by order of the Secretary of State. 'Saved' policies relating to Archaeology are included in Appendix B.

*Previous archaeological work*

- 3.7 A total of six programmes of previous archaeological work have been carried out within the study area, one at multiple locations. These comprise:
- Desk-based assessment, geophysical survey, fieldwalking and a watching brief in advance of the Audley to Alrewas gas pipeline, which runs through the northern area of the site and located no finds or features within the site or study area (Fig. 2, **1**);
  - A series of archaeological walkover surveys at three areas of Stafford Common, immediately to the west of the site (Fig. 2, **2, 3, 4**);
  - A desk-based assessment in advance of the construction of the Tollgate Business Park, immediately to the south of the site (Fig. 2, **5**; ULAS 2003);
  - A watching brief at Hopton Heath Battlefield, 350m to the east of the site, which recorded no archaeological finds or features (Fig. 2, **6**);
  - A watching brief at Marston Lane, immediately to the west of the site, which recorded no archaeological finds or features (Fig. 2, **7**; Stoke-on-Trent Archaeological Unit 2004); and
  - An architectural survey of Marston Farm, immediately to the west of the site (Fig. 2, **8**).

In addition, the site fell within an archaeological assessment of six areas around the town of Stafford, carried out by Stafford Borough Council in 1991 in order to inform local housing policy (SBC 1991).

### ***Geology, topography and the palaeoenvironment***

- 3.8 The underlying solid geology of the site comprises Mudstone, part of the Mercia Mudstone Group. A large area of Glacial Till lies in the southern area of the site, and drift deposits of alluvium are recorded in the south-western area of the site, adjacent to Marston Brook. Bands of peat are recorded in the western and south-western areas. These drift geologies have the potential to seal deposits of potential palaeoenvironmental interest. However, no such deposits have been recorded within the site or the study area, and this potential is considered to be low. A small area of sand and gravel lies in the south-eastern area of the site, adjacent to the unused railway.

### ***Prehistoric (pre AD 43) and Roman (AD 43 – c. AD 410)***

- 3.9 No finds or features of prehistoric or Roman date are recorded within the site or the study area. Limited prehistoric and Roman evidence has been recorded from Stafford itself, including a possible small settlement at Clark Street, approximately 3km to the south of the site (not illustrated).

### ***Early medieval (AD 410 - 1066) and medieval (1066 – 1539)***

- 3.10 The earliest recorded mention of the town of Stafford refers to a Saxon *burh*, dating to AD 913. The town was an important centre during the early medieval period, and was fortified accordingly. The Saxon town was focussed around a crossing over the River Sow, approximately 2km to the south of the site, and there is no evidence for urban development extending as far north as the site.
- 3.11 Stafford continued as an important centre into the medieval period, and development included the construction of Stafford Castle following the Norman Conquest. The site continued to lie beyond area of settlement of the medieval town. A deserted medieval village is recorded at Marston, 300m to the north-east of the site (Fig. 2, 10), and, along with Hopton to the west, was the nearest centre of medieval settlement. Ridge and furrow earthworks, displaying the reverse-S shape characteristic of the medieval period, have been recorded at two locations within the site (Fig. 2, 14, 15). However, extant earthworks were not seen during the site visit at either location, and it is likely they have been impacted upon by modern

ploughing. Evidence of the furrows may survive below ground. Areas of ridge and furrow earthworks are recorded elsewhere within the study area (Fig. 2, **9, 11-13, 16-18**), suggesting the region was part of the agricultural hinterland of Marston, and possibly Stafford itself.

### ***Post-medieval (1540 – 1800)***

- 3.12 The site continued to be largely agricultural land into the post-medieval period. The site is bordered to the south-west by Marston Brook, a small tributary of the River Sow. An area of post-medieval water meadow has been recorded from aerial photographs in the adjacent field, within the site (Fig. 2, **24**). Several linear drainage channels are visible in this area on aerial photographs dating from 1971, but no extant earthworks or features associated with this water meadow could be discerned during the site visit (Fig. 12), and it is likely that any earthworks were impacted upon by arable cultivation of the site in the later 20th-century. This arable cultivation is recorded on late 20th-century aerial photographs. A second area of post-medieval water-meadow is recorded 200m to the west of the site (Fig. 2, **25**). These areas of water meadow were identified during a 2008 survey of water meadows in Staffordshire, but no fieldwork was carried out.
- 3.13 A Georgian Chapel, the Chapel of St Leonard, lies approximately 300m to the north-west of the site (Fig. 2, **26**). The structure is a Grade B Listed building, and includes a 12th-century font, suggesting the chapel may be situated on the site of an earlier medieval structure. A second chapel, dedicated to St Peter, previously lay 500m to the east of the site at the village of Hopton (Fig. 2, **27**).
- 3.14 Other post-medieval evidence within the study area comprises five farms with origins in the 17th and 18th centuries, all of which lie beyond the site (Fig. 2, **19-23**).

