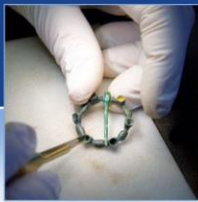


Stafford Borough Council Historic Environment Site Assessment Stage 1 Report

AOC Project Number: 25448

October 2021



Stafford Borough Council

Historic Environment Site Assessment: Stage 1 Report

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This document has been prepared in accordance with AOC standard operating procedures.

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1 NON-TECHNICAL SUMMARY

- 1.1 Stafford Borough Council commissioned AOC Archaeology Group to undertake an Historic Environment Site Assessment (HESA) which will form a key piece of the evidence base that will be used to inform site selection for the Council's forthcoming Local Plan. The purpose of the HESA will be to ensure that the impact on the historic environment, including impacts upon the setting of assets, has been properly considered in the site selection process. In order to achieve this the HESA will identify the potential for harm, which will occur in those circumstances where the significance of an asset is considered to be at risk from a proposal, but will also identify potential opportunities for enhancement, through positive measures to facilitate developments which would benefit the historic environment. The Stage 1 HESA highlights those instances where development within a proposed allocation area is predicted, at this stage, to result in either a direct impact or setting impact upon either a single heritage asset or a group of heritage assets to the extent that the asset(s) cultural heritage value would be compromised to the extent that the resulting loss to the asset(s) significance could not be resolved through mitigation. In extreme cases this could lead to '*substantial harm or the total loss of significance*' and development on these sites could therefore be contrary to Paragraph 195 of the National Planning Policy Framework (NPPF) (MHCLG 2019). Sites will not be considered suitable for allocation if significant effects¹ are predicted and these cannot be mitigated either through design or archaeological works. In this context a 'significant effect' is defined as a predicted impact upon an asset that would compromise its cultural value to the extent that its core attributes, those that define the ability to understand and read its historic context are diminished and compromised. Although all significant effects have the potential to constitute substantial harm, in some instances a significant effect may be determined to equate to less than substantial harm. In this cases the prediction of a 'significant' effect would take precedence and the site would not be allocated. The Stage 1 assessment has identified 18 sites where significant effects are predicted, and where there could, therefore, be a potential for substantial harm to occur. These sites are considered to have a 'High Sensitivity' and extreme caution should therefore be taken when considering any proposals for these sites, which are not, on present evidence, considered suitable for allocation. The HESA considers 141 sites that are being promoted for housing and employment allocation within the forthcoming plan. It should be noted that some of the proposed allocation boundaries overlap which means that the number of individual 'sites' is less than 141. It should be noted that AOC has been acting as the Council's independent advisor and has had no contact with any of the individual site promoters.
- 1.2 The HESA will be undertaken sequentially in order to both conform with and inform the various stages of the wider plan-making process. This report (Stage 1) comprises a high-level desk-based assessment of the proposed allocation sites to identify the potential for harm to the significance of both designated and non-designated heritage assets and identifies possible constraints to development which could result from any harm arising from a site's allocation and subsequent development. The risk of harm is expressed in terms of two sensitivity scores that are calculated individually for each site. The first score covers the risk of direct (physical) impacts upon both designated and non-designated heritage assets including any buried archaeological remains that are either recorded on the site or may be present. The second score considers the potential for impacts upon the settings of designated and non-designated heritage assets, including Scheduled Monuments and Listed Buildings, within the vicinity as well as the characters of Conservation Areas, Registered Parks and Gardens, Registered Battlefields, and the wider non-designated historic landscape. Under the terms of forthcoming local plan, the Council will require applicants for developments within the proposed allocations to submit detailed information assessing the potential impact² of their proposals upon the historic environment. This information could include but may not be limited to; a heritage impact assessment, and an archaeological evaluation comprising a geophysical survey and/or a trial trench excavation (the need for and scope of which should be discussed with Staffordshire County Council's Historic Environment Team - the Council's archaeological advisors). Depending on the nature of the site an historic building appraisal or historic building recording may be required (the need for

¹ Direct Impacts, Setting Impacts & Character Impacts

² Direct Impacts, Setting Impacts & Character Impacts

and scope of which should be discussed with Staffordshire County Council's Historic Environment Team). Should the geophysical survey indicate a potential for significant buried archaeological remains to be present then the Council will require trial trenching prior to the determination of the application in order to allow the results to inform any further mitigation requirements and in the event of nationally important archaeological remains being identified then preservation in situ will be required.

- 1.3 In the event of planning applications being received for sites that have been excluded from allocation on historic environment grounds then the applicants will be expected to both provide a robust and thorough evidence base that demonstrates to the satisfaction of both Council and if designated assets are involved, Historic England, how their concerns have been addressed through the design of the proposed development. Where a site has been excluded on archaeological grounds then both a geophysical survey and a predetermination evaluation will be required, and any significant archaeological remains will require preservation-in-situ.
- 1.4 The Stage 1 site assessments have been undertaken using a geodatabase from which a table has been produced. A copy of this table is included as Appendix 1 and will be the primary source of information on each specific site. The primary purpose of this report is to provide details of the methodology that has been used to undertake the HESA Stage 1 sensitivity scoring and also to set it within its policy context. However, the key findings are summarised in this report.
- 1.5 It should be noted that the purpose of the Stage 1 assessment is to identify sites where development could have a significant impact on the historic environment from an early stage in the site selection process and will be used by the Council to inform the selection of preferred sites for allocation. The potential for cumulative impacts is considered it is recognised that in some parts of the Borough the historic environment and the settings of heritage assets in particular could potentially be effected by more than one allocation proposal, or a combination of proposals and existing developments. As such it has been a high-level assessment and has drawn upon a range of sources, most notably local authority Historic Environment Record (HER) data and Historic England designation downloads (NHL³ data). Stage 2 will be undertaken after the Council have identified their preferred site options and will include a full analysis of the preferred sites that the Council have identified. In order to confirm the findings of the Stage 1 high level assessment, Stage 2 will include walkover surveys across each of the preferred sites and setting assessment site visits to those designated assets where a potential for setting impacts has been identified. These assessments will be undertaken on an individual basis and an individual HESA proforma report will be completed for each of the preferred sites. The sensitivity scores that were calculated during Stage 1 (Appendix 1) will be updated in the light of this more detailed analysis and will set out the potential for direct impacts and impacts upon setting upon historic environment receptors which could result from each preferred allocation site. The Stage 1 site summaries contained within Appendix 1 include comments on probable options for mitigation, which will be expanded upon at Stage 2. Consultations were undertaken with both Historic England (HE) and the Historic Environment Team at Staffordshire County Council prior to the preparation of this assessment and their comments have underpinned the final methodology.
- 1.6 This assessment has considered the potential for both direct (physical) and setting effects on both designated and non-designated sites, and scored each separately using a Low, Medium and High sensitivity matrix that has been calculated using the following criteria:
 - **Low Sensitivity:** No concerns identified, on current evidence, although archaeological mitigation measures may be required.
 - **Medium Sensitivity:** No significant effects which cannot be mitigated are predicted.

³ National Heritage List

- **High Sensitivity:** Significant effects predicted. Mitigation unlikely to be possible.
- 1.7 Site specific mitigation measures will be developed through the HESA process, and these will be referenced directly in the text of the adopted Local Plan.
- 1.8 Overall scores for each site have been calculated using the highest predicted sensitivity score, so for example if a site is scored Low for direct effects and Medium for setting effects, then the overall predicted score for the Site will be Medium. On this basis, of the 141 sites that were assessed for Stage 1 and High sensitivity scores have been predicted for eighteen sites, 14 of which relate to the existing settlements and communities, and four to the proposed Strategic Development Site options.
- 1.9 High sensitivity scores have been predicted for 14 sites that are associated with existing settlements and communities :
- **BRO04** Land north west of Sawpit Lane, Brocton
 - **CHU02** Land off Church Eaton Road, Church Eaton
 - **COL02/COL05** Land at Back Lane, Little Haywood
 - **COL04** Land at Back Lane, Little Haywood
 - **COL13** Stone House Farm, Little Haywood
 - **COL14** St. Mary's Abbey, Colwich
 - **ECC14** Land North of Shaws Lane, Eccleshall
 - **ECC18:** Land east of Castle Street, Eccleshall
 - **GNO06** Land off Brookhouse Road, Gnosall
 - **MIL02** Land between Cromer Lodge and Milwich Hall, Milwich
 - **SEI03** Vicarage Paddock, Seighford, Stafford
 - **SRUR12** Land at Aston Lane, Aston by Stone
 - **STAFMB01 & STAFMB17** Land off Old Rickerscote Lane, Stafford
 - **STO03** Land at Nicholls Lane, Stone
- 1.10 High sensitivity scores have also been predicted for four sites that relate to the Proposed Strategic Development Site Options:
- **GNO04 (Gnosall & Haughton)**
 - **HAU03 (Gnosall & Haughton)**
 - **HAU04 (Gnosall & Haughton)**

- **WHI02 (Redhill)**

1.11 Further discussion on these predicted scores is included with Section 4 of this report.

2 INTRODUCTION

2.1 Project Background

2.1.1 Stafford Borough Council is currently in the process of preparing a new local plan, the New Stafford Borough Local Plan 2020-2040 which when adopted will replace both the Plan for Stafford Borough 2011-2031 (adopted June 2014) (SBC 2014) and Part 2 of the Plan for Stafford Borough adopted in January 2017 (SBC 2017). The new plan is currently in the early stages of development and the Council issued an Issues and Options Consultation Document in February 2020 which sets out six objectives for the new plan, which will:

- set out a refreshed vision for the development of the Borough from 2020-2040;
- highlight the key issues to be addressed;
- provide objectives to guide continued growth and policies so that new development meets local needs in line with national policy set out through the National Planning Policy Framework (NPPF);
- provide a strategy and policy framework for the delivery of development and the decision-making process for future planning applications in the Borough;
- identify the scale and location of development;
- describe how the development will be implemented (SBC 2020, para 1.2).

2.1.2 The Council commissioned AOC Archaeology Group to undertake an Historic Environment Site Assessment (HESA) which will be used to inform the development of the site allocations that will be proposed in the Preferred Options consultation document. The Council asked AOC to assess 141 sites that have been proposed for allocation. Following consultation with both Historic England and the Historic Environment Team at Staffordshire County Council it was agreed to adopt a two-stage approach for the HESA:

- **Stage 1:** Will be undertaken at the early stage of the Local Plan development process and will involve a high-level assessment of all those proposals that conform with the Council's settlement assessment, excluding Green Belt areas. Stage 1 would be a desk-based assessment drawing upon HER⁴ data and Historic England designation data, which would be used to calculate predicted sensitivity scores for the potential for both direct (physical) and setting impacts upon both designated and non-designated assets to result from the proposed allocation and subsequent development. In this context the term 'setting' is taken to include the characters of Conservation Areas, Registered Parks and Gardens, Registered Battlefields, and the wider non-designated historic landscape as well as the context within which individual designated assets are appreciated. These sensitivity scores would be accompanied by a summary, highlighting any key issues, which could potentially result in harm to the historic environment. Where appropriate the assessment will recommend options for mitigation. The results of the Stage 1 assessment will help inform the Council's initial selection of candidate sites for its next stage of consultation.
- **Stage 2:** This will be undertaken following the Council's initial selection of candidate sites and will be considerably more detailed than Stage 1. It will involve a detailed assessment supported by walkover surveys and setting assessment site visits of all those sites that the Council propose to recommend for allocation within their New Local Plan document. The potential for impacts upon the wider historic landscape will also be assessed during these visits. The setting and character assessments will consider the sensitivity of a designated asset to changes to its setting rather than the distance of separation between it and the proposed allocation. Each site will be assessed separately, and the results will be reported on an individual proforma form, which will set out the potential for direct impacts and impacts upon setting upon the historic environment, including the historic landscape, which could result from each preferred allocation site. The proforma reports will also include an indication of

⁴ Historic Environment Record

avoidance/mitigation requirements or enhancement measures which should be included in site specific policies for any sites allocated.

2.2 Consultations

2.2.1 AOC consulted with both Historic England (HE) and Staffordshire County Council's Historic Environment Team in October 2020 during the development of the detailed methodology of the HESA. HE were broadly supportive of the proposed methodology emphasising the need to *'offer sufficient analysis of significance and impact to demonstrate a positive approach to the historic environment'*. HE promotes a broad definition of the historic environment which *'includes not only those areas and buildings with statutory designated protection but also those which are locally valued and important, as well as the landscape and townscape components of the historic environment'* and should therefore *'play a critical role in sustainable development'*. With this in mind HE made a number of recommendations for the proposed HESA methodology:

- that it should make reference to the statutory duties of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (*'special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess'*) and section 72(1) (*'to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas'*);
- that Grade II Listed Buildings should be regarded as being of national importance;
- that the potential for geoarchaeological and paleoenvironmental remains to be impacted as a consequence of development within the proposed allocations should be taken into consideration;
- that reference should be made to HE's published guidance on *'Preserving Archaeological Remains'* (HE 2020) when assessing mitigation options;
- that site visits should be undertaken to nationally important non-designated sites if there is considered to be a potential for an impact upon their setting;
- that the SBC Conservation Officer should be consulted on proposals which could potentially impact upon Grade II Listed Buildings;
- that the potential for non-designated but nationally important buried remains should be considered when assessing Scheduled Monuments. This assessment should include the potential for both direct impacts and setting impacts;
- that *'historic landscape and character'* should be considered as it *'can make a positive contribution to setting and significance'*.⁵

2.2.2 The HESA methodology was updated to incorporate HE's comments. HE also queried whether the consideration of mitigation options within the HESA would be limited to archaeological matters or whether the HESA would also address built heritage and historic landscape issues. We are happy to confirm that the HESA will address both.

2.2.3 AOC undertook a second round of consultation with HE's Historic Environment Planning Advisor for the West Midlands between May and August 2021, following the preparation of the Draft Stage I HESA in May 2021. HE was *'very supportive of the Council in preparing a Historic Environment Assessment evidence base to accompany their Local Plan and to inform their site selection process [and welcomed]... the evidence base being prepared prior to site selection decision making and for having the opportunity to comment at this early stage'*⁶. They made a range of comments which this report has been updated to address. With regard to methodology their main comments were that:

⁵Nicholas Carter, email to AOC 25/11/2020

⁶ Kezia Taylerson, email to AOC & SBC 06/08/2021

- This should be updated to include a reference to the potential for harm to be less than substantial but where it may still require sites to be excluded from the next stage of the Plan process (Paragraph 1.1 has been updated to include this).
- This should be updated to make specific reference to the potential for previously unrecorded buried archaeological remains that that could, on examination, be found to be of national importance (Paragraph 1.2 has been updated to include this)
- HE noted that they were *'keen to see what the different mitigation measures presented are and how they will be included within policy text in the Plan'* (Paragraphs 1.3 & 1.7 have been updated to include this)
- HE noted the need to *'fully consider'* settings including instances where there is no visual connection (Paragraph 3.5 has been updated to include this)
- The potential for cumulative impacts of existing new development and/ or a number of potential sites in an area which when combined could have an impact for the historic environment should also be considered (Paragraph 1.5 has been updated to include this).
- HE emphasised that *'setting should not be considered as a set distance'*. This is agreed and Paragraph 3.27 has been updated to include this
- HE noted that they are keen to ensure that predicted harmful effects upon the historic environment are either avoided or mitigated. This would include cases where the asset is considered to have a less than high sensitivity to harm, but where that harm can none the less be avoided. HE also noted that they are supportive of reasonable alternatives being considered where this is possible (Paragraphs 3.5 & 3.8) have been updated to include this.
- HE commented that they *'would encourage the Council to outline all of the potential impacts to significance and harm to the historic environment, and then to assess whether avoidance or mitigation measures are applicable. Specifically, even where harm is considered minimal it is useful to outline what is harmful to significance and then outline how this can be overcome.'* The historic environment has the potential to be impacted, both positively and negatively, by a wide variety of factors. It is hard to be specific, without running the risk of omission, however three new paragraphs (Paragraphs 3.21 – 3.23) have been added to set out the broad themes.
- HE noted the proposed inclusion mitigation measures for sites would encourage the Council to outline all of the potential impacts to significance and harm to the historic environment, and then to assess whether avoidance or mitigation measures are applicable. Specifically, even where harm is considered minimal it is useful to outline what is harmful to significance and then outline how this can be overcome. Information within the HESA may assist in the determination of any planning application that may be received for these sites outwith the local plan process. A new Paragraph (1.3) has been added to clarify this.
- HE recommends that the Stage 2 assessment includes specific mitigation / avoidance measures per site that can be incorporated into Local Plan policy note that they *'would not be supportive of a link in the Local Plan to the Historic Environment Assessment Report only'*. The mitigation strategies that are set

out in this Stage I HESA will be developed further in the Stage II Assessment and then ultimately addressed in the new Local Plan.

- 2.2.4 AOC also consulted with the Staffordshire County Archaeologist who also recommended that the SBC Conservation Officer should be consulted on proposals which could potentially impact upon Grade II Listed Buildings.⁷
- 2.2.5 Extracts were obtained from the Staffordshire and Stoke on Trent HER's.
- 2.2.6 AOC have had no contact with any of the site promoters or their agents and are acting as independent advisors to Stafford Borough Council.

2.3 Government and Local Planning Policies and Guidance

National Planning Policy Framework (NPPF)

- 2.3.1 The National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities and Local Government (MHCLG) on 24th July 2018 and updated in June 2019, with a new version published in July 2021. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally- prepared plans for development can be produced and assessed. . Chapter 16 of the document is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as 'an irreplaceable resource' and notes that they 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (MHCLG 2021, Para 189)
- 2.3.2 The NPPF notes that when making plans local authorities '*should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - d) *opportunities to draw on the contribution made by the historic environment to the character of a place.'* (ibid. Para 190)
- 2.3.3 Where designated assets are concerned, great weight should be given to the asset's conservation. The more important the asset the greater that weight should be. Any harm to or loss of significance to the assets, including those which are predicted to result from changes to its setting should require '*clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed buildings or grade II registered parks or gardens should be exceptional;*
 - *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'* (MHCLG 2021, Para 200).

⁷ Shane Kelleher, email to AOC 18/11/2020

- 2.3.4 With regard to proposals that are predicted to lead to substantial harm or the total loss of significance to a designated asset, Paragraph 2021 states that *'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'* (MHCLG 2021, Para 201). Where *'a development proposal will lead to less than substantial harm to the significance of a designated asset'* Paragraph 196 states that *'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'* (MHCLG 2021, Para 202).
- 2.3.5 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 197 states that *'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'* (MHCLG 2021, Para 203).
- 2.3.6 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.'* (MHCLG 2021, Para 1205).

Planning Practice Guidance (PPG) 2019

- 2.3.7 The MHCLG published Planning Practice Guidance in April 2014, the section on the historic environment was last updated in July 2019, to expand upon the NPPF. Plan making is addressed in Paragraph 18a-003 which states that:

'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.' (MHCLG 2019, Para 18a-003).

Historic England Guidance

- 2.3.8 HE has published guidance on site allocations within local plans (HEAN 3) which notes four key requirements of plan making:
- *The Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment, in which the desirability of sustaining and enhancing the significance of heritage assets should be considered; the associated statutory duty regarding the desirability of preserving or enhancing the character or appearance of a conservation area must be considered in this regard (S72, Planning (Listed Buildings and Conservation Areas) Act 1990);*
 - *Development will be expected to avoid or minimise conflict between any heritage asset's conservation and any aspect of the proposal, taking into account an assessment of its significance;*
 - *Great weight should be given to an asset's conservation and the more important the asset, the greater the weight to the asset's conservation there should be;*
 - *Local plans must be prepared with the objective of contributing to the achievement of sustainable development. As such, significant adverse impacts on the three dimensions of sustainable development (including heritage and therefore environmental impacts) should be avoided in the first instance. Only where adverse impacts are unavoidable should mitigation or compensation measures be considered. Any proposals that would result in harm to heritage assets need to be fully justified and evidenced to*

ensure they are appropriate, including mitigation or compensation measures. (Historic England 2015b, p.2, edited to remove reference to superseded NPPF paragraph numbers).