### ***Modern (1801 – present)***

- 3.15 Newbuildings Farm itself is a 19th-century building, two-storeys and built in red-brick (Fig. 2, **32**; Fig. 6). Additional farm buildings of similar date, including stables, lie around a stockyard to the south of the farmhouse. Two large modern Dutch barns lie to the west of the farm house. Newbuildings Cottage, a two-storey structure in a similar style, lies approximately 200m to the north of the farmhouse (Fig. 2, **31**; Fig. 9). Another farm of similar date, Kent's Barn Farm, lies immediately to the north of site (Fig. 2, **36**), and a number of other farms in the study area are recorded by the Staffordshire Historic Environment Record (Fig. 2, **28-30, 33-35, 37**).

- 3.16 The line of the now-disused Stafford to Uttoxeter Railway runs through the south-eastern area of the site (Fig. 2, **38**). The railway was opened in 1867, failed to make a profit, and was closed in 1951. The railway survives within the site as a large linear bank approximately 3m high. A break in the bank at the southern edge of the site is revetted by brick walls, and was the location of a bridge (Fig. 15). A second bridge across the Hopton Road, in the northern area of the site, is visible on aerial photographs, which extends fractionally into the site from the north. This bridge is no longer extant, and the railway bank in this area has also been removed. A small modern garage, of post-war date, lies in the eastern corner of this area (Fig. 14).

#### *Tithe Map*

- 3.17 The site is first recorded in detail on the Tithe Map of Hopton Township, in the parish of St Mary's, Stafford. This map was produced in 1838, and is included as Fig. 3. The parish boundary as recorded on this map forms the south-western and western boundaries of the site. A low field bank, varying between 30cm and 1m high, was recorded along this boundary during the site visit (Fig. 13). A second field bank was recorded in the north-eastern area of the site, adjacent to the public bridleway running north-south through the centre of the site (Fig. 10).
- 3.18 The Tithe Map pre-dates the construction of the Stafford and Uttoxeter Railway, although it does record Newbuildings Farm, under the name New Farm. The farmhouse is recorded along with the range of buildings and stables to the west and south. The site is divided into a large number of small enclosures, the majority of which have since been consolidated into larger fields. A small structure, probably a small hut or shed, is recorded in the south-western area of the site (Fig. 3, **A**). No trace of this structure could be located during the site visit. A second small structure is recorded to the north of the farm (Fig. 3, **C**), at the approximate location of Newbuildings cottage. However, the cottage is not recorded on the later 1889 Ordnance Survey map, and the building recorded on the Tithe Map may be an earlier, now demolished, structure, or may have been mis-recorded on the First Edition Ordnance Survey.
- 3.19 The Tithe Map also records the field names in use in 1838. One of these names within the site is of potential archaeological interest. Field number 79, in the central southern area of the site, bears the name *Far Lime Pits*. A large pit in this area is

recorded on later maps (Fig. 4; **H**), and two large hollows were recorded in this field during the site visit.

- 3.20 A large number of pits and ponds are also recorded on the Tithe Map, including a concentration to the north-west of the farmhouse (Fig. 3, **B**), and in the south-eastern corner of the site. These ponds almost certainly represent former marl pits, which are extensively recorded elsewhere within Staffordshire and Shropshire.
- 3.21 Two now-removed drains are recorded in the southern area of the site on the Tithe Map, probably associated with the water meadow that may have previously lain in this area. A very deep, very straight drain is recorded in the south-eastern area of the site, which is still extant (Fig. 3, **D**).

#### *Ordnance Survey*

- 3.22 The site is recorded throughout the late 19th and 20th centuries by the Ordnance Survey, the First Edition of which was published in 1889 (Fig. 4). This map records several changes since the Tithe Map. Although the internal boundaries within the site are generally unchanged, the map is the first to record the Stafford and Uttoxeter Railway running through the south-western area of the site.
- 3.23 Newbuildings Farm is recorded in greater detail, and a large pond is recorded to the south of the building (Fig. 2, **E**). This pond is still extant (Fig. 7), and its irregular shape and location suggests it is a former marl pit. A second pit is recorded to the north of the house (Fig. 2, **F**), which is also still extant (Fig. 8). Further marl pits are recorded in the eastern and southern areas of the site, both of which were visible as large hollows during the site visit (Fig. 4, **G**, **H**). A small area of the site also extends into a brick kiln complex to the south, although no structures were depicted within the site.
- 3.24 A *Sluice* is labelled in the eastern corner of the site, possibly relating to the water meadow (Fig. 2, **G**). However, no sluice could be located during the site visit, and it is not recorded on subsequent maps.
- 3.25 The site is subsequently recorded on the 1938 Edition Ordnance Survey Map (Fig. 5). This map is the first to record one of the large Dutch barns to the west of Newbuildings farmhouse, and is the first to label several of the pits in the area

specifically as marl pits. A number of boundaries recorded within the site on the 1889 map had been removed.