2.3.9 The HE guidance recommends a five-step site selection methodology for considering potential site allocations:

- *Step 1 Identify which heritage assets are affected by the potential site allocation...*
- *Step 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)...*
- *Step 3 Identify what impact the allocation might have on that significance...*
- *Step 4 Consider maximising enhancements and avoiding harm...*
- *Step 5 Determine whether the proposed site allocation is appropriate in the light of the NPPF's test of soundness...*
(Abridged from Historic England 2015a, 5).

2.3.10 HE has also published guidance on the preparation of Statements of Heritage Significance (HEAN 12) (HE 2019). Although this guidance is intended primarily to inform the preparation of heritage statements for specific proposals during development management it should be noted that HEAN 12 recommends a similar stage approach to that set out in HEAN 3 (para 2.3.9 above).

2.3.11 HE published specific guidance on the setting of heritage assets in March 2015 and an updated second edition in December 2017. The guidance takes the NPPF Glossary definition of setting (Section 4.2.6 above) as a starting point before outlining a five-stage approach for assessing the potential impacts of a development proposal on the settings of heritage assets.

- *Step 1: Identify which heritage assets and their settings are affected*
- *Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
- *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*
- *Step 4: Explore ways to maximise enhancement and avoid or minimise harm*
- *Step 5: Make and document the decision and monitor outcomes* (Historic England 2017,8)

2.3.12 As the first step HE recommends that the assessor identify those assets which have the potential to be affected by the proposed development (or in this case allocation). At the second stage (Step 2) HE recommends that analysis be undertaken in order to '*assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution*' as well as any '*views which form part of the way a setting is experienced*' (*ibid.* 2017,10). HE suggests that this assessment should consider the '*key attributes of the heritage asset itself*' as well as:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated (*ibid.* 2017,10)

- 2.3.13 HE recommends that the potential impacts of the development proposal, or in this case allocation, upon cultural heritage settings be assessed at the third stage (Step 3) and should consider the location and siting; form and appearance; wider effects and permanence of the development proposal (ibid. 2017, 12). Potential mitigation options are considered as part of Step 4 (ibid. 2017,14). The final stage (Step 5) covers documentation, reporting and monitoring; recommending that the final output *'should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals'* (ibid. 2017, 15).

Stafford Borough Council Planning Policy

- 2.3.14 Stafford Borough's development plan is currently made up of two documents; *The Plan for Stafford Borough 2011-2031* that was adopted in June 2014 (SBC 2014) and *The Plan for Stafford Borough: Part 2* that was adopted in January 2017 (SBC 2917).
- 2.3.15 The 2014 plan recognises the Borough's historic environment as a *'unique and irreplaceable resource'* recognising the Council's duty to *'maintain a quality historic environment by protecting, conserving or enhancing its heritage assets and their settings'* (SBC 2014, 110, para 12.45). This ethos is reflected in Policy N9 Historic Environment which states that:

'Proposals that would affect the significance of a heritage asset will not be accepted for consideration unless they provide sufficient information for that impact to be assessed. Development and advertisement proposals will be expected to sustain and, where appropriate enhance the significance of heritage assets and their setting by understanding the heritage interest, encouraging sustainable reuse and promoting high design quality. All potential loss of or harm to the significance of a heritage asset, including its setting, will require clear justification, taking into account:

- i. Settlement pattern including street patterns, orientation of buildings and sites, boundaries and density of development;*
- ii. The scale, form and massing of buildings and structures;*
- iii. Materials, including colours and textures;*
- iv. Significant landscape features including open spaces, trees and planted boundaries;*
- v. Significant views and vistas;*
- vi. Locally distinctive architectural or historical detail;*
- vii. The setting of heritage assets;*
- viii. Archaeological remains and potential;*
- ix. Traditional permeable building construction.*

Development proposals must conserve and protect the significance of heritage assets by avoiding unnecessary loss of historic fabric and detail of significance. For listed buildings this includes internal features, floorplans and spaces.

Where harm to significance is unavoidable, appropriate mitigation measures will be put into place, including archaeological investigation (including a written report) or recording. This information should be deposited at the County Record Office and be available to the general public.

Heritage assets will be conserved and enhanced by:

- 1. Identifying heritage assets that are considered to be at risk of irreversible harm or loss;*
- 2. Encouraging owners to maintain their heritage assets;*
- 3. Where necessary the Council will use its statutory powers to serve Urgent Works or Repairs Notices to arrest the decay of its listed buildings;*

4. Enabling development proposals will only be supported where it is shown that alternative solutions have failed and where it has been demonstrated that the proposed development is the minimum necessary to protect the significance of the heritage asset in accordance with national advice;

5. The use of Article 4 directions where the exercise of permitted development rights would undermine the aims for the historic environment' (SBC 2014, 110-111).

- 2.3.16 The 2014 plan also takes cognisance of and makes provision for the protection of the Borough's wider historic landscape making provision for the protection of settings and the preservation of area designations such as Conservation Areas and Registered Parks and Gardens within Policy N8 Landscape Character which states that:

'Development proposals must be informed by, and be sympathetic to, landscape character and quality, demonstrated through local site specific assessments in the context of the Staffordshire Landscape Character Assessment together with Historic Landscape Characterisation Assessment and the Historic Environment Character Assessment. Development should demonstrate that proposals with landscape and visual implications, should protect, conserve and, where appropriate, enhance:

- a. The elements of the landscape that contribute to the local distinctiveness of the area (including heritage assets, cultural character and biodiversity);*
- b. Historic elements of the present day landscape that contribute significantly to landscape character;*
- c. The setting and views of or from heritage assets, including conservation areas, Registered Parks and Gardens, Scheduled Monuments, Listed Buildings and assets identified in the Historic Environment Record;*
- d. The locally distinctive pattern of landscape elements such as woodland, streams, hedgerows, trees and field boundaries.*

New development should reinforce and respect the character of the settlement and the landscape setting, through the design and layout that includes use of sustainable building materials and techniques that are sympathetic to the landscape. Further details are included in Policy N1' (SBC 2014, 109-110)

- 2.3.17 Although detailed consideration of the Historic Environment is beyond the scope of the 2017 Part 2 Plan, Spatial Principle 7 does note that settlement boundaries will be set so as not to *'impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including, Listed Buildings, Conservation Areas and locally important buildings, especially those identified in Conservation Area Appraisals'* (SBC 2017, 6).

3 Methodology

- 3.1 The proposed HESA will be undertaken in accordance with current national planning policy and guidance as detailed in National Planning Policy Framework (NPPF), the associated Planning Practice Guidance (PPG) and the relevant HE guidance, including their guidance on setting (Good Practice Advice 3: The Setting of Heritage Assets 2017) and their guidance on local plans (Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans 2015a) and site allocation (Historic England Advice Note 3 - The Historic Environment and Site Allocations in Local Plans 2015b). Consideration will also be given to HE guidance on sustainability appraisals and strategic environmental assessment (Historic England Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment 2016) as well as their note of Statements of Heritage Significance (Historic England Advice Note 12) and any other relevant HE Guidance. All work will also be undertaken in accordance with local planning policy as detailed in Stafford Borough Council's adopted Plan for Stafford Borough (SBC 2014).
- 3.2 The assessment will be undertaken in line with a methodology which was agreed in advance with Stafford Borough Council, HE and the County Archaeologist at Staffordshire County Council. The assessment draws upon HER data provided by Staffordshire County Council and neighbouring unitary authorities and designation downloads obtained from HE as well as Historic Landscape Characterisation data, Conservation Area documentation and other records provided by Stafford Borough Council itself. This data was uploaded to AOC's

GIS system and analysed in the context of the site proposals and the potential for these proposals to affect the historic environment.

- 3.3 The following overarching criteria has been used to establish the potential for harm to the significance of heritage assets, including harm to their settings.

Cultural heritage importance

- 3.4 Our method of classifying cultural heritage importance has been guided by the classification criteria used nationally by HE in designating heritage assets, such as Scheduled Monuments and Listed Buildings which is set out in Principles of Selection for Listed Buildings (DCMS 2018) and the Scheduled Monuments Policy Statement (DCMS 2013) and also the definition of significance for heritage policy that is included within the NPPF Glossary. HE documentation have been considered. This involved consideration of the asset's cultural heritage value/significance and included consideration of such factors as their type, age, rarity, group value, site context, historical associations (i.e. with well-known persons or historical events), quality, character and style of construction and condition.

Sensitivity to Impacts on Setting

- 3.5 An asset's sensitivity to impacts upon setting refers to its capacity to retain its cultural value in the face of harm to its significance resulting from changes to its setting which can include both visual and non-visual factors., including potentially cases where there is no visual connection between the asset and the proposed allocation. Assets with high sensitivity will be vulnerable to changes which affect their settings and even slight changes may reduce their value or the ability of their settings to contribute to the understanding, appreciation and experience of them. Less sensitive assets will be able to accommodate greater changes to their settings without significant reduction in their value and in spite of such changes the relationship between the asset and its setting will still be legible, although harm should still be avoided if suitable mitigation measures, or reasonable alternatives are available. Where there is the potential for a proposed development on a proposed or preferred site to impact upon the setting of an asset, the setting of the asset will be defined as will the sensitivity of that setting to changes. Assessment of individual assets have been guided by and informed by knowledge of the asset itself; of the asset type if applicable and by site visits (for Stage 2) to establish the current setting of the assets. This allows for the use of professional judgement and each asset will be assessed on an individual basis.

Sensitivity to Impacts on Character

- 3.6 In the case of area designations such as World Heritage Sites, Conservation Areas and Registered Parks and Gardens, impacts will be upon their setting if the proposed allocation is outside the designation boundary, or their character if the proposal lies within the designated area. Registered Battlefields encompass the space within which a specific historic event took place and therefore it is appropriate to consider potential impacts both within and outside the boundary which could change the character of the designated area and therefore the legibility of the historic battlefield and our ability to understand the events that took place there.
- 3.7 The non-designated historic landscape may be defined by a range of indices including the survival of historic settlement patterns, road networks, canal networks, field systems, woodlands and plantations as well as the interrelationship between different historic settlements and visual significance of historical land marks such as church towers, spires and follies. AOC's consideration of the historic landscape has been informed by the available, Historic Landscape Character (HLC), Extensive Urban Survey (EUS), Historic Environment Assessment (HEA), Lidar and historic farmstead data, supplemented by our own research and observations. The HESA therefore considers the potential for effects upon the character of the wider historic landscape and in order to achieve this the preservation and condition of historic landscape indices such as those listed above will be assessed during Stage 2.
- 3.8 As with the impacts upon setting that are discussed above, less sensitive historic landscapes will be able to accommodate greater changes to their character without significant reduction in their value. Where there is the potential for a proposed development on a proposed or preferred site to impact upon the character of the historic landscape, the sensitivity of that landscape to changes to its character have been identified and

necessary potential mitigation or avoidance options outlined. Harm should however still be avoided if suitable mitigation measures, or reasonable alternatives are available,

Magnitude of impact

- 3.9 Our classification of the magnitude of impact on cultural heritage assets is both rigorous and based on consistent criteria, taking into account of such factors as the physical scale and type of disturbance to them and whether features or evidence that is fundamental to their historic character and integrity would be lost. Impacts and setting impacts on the cultural heritage assets including the historic landscape are considered.

Level of effect and significance

- 3.10 Our method for rating the level of effect on each cultural heritage asset is based on a matrix that is a function of the cultural heritage value/significance or relative sensitivity and magnitude of impact for each asset. Our classifications of level of effect includes None, Negligible, Minor, Minor- Moderate, Moderate, Moderate-Major, and Major. In general effects of Moderate or higher is considered significant in planning terms. The overall objective is to ascertain the potential for harm to the significance of heritage assets resulting from development within the proposed allocation.

Harm

- 3.11 The NPPF, where designated heritage assets are concerned, requires us to make an assessment as to the level of harm which could be caused to designated heritage assets by development. It requires a judgement to be made as to whether that harm is '*substantial*' or '*less than substantial*'. Where no effect is predicted or where effects are predicted to be neutral, e.g. where a proposed development may be perceptible but will not materially affect the setting of an asset or diminish its cultural value, it may be found that there will be no harm to a heritage asset. The level of harm predicted, or lack thereof, establishes whether the planning test should be applied and where harm is found the level of that harm establishes the correct policy test. Extant guidance on harm relevant to this assessment is set out in the PPG.
- 3.12 The assessment of level of harm in the HESA, where required, is a qualitative one, and follows the PPG advice that '*in general terms, substantial harm is a high test, so it may not arise in many cases*', the test for a listed building would for example be '*whether the adverse impact seriously affects a key element of its special architectural or historic interest*'⁸. Any such assessment within the HESA therefore largely depends upon whether the impacts predicted as a result of allocation and subsequent development would result in a major impediment to the ability to understand or appreciate the heritage asset or historic landscape in question by reducing or removing its information content, to the extent that the consequent harm resulted in a major reduction or total loss of its cultural heritage value.
- 3.13 Non-designated heritage assets are defined by the PPG as '*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated assets*'⁹, although it acknowledges that some non-designated archaeological assets may '*demonstrably [be] of equivalent significance to scheduled monuments*'¹⁰. This latter argument is particularly relevant to buried archaeological remains which can often only be fully understood through detailed investigations. The NPPF states that attention should be paid to the potential effects of development upon the significance of non-designated assets and that '*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*' (NPPF, 2019, 56, para 197).

⁸ PPG, 2019, 018 Reference ID: 18a-018-20190723

⁹ PPG, 2019, 039 Reference ID: 18a-039-20190723

¹⁰ PPG, 2019, 041 Reference ID: 18a-041-20190723

- 3.14 Taking into account the overarching methodology outlined above, the specific methodology for each Stage 1 is presented below.

Stage 1: Desk-based Assessment of All Sites

- 3.15 The Stage 1 assessment will follow the overall methodology for establishing sensitivity and impact/harm to heritage assets outlined above.
- 3.16 AOC's Stage 1 assessment has been based on the data sets provided by Stafford Borough Council. The National Heritage List for England, maintained by HE, are the primary source of information for designated assets, namely World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields. Spatial data for designated assets will be downloaded from HE. Staffordshire HER are the primary source of information for non-designated assets and this will be supplemented by other HERs, for adjacent counties or authorities as necessary, Historic Landscape Characterisation data, local list data and conservation area data.
- 3.17 Stage 1 comprises a desk-based assessment, and largely GIS based analysis, of the proposed allocations to understand the impacts upon heritage assets, including their settings, which could result if sites were allocated.
- 3.18 Analysis of the data sets noted above will inform the sensitivity scoring exercise which will identify the extent to which each of the proposal sites may impact upon and cause harm to heritage assets. Sensitivity scoring has considered the potential for both direct physical impacts upon known or unknown heritage assets, including buried archaeological remains¹¹, and also considered the potential for impacts upon the setting of designated heritage assets and the characters of Conservation Areas, Registered Parks and Gardens and Registered Battlefields, and the wider non-designated historic landscape. Impacts on and harm to both designated and non-designated heritage assets have been considered. Where it is considered that development within a proposed allocation would lead to substantial harm or total loss of significance to a designated heritage asset (including through impacts to its setting or character) then, in line with the NPPF, a High sensitivity score has been predicted. In the case of non-designated assets, a High sensitivity score is applied in instances where the predicted level of harm to the significance of the asset, including the character of a well-preserved historic landscape would constitute a major impediment to the ability to understand or appreciate the heritage asset in question by reducing or removing its information content, to the extent that the consequent harm resulted in a major reduction or total loss of its cultural heritage value. Any assessment of harm, and the consequent sensitivity scoring, takes account of mitigation options. Where a non-designated archaeological asset is either demonstrably of schedulable quality or there is clear evidence that this is likely to be the case, then these assets are regarded as being of national importance and assessed in line with the policies and tests for designated heritage assets as per the NPPF (NPPF,2019, 55-56, Paras 193-196).
- 3.19 Sensitivity Scores have been assigned on the following basis and are assessed using the criteria that is set out in Table 1 below:
- **Low:** No concerns identified, on current evidence, although archaeological mitigation measures may be required.
 - **Medium:** No significant effects which cannot be mitigated are predicted.
 - **High:** Significant effects predicted. Mitigation unlikely to be possible.

¹¹ Including the geoarchaeological and palaeoenvironmental resource.

Table 1: Stafford Borough HESA Proposed Sensitivity Scoring Criteria

			High Sensitivity:	Medium Sensitivity:	Low Sensitivity:
			Significant effects predicted. Mitigation unlikely to be possible	No significant effects which cannot be mitigated ¹² predicted	No concerns identified, on current evidence, although archaeological mitigation measures may be required.
Direct Impacts	Designated Assets	World Heritage Sites (WHS), Scheduled Monuments (SM) ¹³ , Listed Buildings (Grade I, II* & II) ¹⁴ , Registered Parks and Gardens (Grade I, II* & II) Registered Battlefields & Conservation Areas.	A direct impact upon a designated asset is predicted that would compromise its cultural heritage value to the extent that the attributes that led to its designation, or the ability to understand and read its historic context are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.	A direct impact upon a designated asset is predicted. However, this would not compromise the cultural heritage value to the extent that the attributes that led to its designation or the ability to understand and read its historic context would be diminished or compromised. The overall significance of the asset would not therefore be materially changed.	Where no direct impact upon a designated asset is predicted.
	Non-Designated Assets	Historic Environment Record Entries (HER), Non-Designated Parks and Gardens, Non-	A direct impact upon a non-designated heritage asset is predicted that would, through	A direct impact upon a non-designated heritage asset, is predicted. However, this would	Where no direct impact upon a non-designated heritage asset is predicted and the

¹² For Archaeological assets mitigation measures will be developed with reference to Historic England's Guidance on Preserving Archaeological Remains (HE 2016)

¹³ It is acknowledged that it in some instances Scheduled Monuments may be associated with adjacent non-designated remains which could also potentially be considered to be of national importance.

¹⁴ Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have 'special regard to the desirability of preserving' both Listed Buildings and 'any features of special architectural or historic interest which they possess'.

		Designated Battlefields, Non-Designated Historic Landscapes ¹⁵ and Previously Unrecorded Assets.	physical change to the asset, result in the loss of the observer’s or researcher’s ability to understand or appreciate the cultural heritage value of the asset. This would therefore constitute a loss of significance that could not be resolved through mitigation	not compromise the cultural heritage value to the extent that the significance of the asset would be materially changed. Or a direct impact upon a non-designated asset resulting in loss, partial or complete, but where mitigation, for example through avoidance, minimisation or preservation by record, may make the impact acceptable. Where analysis of HER entries indicates a clear potential for previously unidentified non-designated assets to be impacted by the proposal.	risk of previously unrecorded assets being directly impacted is considered to be unlikely.
Setting & Character Impacts¹⁶	Designated Assets	World Heritage Sites (WHS), Scheduled Monuments (SM) ¹⁷ , Listed Buildings (Grade I, II* & II) ¹⁸ , Registered Parks and Gardens (Grade I, II* & II) Registered Battlefields. Conservation Areas, and Locally Listed Buildings.	An impact upon the setting or character of a designated asset or area is predicted that would compromise its cultural heritage value to the extent that the attributes that led to its designation, or the ability to understand and read its historic	An impact upon the setting or character of a designated asset or area is predicted. However, this would not compromise the cultural heritage value to the extent that the attributes that led to its designation or the ability to understand and read its historic context would be diminished or	Where no impacts upon the settings or character of designated assets are predicted, or, if an impact is predicted the cultural heritage value of the asset or its context would be unaffected.