- 3.26 The site is recorded throughout the later 20th-century on aerial photographs. Several hardstanding tracks were constructed across the site in the early 21st-century and further field boundaries were removed. Those boundaries which survive and are recorded on the Tithe Map may be of cultural heritage interest, and are highlighted on Fig. 2. Those boundaries which are associated with sites recorded on the Staffordshire HER, or along the historic parish boundary to the west of the site, are considered to have statutory protection under the Hedgerow Regulations 1997 Criteria for Archaeology and History, and are highlighted on Fig. 2.

#### *Historic Landscape Characterisation*

- 3.27 Historic Landscape Characterisation (HLC) is most simply defined as a way of identifying how the present landscape came into being. It is a means of integrating a wide range of source material in order to understand the process of landscape change (Rippon 2004). HLC has been carried out on a county-wide basis by the Staffordshire Historic Environment Record. The majority of the site lies within a single landscape unit, designated as HST28981, and recorded as *Reorganised Piecemeal Enclosure*. This unit's previous landscape type is recorded as *Strip Fields*, which is supported by the large areas of ridge and furrow earthworks surviving elsewhere in the study area, and by the earthworks previously present within the site. The south-eastern part of the site, around the Stafford and Uttoxeter Railway, lies within a separate landscape unit HST26139, defined as *Post-War Large Irregular Fields*.

- 3.28 These character units were grouped together into wider Historic Environment Character Zones (HECZ) and Historic Environment Character Areas (HECA), and assessed as part of the Historic Environment Character Area Assessment of Stafford in 2009 (SCC 2009). These areas were assigned values based on seven criteria, comprising;

- Diversity of historic environment assets
- Survival
- Documentation
- Group Value Association

- Potential
- Sensitivity to Change
- Amenity Value

3.29 Each of these seven criteria was scored between 1-3, and the sum total comprised the final Historic Environment Area Score on a scale between 7 and 21. The HECZ within which the site lies, Zone 19: North of Beaconside, was assessed with a total score of 9.

#### ***Undated***

3.30 Several undated cropmarks have been recorded within the site, to the north of the MOD Stafford Depot (Fig. 2, **39**). However, these correspond to an area of modern disturbance first recorded on aerial photographs of 1964, and are not considered to be of archaeological origin.

## **4. CONCLUSIONS**

4.1 No pre-medieval archaeological remains have been recorded within the site, and none are present within the study area which are suggestive of significant potential for previously unrecorded remains within the site.

4.2 Two areas of ridge and furrow earthworks are recorded by the Staffordshire HER as lying within the site. These earthworks are visible on historic aerial photographs, but are no longer extant. They appear to have been removed by modern ploughing methods, but evidence of the furrows may survive below ground in these areas. Ridge and furrow earthworks are recorded throughout the region, and currently unrecorded evidence of furrows may survive below ground elsewhere within the site.

4.3 An area of post-medieval water meadow is recorded in the south-western area of the site on historic aerial photographs. However, no evidence of drainage channels or other earthworks could be located during the site visit. Evidence of these earthworks may survive below ground, but is likely to have been degraded by 20th-century ploughing.



- 4.4 Newbuildings farm is a mid-19th-century structure, with modern extensions and two large modern barns to the west. Although unlisted, it may be considered of some low cultural heritage value.
- 4.5 A large number of marl pits are recorded across the site, largely surviving as broad, shallow hollows. Marl pits are common across Staffordshire and Shropshire, and the surviving examples within the site are not considered to be of significant cultural heritage value.
- 4.6 The now disused Stafford and Uttoxeter Railway runs through the western area of the site, and survives as a substantial earth bank, bordered by trees. Associated drainage channels are recorded on historic aerial photographs, one of which survives in this area.
- 4.7 A small structure is recorded in the south-western area of the site on the Tithe Map of 1838. No trace of this building could be located during the site visit, which was probably a small storage or utility building, or animal shelter.
- 4.8 Hedgerows within the site which are associated with features recorded by the Staffordshire Historic Environment Record are considered to have statutory protection under the Hedgerow Regulations 1997. Other extant hedgerows which are first recorded on the 1838 Tithe Map may be considered of cultural heritage interest. A large number of field boundaries recorded on earlier maps have been removed or replaced with wire fences. A field bank running along the historic parish boundary may be considered of some cultural heritage interest.

## **5. PROJECT TEAM**

- 5.1 The project was researched and the report produced by Chris Jordan, and illustrated by Lorna Gray. The project was managed by Gail Stoten.

## 6. REFERENCES

Rippon, S 2004 *Historic Landscape Analysis: Deciphering the Countryside* Council for British Archaeology

IfA (Institute for Archaeologists) 2008 *Standards and Guidance for Archaeological Desk-Based Assessment*

SBC (Stafford Borough Council) 1991 *An Archaeological Assessment of 6 areas on the outskirts of Stafford Town Centre, Staffordshire*

SCC (Staffordshire County Council) 2009 *Historic Environment Character Assessment: Stafford Environs*

Stoke on Trent Archaeological Unit 2007 *Archaeological Watching Brief at Marston Lane, Stafford* Report **139**

ULAS (University of Leicester Archaeological Service) 2003 *An archaeological desk-based assessment of Development Proposals at Tollgate Business Park, Beaconside, Stafford*

### **Cartographic sources**

1838 Tithe Map of the Township of Hopton, in the Parish of St Mary's, Stafford

1889 Ordnance Survey First Edition Map of Staffordshire 6" Scale

1902 Ordnance Survey Second Edition Map of Staffordshire 6" Scale

1938 Ordnance Survey Third Edition (Revised) Map of Staffordshire 6" Scale

**APPENDIX A: GAZETTEER OF RECORDED ARCHAEOLOGICAL SITES**

No.	Description	Period	Status	NGR (all SJ)	HER ref. NMR ref./ EH ref.	Major Source
1	Works in advance of the Audley to Albrewas pipeline	-	-	Linear	EST1207 EST1205 EST1204 EST1203	SHER
2	Stafford Common observations – northern area	-	-		EST1294	SHER
3	Stafford Common observations – central area/ Site visit west of Marston Gate Farm	-	-		EST1294	SHER
4	Stafford Common observations – southern area	-	-		EST1294	SHER
5	DBA at Tollgate Business Park	-	-	9249 2584	EST1288	SHER
6	Watching brief at Hopton Heath Battlefield recorded no archaeological activity	-	-	9514 2584	1459329	EH
7	Watching brief at Marston Lane recorded no archaeology	-	-	9290 2720	1486299 EST1853	EH
8	Architectural Survey of Marston Farm	-	-	9230 2750	1503426 EST1734 EST1560	EH
9	Area of ridge and furrow earthworks at Woodhill Farm	Medieval	-	9221 2787	18503	SHER
10	Marston DMV	Medieval	-	9217 2742	02504	SHER
11	Area of ridge and furrow earthworks to the east of Marston	Medieval	-	9243 2737	53609	SHER
12	Area of ridge and furrow earthworks to the south of Marstongate Farm	Medieval	-	9186 2645	50658 50657	SHER
13	Area of ridge and furrow earthworks at Stafford Common	Medieval	-	9213 2546	53188	SHER
14	Area of ridge and furrow to the south of Newbuildings Farm	Medieval	-	9266 2677	53613	SHER
15	Ridge and furrow north-west of RAF Stafford	Medieval	-	9260 2650	52885	SHER
16	Ridge and furrow at Church Hill	Medieval	-	9420 2628	20397	SHER
17	Ridge and furrow to south of Hopton Lane	Medieval	-	9432 2585	53602	SHER
18	Ridge and furrow north-east of Hall Farm	Medieval	-	9350 2787	53607	SHER
19	Lowerbridge Farm	Post-medieval	-	9403 2619	53651	SHER
20	Mount Farm	Post-medieval	-	9416 2613	53652	SHER
21	Skeath House Farm	Post-medieval	-	9380 2738	53649	SHER
22	Hollytree Farm	Post-medieval	-	9309 2780	53632	SHER
23	Outfarm at Hollytree	Post-medieval	-	9318 2781	53634	SHER
24	Water meadow	Post-medieval	-	9230 2630	53616	SHER
25	Post-medieval water meadow at Marston, surviving as drains and earthworks	Post-medieval	-	9184 2734	53617	SHER
26	Church of St Leonard, on the site of a medieval chapel	Post-medieval	Grade B Listed	9210 2770	443943 08104	EH SHER