¹⁵ Identified using Historic Landscape Character (HLC), Extensive Urban Survey (EUS), Historic Environment Assessment (HEA), Lidar and historic farmstead data, supplemented by AOC’s own research.

¹⁶ It is acknowledged that the historic landscape surrounding an asset can make a positive contribution to both its setting and significance.

¹⁷ It is acknowledged that it in some instances Scheduled Monuments may be associated with adjacent non-designated remains which could also potentially be considered to be of national importance.

¹⁸ Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have ‘special regard to the desirability of preserving’ the settings of Listed Buildings.

			<p>context are diminished and compromised.</p> <p>This would involve a loss of significance that could not be resolved through mitigation.</p>	<p>compromised. The overall significance of the asset would not therefore be materially changed</p>	
	Non-Designated Assets	<p>Historic Environment Record Entries (HER), Non-Designated Parks and Gardens, Non-Designated Battlefields, Non-Designated Historic Landscapes¹⁹ and Previously Unrecorded Assets.</p>	<p>An impact upon the setting or character of a non-designated heritage asset or area is predicted that would, through changes to setting, result in the loss of the observer or researcher’s ability to understand or appreciate the cultural heritage value of the asset and the manner in which setting or character contributes to its significance.</p> <p>This would involve a loss of significance that could not be resolved through mitigation</p>	<p>An impact upon the setting or character of a non-designated heritage asset or area, is predicted. However, this would not compromise the cultural heritage value to the extent that the significance of the asset would be materially changed</p>	<p>No impacts upon the settings or characters of non-designated heritage assets or areas are predicted, or impacts are predicted the cultural heritage values of the assets would be unaffected.</p>

¹⁹ Identified using Historic Landscape Character (HLC), Extensive Urban Survey (EUS), Historic Environment Assessment (HEA), Lidar and historic farmstead data, supplemented by AOC’s own research and observations.
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3.20 Sensitivity scoring for each of the proposal sites includes a commentary on the heritage constraints in order to convey the potential level of harm to heritage assets, including their settings and characters, which could result from the sites coming forward. These scores, including accompanying commentary, are based upon the key considerations required by Stafford Borough Council including assessment/consideration of:

- What contribution the site makes to the significance of heritage assets;
- How the significance of heritage assets would/could be affected by proposed development should the site come forward;
- Where setting of designated heritage assets could be affected, identification of what contribution setting makes to the significance of relevant assets;
- Whether there are opportunities to enhance the significance of heritage assets or where there are opportunities to better reveal heritage assets through development;
- Whether there are opportunities to reduce heritage at risk through proposed development at proposal sites.

3.21 Development proposals have the potential to impact upon the setting of heritage assets in a wide range of ways including:

- Causing physical impact to an asset through excavation, demolition or vibration;
- Changing the character of a historic area such as a World Heritage Site, Conservation Area, Registered Park and Garden, Registered Battlefield or Historic Landscape through the implementation of a development scheme within its boundaries;²⁰
- Changes to the water table resulting from development either within or immediately adjacent to a waterlogged archaeological site;
- A development either within adjacent to a designated area or historic landscape that is predicted to result in a significant increase in either noise or pollution levels to the extent that the character of the asset is changed.

3.22 Direct impacts can be mitigated through changes to the design of the development, the use of planning conditions or the implementation of archaeological recording, watching briefs or excavations that can be secured through the use of a planning condition.

3.23 Changes to setting can impact upon the significance of a heritage asset in a wide range of ways including:

- Visual changes that effect the observers ability to understand and appreciate an asset's historic context;
- Visual changes located beyond the zone of visibility from the asset that never-the-less effect the observers ability to understand and appreciate an asset's historic context;
- Non-visual changes such as those that result from noise or smell effect the observers ability to understand and appreciate an asset's historic context;

3.24 Setting impacts are typically mitigated through changes to the design of the development.

Stage 2: Full Historic Environment Site Assessment of Preferred Sites

3.25 Work for the Stage 2 assessment will build upon the desk-based assessment work and GIS analysis undertaken for Stage 1, the methodology for which is outlined above. Stage 2 will supplement the Stage 1 assessment by including a review of historical Ordnance Survey mapping and undertaking walkover surveys and setting assessment site visits to confirm the results of the desk-based work.

²⁰ Note in some instances character impacts such as these can be beneficial

- 3.26 Full written and photographic records will be maintained for the walkover surveys and setting assessment visits. The locations of any remains, artefacts or structures identified will be plotted using a handheld GPS or ArcGIS Collector as appropriate.
- 3.27 The setting assessments will be informed by site visits to the designated assets and nationally important non-designated assets which could potentially be impacted by development of a site should it be allocated. All designated or nationally important non-designated assets located within 500m of the proposed allocations will be assessed on the ground and visited if access considerations permit. Assets located beyond this distance will be included within the visit and, if possible visited, if they are considered to either have an enhanced sensitivity to changes to have a specific associative relationship with the land that is proposed for allocation. This will establish both the relative sensitivity of the assets to changes to their setting and will also establish the potential magnitude of change created by potential development of the preferred sites. The potential for effects upon character of non-designated historic landscapes also be considered. Any potential heritage at risk issues will also be identified at this stage.
- 3.28 The HESA will be prepared in accordance with the criteria set out at the start of this Section, which provide the means by which the potential for a significant effect and the level of harm would be established.
- 3.29 The results of the assessment, as set out above, would be presented as a report outlining the methodology used to undertake the assessment, including the setting assessment, in the national legislative and policy context. This will be accompanied by site specific proforma for each of the preferred sites which considers the historic environment implications of taking each site forward. Each proforma will, in line with the requirements of Stafford Borough Council, include:
- The sensitivity score;
 - An overview of the Historic Landscape Characterisation for the preferred site proposal;
 - Details of designated or non-designated heritage assets known to be present within the site;
 - A summary of the potential for currently unidentified heritage assets (e.g. buried archaeological remains) to be impacted. This assessment of the archaeological potential of the site would draw on designation data, HER data and the findings of the review of Ordnance Survey mapping and walkover surveys;
 - Details of potential impacts upon heritage assets, either direct or setting/ character impacts, which could result from the development of the site including potential level of harm (substantial or less than substantial in line with NPPF & PPG) where this can be assessed;
 - Identification of requirements for additional assessment/evaluation work or mitigation measures which may require to be included/reflected in site specific policies;
 - Identification of any potential enhancement measures which could be included/reflected in site specific policies, and;
 - Identification of any heritage at risk issues which could potentially be addressed by the proposed allocation.
- 3.30 Where recommendations for additional assessment, mitigation or enhancement are proposed, AOC will consult with the County Archaeologist at Staffordshire Council for archaeological matters, the Conservation team at SBC for issues concerning Grade II Listed Buildings and HE if the proposals concern Grade I or II* Listed Buildings. If any proposals could potentially affect nationally designated heritage assets including World Heritage Sites, Scheduled Monuments, Grade I or II* Listed Buildings, Registered Parks and Gardens or Registered Battlefields then consultation will also be undertaken with HE. These consultations would include discussion on the drafting of any strategies which may be required. Where mitigation is required, draft strategies will take account of the predicted impacts and harm and will aim to avoid, minimise or, where this is not feasible, offset adverse impacts on heritage assets or their settings.

4 Summary of Stage 1 Results

4.1 Predicted High Sensitivity Scores

4.1.1 High sensitivity scores have been predicted for fourteen of the sites associated with existing settlements and communities that have been promoted for allocation within the New Stafford Borough Local Plan

- **BRO04 Land north west of Sawpit Lane, Brocton:**

Although no heritage assets are recorded on the site by either the HER or HE, the site lies immediately south of the non-designated designed landscape which surrounds the Brocton Hall and its dovecote, both of which are Grade II Listed. Given its proximity to this designed landscape and the Listed Buildings which stand within in it, care will need to be taken to protect their settings. It is therefore unlikely that it will be possible to develop the northern third of the Site so as to avoid impacting upon the settings of the Listed Buildings, the setting of the non-designated designed landscape or the rural context within which these assets are appreciated when they are approached from the southwest along Sawpit Lane.

- **CHU02 Land off Church Eaton Road, Church Eaton:**

The Church Eaton Conservation Area lies immediately south of the site and a Scheduled moated asset (NHL No. 1011062) lies 220m to the east across agricultural fields. As such care will need to be taken to protect the settings of both these assets. Particular care will need to be taken with the relationship between the Conservation Area and development on the site, and also the setting of the Grade II* Listed Church of Editha (NHL No. 1319807), which stands within the Conservation Area and 100m south of the site.

Care would need to be taken to ensure that the rural character of Church Eaton Road is maintained, particularly to the south of the site where the road runs alongside the church and its churchyard. If road widening and the provision of additional infrastructure such as pavements or streetlight were to be required along this stretch of the road then this would change the setting of the church, urbanising the context within which it is appreciated. Similarly although intervening vegetation and buildings may impede visibility of the development on the site from the Church and churchyard, any visibility could potentially be harmful to the setting of the church as it would extend the partial encirclement of it.

- **COL02/COL05 Land at Back Lane, Little Haywood:**

The site lies within the Colwich and Little Haywood Conservation Area and is currently occupied by a small wood which stands to the west of 'Anson Row', a non-designated terrace of early 19th century Lichfield Estate workers cottages. Although Anson Row is not Listed, the majority of the properties on the terrace are recorded as 'Positive Buildings' by the Conservation Area Appraisal, which also identifies two 'Positive Views' extending west towards the terrace from the edge of the wood. Although the wood may well contribute to the character of Anson Row it does not in itself appear to be of any great antiquity, as it is not recorded on the 1888 Ordnance Survey map. The 1888 map instead records strip gardens, presumably associated with the row, extending eastwards across the site, and a well on the site's eastern boundary.

Given the site's proximity to Anson Row it is hard to see how development could be accommodated on this site without compromising those elements of the character of this specific component of the Conservation Area which warranted its inclusion within the wider designated area. Any development would, at the very least, need to retain the site's wooded boundary with Anson Row in order to protect the setting of the non-designated early 19th century terrace.

- **COL04 Land at Back Lane, Little Haywood:**

The site lies partially within the Colwich and Little Haywood Conservation Area and is currently occupied by a pasture field that is separated from Back Lane to the east by a wooded boundary. Back Lane is a narrow single-track lane. Although it has been partially developed along the opposing eastern side, it

retains its historic character. The Conservation Area Appraisal describes Back Lane as ‘distinctly rural’ and given that any development on the site would need to be accessed via Back Lane, it is difficult to see how it could be delivered without compromising the character of this specific component of the Conservation Area, which warranted its inclusion within the wider designated area. Any development would need to retain as much of the site’s wooded boundary with Back Lane as would be practicable.

- **COL13 Stone House Farm, Little Haywood:**

Although no designated assets are located on the site itself, the eastern boundary of the Grade I Registered Shugborough Park and Garden (NHL No.1001167) and the Great Haywood Conservation Area extend to within 5m of the site boundary if the public road, Main Road, is included and to within 20m if it is omitted. Clearly considerable care and attention to detail will need to be taken, if access to the site is to be obtained from this location. Although it should be noted that views into the park itself from this location may be impeded by the intervening presence of the park wall, if large scale infrastructure such as road widening, pavement expansion, roundabouts, traffic lights or increased street lights are required to support a site entrance onto Main Road, then this would unavoidably impact upon the character of this historic routeway.

Similarly care will need to be taken to ensure that any development would not increase traffic levels to the extent that the characters of the Colwich and Little Haywood and the Great Haywood and Shugborough Conservation Areas or the approach to Shugborough Park would be harmed.

The site directly borders the Colwich and Little Haywood Conservation Area and care will need to be taken to protect the character of this designation, and in particular the ‘positive’ view towards the site from Back Lane that is identified in the Conservation Area’s character appraisal (Figure 7). Care will also need to be taken with regard to ‘Anson Row’, a non-designated terrace of early 19th century Lichfield Estate workers cottages. Although Anson Row is not Listed, the majority of the properties on the terrace are recorded as ‘Positive Buildings’ by the Conservation Area Appraisal and the rural nature of this small-dispersed settlement clearly contributes to its sense of place and identity. Given the need to protect the rural setting and character of both the western edge of the Conservation Area and the historic Anson Row settlement, which extends out into the countryside at this point, it may not prove possible to successfully deliver development within this part of the Site.

AOC understand that an application has recently been made to Historic England to consider Stone House Farmhouse (HBB251023) for Listing. Although the farmhouse stands to the east of the site boundary, within an area of suburban expansion, it retains an open outlook to the west over a portion of its farmland, which rises gradually up a hillslope. Although the house is not at present designated (March 2021) it retains its historic identity and should therefore be regarded as a non-designated heritage asset and consideration will therefore need to be afforded to its setting, particularly the open hillslope to the west which should be retained as open agricultural land.

Although they do not have statutory designation, the potential effects of development upon both the historic character of Main Road and the integrity of the individual identities of the two settlements of Great and Little Haywood will still require detailed consideration. Development across the entirety of COL13 would effectively amalgamate Great and Little Haywood and would result in the loss of the historic piecemeal landscape with its hedged boundaries which currently separates them.

- **COL 14 St. Mary’s Abbey Church, Colwich:**

The Site occupies the land to the immediate west of the former Benedictine Convent of St. Mary’s Abbey which was in operation from 1835 to 2020. The core of the abbey was a small country house, The Mount, which was built around 1767, which still stands and is now Grade II Listed (NHL1116589) along with its boundary wall which forms the western boundary of the proposal site. A small burial ground was established within the grounds of the abbey and a small mortuary chapel (NHL1431895, Grade II Listed), was erected to the north of the house within the area that is enclosed by the boundary wall. The original

house, The Mount, stands 25m west of the site boundary, whilst the mortuary chapel stands at a closer distance, around 5m from the site.

The abbey's former farm complex (HBB251025, non-designated) stands on the western part of the site and aerial photographs suggest that further buildings associated within the former monastic complex may be located on the site. The greater proportion of the site, the eastern part, remains open ground.

Although the portion of the farmland that formerly lay to the north and east of the Site has been developed for housing, the Site itself remains part of the abbey's core setting due to its proximity to the Listed Abbey buildings and the inclusion the former monastic farm buildings within its boundaries.

Although the recent closure of the Abbey means that a long-term use will need to be secured for both the Listed Buildings and the non-designated monastic farm buildings, any development within the grounds, including within the site boundary, will need to be sensitively handled to ensure that the setting and character of both the former monastic complex and the small country estate that preceded it are maintained. Given this limitation, and the open nature of the site, any development should be focussed on securing the long to term use of both the Listed and non-designated historic monastic and farm buildings both within and outside the present site boundary; and any new-build elements to the development should be limited to the replacement, of non-historic components of these complexes.

The western part of the site, including the farm buildings, lies within the Colwich and Little Haywood Conservation Area, the boundaries of which were presumably set so as to encompass the abbey.

Whilst proposals to return both the Listed and non-designated historic buildings, both on the site and within the wider monastic complex, to use would be welcomed, any proposals would need to be sensitive to the character and setting of these assets and informed by a clear understanding of their significance. In order to achieve this a detailed historic building assessment of the structures should be undertaken at an early stage of the design and any structures which are found to have historical significance will need to be retained within the finalised design scheme and returned to secure long term use.

- **ECC14 Land North of Shaws Lane, Eccleshall:**

The boundary of the Eccleshall Conservation Area extends across the northern half of the site, whilst a range of Listed Buildings, including the Grade I Listed Holy Trinity Church line Church Road to the north, lie within 105m of the site boundary. The topography of the site slopes down to the north which means that the site, currently occupied by agricultural fields, appears higher where it can be seen from Church Road. The Council's 2014 Conservation Area Appraisal considers the northern half of the site to be an important green space (Figure 58).

The southern part of the site has fewer heritage constraints, although the impact of its development on the setting of the northern part of the site which forms part of the Conservation Area would need to be considered. Care would also need to be taken to protect the setting of the Grade II Listed Thatched Cottage which stands 34m north of the southwestern site boundary.

- **ECC18 Land East of Castle Street, Eccleshall:**

The Eccleshall Conservation Area extends to the site's eastern boundary whilst the nearest Listed Building, the Grade II Listed Castle Lodge, stands c.50m to the northwest. The Scheduled remains of Eccleshall Castle lie c.220m to the northwest, the surviving buildings within it having been converted into a Grade II* Listed country house. The Castle stands within a non-designated designed landscape that extends as far east as Castle Street which runs immediately west of the Site.

Although intervening tree cover will at least impede visibility of development on the site from the Castle and the Castle Lodge, care will need to be taken in designing any development and any application

would need to be supported by a detailed setting assessment and accompanied by a photomontage showing the predicted visibility.

The site occupies the northern part of an agricultural field that the HLC identifies as drained wetland and which forms part of the post-medieval landscape that extends north from Eccleshall. The Staffordshire HER records a post-medieval water meadow (MST17904) extending across the field. The site is separated from the urban area to the south by the remainder of the field and consequently any development on the site would represent an isolated intrusion onto the former water meadow. Although the site lies outside the Conservation Area, Castle Street to the immediate west falls within the designation. Any development on the site would therefore have the potential to harm the rural identity which characterises this part of the Conservation Area and defines the final approach to the core of the historic settlement, which lies to the immediate south. This would result in a loss of significance to this rural part of the Conservation Area that could not realistically be resolved through mitigation.

- **GNO06 Land off Brookhouse Road, Gnosall:**

The site lies entirely within the Gnosall Conservation Area, extending across a previously undeveloped open field which is identified by the Council as an important green space in the Gnosall Conservation Area Appraisal. The Appraisal highlights the survival of historic field boundaries on the site and notes that in 2013 it was 'green space' 'used as meadow'. Given these constraints it may not prove possible to develop on this site without compromising those aspects of the character of the Conservation Area which led to the site's inclusion in the designation.

- **MIL02 Land Between Cromer Lodge and Milwich Hall, Milwich:**

Although no heritage assets are recorded on the site by the HER, it lies within 15m of an area of fishpond that is recorded as a moat of the 1888 Ordnance Survey map and is associated with the Grade II Listed Milwich Hall (NHL No. 1039029); which stands 20m northeast of the Site. The hall itself is believed to date to the late 16th century, although the presence of the moat would suggest that has earlier manorial origins or predecessors. The site itself is shown as wooded on the 1888 Ordnance Survey map, suggesting that the current woodland was established by the late-19th century.

Any development would need to protect the setting of Milwich Hall, whilst the proposed loss of woodland would require clear justification and assessment to ensure that its removal would not be detrimental to the village's overall cultural heritage value. Realistically, neither of these tests are likely to be met.

- **SEI03 Vicarage Paddock, Seighford, Stafford:**

No assets are recorded on the site by either the HER or HE, however the Grade II* Listed Church of St. Chad (NHL No. 1258080) stands 16m to the west. Given this very short distance, extreme care will need to be taken in designing development proposals for this site, and it may not be possible to develop the entire site. Any design scheme for the site will need to address two issues, the potential for visibility from the church itself and the potential effect of any development upon the church's rural context. For these reasons care will need to be taken to ensure that that development on the site does not impinge adversely on views of the church from the north and that its rural context remains readily appreciable.

- **SRUR12 Land at Aston Lane, Aston by Stone:**

The HER records the non-designated possible remains of a temporary Roman marching camp (HER MST4267), identified from cropmarks, extending across the central portion of the site. If confirmed this would represent a serious constraint upon the development of the site, although some development could potentially be delivered in the smaller southern and northern fields where no cropmarks have been hitherto recorded.