<b>27</b>	Former site of St Peter's Chapel, recorded in documents of the 16th-century	Post-medieval	-	9429 2620	77382 00763	SHER
<b>28</b>	Marston Farm	Modern	-	9229 2746	51131 51130 51129 51105	SHER
<b>29</b>	Marstongate Farm	Modern	-	9193 2681	53627	SHER
<b>30</b>	Marston Villa Farm	Modern	-	9224 2529	53619	SHER
<b>31</b>	Outfarm at Newbuildings Farm	Modern	-	9292 2706	53641	SHER
<b>32</b>	Newbuildings Farm	Modern	-	9273 2680	53638	SHER
<b>33</b>	Former location of out farm at Hopton Farm, no longer extant	Modern	-	9271 2601	53625	SHER
<b>34</b>	Hopton Farm	Modern	-	9320 2591	53623	SHER
<b>35</b>	Tollgate Farm	Modern	-	9294 2545	53621	SHER
<b>36</b>	Kent's Barn Farm	Modern	-	9357 2686	53644	SHER
<b>37</b>	Ranslow Farm	Modern	-	9414 2716	53650	SHER
<b>38</b>	Stafford to Uttoxeter Railway	Modern	-	Linear	77367 50732 51804	EH SHER
<b>39</b>	Cropmarks identified during survey of Stafford areas	Un	-	-	N/A	SBC 1991

## **APPENDIX B: EXTRACT FROM LOCAL PLAN**

### Policy E & D33 Preservation Of Archaeological Remains

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.

### Policy E & D34 Archaeological Evaluations

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.

## **APPENDIX C: EXTRACT FROM STRUCTURE PLAN**

### Sites of Archaeological Importance

NC14 - 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.

### Sites of National Archaeological Importance

NC15 - 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.

## APPENDIX D: EXTRACT FROM THE HEDGEROWS REGULATIONS 1997

Extracted from Statutory Instruments 1997 No. 1160 The Hedgerows Regulations 1997, Schedule 1: Additional criteria for determining 'Important' hedgerows;