A geophysical survey undertaken in 1992 identified a linear anomaly which was interpreted as part of the marching camp's ditch system. However, technology has advanced considerably since that time of the survey and it is recommended that a comprehensive up to date geophysical survey, followed by a trial trench evaluation, be undertaken at an early stage of any design process. Given the potential significance of any archaeological remains which could be present on the site, the Council may require the survey and evaluation to be undertaken prior to determination of any planning application in order to establish the extent to which development on the site could be constrained.

- **STAFMB01 & STAFMB17 Land off Old Rickerscote Lane, Stafford (Predicted High Setting Impact):**

The principal heritage constraint for this site is the presence of the Grade II Listed Rickerscote Hall (NHL No. 1258551), a timber-framed hall house which dates to around 1600 and stands 20m to the east of the site on what may have been a former manorial centre. The hall is orientated southwest to northeast and fronts northwest and was altered and extended in several phases during the 18th and 19th centuries, presumably to enable it to continue to serve as an affluent farmhouse.

The HER records the presence of a ha-ha (MST11105) curving to the immediate west of the house, along the line of the site boundary. The ha-ha is semi-circular and has a diameter of around 62m. Whilst it is not referenced in the hall's listing description its presence suggests that an emphasis was placed on the importance of views out across the open ground to the immediate west, the land that is now being promoted for allocation. This suggests that the relationship between the garden and the farmland to the west (the Site) was historically permeable and that the site's open character forms an important part of the setting of the hall. Given this constraint it will be hard to deliver development on this site without compromising the setting of the Grade II Listed Building.

- **STO03 Land at Nicholls Lane, Stone (Predicted High Setting Impact):**

The site was included within the Moddershall Valley Conservation Area following the Council's 2016 appraisal of the designation and is enclosed by tree belts, the earliest of which are along the southeast edge and recorded on the 1899-1901 Ordnance Survey map. The appraisal classes the tree belts as 'Significant woodland or other groups of trees' and highlights the 'surviving rural setting around mill sites and watercourses' of which the site forms part, as one of the 'key positive characteristics' of the Conservation Area. The Grade II Listed Hayes Mill stands 25m northeast of the site, although it is possible that visibility could at least be partially impeded during the summer months by leaf cover on the intervening trees. Three further Grade II Listed Buildings, Hayes House, its lodge and stables stand between 85m and 260m east of the site.

Given the site's recent inclusion within the Conservation Area, any proposals for development within this field would require clear justification and realistically it is unlikely that development could be delivered on this site without resulting in a significant effect.

4.1.2 The predicted effects for all 141 sites are described in detail in Appendixes 1 & 2.

4.2 Proposed Strategic Development Sites

4.2.1 Stafford Borough Council is considering four separate options for allocating land to create a new community. The four options being considered are located at Meecebrook, Gnosall and Houghton, Hixon and Redhill. A full Stage 1 HESA assessment for these options is included within Appendix 2 and the results are summarised below.

Meecebrook

4.2.2 The proposed new garden settlement at Meecebrook has been divided into nine-separate allocation areas, five sites (CHE 05, ECC10, ECC11, ECC20, & SWY14) which lie either within or adjacent to the existing built up area of Cold Meece and four wider community options (CHE03 (Partial); CHE04; ECC15 & SWY20) which are discussed separately in this table. Overall a Medium sensitivity score has been predicted for the proposed garden

settlement which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas.

4.2.3 The principal historic environment concerns are predicted to be:

- The potential for impacts upon the settings of the three Listed Buildings within the proposed garden community boundary including Grade II Listed Baden Hall (CHE03).
- The potential for direct impacts upon military buildings and remains (ECC10, ECC20 & SWY20).
- The potential for direct impacts upon buried remains within the agricultural fields which lie to the south of the former Royal Ordnance Factory (CHE03, CHE04 & CHE05).
- The potential for impacts upon the Setting of the Grade I Listed Swynnerton Hall (NHL No. 1038991) which stands 1.37km to the north of the Site Boundary and the non-designated landscaped park that extends south from the Hall (HER MST5993).

4.2.4 Recommended mitigation measures are set out individually for each allocation however, broadly speaking the following strategy is recommended:

- A detailed heritage impact assessment setting out the potential for both direct impacts and setting impacts.
- An evaluation phase including trial trenching, geophysical surveys and, for certain allocations, historic building assessments.
- A mitigation phase including archaeological excavations, historic building recording and post-excavation analysis and reporting. The requirements for the mitigation phase will be determined by the results of the evaluation phase.

4.2.5 The design of development within each individual allocation should take account of the potential impact upon the historic environment including the impact of the overall scheme, the new garden settlement, on the character of the historic environment. Opportunities should be taken during the design process to both minimise any negative effects and identify any areas where the historic landscape can be restored or enhanced, particularly within the former military areas.

Gnosall and Haughton

4.2.6 The proposed new strategic development site at Gnosall and Haughton has been divided into four separate allocation areas (GNO04, GNO09, HAU03 & HAU04). GNO04 consists of two separate land parcels which AOC have split into GNO04 (East) and GNO04 (West) as the historic environment implications of their proposed allocation vary considerably. All these sites have been discussed separately in Appendix 2 and the findings will be drawn together in this summary.

4.2.7 Overall a High sensitivity score has been predicted for the proposed strategic development site which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas. In the case of GNO04 (East) there is considered to be a clear potential for a direct impact upon the non-designated Beverley Hall Moated Site and this finding would also apply to the portion of GNO09 that includes GNO04 (East). In the event of GNO04 (East) being excluded from GNO09, then care would still need to be taken to ensure that the settings of designated assets and the character of both the Gnosall Conservation Area and the wider historic landscape are safeguarded.

- 4.2.8 Any development within HAU03 would at the very least be severely constrained due to the presence of the non-designated Haughton Medieval Park, the boundaries of which remain evident, on the site. Development within HAU03 would result in the loss of around 60-70% of the former park and would result in harm to the significance of the former park and there is therefore a clear potential for that harm to be significant. The removal of historic field boundaries would constitute a high magnitude direct impact. Development within HAU03 could also affect the settings of a number of designated and non-designated assets as well as the character of Haughton, because whilst the site does not directly connect with the village, the imposition of such a large development immediately adjacent to this small Domesday village will inevitably change the way that it is viewed and appreciated when it is approached from the north.
- 4.2.9 A High magnitude setting impact is also predicted for HAU04 due to the presence of the Grade II Listed Woodhouse Farmhouse within its boundary. The farm is accessed from Woodhouse Lane, a narrow country lane which curves to the north, passing through a web of small irregularly enclosed fields. When viewed across from the lane to the northeast the farmhouse appears as a low-slung timber framed building, positioned on the periphery of a later farm complex, which has clearly grown organically, and set within its related field system. Any development within the field that extends south and east of Woodhouse Lane, would result in the loss of the farm's traditional landholding and the removal of the ability to fully appreciate its significance as a comparatively small rural Tudor farm. It would therefore not only impact upon the setting of the Listed Building, but it would also harm its significance. Although they are not-designated the loss of the traditional fields that the surround the farm would also impact upon the character of the wider historic landscape, resulting in harm to it.
- 4.2.10 Historic environment assessment therefore suggests that the potential for delivering development within the proposed Gnosall and Haughton strategic development site may be limited, although there could be some potential on the western side of the proposal within GNO04 (West) and the southwest corner of GNO09 where development would effectively constitute a southern extension to Gnosall.

Hixon

- 4.2.11 The proposed new strategic development site at Hixon has been divided into three separate allocation areas (HIX07, HIX08 & HIX17). All three sites have been discussed separately in Appendix 2 and the findings will be drawn together in this summary.
- 4.2.12 Overall a Medium sensitivity score has been predicted for the proposed strategic development site which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas.
- 4.2.12 All three sites occupy the former land of RAF Hixon which opened in 1942 as a training aerodrome to prepare crews for service on the larger wartime aircraft. The aerodrome was retained by the RAF post-war but had been closed by the early 1960s when its site was sold off. The three proposed allocations are all located within the aerodrome's former outfield and their development would result in the loss of the greater proportion of the former runways. Given the historical military usage of the site a detailed archaeological survey will need to be undertaken in advance of any development. However, the potential for development to be constrained by previously unrecorded pre-Second World War archaeological remains is considered on present evidence to be low. However, the potential for previously unrecorded buried remains to be present cannot be discounted, particularly given the comparatively large size of the three proposed allocations.

Redhill

- 4.2.13 The proposed new strategic development site at Redhill has been divided into four separate proposed allocation areas (CRE01 & 03, CRE02, WHI01, WHI02) and a far larger site, MAR01, that not only encompasses the other sites, barring the western portion of WHI02, but takes in a considerable amount of additional land.'. WHI02 consists of two separate land parcels which AOC have split into WHI02 (East) and WHI02 (West) as the historic environment implications of their proposed allocation vary considerably. All these sites have been discussed separately in Appendix 2 and the findings will be drawn together in this summary.

- 4.2.14 Overall a High sensitivity score has been predicted for the proposed strategic development site which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas. In the case of WHI02 (East) there is considered to be a clear potential for a direct impact upon the non-designated remains of the Whitgreave Shifted Village which occupy part of the site and there is also predicted to be an impact upon the setting of the Grade II Listed Black and White Cottage which stands directly opposite the site. However, if WHI02 (East) were to be excluded from the proposal, then the historic environment implications of the proposed Strategic Development Site would be reduced to Medium for both direct impacts and setting impacts. Although, considerable care would need to be taken to ensure that the settings of designated and non-designated assets, as well as the character of both the Trent and Mersey Canal Conservation Area and the wider historic landscape, are safeguarded. Particular care would be needed to protect the setting of the Grade II Listed Church of St. Leonard Marston which stands immediately adjacent to the boundary of MAR01. The church stands within open countryside and its rural setting should be maintained. No development should therefore be considered to the east of the A34 dual carriageway in order to protect both the setting of the church and the character of Marston's traditional dispersed settlement pattern.
- 4.2.15 Although archaeological evidence within the proposed allocation is at present limited, this may simply reflect a lack of previous opportunity for research within what is a large land parcel. The presence of the Whitgreave Shifted Village within WHI02 (East) has been noted above and the possible presence of a pit alignment (MST4282) of presumed Bronze Age date within the field between MAR01 boundary and the River Trent is noted, particularly as these can be associated with prehistoric ceremonial landscapes. Although it is not recorded on the HER, aerial photographs show a possible double concentric ditched circular cropmark c.165m to the north of the site overlooking the south bank of the Trent. The cropmark measures c.47m in diameter and appears to be clipped by a recent field boundary, which would suggest that it is not modern. Morphologically it appears to be characteristic of a Neolithic or Bronze Age ceremonial feature such as a large barrow or henge, although obviously onsite work would be required to confirm this. It therefore appears that there could potentially have been a focus of prehistoric activity to the immediate north of the proposed allocation on the south bank of the Trent.

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Stafford Borough Council:

Historic Environment Site Assessment Stage 1 Report,

Appendix 1: Historic Environment Site Assessment Stage 1, Existing Settlements & Strategic Development Sites Assessment Table