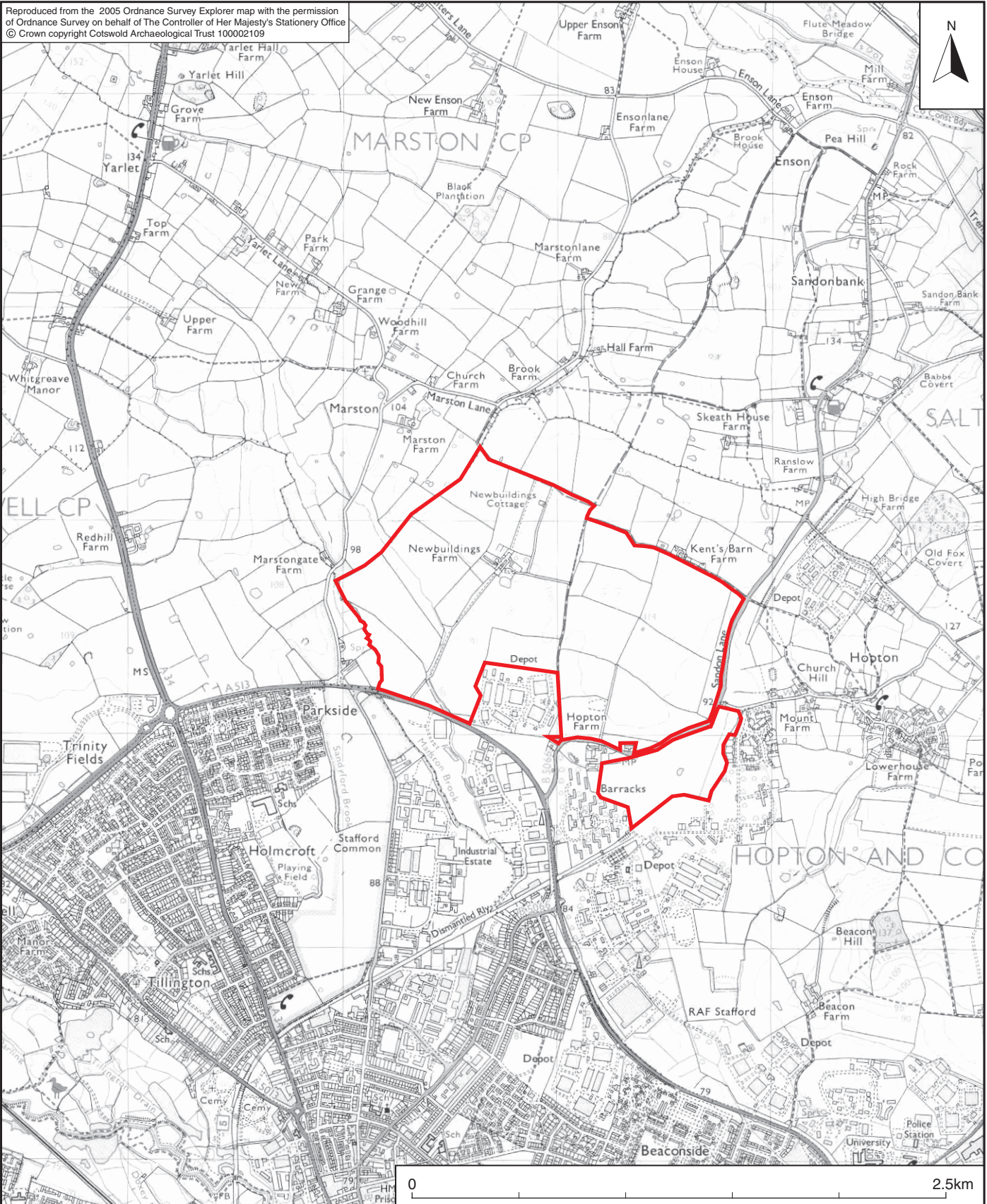
### PART II


#### CRITERIA

#### Archaeology and history

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
  - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979**(g)**; or
  - (b) recorded at the relevant date in a sites and Monuments Record.
3. The hedgerow-
  - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
  - (b) is associated with any monument or feature on that site.
4. The hedgerow-
  - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
  - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
  - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts**(a)**; or
  - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
    - (i) is substantially complete; or
    - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act**(b)**, for the purposes of development control within the authority's area, as a key landscape characteristic.

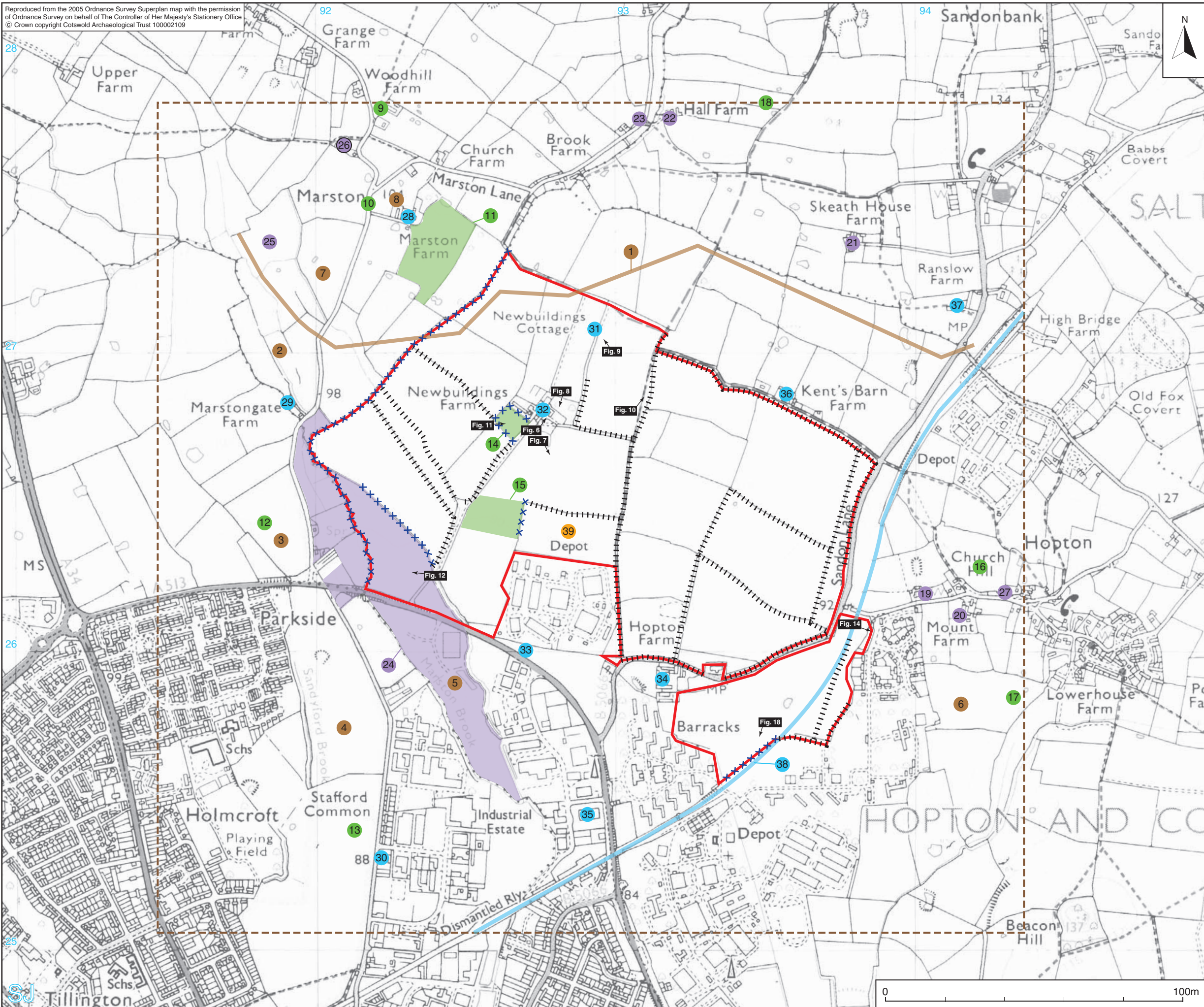
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 <b>COTSWOLD ARCHAEOLOGY</b>			
<b>PROJECT TITLE</b> Land North of Beaconside Stafford, Staffordshire			
<b>FIGURE TITLE</b> Site location plan			
<b>DRAWN BY</b>	<b>SCALE</b>	<b>PROJECT NO.</b>	<b>FIGURE NO.</b>
LG	1:25,000@A4	3021	<b>1</b>