Existing Settlements & Strategic Development Sites

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
Berkswich								
BER02 – Land south east of Old Croft Road, Walton on the Hill, Stafford ST17 ONE	BER04, BRO03, BRO05	Walton-on-the-Hill, Conservation Area.;1 The Village, Baswich, Grade II LB (NHL1258837); The Smithy, Grade II LB (NHL1258838)	Pump (MST840); Walton on the Hill (Waletone), Domesday settlement 1086 (MST2581); Walton Farm, Lichfield Estate (MST13258)	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 275m.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Any visibility with designated assets will in all probability be blocked by intervening buildings and vegetation.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
BER04 - Land north of Milford Road, ST17 OJP	BER02, STAFMB09, TIX02	Walton-on-the-Hill, Conservation Area.;1 The Village, Baswich, Grade II LB (NHL1258837); The Smithy, Grade II LB (NHL1258838), Staffs and Worcestershire Canal Conservation Area, Walton Bridge No.104 (NHL No. 1393481)	<p>On Site: EST2528: Desk-Based Assessment undertaken for Site 2013, MST23006: Probable Post-Medieval Earthwork Boundary, MST6366: Norman to Post-Medieval Woodland Boundary.</p> <p>MST18424: Water Meadow, MST4269: Pit Alignment, EST1070: Fieldwalking, MST4521: 20th Century Cultivation, EST808: DBA, Evaluation, Trial Trenching, Environmental Sampling, EST2438: Desk-Based Assessment, MST18674: Stockton Farm, MST12517: Milepost, MST22378: Rugeley & Stone Turnpike Road, MST18675: Outfarm, MST1596: Flint Implement, MST840, Cast Iron Pump, Walton on the Hill (Waletone), Domesday settlement 1086 (MST2581); Walton Farm, Lichfield Estate (MST13258), Staffs and Worcestershire Canal (MST1229), MST2786: Stoneford Bridge.</p>	Greenfield	<p>No designated assets are located on the site although the HER records two earthwork medieval or post-medieval boundaries on the Site which can be seen on current LiDAR imagery. Although no designated assets are located on the Site the boundary of the Staffs and Worcestershire Canal Conservation Area extends to within 70m from the north, with a Grade II Listed canal bridge; Walton Bridge No. 104 (NHL No. 1393481) being located at that point. Although care will need to be taken to protect the settings of both the canal and the bridge, the intervening presence of the railway line should be noted. Visibility from the Walton-on-the-Hill Conservation Area to the South will in all probability be blocked by intervening development.</p> <p>The potential for development to be constrained by any previously unrecorded buried archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. However, a detailed assessment of the earthwork boundaries which lie towards the northern edge of the Site is required and these may potentially need to be retained insitu. Any visibility with designated assets will in all probability be blocked by intervening buildings and vegetation.</p>	Medium	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
Bradley								
BRA01 – Land at Mitton Road, Bradley ST18 9EA	None	None	Ridge and Furrow (HER MST13827); Yard W of Ivy house Farm (HER 265366); Ridge and Furrow (HER MST5612); House platform (HER MST5310); Ivy House Farm (HET 266945); Finger Post (HER MST20179); Roman Broach findspot (HER MST4089); Deer Park (HER MST1988); Bradley Hall (HER MST2454; HER 265367)	Open Countryside	No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 500m. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
Brocton								
BRO03 - Extension to Brocton Business Park	BER02, BRO05, BRO04	None	MST22937: Ridge and Furrow Cultivation, MST4573: Building Platform (Post-Medieval), MST11345: Quarry Pit.	Greenfield	No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 500m. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
BRO04 - Land north west of Sawpit Lane	BRO05, BRO03	Brocton Hall Dovecote Grade II LB (NHL No. 1116692), Brocton Hall Grade II LB (NHL1116688), The Cottage Grade II LB (NHL No. 1116693), Bank Top Farmhouse Grade II LB (NHL No. 1258545), Ruins to the NW of Brocton Hall (NHL No. 1116745), Village Farmhouse Grade II LB (NHL No.	MST22942, MST22938: Ridge and Furrow Cultivation, MST11343; Manor Farm/ Road Farm, MST11342: Chetwynd Arms Public House, MST1014: Windmill Site, MST22167: site of Brocton Hall, MST11345: Brocton Quarry, MST6244: Brocton Hall Park, MST22949, Three Parallel Banks, MST13693: Rose Cottage, MST14036: Black & White Cottage, MST12900: Green Farm Barn, HBB 267097 Green Farm	Greenfield	No heritage assets are recorded on the Site by either the HER or HE, although the Site lies immediately south of the non-designated designed landscape that surrounds the Brocton Hall and its dovecote both of which are Grade II Listed. Given its proximity to this designed landscape and the Listed Buildings which stand within in it care will need to be taken to protect their settings. It is therefore unlikely that it	Low	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		1258546), The Cottage Grade II LB (NHL No. 1116693).			<p>will be possible to develop the northern third of the Site in order to avoid impacting upon the settings of the Listed Buildings, the setting the non-designated designed landscape or the rural context within which these assets are appreciated when they are approached from the southwest along Sawpit Lane.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Any planning application for the Site should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. Given the presence of Brocton Hall and its park to the north, it is unlikely that the northern third of the Site could be developed and it could therefore need to be retained as agricultural land.</p>			
BRO05 - Land adjacent Cottage Farm, Cannock Road, Brocton, Stafford, ST17 0SU	BER02, BRO05, BRO03	Brocton Hall Dovecote Grade II LB (NHL No. 1116692), Brocton Hall Grade II LB (NHL1116688), The Cottage Grade II LB (NHL No. 1116693), Bank Top Farmhouse Grade II LB (NHL No. 1258545).	<p>On Site: MST11345: Brocton Quarry, infilled after 1980.</p> <p>MST22937 & MST22938: Ridge and Furrow Cultivation, MST11343; Manor Farm/ Road Farm, MST11342: Chetwynd Arms Public House, MST1014: Windmill Site, MST22167: site of Brocton Hall</p>	Greenfield	<p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low, particularly given the former presence of the quarry although the potential for previously unrecorded buried remains to be present beyond the quarried area cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Although it should be noted that no designated assets are located within 300m of the Site and that visibility may be impeded at least in part by intervening vegetation.</p> <p>Mitigation measures including a geophysical survey to establish the extent of the former quarry are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. Depending on the results of the geophysical survey a trial trench evaluation of any areas of undisturbed ground may be required.</p>	Low	Low	No
Chebsey (CHE 03-05 are discussed as part of the Meecebrook Garden Community Option)								
CHE01 – The Former Railway Public House, Norton Bridge ST15 ONU	Meecebrook; CHE04	The Junction, Grade II LB (NHL No. 1180118; HER MST7637); Hammerhouse Farmhouse, Grade II LB (NHL No. 1039089; HER MST7638; HER 264739)	<p>Includes the Site DBA (HER EST1203), Fieldwalking (HER EST1204); Geophysical survey (HER EST1205): Watching Brief (HER EST1207). Geophysical survey</p> <p>(HER EST3290), Heritage Assessment (HER EST2887); Geophysical survey (HER EST2889): Watching Brief (HER</p>	Greenfield	No heritage assets are recorded on this Site by either Historic England or the Staffordshire HER, although a Grade II Listed House, The Junction (NHL 1180118) stands 20m southeast of the Site the integrity of its setting has been compromised by the adjacent electrified railway line.	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			ESR2888): Walton in Stone to Eccleshall Turnpike road (HER MST22394): Rose Tree Farm (HER 264740): Hammerhouse Farm (HER MST14208): Water Meadow (HER MST18786); Ridge and Furrow (HER MST3458): Enclosure (HER MST3457): Drove road (HER MST4658): Field boundaries (HER MST3456)		<p>The Site boundary includes 'The Railway' [sic] a 'non-designated late 19th century public house its car park and a field to the rear. Although unlisted the pub is recorded on the 1888 Ordnance Survey and is a good example of a modest late Victorian Midlands inn and the building should therefore be retained and reused within any development.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. A programme of historic building recording should be carried out before carrying out any works to the public house.</p>			
Church Eaton								
CHU01(a) – Land off Malthouse Lane & High Street, Church Eaton ST20 OBA	CHU01(a), CHU01(b), CHU02	Alley's Lane Moated Site Scheduled Monument (NHL No. 1011062), Church Eaton Conservation Area, The Dolphin House Grade II LB (NHL No. 1116698), Smithy Cottage Grade II LB (NHL No. 1319809), The Briars Grade II LB (NHL No. 1116699), Brookhouse Farmhouse Grade II LB (NHL No. 1116597)	MST18362 & MST5605; Ridge and Furrow; MST18288 Former Deer Park, MST18287; Malt Shovel Inn, MST20162; Finger Post, MST3216: House, Royal Oak Inn, MST3215: Royal Oak Inn, EST2332, Church Eaton Extensive Urban Survey, MST18283: The Old School House, MST20163: Finger Post, MST2336; Church Eaton Domesday Settlement; HBB 264410: Farmstead, MST1624: Fishpond, MST3214: Wood Eaton Cottage, MST21249 Wood Eaton Cottage Farm, MST21252: Brookhouse Farm,	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 300m and it is likely that any visibility will be blocked by intervening development. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
CHU01(b) - Land off Malthouse Lane & High Street, Church Eaton ST20 OBA	CHU01(a), CHU01(b), CHU02	Alley's Lane Moated Site Scheduled Monument (NHL No. 1011062), Church Eaton Conservation Area, The Dolphin House Grade II LB (NHL No. 1116698), Smithy Cottage Grade II LB (NHL No. 1319809), The Briars Grade II LB (NHL No. 1116699), Brookhouse Farmhouse Grade II LB (NHL No. 1116597), Hall Farm House Grade II LB (NHL No. 1319810), Institute Farmhouse Grade II LB (NHL No.1116696), Church of St.	MST18362 & MST5605; Ridge and Furrow; MST18288 Former Deer Park, MST18287; Malt Shovel Inn, MST20162; Finger Post, MST3216: House, Royal Oak Inn, MST3215: Royal Oak Inn, EST2332, Church Eaton Extensive Urban Survey, MST18283: The Old School House, MST20163: Finger Post, MST2336; Church Eaton Domesday Settlement; HBB 264410: Farmstead, MST1624: Fishpond, MST3214: Wood Eaton Cottage, MST21249 Wood Eaton Cottage Farm, MST21252: Brookhouse Farm, MST18496 & MST18495: Ridge & Furrow, MST14462: The Hall Farm, MST20161: Finger	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE although a Scheduled medieval moated site (NHL No. 1011062) lies 115m to the east. Care will need to be taken to protect the setting of the monument, with the eastern edge of the Site being particularly sensitive, however, it is possible that intervening hedgerows may partially impede visibility. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although</p>	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		Editha Grade II* LB (NHL No. 1319807), The Old Rectory Grade II LB (1319808), Walls & Gatepiers at the Old Rectory (NHL No. 1116697).	Post, HBB264508: Church Farm, MST18285: Parish Churchyard, MST18289: The Institute.		<p>the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
CHU02 – Land off Church Eaton Road, Church Eaton ST20 OAG	CHU01(a), CHU01(b), CHU02	Alley's Lane Moated Site Scheduled Monument (NHL No. 1011062), Church Eaton Conservation Area, The Dolphin House Grade II LB (NHL No. 1116698), Smithy Cottage Grade II LB (NHL No. 1319809), The Briars Grade II LB (NHL No. 1116699), Institute Farmhouse Grade II LB (NHL No.1116696), Church of St. Editha Grade II* LB (NHL No. 1319807), The Old Rectory Grade II LB (1319808), Walls & Gatepiers at the Old Rectory (NHL No. 1116697).	MST18362 & MST18919; Ridge and Furrow; MST18288 Former Deer Park, MST18287; Malt Shovel Inn, MST20162; Finger Post, MST3216: House, Royal Oak Inn, MST3215: Royal Oak Inn, EST2332, Church Eaton Extensive Urban Survey, MST18283: The Old School House, MST20163: Finger Post, MST2336; Church Eaton Domesday Settlement; HBB 264410: Farmstead, MST18496 & MST12364: Ridge & Furrow, HBB264508: Church Farm, MST18285: Parish Churchyard, MST18289: The Institute, MST18284: Site of Grammar School, MST20164: Finger Post, MST189286: Site of Large Building, MST14463: The Old Rectory Farm, HBB:264506: Belfield Farmstead, MST2353: Apeton (Domesday Settlement), MST21857 & HBB264505: Apeton Hall Farm,	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE however the Church Eaton Conservation Area lies immediately south of the Site, whilst a Scheduled moated site NHL No. 1011062) lies 220m to the east across agricultural fields and care will need to be taken to protect the settings of both these assets. Particular care will need to be taken with the interplay between the Conservation Area and development on the Site, and also the setting of the Grade II* Listed church of Editha (NHL No. 1319807) which stands within the Conservation Area 100m south of the Site.</p> <p>Care would need to be taken to ensure that the rural character of Church Eaton Road is maintained, particularly to the south of the Site where the road runs alongside the church and its churchyard. If road widening on the provision of additional infrastructure such as pavements or streetlight were to be required along this stretch of the road then this would change the setting of the church, urbanising the context within which it is appreciated. Similarly although intervening vegetation and buildings may impede visibility of the development on the Site from the Church and churchyard any visibility could potentially be harmful to the setting of the church as it would extend the partial encirclement of the church.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Although the Site may not be suitable for development due to the predicted impact upon the Grade II* Listed church discussed above any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for</p>	Low	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					direct impacts upon any archaeological remains that may be present.			
Colwich, Little Haywood & Great Haywood								
COL02 / COL05 – Land at Back Lane, Little Haywood ST18 OUN	COL06, COL13, COL10, COL04, COL14	<p>Lies within the Colwich & Little Haywood Conservation Area</p> <p>Great Haywood and Shugborough Conservation Area,</p> <p>Lodge to Shugborough Hall at Little Haywood Grade II LB (NHL No. 1116590), The Yeld Grade II LB (NHL No. 1258711), Lamb and Flag Inn Grade II LB (NHL No. 1319888),</p> <p>Shugborough Grade I Registered Park and Garden (NHL No. 1001167)</p>	MST12526: Concrete Replica Milepost, MST22349: Abbey Gardens, MST22269: Sandstone Quarry, MST3595: Haywood (Placename) may indicate ancient woodland, MST12529: Milestone, HBB251023: Stone House Farm, MST868: Little Haywood Old Hall (Site of), MST1876: Manor Farm Cottages, MST18632: Old Hall Farm, Various Ridge and Furrow, Seven Individual Non-Designated Assets within Shugborough Park, MST20287 & MST14726: Estate Cottages MST5366: Ridge and Furrow.HBB251020: Outfarm.	Woodland	<p>The site lies within the Colwich and Little Haywood Conservation Area and is currently occupied by a small wood which stands to the west of ‘Anson Row’, a non-designated terrace of early 19th century Lichfield Estate workers cottages. Although Anson Row is not Listed, the majority of the properties on the terrace are recorded as ‘Positive Buildings’ by the Conservation Area Appraisal. Which also identifies two ‘Positive Views’ extending west towards the terrace from the edge of the wood. Although the wood may well contribute to the character of Anson Row it does not in itself appear to be of any great antiquity as it is not recorded on the 1888 Ordnance Survey map, which instead records strip gardens, presumably associated with the row extending eastwards across the site, a well on the site’s eastern boundary.</p> <p>Given the site’s proximity to Anson Row it is hard to see how development could be accommodated on this site without compromising those elements of the character of this specific component of the Conservation Area which warranted its inclusion within the wider designated area. Any development would, at the very least, need to retain the site’s wooded boundary with Anson Row in order to protect the setting of the non-designated early 19th century terrace.</p> <p>The potential for development to be constrained by previously unrecorded buried archaeological remains is considered, on present evidence, to be low; although the depiction of a well on the site on the 1888 Ordnance Survey map is noted and the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Although the Site may not be considered suitable for development due to the predicted impact upon the Conservation Area discussed above any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts including crucially the predicted impacts upon the character of the Conservation Area. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	High	Potential
COL04 – Land at Back Lane, Little	COL06, COL13, COL10, COL02/ COL05, COL14	Lies partially within the Colwich & Little Haywood Conservation Area.	MST12526: Concrete Replica Milepost, MST22349: Abbey Gardens, MST22269: Burial Ground, MST132225: Sandstone Quarry, MST3595: Haywood	Greenfield	The site lies partially within the Colwich and Little Haywood Conservation Area and is currently occupied by a pasture field that is separated from	Low	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
Haywood ST18 OUL		<p>Trent and Mersey Canal Conservation Area, Great Haywood and Shugborough Conservation Area.</p> <p>Lodge to Shugborough Hall at Little Haywood Grade II LB (NHL No. 1116590), The Yeld Grade II LB (NHL No. 1258711), Lamb and Flag Inn Grade II LB (NHL No. 1319888),</p> <p>Shugborough Grade I Registered Park and Garden (NHL No. 1001167)</p>	<p>(Placename) may indicate ancient woodland, MST12529: Milestone, HBB251023: Stone House Farm, MST868: Little Haywood Old Hall (Site of), MST1876: Manor Farm Cottages, MST18632: Old Hall Farm, Various Ridge and Furrow, Four Individual Non-Designated Assets within Shugborough Park, MST20287 & MST14726: Estate Cottages MST5366: Ridge and Furrow, HBB251020: Outfarm.</p>		<p>Back Lane to the east by a wooded boundary. Back Lane is a narrow single-track lane. Although it has been partially developed along the opposing eastern side, it retains its historic character. The Conservation Area Appraisal describes Back Lane as 'distinctly rural' and given that any development on the site would need to be accessed via Back Lane, it is difficult to see how it could be delivered without compromising those elements of the character of this specific component of the Conservation Area which warranted its inclusion within the wider designated area. Any development would need to retain as much of the site's wooded boundary with Back Lane as would be practicable.</p> <p>No archaeological remains are recorded on the site and therefore the potential for development to be constrained by previously unrecorded buried archaeological remains is considered, on present evidence, to be low; although the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Although the Site may not be considered suitable for development due to the predicted impact upon the Conservation Area discussed above any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts including crucially the predicted impacts upon the character of the Conservation Area. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
COL06 – Land at Tixall Lane, Great Haywood ST18 OSF	COL02/ COL05OL06, COL13, COL10, COL04,	<p>Great Haywood and Shugborough Conservation Area.</p> <p>Church of St. Stephen Grade II LB (NHL No. 1243167)</p> <p>Shugborough Grade I Registered Park and Garden (NHL No. 1001167)</p>	<p>MST5366 Ridge and Furrow extends onto Site</p> <p>MST20079 and MST20078: Boundary Stones, , MST20287 & MST14726: Estate Cottages, Six Individual Non-Designated Assets within Shugborough Park, MST20229: Great Haywood Drive, MST20209: Gate Pier, MST13611, HB67109: Rock House Farm, EST1078: Archaeological Excavation, EST1022: Archaeological Excavation and Building Recording.</p>	Open Countryside	<p>The HER records only traces of ridge and furrow cultivation on the Site whilst no designated assets are recorded within 300m and it is likely that with the possible exception of the Colwich and Little Haywood Conservation Area some 370m to the south any visibility will be blocked by intervening development. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
COL08 – Land at Mill Lane, Great Haywood ST18 OFY	COL17, COL13, COL16	<p>The Great Haywood and Shugborough Conservation Area extends onto the southern edge of the Site.</p> <p>Shugborough Grade I Registered Park and Garden (NHL No. 1001167).</p> <p>Trent and Mersey Canal Conservation Area. Staffs and Worcestershire Canal Conservation Area.</p> <p>Church of St. Stephen Grade II LB (NHL No. 1243167), Trent House Grade II LB (NHL No. 1319868), Great Haywood Post Office Grade II LB (NHL No. 1116592), Range of Four Grade II LB cottages (NHL No.1116593), 1-4 Trent Lane Grade II LB (NHL No. 1079631), Trent Lane Canal Bridge Grade II LB (NHL No. 1116594), Essex Bridge Grade I LB (NHL No. 1079635), Chinese House at Shugborough Hall Grade I LB (NHL No. 1358640), Garden Bridge at Shugborough Hall Grade I LB (NHL No. 1079642), Cat's Monument at Shugborough Hall Grade II LB (NHL No. 1358641), Bridge No. 109 Grade II LB (NHL No.1357559), Roman Catholic Church of St. John the Baptist Grade II LB (NHL No. 1079630), Churchyard Cottage Grade II LB (NHL No. 1243374), Haywood House Grade II LB (NHL No. 1258840), Abbey House Grade II LB (NHL No. 1319903), Barn to NE of Abbey House Grade II LB (NHL No. 131889), Mill Lane Railway Bridge Grade II LB (NHL No. 1116591), milepost Grade II LB (NHL No. 1258387), Trent and Mersey Canal Bridge No. 75 Grade II LB (NHL No. 1243215).</p> <p>Essex Bridge Great Haywood: Scheduled Monument (NHL No.1006111), Great Haywood Canal Bridge No. 109 Scheduled Monument (NHL No. 1006099).</p>	<p>Ridge and Furrow Recorded on Site.</p> <p>Four Individual Non-Designated Assets within Shugborough Park, MST20229: Great Haywood Drive, MST20209: Gate Pier, MST13611, HB67109: Rock House Farm, EST1078: Archaeological Excavation, EST1022: Archaeological Excavation and Building Recording, MST13317: Anson Primary School. MST2512: Great Haywood Domesday Settlement. MST20269: Site of Great Haywood Lodge, MST861: Clifford Arms, MST860: Haywood Hall, MST13228: Milepost, MST22378: Rugeley and Stone Turnpike Road, MST2203: Trent and Mersey Canal, MST2793: Haywood Aqueduct, MST1234 Staffordshire and Worcestershire Canal, MST20052: Finger PostMST859: Haywood Mill, MST2860: Wharf Bridge, MST7502: Milepost, MST3136, MST4657 & MST17543: Water Meadows, HBB267948: Outfarm.</p>	Greenfield	<p>The Southern edge of the site extends into the Great Haywood and Shugborough Conservation Area which at this point includes the Grade II Listed Mill Lane Railway Bridge (MST10443) that stands 10m southeast of the Site's boundary. Whilst care will need to be taken to acknowledge the setting of the Listed bridge it is likely that this relates primarily to the railway that it supports and the axis of the road which passes beneath it. Care will however need to be taken to ensure that the designs of buildings along the southern edge of the Site are in keeping with the character of the Conservation Area.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the HER does record evidence of ridge and furrow on the Site and the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
COL10 – Land adjacent to Shenley Cottage, Little Haywood ST18 OTR	COL06, COL13, COL02/ COL05, COL04, COL14	Trent and Mersey Canal Conservation Area Colwich & Little Haywood Conservation Area. Great Haywood and Shugborough Conservation Area,	<p>MST20947: Ridge and Furrow Recorded on Site.</p> <p>MST12526: Concrete Replica Milepost, MST7476: The Mount (Country House/ Priory/ Abbey), MST22349: Abbey Gardens, MST22269: Burial Ground, MST132225: Sandstone Quarry, MST3595: Haywood</p>	Greenfield	<p>COL10 is a component of a larger site (COL13) which will be considered separately below.</p> <p>Although no designated assets are located on the Site itself the shared eastern boundary of the Grade I Registered Shugborough Park and Garden (NHL</p>	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		<p>Lodge to Shugborough Hall at Little Haywood Grade II LB (NHL No. 1116590), The Yeld Grade II LB (NHL No. 1258711), Lamb and Flag Inn Grade II LB (NHL No. 1319888), , Mortuary Chapel at St. Mary's Abbey (NHL No. 1431895)</p> <p>Shugborough Grade I Registered Park and Garden (NHL No. 1001167)</p>	<p>(Placename) may indicate ancient woodland, MST2863: Meadow Lane Bridge, HBB600040: Navigation Farm, MST12529: Milestone, HBB251023: Stone House Farm, MST868: Little Haywood Old Hall (Site of), MST1876: Manor Farm Cottages, MST18632: Old Hall Farm, Various Ridge and Furrow, 18 Individual Non-Designated Assets within Shugborough Park, MST20287 & MST14726: Estate Cottages MST5366: Ridge and Furrow.HBB251020: Outfarm.</p>		<p>No.1001167) and the Great Haywood Conservation Area extend to within 5m of the Site boundary if the public road, Main Road is included and 20m if it is omitted. Clearly considerable care and attention to detail will need to be taken, if access to a considerable development site is to be obtained from this location, although it should be noted that views into the park itself from this location may be impeded by the intervening presence of the park wall.</p> <p>Although they do not have statutory designation, the potential effects of development upon both the historic character of Main Road and the integrity of the individual identities of the two settlements of Great and Little Haywood will require detailed consideration as development across the breadth of COL10 would considerably reduce the distance of separation between two historic communities that are at present separated by open fields. The distance of separation would be reduced to a single field with post war suburban development to the east and development within the proposed allocation to the west.</p> <p>A series of distinctive dense hedged boundaries extend from east to west across the Site, boundaries of this type are indicative of the enclosure of former open fields on a piecemeal basis which resulted from individual owners gradually enclosing their strips within the parish fields. This informal method of enclosure is typically seen as being earlier than the later 'Parliamentary' enclosure of the 18th and early 19th centuries and in this instance have allowed for remnants of the former medieval or early post-medieval strip boundaries to be fossils within the present field morphology. The presence of relict 'strips on the Site has been highlighted by the Historic Landscape Characterisation, whilst traces of ridge and furrow were identified on the Site by the National Mapping Project (NMP).</p> <p>Whilst they are not designated relict traces of medieval field systems such as this contribute to our understand of the chronology of the landscape between these two communities and their loss could not easily be mitigated through recording and measures. Care will therefore need to be taken to ensure that these distinctive linear hedge field boundaries are retained insitu, which could in practice limit the developable area to the western part of the Site although the hedged boundaries within these fields should also be retained if at all possible.</p> <p>The potential for development to be constrained by archaeological remains is considered on present</p>			

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>evidence to be low although the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
COL13 – Stone House Farm, Little Haywood	COL06, COL02/ COL05, COL10, COL04, COL14	<p>Trent and Mersey Canal Conservation Area Colwich & Little Haywood Conservation Area. Great Haywood and Shugborough Conservation Area,</p> <p>Lodge to Shugborough Hall at Little Haywood Grade II LB (NHL No. 1116590), The Yeld Grade II LB (NHL No. 1258711), Lamb and Flag Inn Grade II LB (NHL No. 1319888), Mortuary Chapel at St. Mary’s Abbey (NHL No. 1431895), St. Mary’s Abbey and Boundary Walls Grade II LB (NHL No. 1116589).</p> <p>Shugborough Grade I Registered Park and Garden (NHL No. 1001167)</p> <p>Note: Historic England Are currently considering an application for them to assess whether Stone House Farm (HBB251023) should be added to the National Heritage List for England (Listed) (February 2021).</p>	<p>MST20947: Ridge and Furrow Recorded on Site.</p> <p>MST12526: Concrete Replica Milepost, MST7476: The Mount (Country House/ Priory/ Abbey), MST22349: Abbey Gardens, MST22269: Burial Ground, MST132225: Sandstone Quarry, MST3595: Haywood (Placename) may indicate ancient woodland, MST2863: Meadow Lane Bridge, HBB600040: Navigation Farm, MST12529: Milestone, HBB251023: Stone House Farm, MST868: Little Haywood Old Hall (Site of), MST1876: Manor Farm Cottages, MST18632: Old Hall Farm, Various Ridge and Furrow, 18 Individual Non-Designated Assets within Shugborough Park, MST20287 & MST14726: Estate Cottages MST5366: Ridge and Furrow.HBB251020: Outfarm. St Benedict’s Priory Farmstead (HBB 251025), MST20079 and MST20078: Boundary Stones, Rock House Farm, EST1078: Archaeological Excavation, EST1022: Archaeological Excavation and building Recording.</p>	Greenfield	<p>COL13 includes a smaller site (COL 10) which has been discussed separately above.</p> <p>Although no designated assets are located on the site itself, the eastern boundary of the Grade I Registered Shugborough Park and Garden (NHL No.1001167) and the Great Haywood Conservation Area extend to within 5m of the site boundary if the public road, Main Road, is included and to within 20m if it is omitted. Clearly considerable care and attention to detail will need to be taken, if access to the site is to be obtained from this location. Although it should be noted that views into the park itself from this location may be impeded by the intervening presence of the park wall, if large scale infrastructure such as road widening, pavement expansion, roundabouts, traffic lights or increased street lights are required to support a site entrance onto Main Road, then this would unavoidably impact upon the character of this historic routeway.</p> <p>Similarly care will need to be taken to ensure that any development would not increase traffic levels to the extent that the characters of the Colwich and Little Haywood and the Great Haywood and Shugborough Conservation Areas or the approach to Shugborough Park would be harmed.</p> <p>The site directly borders the Colwich and Little Haywood Conservation Area, and care will need to be taken to protect the character of this designation, and in particular the ‘positive’ view towards the site from Back Lane that is identified in the Conservation Area’s character appraisal (Figure 7). Care will also need to be taken with regard to ‘Anson Row’, a non-designated terrace of early 19th century Lichfield Estate workers cottages. Although Anson Row is not Listed, the majority of the properties on the terrace are recorded as ‘Positive Buildings’ by the Conservation Area Appraisal and the rural nature of this small-dispersed settlement clearly contributes to its sense of place and identity. Given the need to protect the rural setting and character of both the</p>	Low	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>western edge of the Conservation Area and the historic Anson Row settlement, which extends out into the countryside at this point, it may not prove possible to successfully deliver development within this part of the Site.</p> <p>AOC understand that an application has recently been made to Historic England to consider Stone House Farmhouse (HBB251023) for Listing. Although the farmhouse stands to the east of the site boundary, within an area of suburban expansion, it retains an open outlook to the west over a portion of its farmland, which rises gradually up a hillslope. Although the house is not at present designated (March 2021) it retains its historic identity and should therefore be regarded as a non-designated heritage asset and consideration will therefore need to be afforded to its setting, particularly the open hillslope to the west which should be retained as open agricultural land.</p> <p>Although they do not have statutory designation, the potential effects of development upon both the historic character of Main Road and the integrity of the individual identities of the two settlements of Great and Little Haywood will still require detailed consideration. Development across the entirety of COL13 would effectively amalgamate Great and Little Haywood and would result in the loss of the historic piecemeal landscape with its hedged boundaries which currently separates them.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the HER does record evidence of ridge and furrow on the Site and the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Although the Site may not be considered suitable for allocation for the reasons discussed above any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
COL14 – St Mary's Abbey, Colwich, Little Haywood ST18 OUF	COL13, COL10, COL04,	<p>Includes Part of Site: Colwich & Little Haywood Conservation Area</p> <p>Trent and Mersey Canal Conservation Area, Great Haywood and Shugborough Conservation Area, Lodge to Shugborough Hall at Little Haywood</p>	<p>On Site: St Benedict's Priory Farmstead (HBB 251025) and MST22349: Abbey Gardens,</p> <p>MST21263: Church Farm, MST17245 & MST17246: Water Meadows, MST18631: Brickworks, MST18630: Brickfield and Kiln, Various areas of Ridge and Furrow recorded from Cropmarks, HBB:250892 Farmstead,</p>	Greenfield/ Park and Garden	<p>The Site occupies the land to the immediate west of the former Benedictine Convent of St. Mary's Abbey which was in operation from 1835 to 2020. The core of the abbey was a small country house, The Mount, which was built around 1767, which still stands and is now Grade II Listed (NHL1116589) along with its boundary wall which forms the western boundary of</p>	Medium	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		<p>Grade II LB (NHL No. 1116590), The Yeld Grade II LB (NHL No. 1258711), Lamb and Flag Inn Grade II LB (NHL No. 1319888), Mortuary Chapel at St. Mary's Abbey (NHL No. 1431895), St. Mary's Abbey and Boundary Walls Grade II LB (NHL No. 1116589), Trent and Mersey Canal Colwich Lock Cottage Privy Grade II LB (NHL No. 1243211), Trent and Mersey Canal Colwich Lock No. 21 Grade II LB (NHL No. 1243212), Trent and Mersey Canal Colwich Lock Cottage Grade II LB (NHL No. 1243214), Trent and Mersey Canal Colwich Bridge No. 71 Grade II LB (NHL No. 1243210), Former Railway Station House Grade II LB (NHL No. 1116586), Parish church of St. Michael and All Angels Grade II* LB (NHL No. 1116585), Church of England Primary School Grade II LB (NHL No. 1273481), School House and Old School Building Grade II LB (NHL No. 1273402), Gibson's Shop Grade II Listed (NHL No. 1116587)</p> <p>Moated Site 160m SW of St. Michael and All Saints Church Scheduled Monument (NHL No, 1007616).</p>	<p>HBB267330 & 267329: Outfarms, MST18625: Farmstead,</p> <p>MST12526: Concrete Replica Milepost, MST7476: The Mount (Country House/ Priory/ Abbey), MST22349: Abbey Gardens, MST22269: Burial Ground, MST132225: Sandstone Quarry, MST3595: Haywood (Placename) may indicate ancient woodland, MST2863: Meadow Lane Bridge, HBB600040: Navigation Farm, MST12529: Milestone, HBB251023: Stone House Farm, MST868: Little Haywood Old Hall (Site of), MST1876: Manor Farm Cottages, MST18632: Old Hall Farm,</p>		<p>the proposal site. A small burial ground was established within the grounds of the abbey and a small mortuary chapel (NHL1431895, Grade II Listed), was erected to the north of the house within the area that is enclosed by the boundary wall. The original house, The Mount, stands 25m west of the site boundary, whilst the mortuary chapel stands at a closer distance, around 5m from the site.</p> <p>The abbey's former farm complex (HBB251025, non-designated) stands on the western part of the site and aerial photographs suggest that further buildings associated within the former monastic complex may be located on the site. The greater proportion of the site, the eastern part, remains open ground.</p> <p>Although the portion of the farmland that formerly lay to the north and east of the Site has been developed for housing, the Site itself remains part of the abbey's core setting due to its proximity to the Listed Abbey buildings and the inclusion the former monastic farm buildings within its boundaries.</p> <p>Although the recent closure of the Abbey means that a long-term use will need to be secured for both the Listed Buildings and the non-designated monastic farm buildings, any development within the grounds, including within the site boundary, will need to be sensitively handled to ensure that the setting and character of both the former monastic complex and the small country estate that preceded it are maintained. Given this limitation, and the open nature of the Site, any development should be focussed on securing the long to term use of both the Listed and non-designated historic monastic and farm buildings both within and outside the present site boundary; and any new-build elements to the development should be limited to the replacement, of non-historic components of these complexes.</p> <p>The western part of the site, including the farm buildings, lies within the Colwich and Little Haywood Conservation Area, the boundaries of which were presumably set so as to encompass the abbey and for this reason the greenfield portions of the Site may not be suitable for development.</p> <p>Whilst proposals to return both the Listed and non-designated historic buildings, both on the site and within the wider monastic complex, to use would be welcomed, any proposals would need to be sensitive to the character and setting of these assets and informed by a clear understanding of their significance. In order to achieve this a detailed historic building assessment of the structures should be undertaken at an early stage of the design and</p>			