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- site
- study area
- medieval
- post-medieval
- modern
- undated
- previous archaeological works
- Grade B Listed building
- hedgerow with statutory protection under the hedgerow regulations 1997
- extant hedgerows first recorded on Tithe Map of 1838
- direction of photograph

**COTSWOLD ARCHAEOLOGY**

PROJECT TITLE  
Land North of Beaconside  
Stafford, Staffordshire

FIGURE TITLE  
**Recorded cultural heritage**

DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
LG	1:12,500@A3	3021	<b>2</b>





**3 Extract from the 1838 Tithe Map of Hopton Township in the Parish of St Mary's Stafford.**



**COTSWOLD ARCHAEOLOGY**

PROJECT TITLE

Land North of Beaconside  
Stafford, Staffordshire

FIGURE TITLE

**Historic map**

DRAWN BY

LG

APPROX. SCALE

1:12.500@A4

PROJECT NO.

3021

FIGURE NO.

**3**



**4 Extract from the 1889 First Edition Ordnance Survey map of Staffordshire**



**COTSWOLD ARCHAEOLOGY**

PROJECT TITLE

Land North of Beaconside  
Stafford, Staffordshire

FIGURE TITLE

**Historic map**

DRAWN BY

LG

APPROX. SCALE

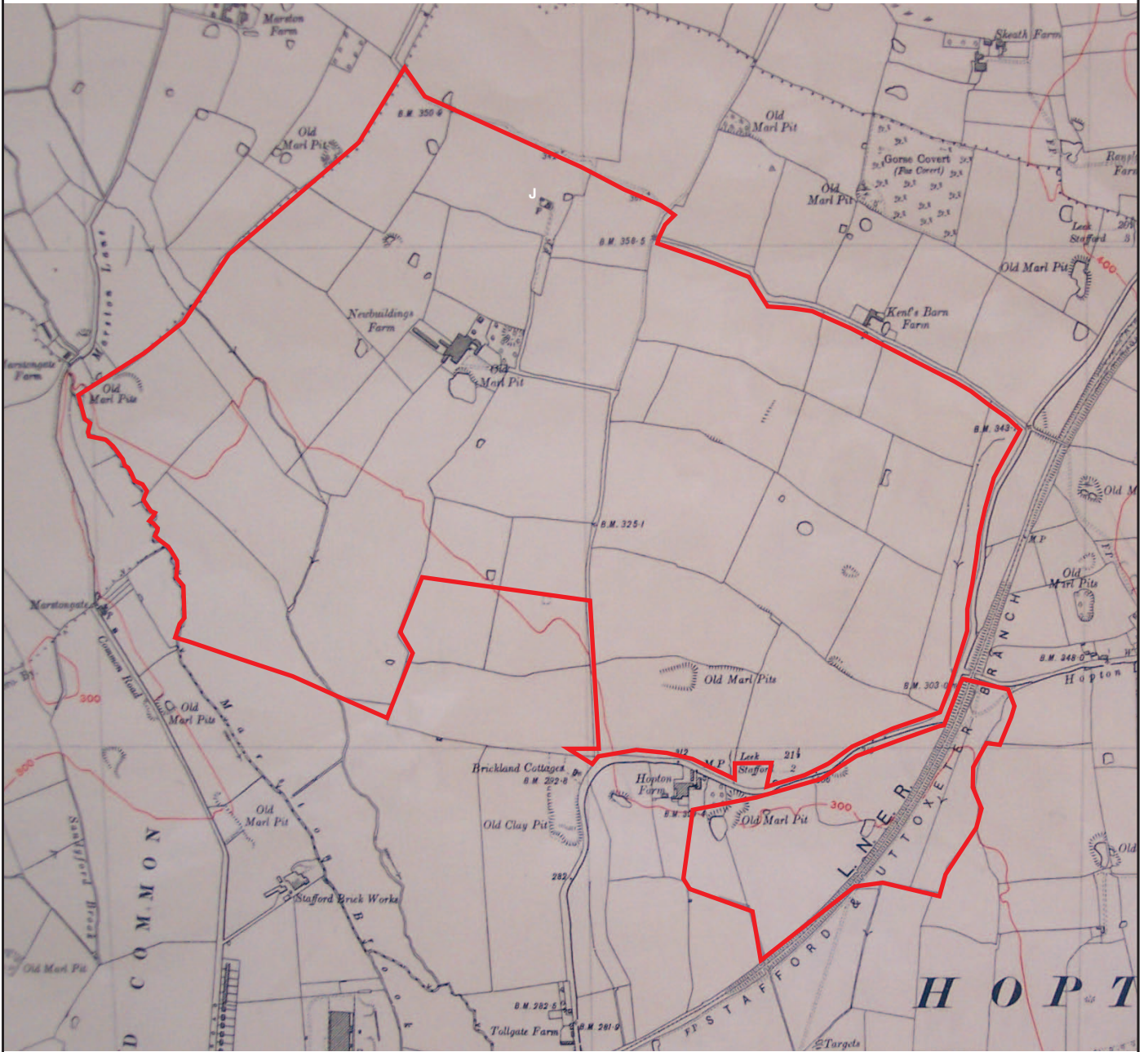
1:12,500@A4

PROJECT NO.

3021

FIGURE NO.

**4**



**5 Extract from the 1938 Ordnance Survey map of Staffordshire**



**COTSWOLD ARCHAEOLOGY**

PROJECT TITLE

Land North of Beaconside  
Stafford, Staffordshire

FIGURE TITLE

**Historic map**

DRAWN BY

LG

APPROX. SCALE

1:12.500@A4

PROJECT NO.

3021

FIGURE NO.


**5**



6



7

<p><b>6 Newbuildings Farm House, looking north-east</b></p> <p><b>7 Former Marl Pit (E) to the south of Newbuildings Farm, looking south</b></p>	 <b>COTSWOLD ARCHAEOLOGY</b>	
	<small>PROJECT TITLE</small> Land North of Beaconside Stafford, Staffordshire	
	<small>FIGURE TITLE</small> <b>Photographs</b>	
	<small>DRAWN BY</small> LG	<small>SCALE</small> n/a
		<small>FIGURE NO.</small> <b>6 &amp; 7</b>



8



9

**8 Probable former Marl Pit (F) to north of Newbuilding Farm, looking west**

**9 Newbuilding Cottage, looking north**



**COTSWOLD ARCHAEOLOGY**

PROJECT TITLE

Land North of Beaconside  
Stafford, Staffordshire

FIGURE TITLE

**Photographs**

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

3021

FIGURE NO.

**8 & 9**



10



11

**10** Field bank in the north-eastern area of the site, looking north

**11** Field recorded as ridge and furrow, looking east



**COTSWOLD ARCHAEOLOGY**

PROJECT TITLE

Land North of Beaconside  
Stafford, Staffordshire

FIGURE TITLE

**Photographs**

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

3021

FIGURE NO.


**10&11**



12



13

<p><b>12 Field recorded as water meadow, looking west</b></p> <p><b>13 Bank along Parish boundary in south-western area of the site, looking south</b></p>	 <b>COTSWOLD ARCHAEOLOGY</b>			
	<small>PROJECT TITLE</small> Land North of Beaconside Stafford, Staffordshire			
	<small>FIGURE TITLE</small> <b>Photographs</b>			
	<small>DRAWN BY</small> LG	<small>SCALE</small> n/a	<small>PROJECT NO.</small> 3021	<small>FIGURE NO.</small> <b>12&amp;13</b>





14



15

**14 Structure in south-eastern area of the site, looking east**

**15 Former railway in south-eastern area of the site, looking south-east**



**COTSWOLD ARCHAEOLOGY**

PROJECT TITLE

Land North of Beaconside  
Stafford, Staffordshire

FIGURE TITLE

**Photographs**

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

3021

FIGURE NO.

**14&15**