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					any structures which are found to have historical significance will need to be retained within the finalised design scheme and returned to secure long term use.			
COL17 - Land off Main Road, Great Haywood	COL08, COL13, COL16	<p>Bridge No. 109 Grade II LB (NHL No.1357559), Roman Catholic Church of St. John the Baptist Grade II LB (NHL No. 1079630), Churchyard Cottage Grade II LB (NHL No. 1243374), Haywood House Grade II LB (NHL No. 1258840), Abbey House Grade II LB (NHL No. 1319903), Barn to NE of Abbey House Grade II LB (NHL No. 131889), Mill Lane Railway Bridge Grade II LB (NHL No. 1116591), milepost Grade II LB (NHL No. 1258387), Trent and Mersey Canal Bridge No. 75 Grade II LB (NHL No. 1243215).</p> <p>Great Haywood Canal Bridge No. 109 Scheduled Monument (NHL No. 1006099).</p> <p>Great Haywood and Shugborough Conservation Area, Trent and Mersey Canal Conservation Area. Staffs and Worcestershire Canal Conservation Area.</p>	<p>Ridge and Furrow Recorded on Site.</p> <p>MST861: Clifford Arms, MST860: Haywood Hall, MST13228: Milepost, MST22378: Rugeley and Stone Turnpike Road, MST2203: Trent and Mersey Canal, MST2793: Haywood Aqueduct, MST1234 Staffordshire and Worcestershire Canal, MST20052: Finger PostMST859: Haywood Mill, MST2860: Wharf Bridge, MST7502: Milepost, MST3136, MST4657 & MST17543: Water Meadows, HBB267948: Outfarm.</p>	Greenfield	<p>The HER records only traces of ridge and furrow cultivation on the Site whilst the nearest designated asset the Trent and Mersey Canal Conservation Area lies 175m to the west and it is possible that any visibility will be blocked by the intervening railway line.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the HER does record evidence of ridge and furrow and the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Creswell (CRE01 &03 & CRE 02 discussed as part of the Redhill Strategic Development Site Option)								
CRE04 - Land at Wilkes Wood, Creswell, Staffordshire, ST18 9QR	CRE05; CRE02; CRE01, CRE03	Parish Church remains, Grade II LB (NHL No. 1242636); Creswell Chapel SM (NHL No. 1006113; HER MST44)	<p>On the Site Landscape Park (HER MST6229).</p> <p>Stafford, Stone, Eccleshall Turnpike Road (HER MST22382):Milepost (HER MST12696): DBA (HER EST2199): Ridge and furrow (HER MST4242): Creswell Hall (HER MST18027): Stone Axe findspot (HER MST1643): Water meadow (HER MST13547): Marl pit (HER MST17871): Creswell settlement (HER MST2420): Site visit to Creswell Chapel (HER EST271; HER EST395): DBA (HER EST1159): Field survey (HER EST1170)</p>	Greenfield	<p>The Scheduled and Grade II Listed remains of Creswell Chapel survive 315m to the north and care will need to be taken to ensure that its setting is protected by any development.</p> <p>The HER records the Site as lying within the non-designated designed landscape that was associated with the now demolished Creswell Hall which stood around 80m to the southeast. The park is shown on the park is shown on the 1888 Ordnance Survey whilst aerial photographs suggest that elements of the former layout may survive on the Site itself.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including a full assessment of the potential impact upon the non-designated designed landscape within</p>	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					which the Site is located. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
CRE05 - Land adjacent to the Whitsters, Eccleshall Road, Creswell, Stafford, ST18 9SG	CRE04; CRE02' CRE01, CRE03	Parish Church remains, Scheduled & Grade II LB (NHL Nos. 1006113 & 1242636, HER MST44)	Ridge and furrow (HER MST4242): Field Barn (HER MST17870): Marl pit (HER MST17869): Stafford, Sandon, Eccleshall Turnpike road (HER MST22382): Creswell Farm (HER MST18028): Ridge and furrow (HER MST14476): Water meadow (HER MST13549): Stone implement (HER MST1644): Marl pit (HER MST17871): Creswell settlement (HER MST2420); Site visit Creswell Chapel (HER EST271; HER EST 395); Watching brief (HER EST3059): Water Meadow (HER MST13547): Landscape park (HER MST6229): Creswell Hall (HER MST18027); Milepost (HER MST12696): DBA (HER EST1159): Field survey (HER EST1170): DBA (HER EST2199)	Woodland	<p>No heritage assets are recorded on this site by either Historic England or the Staffordshire HER, although the Scheduled and Grade II Listed remains of Creswell Chapel survive 210m to the east on the opposite side of the A5013 and care will need to be taken to ensure that its setting is protected by any development. Although no non-designated assets are recorded on the Site, the woodland which currently occupies the land is recorded on the 1888 Ordnance Survey and may have originated as a plantation associated with the now demolished Creswell Hall which stood around 450m to the south.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the contribution that the wood makes to the wider historic landscape. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
Doxey								
DOX01 – Land north of the Crescent, Doxey	STAFMB21	146 Doxey Road Grade II LB (NHL No.1298146), Doxey House Grade II LB (NHL No. 1258753)	<p>Doxey Mashes Water Meadow (MST13547) extends across the northern part of the Site.</p> <p>EST3166 Earthwork Survey and Watching brief, HBB264200: Outfarm, MST18293: Earthwork Mound (Saxon-Medieval), MST13548: Doxey Marshes, Water Meadow Earthworks, MST20081: Boundary Post, MST14292/ HBB267082: Doxey House Farm, MST12226: Stafford to Wellington Railway Line, MST14316: Ridge and Furrow</p>	Greenfield	<p>No designated heritage assets are located within 400m and any visibility would in all probability be blocked by intervening development.</p> <p>The HER records the former extent of the Doxey Water Meadows extending across the northern part of the site, and investigations elsewhere in Doxey have suggested that earthworks associated with these meadows can survive. It is therefore recommended that a detailed archaeological survey be undertaken across the Site prior to the finalisation of any development design. Overall however, the potential for development to be constrained by previously unrecorded archaeological remains is considered on present evidence to be low. However, as the possibility of previously unrecorded buried remains being present cannot be discounted mitigation is recommended.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts measures including an earthwork survey, trial trench evaluation and if ground conditions permit a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
Eccleshall (ECC10, 11, 15 & 20 discussed as part of the Meecebrook Garden Community Option)								
ECC01 – Land off Cross Butts, Eccleshall ST21 6SR	ECC02; ECC03; ECC06; ECC09; ECC14; ECC16; ECC18	Eagle House, Grade II LB (NHL No. 1039070; HER MST7671); Lodge at Johnson Hall. Grade II LB (NHL No. 1294297; HER MST7724)	Landscape park (HER MST6214) to the south. Field barn (HER 26243); Outfarm (HER 264244); Outfarm (HER 264387); Late medieval or early post-medieval finds (HER MST17023); Line of Old Salt Road (HER MST18584); Medieval buckle (HER MST16695); Ridge and furrow (HER MST5631); Roman finds (HER MST16691); Roman finds (HER MST17010); Swynnerton moat (HER MST1701); Geophysical survey (HER EST2547); Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341); Ridge and furrow mapped from aerial photography; hachures mapped from aerial photography; Ridge and furrow (HER MST5630); Aerial photographic mapping (HER EST2595); Watching brief (HER EST1002), MST12226: Stafford to Wellington Railway Line,	Greenfield	<p>The HER records ridge and furrow extending across the site suggesting that it was under cultivation during the medieval period.</p> <p>Two Grade II Listed Buildings; Eagle House and the lodge of Johnson Hall stand 150m and 300m away from the Site and care will need to be taken to protect their settings although it is likely that visibility from the lodge will be at least partially blocked by intervening vegetation, whilst views from Eagle House will be blocked by intervening development.</p> <p>A non-designated country house, Johnson Hall stands 200m to the south of the site, whilst 19th century Ordnance Survey mappings indicates that its parkland formerly extended to the site boundary. The north-south aligned tree belt that bisects the Site marks the line of a former carriage drive and given that it will need to be retained within any development, this means that the Site will be effectively need to split into two with a western portion accessed from Langton Park to the north whilst the eastern part would be entered from the A519 Newport Road to the East. .</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Including impacts upon Johnson Hall and its grounds. The central tree belt which marks the former carriage drive should be retained within any development. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
ECC02 – Land to the south of Stone Road, Eccleshall ST21 6DL	ECC01; ECC03; ECC06; ECC07; ECC16; ECC12; ECC18	7 and 9 Stafford Road, Grade II LB (NHL No. 1189372; HER MST7728); 25-29 Stone Road, Grade II LB (NHL No. 1039056; HER MST7738)	Outfarm (HER 264384); Field House (HER 264491); 7-17 Stone road (HER MST18582); Coins findspot (HER MST16224); Gold stater coin findspot (HER MST19922); Ridge and furrow (HER MST18990); Ridge and furrow (HER MST18988); Ridge and furrow (HER MST5632); Ridge and furrow (HER MST18987); Ridge and furrow (HER MST18989); Roman Catholic Church (HER	Greenfield	No heritage assets are recorded on the site on the HER although the survival of relict cultivation 'strip' that are preserved as field boundaries to the east and west of the Site suggests that it was under-cultivation during the medieval period.	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			MST18581): Seal matrix (HER MST15578): Shoe or Knee buckle (HER MST15558): Silver half groat (HER MST16639): Silver penny (HER MST16638): Silver soldino findspot (HER MST16640): Site of Roman Catholic Church (HER MST18580): Site of tannery (HER MST18586): Site of water course (HER MST18585): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Water meadow (HER MST17904): Wesleyan Methodist Chapel (HER MST18579): Trial trench (HER EST2497): Evaluation (HER EST1077): Watching brief (HER EST3107): Walton in Stone to Eccleshall Turnpike Road (HER MST23394): Ridge and furrow mapped from aerial; photography; Hachures mapped from aerial photography; Geophysical survey (HER EST1205): Historic character assessment (HER EST2334):Aerial photographic mapping (HER EST2595); DBA (HER EST2031): DBA (HER EST1203): Evaluation (HER EST1077): Evaluation (HER EST1312): Watching brief (HER EST1207): Field walking (HER EST1204): DBA (HER EST3206)		The nearest Listed building, the Grade II Listed Nos. 7 & 9 Stafford Road stand c.210m west of the Site although it is likely that visibility will be blocked by intervening development. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
ECC03 – Land off Green Lane, Eccleshall ST21 6BE	ECC01; ECC02; ECC06; ECC07; ECC09; ECC14; ECC16; ECC12; ECC18	7 and 9 Stafford Road, Grade II LB (NHL No. 1189372; HER MST7728); 20 and 22 Stafford Street, Grade II LB (NHL No. 1189404; HER MST7735); Acton Hill, Grade II LB (NHL No. 1039071; HER MST7673; HER 264385); Eagle House, Grade II LB (NHL No. 1039070; HER MST7671); Kings Arms Inn, Grade II LB (NHL No. 1039054; HER MST7732); Lodge at Johnson Hall, Grade II LB (NHL No. 1294297; HER MST7724); Milestone, Grade II LB (NHL No. 1189398; HER MST7733); Southwell House, Grade II LB (NHL No. 1374194; HER MST7712); Stafford House, Grade II LB (NHL No. 1039055; HER MST7734)	On the Site Ridge and furrow (HER MST5631). Field Barn (HER 264243); Outfarm (HER 264387); 7 Horsefair (HER MST18589); 14 to 18 Stafford Street (HER MST18583); Bell pits (HER MST652); Former Congregational Chapel (HER MST18578); Landscape park (HER MST6214); Late medieval or early post-medieval finds (HER MST17023); Line of Old Salt Road (HER MST18584); Medieval and 18 th -19 th century finds (HER MST13704); Medieval buckle (HER MST16695); Milepost (HER MST12532); Possible ditch (HER MST13700); Roman finds (HER MST17010); Roman finds (HER MST16691); Site of building (HER MST13699); Swynnerton Moat (HER MST1701); Historic character assessment (HER EST2334); Evaluation (HER EST1000); Evaluation (HER EST1077); Evaluation (HER EST996); Watching brief (HER EST1002); Watching brief (HER EST998); Watching brief (HER EST999); Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341); Newcastle and Eccleshall Turnpike Road (HER MST22372); Site of Watercourse (HER MST18585); Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382); Ridge and furrow mapped from aerial; photography; Hachures mapped from aerial photography; Geophysical survey (HER EST2547); Trial trench (HER EST2497); Aerial photographic mapping (HER EST2595).	Greenfield	The HER records ridge and furrow extending across the site suggesting that it was under cultivation during the medieval period. The southern boundary of the Eccleshall Conservation Area lies c.340m north of the Site although it is likely that intervisibility with the designated area and the Listed Buildings will be blocked by intervening development. Three Grade II Listed Buildings; the lodge of Johnson Hall, Acton Hill and Nos. 7-9 Stafford Road stand to the south of the town between 325m and 425m from the Site and care will need to be taken to protect their settings although it is likely that visibility will be at least partially blocked by intervening vegetation and structures. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
ECC06 – Land between Stone Road and Stafford Road, Eccleshall ST21 6JY	ECC01; ECC02; ECC03; ECC07; ECC16; ECC16; ECC18	7 and 9 Stafford Road, Grade II LB (NHL No. 1189372; HER MST7728); Acton Hill, Grade II LB (NHL No. 1039071; HER MST7673; HER 264385); Hilcote Hall, Grade II LB (NHL No. 1039090; HER MST7641; HER 264490)	On Site Shoe or Knee buckle (HER MST15558): Seal matrix (HER MST15578): Coins findspot (HER MST16224): Silver penny (HER MST16638). Outfarm (HER 264384); Field House (HER 264491); 7-17 Stone road (HER MST18582); Pyebirch (HER MST21843; HER 264386); Outfarm (HER 266958); Coin findspot (HER MST17019); Ridge and furrow (HER MST18990);	Open Countryside	The HER records ridge and furrow extending across the site suggesting that it was under cultivation during the medieval period, which is supported by the survival of relict cultivation 'strips' that are preserved as field boundaries to the north of the Site. A medieval and post-medieval metalwork is also recorded on the Site.	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Dunforde bridge (HER MST814): Gold stater findspot (HER MST19922): Hilcote placename (HER MST2469): Milepost (HER MST12531): Milepost (HER MST12520): Ridge and furrow (HER MST18988): Ridge and furrow (HER MST5632): Ridge and furrow (HER MST18987): Ridge and furrow (HER MST18989): Ridge and furrow ((HER MST18990); Roman Catholic Church (HER MST18581): Site of Roman Catholic Church (HER MST18580): Site of tannery (HER MST18586): Site of water course (HER MST18585): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Trial trench (HER EST2497): Watching brief (HER EST3107): Walton in Stone to Eccleshall Turnpike Road (HER MST23394): Ridge and furrow mapped from aerial; photography; Hachures mapped from aerial photography; Geophysical survey (HER EST1205): Historic character assessment (HER EST2334):Aerial photographic mapping (HER EST2595); DBA (HER EST2031): DBA (HER EST1203): Evaluation (HER EST1077): Evaluation (HER EST1312): Watching brief (HER EST1207): Field walking (HER EST1204): Walton Hall park (HER MST6215); Water meadow (HER MST18607).		Two Grade II Listed country houses stand within the vicinity of the Site; Hilcote Hall c.325m northeast and Acton Hill c.330m to the South. Both stand within non-designated designed landscapes and given the open countryside care will need to be taken to protect its setting particularly when delivering development at the northern and southern extremities of the Site. The nearest Listed Buildings, the Grade II Listed Nos. 7 & 9 Stafford Road stand c.210m west of the Site although it is likely that visibility will be blocked by intervening development although planting along the Site's perimeter may be required to shield views from Grade II Listed Acton Hill to the south. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
ECC07 – Land to the north of Stone Road and east of the Burbage, Eccleshall ST21 6JX	ECC01; ECC02; ECC03; ECC06; ECC16; ECC12; ECC18	1 High Street, Grade II LB (NHL No. 1188043; HER MST7679): 2 and 4 Castle Street, Grade II LB (NHL No. 1374162; HER MST7649): 2 High Street, Grade II LB (NHL No. 1039080; HER MST7694): 3-9 High Street, Grade II LB (NHL No. 1039075; HER MST7680): 4 High Street, Grade II LB (NHL No. 1394356; HER MST7695): 8 High Street, Grade II LB (NHL No. 1039037; HER MST7697); 11 High Street, Grade II LB (NHL No. 1189198; HER MST7681): 12-24 Stone Road, Grade II LB (NHL No. 1294278; HER MST7737): 17-21 High Street, Grade II LB (NHL No. 1039076; HER MST7682): 20 and 22 Stafford Street, Grade II LB (NHL No. 1189404; HER MST7735): 25-29 Stone Road, Grade II LB (NHL No. 1039056; HER MST7738): British Legion Club, Grade II LB (NHL No. 1374170; HER MST7696): George and Dragon Inn, Grade II LB (NHL No. 1039061; HER MST7648): Hilcote Hall, Grade II LB (NHL No. 1039090; HER MST7640; HER 264490): Kings Arms Hotel, Grade II LB (NHL No. 1039054; HER MST7732): Milestone, Grade II LB (NHL No. 1189398; HER MST7733): Southwell House, Grade II LB (NHL No. 1374194; HER MST7712): Stafford House, Grade II LB (NHL No. 1039055; HER MST7734)	On Site Ridge and furrow (HER MST5632): Ridge and furrow (HER MST18987): Gold stater findspot (HER MST19922). Outfarm (HER 264384): Hilcote Farm (HER 264383): Farmstead (HER 267080): Field House (HER 264491): Outfarm (HER 266958): 7-17 Stone road (HER MST18582): 14-18 Stafford Street (HER MST18583): 35 Castle Street (HER MST19544): Burgage plots (HER MST17906): Coin findspot (HER MST17018): Coins findspot (HER MST16224): Dunforde Bridge (HER MST814): Eccleshall settlement (HER MST2338): Gas works (HER MST17903): Hilcoate place (HER MST2469): Lower Lodge (HER MST19545): Milepost (HER MST12520): Milepost (HER MST12532): Ridge and furrow (HER MST18990): Ridge and furrow (HER MST18989): Ridge and furrow (HER MST18988): Roman Catholic Church (HER MST18581): Seal matrix (HER MST15578): Silver half groat (HER MST16639): Silver solino findspot (HER MSR16640): Site of building (HER MST13699): Site of farmstead (HER MST19543): Site of Roman Catholic church (HER MST18580): Site of tannery (HER MST18586): Site of toll house (HER MST20034): Site of watercourse (HER MST18585): Toll gate (HER MST17902): Water meadow (HER MST17904): Wesleyan Methodist chapel (HER MST18579): Historic character assessment (HER EST2334): Trial trench (HER EST2497): DBA (HER EST3378): DBA (HER EST2031): Evaluation (HER EST1077): Evaluation (HER EST1312): Watching brief (HER EST3107): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Newcastle and	Open Countryside	The HER records ridge and furrow extending across the site suggesting that it was under cultivation during the medieval period, which is supported by the survival of relict cultivation 'strips' that are preserved as field boundaries to the immediate south of the Site. A medieval coin is also recorded on the Site. The Grade II Listed Hilcote Hall stands c.300m northeast of the Site within a non-designated designed landscape and care will need to be taken to protect its setting particularly when delivering development within the eastern part of the Site. The Eccleshall Conservation Area extends to within c.75m of the Site's southwest corner although it is likely that visibility will be blocked by intervening development. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Eccleshall Turnpike Road (HER MST22372): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Walton in Stone to Eccleshall Turnpike Road (HER MST22394): Ridge and furrow alignment recorded from aerial photography; Hachures recorded from aerial photography; Geophysical survey (HER EST1205): Trial trench (HER EST2497); Aerial photographic mapping (HER EST2595); DBA (HER EST1203); Water meadow (HER MST17904); Water meadow (HER MST18607); Field walking (HER EST1204); DBA (HER EST3206).					
ECC09 – Land at Shaws Lane, Eccleshall ST21 6JA	ECC01; ECC03; ECC14; ECC16; ECC18	9 Church Street, Grade II LB (NHL No. 1039069; HER MST666); 23 Church Street, Grade II LB (NHL No. 1188026; HER MST7667); Churchyard wall, Grade II LB (NHL No. 1374167; HER MST7662); Eagle House, Grade II LB (NHL No. 1039070; HER MST7671); Eccleshall Memorial Cross, Grade II LB (NHL No. 1418320; HER MST20663); K6 Telephone Kiosk, Grade II LB (NHL No. 1240252; HER MST7617); Memorial Hall, Grade II LB (NHL No. 1374165); Old Vicarage, Grade II LB (NHL No. 1188023; HER MST7665); Thatched Cottage, Grade II LB (NHL No. 1189278; HER MST4679)	Elford Hill Farm (HER MST21813; HER 264049): Armchair Cottage (HER264050); Bank House Farm (HER 264052); Field barn (HER 264243); Outfarm (HER 264244.); Johnson Farm (HER 264245); Landscape park (HER MST5990): Late medieval or early post-medieval finds (HER MST17023): Roman finds (HER MST17010): Site of Grammar school (HER MST18577): Swynnerton Moat (HER MST171): Geophysical survey (HER EST2547): HBR (HER EST644): Historic character assessment (HER EST2334): Survey of tower (HER EST1229): DBA (HER EST3378): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Line of Old Salt Road, (HER MST18584): Stafford, Sandon Eccleshall turnpike road (HER MST22382): Aerial photographic mapping (HER EST2595): Ridge and furrow recorded from aerial photography; Hachures recorded from aerial photography	Greenfield	<p>No heritage assets are recorded on the Site.</p> <p>The boundary of the Eccleshall Conservation Area extends to within 500m of the site's northern boundary, although it is likely that with the possible exception of the Site's extreme northeast corner visibility with both the designated area and the Listed Buildings within it will be blocked by intervening development and vegetation.</p> <p>Two Grade II Listed Buildings; Eagle House and the Thatched Cottage stand 185m and 370m the Site respectively and care will need to be taken to protect their settings although it is likely that views from Eagle House will be blocked by intervening development whilst views from the Thatched Cottage may in part be impeded by vegetation.</p> <p>A non-designated country house, Johnson Hall stands 200m to the south of the site, whilst 19th century Ordnance Survey mappings suggests that its parkland formerly extended to the road by the Site's southeast corner.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Including impacts upon Johnson Hall and its grounds. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
ECC12 – Land north of the Burbage, Eccleshall ST21 6DR	ECC02; ECC03; ECC06; ECC07; ECC14; ECC16; ECC12; ECC18	1 High Street, Grade II LB (NHL No. 1188043; HER MST7679); 2 and 4 Castle Street, Grade II LB (NHL No. 1374162; HER MST7649); 2 High Street, Grade II LB (NHL No. 1039080; HER MST7694); 3-9 High Street, Grade II LB (NHL No. 1039075; HER MST7680); 4 High Street, Grade II LB (NHL No. 1394356; HER MST7695); 8 High Street, Grade II LB (NHL No. 1039037; HER MST7697); 11 High Street, Grade II LB (NHL No.	On Site Water meadow (HER MST17904). Outfarm (HER 264384): Farmstead (HER 267080): 7 Horsefair (HER MST18589); 7-17 Stone road (HER MST18582); 14-18 Stafford Street (HER MST18583); 35 Castle Street (HER MST19544): Burgage plots (HER MST17906): Byanna Farm (HER MST14190); Coin findspot (HER MST17018): Domesday watermills (HER MST812): Eccleshall settlement (HER MST2338): Former congregational chapel (HER MST18578): Gas works (HER MST17903): Gold star findspot (HER MST19922):	Greenfield	<p>The HER records ridge and furrow extending onto the southern part of the Site although aerial photographic mapping suggests that this may have been disturbed by subsequent groundworks for the housing development to the south. The HER also reports the discovery of a coin of Elizabeth I on the Site.</p> <p>The Eccleshall conservation Area lies c.125m to the south although in all probability any visibility will be blocked by at this point by intervening development.</p>	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		1189198; HER MST7681): 12-24 Stone Road, Grade II LB (NHL No. 1294278; HER MST7737): 17-21 High Street, Grade II LB (NHL No. 1039076; HER MST7682): 20 and 22 Stafford Street, Grade II LB (NHL No. 1189404; HER MST7735): 24 High Street, Grade II LB (NHL No. 1374190; HER MST7700): 25-29 Stone Road, Grade II LB (NHL No. 1039056; HER MST7738): 26 High Street, Grade II LB (NHL No. 1039039; HER MST7701): 27 High Street, Grade II LB (NHL No. 1294384; HER MST7686): 29 High Street, Grade II LB (NHL No. 1374168; HER MST7687): British Legion Club, Grade II LB (NHL No. 1374170; HER MST7696): Byanna, Grade II LB (NHL No. 1039058; HER MST7742; HER 264242): Castle Lodge, Grade II LB (NHL No. 1039064; HER MST7653): Crown Inn, Grade II LB (NHL No. 1189202; HER MST7683): George and Dragon Inn, Grade II LB (NHL No. 1039061; HER MST7648): Kings Arms Hotel, Grade II LB (NHL No. 1039054; HER MST7732): London House, Grade II LB (NHL No. 1243087; HER MST20993): Midland Bank, Grade II LB (NHL No. 1374189; HER MST7698): Milestone, Grade II LB (NHL No. 1189398; HER MST7733): Number 18 and Bell Inn, Grade II (NHL No. 1039038; HER MST7699): Royal Oak Hotel, Grade II LB (NHL No. 1039077; HER MST7684): Southwell House, Grade II LB (NHL No. 1374194; HER MST7712): Stafford House, Grade II LB (NHL No. 1039055; HER MST7734).	Lower Lodge (HER MST19545): Medieval and 18 th -19 th century deposits (HER MST13704): Milepost (HER MST12532): Ridge and furrow (HER MST5632): Ridge and furrow (HER MST18989): Roman Catholic Church (HER MST18581): Silver half groat (HER MST16639): Silver solino findspot (HER MSR16640): Site of building (HER MST13699): Site of farmstead (HER MST19543): Site of Roman Catholic church (HER MST18580): Site of tannery (HER MST18586): Site of toll house (HER MST20034): Site of watercourse (HER MST18585): Toll gate (HER MST17902): Water meadow (HER MST17904): Wesleyan Methodist chapel (HER MST18579): HBR (HER EST644): Historic character assessment (HER EST2334): Survey of tower (HER EST1229): DBA (HER EST3378): DBA (HER EST2031): Evaluation (HER EST1000): Evaluation (HER EST1077): Evaluation (HER EST996): Evaluation (HER EST1312): Watching brief (HER EST3107): Watching brief (HER EST1002): Watching brief (HER EST999): Watching brief (HER EST2651): DBA (HER EST3206): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Line of Old Salt Road, Eccleshall (HER MST18584): Newcastle and Eccleshall Turnpike Road (HER MST22372): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Walton in Stone to Eccleshall Turnpike Road (HER MST22394): Water meadow (HER MST17905); Ridge and furrow alignment recorded from aerial photography; Hachures recorded from aerial photography; Geophysical survey (HER EST1205): Trial trench (HER EST2497); Aerial photographic mapping (HER EST2595); DBA (HER EST1203)		Development on the Site could potentially be visible from Castle Street to the west and mitigatory planting along the Site's western boundary may be required, although a site visit would be needed to confirm this. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment whilst mitigation measures including a trial trench evaluation and or/ geophysical survey may also be required in order to address the potential for direct impacts upon any archaeological remains that may be present.			
ECC14 – Land north of Shaws Lane, Eccleshall ST21 6EJ	ECC01; ECC03; ECC07; ECC09; ECC16; ECC12; ECC18	The southern tip of the Eccleshall Conservation Area extends across the northern half of the Site Eccleshall Castle, SM (NHL No. 1008801; HER MST213; Moat HER MST 17901): 1 High Street, Grade II LB (NHL No. 1188043; HER MST7679): 2 and 4 Castle Street, Grade II LB (NHL No. 1374162; HER MST7649): 2 High Street, Grade II LB (NHL No. 1039080; HER MST7694): 3-9 High Street, Grade II LB (NHL No. 1039075; HER MST7680): 4 High Street, Grade II LB (NHL No. 1394356; HER MST7695): 8 High Street, Grade II LB (NHL No. 1039037; HER MST7697); 9 Church Street, Grade II LB (NHL No. 1039069; HER MST666): 11 High Street, Grade II LB (NHL No.	Elford Hill Farm (HER MST21813; HER 264049): Armchair Cottage (HER264050): Bank House Farm (HER 264052): Field barn (HER 264243): Outfarm (HER 2642444): Horsefair (HER MST18589): 7-17 Stone road (HER MST18582): 14-18 Stafford Street (HER MST18583): 35 Castle Street (HER MST19544): Bell pits (HER MST652): Burgage plots (HER MST17906): Cemetery (HER MST17900): Coin findspot (HER MST17018): Domestic refuse deposits (HER MST13701): Eccleshall settlement (HER MST2338): Landscape park (HER MST5990): Former congregational chapel (HER MST18578): Gas works (HER MST17903): Lower Lodge (HER MST19545): Medieval and 18 th -19 th century deposit (HER MST13704): Medieval buckle (HER MST16695): Milepost (HER MST12532): Occupation layers (HER MST4679): Pits (HER MST12990): Possible ditch (HER MST13700): Roman Catholic Church (HER MST18581): Roman finds (HER MST16691): Silver half groat (HER MST16639): Silver solino findspot (HER	Greenfield	The HER records evidence of ridge and furrow cultivation on the Site. The boundary of the Eccleshall Conservation Area extends across the northern half of the site, whilst a range of Listed Buildings including the Grade I Listed Holy Trinity Church line church Road to the north, within 105m of the site boundary. The topography of the site slopes down to the north which means that the site, currently occupied by agricultural fields, appears higher where it can be seen from Church Road. The Council's 2014 Conservation Area Appraisal considers the northern half of the site to be an important green space (Figure 58). The southern part of the site has fewer heritage constraints, although the impact of its development on the setting of the northern part of the site which forms part of the Conservation Area would need to	Low	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		<p>1189198; HER MST7681): 17-21 High Street, Grade II LB (NHL No. 1039076; HER MST7682): 20 and 22 Stafford Street, Grade II LB (NHL No. 1189404; HER MST7735): 24 High Street, Grade II LB (NHL No. 1374190; HER MST7700): 26 High Street, Grade II LB (NHL No. 1039039; HER MST7701): 27 High Street, Grade II LB (NHL No. 1294384; HER MST7686): 29 High Street, Grade II LB (NHL No. 1374168; HER MST7687): 36 High Street, Grade II LB (NHL No. 1039040; HER MST7702): 38 High Street, Grade II LB (NHL No. 1374191; HER MST7703): 39-43 High Street, Grade II LB (NHL No. 1189215; HER MST7689): 40 High Street, Grade II LB (NHL No. 1039041; HER MST7704): 42 High Street, Grade II LB (NHL No. 1374192; HER MST7705): 46 and 48 High Street, Grade II LB (NHL No. 1039042; HER MST7706): 47 and 49 High Street, Grade II LB (NHL No. 1189218; HER MST7691): 51-55 High Street, Grade II LB (NHL No. 1374169; HER MST7692): 54 and 56 High Street, Grade II LB (NHL No. 1374193; HER MST7707): 63 High Street, Grade II LB (NHL No. 1189231; HER MST7693): 74 High Street, Grade II LB (NHL No. 1189269; HER MST7708): 76 High Street, Grade II LB (NHL No. 1039043; HER MST7709): 78 High Street, Grade II LB (NHL No. 1039044; HER MST7710): 80 and 82 High Street, Grade II LB (NHL No. 1294337; HER MST7711): Bridge at Eccleshall Castle, Grade II LB (NHL No. 1039063; HER MST7651): British Legion Club, Grade II LB (NHL No. 1374170; HER MST7696): Byanna, Grade II LB (NHL No. 1039058; HER MST7742; HER 264242): Castle Lodge, Grade II LB (NHL No. 1039064; HER MST7653): Church of Holy Trinity,. Grade I LB (NHL No. 1180335; HER MST5112): Churchyard wall, Grade II LB (NHL No. 1374167; HER MST7662): Crown Inn, Grade II LB (NHL No. 1189202; HER MST7683): Eagle House, Grade II LB (NHL No. 1039070; HER MST7671); Eccleshall Castle, Grade II* LB (NHL No. 1039062); Eccleshall Memorial Cross, Grade II LB (NHL No. 1418320; HER MST20663): Fire Station, Grade II LN (NHL No. 1039078; HER MST7688): George and Dragon Inn, Grade II LB (NHL No. 1039061; HER MST7648): K6 Telephone</p>	<p>MSR16640): Site of building (HER MST13699): Site of farmstead (HER MST19543): Site of Grammar school (HER MST18577): Site of tannery (HER MST18586): Site of toll house (HER MST20034): Site of watercourse (HER MST18585): Swynnerton Moat (HER MST171): Toll gate (HER MST17902): Water meadow (HER MST17904): Wesleyan Methodist chapel (HER MST18579): Geophysical survey (HER EST2547): HBR (HER EST644): Evaluation (HER EST2255): Historic character assessment (HER EST2334): Survey of tower (HER EST1229): DBA (HER EST3378): DBA (HER EST2031): Evaluation (HER EST1000): Evaluation (HER EST1077): Evaluation (HER EST996): Evaluation (HER EST859): Evaluation (HER EST1312): Evaluation (HER EST2255): Watching brief (HER EST1726): Watching brief (HER EST3107): Watching brief (HER EST1002): Watching brief (HER EST998): Watching brief (HER EST999): Watching brief (HER EST997): Excavations (HER EST158): Watching brief (HER EST2651): DBA (HER EST3206): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Line of Old Salt Road, Eccleshall (HER MST18584): Newcastle and Eccleshall Turnpike Road (HER MST22372): Walton in Stone to Eccleshall Turnpike Road (HER MST22394): Water meadow (HER MST17905); Water meadow (HER MST17904); Ridge and furrow recorded from aerial photography; Hachures recorded from aerial photography</p>		<p>be considered Care will also need to be taken to protect the setting of the Grade II Listed Thatched Cottage which stands 34m north of the southwestern site boundary.</p> <p>Given the presence of the Conservation Area it is unlikely that development could be delivered in the northern part of the site, and any proposal for the adjacent southern half would require rigorous justification and detailed mitigation including both planting and urban design measures.</p> <p>Although the Site may not be considered suitable for allocation for the reasons outlined above, any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts as well as, crucially, the character of the Eccleshall Conservation Area that extends across the northern half of the site.</p> <p>Mitigation measures including a trial trench evaluation and/or geophysical survey would also be required in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		Kiosk, Grade II LB (NHL No. 1240252; HER MST7617): Kings Arms Hotel, Grade II LB (NHL No. 1039054; HER MST7732): London House, Grade II LB (NHL No. 1243087; HER MST20993): Lynchgate of Church of the Holy Trinity, Grade II LB (NHL No. 1188021; HER MST7663): Memorial Hall, Grade II LB (NHL No. 1374165): Midland Bank, Grade II LB (NHL No. 1374189; HER MST7698): Milestone, Grade II LB (NHL No. 1189398; HER MST7733): Number 18 and Bell Inn, Grade II (NHL No. 1039038; HER MST7699): Outbuildings, Grade II LB (NHL No. 1189411; HER MST7743): Police Station, Grade II LB (NHL No. 1039079; HER MST7690): Moat walls, Grade II LB (NHL No. 1374164; HER MST7652): Royal Oak Hotel, Grade II LB (NHL No. 1039077; HER MST7684): Southwell House, Grade II LB (NHL No. 1374194; HER MST7712): Stafford House, Grade II LB (NHL No. 1039055; HER MST7734): Old Vicarage, Grade II LB (NHL No. 1188023; HER MST7665): Tower at Eccleshall Castle, Grade II* LB (NHL No. 13474163; HER MST7650): Turnstile, Grade II LB (NHL No. 1039068; HER MST7664): Thatched Cottage, Grade II LB (NHL No. 1189278; HER MST4679).						
ECC16 – Eccleshall Police Station ST21 6DN	ECC01; ECC02; ECC03; ECC06; ECC07; ECC09; ECC14; ECC18; ECC12	Site is located within the core of the Eccleshall Conservation Area. Eccleshall Castle, SM (NHL No. 1008801; HER MST213; Moat HER MST 17901; Revetment walls (HER MST7652. Grade II LB): 1 High Street, Grade II LB (NHL No. 1188043; HER MST7679): 2 and 4 Castle Street, Grade II LB (NHL No. 1374162; HER MST7649): 2 High Street, Grade II LB (NHL No. 1039080; HER MST7694): 3-9 High Street, Grade II LB (NHL No. 1039075; HER MST7680): 4 High Street, Grade II LB (NHL No. 1394356; HER MST7695): 8 High Street, Grade II LB (NHL No. 1039037; HER MST7697); 11 High Street, Grade II LB (NHL No. 1189198; HER MST7681): 12-24 Stone Road, Grade II LB (NHL No. 1294278; HER MST7737): 17-21 High Street, Grade II LB (NHL No. 1039076; HER MST7682): 20 and 22 Stafford Street, Grade II LB (NHL No. 1189404; HER MST7735): 24 High Street, Grade II LB (NHL No. 1374190; HER MST7700):	Farmstead (HER 267080): 7 Horsefair (HER MST18589): 7-17 Stone road (HER MST18582): 14-18 Stafford Street (HER MST18583): 35 Castle Street (HER MST19544): Bell pits (HER MST652): Burgage plots (HER MST17906): Cemetery (HER MST17900): Coin findspot (HER MST17018): Domesday watermills (HER MST812): Domestic refuse deposits (HER MST13701): Eccleshall settlement (HER MST2338): Landscape park (HER MST5990): Former congregational chapel (HER MST18578): Gas works (HER MST17903): Lower Lodge (HER MST19545): Medieval and 18 th -19 th century deposits (HER MST13704): Medieval buckle (HER MST16695): Milepost (HER MST12532): Occupation layers (HER MST4679): Pits (HER MST12990): Possible ditch (HER MST13700): Roman Catholic Church (HER MST18581): Roman finds (HER MST16691): Silver half groat (HER MST16639): Site of building (HER MST13699): Site of farmstead (HER MST19543): Site of Grammar school (HER MST18577): Site of tannery (HER MST18586): Site of toll house (HER MST20034): Site of watercourse (HER MST18585): Swynnerton Moat (HER MST171): Toll gate (HER MST17902): Site of Roman catholic church (HER MST18580); Water meadow (HER MST17904): Wesleyan Methodist chapel (HER MST18579): HBR (HER EST644): Historic character	Urban	The site lies within the historic core of Eccleshall within the Town's Conservation Area however, photographs suggest that it is currently occupied by a modern single storey police station that is set back from the street front and surrounded by a surface car park. The land to the rear is occupied by a supermarket, which is served by a further car park to the immediate east of the Site. A terrace of Grade II Listed Houses, Nos. 12-24 Stafford Road (NHL No. 1294278), stand around 10m to the north of the Site on the opposite side of Stafford Road whilst further Listed Buildings stand within the wider Conservation Area. Although care will need to be taken to protect both the settings of the Listed Buildings and the character of the Conservation Area, given the site's current low-density land use sensitive well managed development could potentially enhance rather than detract from the character of this part of the Conservation Area. In order to achieve this the trees that line the western part of the Site's frontage should be retained and the building line set back from it. Although no archaeological remains or artefacts are recorded on the site by the HER, given its location on	Medium	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		<p>25-29 Stone Road, Grade II LB (NHL No. 1039056; HER MST7738): 26 High Street, Grade II LB (NHL No. 1039039; HER MST7701): 27 High Street, Grade II LB (NHL No. 1294384; HER MST7686): 29 High Street, Grade II LB (NHL No. 1374168; HER MST7687): 36 High Street, Grade II LB (NHL No. 1039040; HER MST7702): 38 High Street, Grade II LB (NHL No. 1374191; HER MST7703): 39-43 High Street, Grade II LB (NHL No. 1189215; HER MST7689): 40 High Street, Grade II LB (NHL No. 1039041; HER MST7704): 42 High Street, Grade II LB (NHL No. 1374192; HER MST7705): 46 and 48 High Street, Grade II LB (NHL No. 1039042; HER MST7706): 47 and 49 High Street, Grade II LB (NHL No. 1189218; HER MST7691): 51-55 High Street, Grade II LB (NHL No. 1374169; HER MST7692): 54 and 56 High Street, Grade II LB (NHL No. 1374193; HER MST7707): 63 High Street, Grade II LB (NHL No. 1189231; HER MST7693): 74 High Street, Grade II LB (NHL No. 1189269; HER MST7708): 76 High Street, Grade II LB (NHL No. 1039043; HER MST7709): 78 High Street, Grade II LB (NHL No. 1039044; HER MST7710): 80 and 82 High Street, Grade II LB (NHL No. 1294337; HER MST7711): British Legion Club, Grade II LB (NHL No. 1374170; HER MST7696): Castle Lodge, Grade II LB (NHL No. 1039064; HER MST7653): Church of Holy Trinity, Grade I LB (NHL No. 1180335; HER MST5112): Churchyard wall, Grade II LB (NHL No. 1374167; HER MST7662): Crown Inn, Grade II LB (NHL No. 1189202; HER MST7683): Eccleshall Castle, Grade II* LB (NHL No. 1039062): Eccleshall Memorial Cross, Grade II LB (NHL No. 1418320; HER MST20663): Fire Station, Grade II LN (NHL No. 1039078; HER MST7688): George and Dragon Inn, Grade II LB (NHL No. 1039061; HER MST7648): K6 Telephone Kiosk, Grade II LB (NHL No. 1240252; HER MST7617): Kings Arms Hotel, Grade II LB (NHL No. 1039054; HER MST7732): London House, Grade II LB (NHL No. 1243087; HER MST20993): Lynchgate of Church of the Holy Trinity, Grade II LB (NHL No. 1188021; HER MST7663): Midland Bank, Grade II LB (NHL No. 1374189; HER MST7698): Milestone, Grade II LB (NHL No.</p>	<p>assessment (HER EST2334): DBA (HER EST3378): DBA (HER EST2031): Evaluation (HER EST1000): Evaluation (HER EST1077): Evaluation (HER EST996): Evaluation (HER EST859): Evaluation (HER EST1312): Evaluation (HER EST2255): Watching brief (HER EST1726): brief (HER EST1002): Watching brief (HER EST998): Watching brief (HER EST999): Watching brief (HER EST997): Excavations (HER EST158): Watching brief (HER EST2651): DBA (HER EST3206): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Line of Old Salt Road, Eccleshall (HER MST18584): Newcastle and Eccleshall Turnpike Road (HER MST22372): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Walton in Stone to Eccleshall Turnpike Road (HER MST22394): Water meadow (HER MST17905); Water meadow (HER MST17904); Survey of tower (HER EST1229); Aerial photographic mapping (HER EST2595)</p>		<p>the periphery of the towns historic core the potential for previously unrecorded buried remains to be encountered cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Including impacts upon the character of the Conservation Area. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		1189398; HER MST7733): Number 18 and Bell Inn, Grade II (NHL No. 1039038; HER MST7699): Outbuildings, Grade II LB (NHL No. 1189411; HER MST7743): Police Station, Grade II LB (NHL No. 1039079; HER MST7690): Royal Oak Hotel, Grade II LB (NHL No. 1039077; HER MST7684): Southwell House, Grade II LB (NHL No. 1374194; HER MST7712): Stafford House, Grade II LB (NHL No. 1039055; HER MST7734): Old Vicarage, Grade II LB (NHL No. 1188023; HER MST7665): Tower at Eccleshall Castle, Grade II* LB (NHL No. 13474163; HER MST7650): Turnstile, Grade II LB (NHL No. 1039068; HER MST7664).						
ECC18 – Land east of Castle Street, Eccleshall ST21 6DF	ECC01; ECC02; ECC03; ECC06; ECC07; ECC09; ECC14; ECC16; ECC12	Eccleshall Castle, SM (NHL No. 1008801; HER MST213; Moat HER MST17901): 1 High Street, Grade II LB (NHL No. 1188043; HER MST7679): 2 and 4 Castle Street, Grade II LB (NHL No. 1374162; HER MST7649): 2 High Street, Grade II LB (NHL No. 1039080; HER MST7694): 3-9 High Street, Grade II LB (NHL No. 1039075; HER MST7680): 4 High Street, Grade II LB (NHL No. 1394356; HER MST7695): 8 High Street, Grade II LB (NHL No. 1039037; HER MST7697); 9 Church Street, Grade II LB (NHL No. 1039069; HER MST666): 11 High Street, Grade II LB (NHL No. 1189198; HER MST7681): 12-24 Stone Road, Grade II LB (NHL No. 1294278; HER MST7737): 17-21 High Street, Grade II LB (NHL No. 1039076; HER MST7682): 20 and 22 Stafford Street, Grade II LB (NHL No. 1189404; HER MST7735): 24 High Street, Grade II LB (NHL No. 1374190; HER MST7700): 25-29 Stone Road, Grade II LB (NHL No. 1039056; HER MST7738): 26 High Street, Grade II LB (NHL No. 1039039; HER MST7701): 27 High Street, Grade II LB (NHL No. 1294384; HER MST7686): 29 High Street, Grade II LB (NHL No. 1374168; HER MST7687): 36 High Street, Grade II LB (NHL No. 1039040; HER MST7702): 38 High Street, Grade II LB (NHL No. 1374191; HER MST7703): 39-43 High Street, Grade II LB (NHL No. 1189215; HER MST7689): 40 High Street, Grade II LB (NHL No. 1039041; HER MST7704): 42 High Street, Grade II LB (NHL No. 1374192; HER MST7705): 46 and 48 High Street, Grade II LB (NHL	On Site Water meadow (HER MST17904). Farmstead (HER 267080): 7 Horsefair (HER MST18589): 7-17 Stone road (HER MST18582): 14-18 Stafford Street (HER MST18583): 35 Castle Street (HER MST19544): Bell pits (HER MST652): Burgage plots (HER MST17906): Byanna Farm (HER MST14190); Cemetery (HER MST17900): Coin findspot (HER MST17018): Domesday watermills (HER MST812): Domestic refuse deposits (HER MST13701): Eccleshall settlement (HER MST2338): Landscape park (HER MST5990): Former congregational chapel (HER MST18578): Gas works (HER MST17903): Lower Lodge (HER MST19545): Medieval and 18 th -19 th century deposit (HER MST13704): Medieval buckle (HER MST16695): Milepost (HER MST12532): Occupation layers (HER MST4679): Pits (HER MST12990): Possible ditch (HER MST13700): Roman Catholic Church (HER MST18581): Roman finds (HER MST16691): Silver half groat (HER MST16639): Silver solino findspot (HER MSR16640): Site of building (HER MST13699): Site of farmstead (HER MST19543): Site of Grammar school (HER MST18577): Site of tannery (HER MST18586): Site of toll house (HER MST20034): Site of watercourse (HER MST18585): Swynnerton Moat (HER MST171): Toll gate (HER MST17902): Water meadow (HER MST17904): Wesleyan Methodist chapel (HER MST18579): HBR (HER EST644): Historic character assessment (HER EST2334): Survey of tower (HER EST1229): DBA (HER EST3378): DBA (HER EST2031): Evaluation (HER EST1000): Evaluation (HER EST1077): Evaluation (HER EST996): Evaluation (HER EST859): Evaluation (HER EST1312): Evaluation (HER EST2255): Watching brief (HER EST1726): Watching brief (HER EST3107): Watching brief (HER EST1002): Watching brief (HER EST998): Watching brief (HER EST999): Watching brief (HER EST997): Excavations (HER EST158): Watching brief (HER EST2651): DBA (HER EST3206): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Line of Old Salt Road,	Open Countryside/ Greenfield	The Eccleshall Conservation Area extends to the Site's eastern boundary whilst the nearest Listed Building, the Grade II Listed Castle Lodge stands c.50m to the northwest. The Scheduled remains of Eccleshall Castle lie c.220m to the northwest, the surviving buildings within it having converted into a Grade II* country house. The Castle stands within a non-designated designed landscape that extends as far east as Castle Street which extends immediately west of the Site. No heritage assets are recorded on the Site although the NMP has identified a cluster of earthworks c.50m to the south of the Site which it interprets as possible medieval or post-medieval building platforms, suggesting that settlement once extended into the field within which the Site is located. An archaeological desk-based assessment has reportedly been undertaken for the Site in 2010. Although intervening tree cover will at least impede visibility of development on the Site from the Castle and the Castle Lodge care will need to be taken with the design of any development. The Site occupies the northern part of an agricultural field that the HLC identifies as drained wetland which forms part of the post-medieval landscape that extends north from Eccleshall. The Staffordshire HER records a post-medieval water meadow (MST17904) extending across the field. The Site is separated from the urban area to the south by the remainder of the field and consequently any development on the Site would represent an isolated intrusion onto the former water meadow. Although the Site lies beyond the Conservation Area, Castle Street to the immediate west falls within the designation and any development on the Site would therefore harm the rural identity which	Medium	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		<p>No. 1039042; HER MST7706): 47 and 49 High Street, Grade II LB (NHL No. 1189218; HER MST7691): 51-55 High Street, Grade II LB (NHL No. 1374169; HER MST7692): 54 and 56 High Street, Grade II LB (NHL No. 1374193; HER MST7707): 63 High Street, Grade II LB (NHL No. 1189231; HER MST7693): 74 High Street, Grade II LB (NHL No. 1189269; HER MST7708): 76 High Street, Grade II LB (NHL No. 1039043; HER MST7709): 78 High Street, Grade II LB (NHL No. 1039044; HER MST7710): 80 and 82 High Street, Grade II LB (NHL No. 1294337; HER MST7711): Bridge at Eccleshall Castle, Grade II LB (NHL No. 1039063; HER MST7651): British Legion Club, Grade II LB (NHL No. 1374170; HER MST7696): Byanna, Grade II LB (NHL No. 1039058; HER MST7742; HER 264242): Castle Lodge, Grade II LB (NHL No. 1039064; HER MST7653): Church of Holy Trinity,. Grade I LB (NHL No. 1180335; HER MST5112): Churchyard wall, Grade II LB (NHL No. 1374167; HER MST7662): Crown Inn, Grade II LB (NHL No. 1189202; HER MST7683): Eccleshall Castle, Grade II* LB (NHL No. 1039062): Eccleshall Memorial Cross, Grade II LB (NHL No. 1418320; HER MST20663): Fire Station, Grade II LN (NHL No. 1039078; HER MST7688): George and Dragon Inn, Grade II LB (NHL No. 1039061; HER MST7648): K6 Telephone Kiosk, Grade II LB (NHL No. 1240252; HER MST7617): Kings Arms Hotel, Grade II LB (NHL No. 1039054; HER MST7732): London House, Grade II LB (NHL No. 1243087; HER MST20993): Lynchgate of Church of the Holy Trinity, Grade II LB (NHL No. 1188021; HER MST7663): Midland Bank, Grade II LB (NHL No. 1374189; HER MST7698): Milestone, Grade II LB (NHL No. 1189398; HER MST7733): Number 18 and Bell Inn, Grade II (NHL No. 1039038; HER MST7699): Outbuildings, Grade II LB (NHL No. 1189411; HER MST7743): Police Station, Grade II LB (NHL No. 1039079; HER MST7690): Moat walls, Grade II LB (NHL No. 1374164; HER MST7652): Royal Oak Hotel, Grade II LB (NHL No. 1039077; HER MST7684): Southwell House, Grade II LB (NHL No. 1374194; HER MST7712): Stafford House, Grade II LB (NHL No. 1039055; HER MST7734): Old</p>	<p>Eccleshall (HER MST18584): Newcastle and Eccleshall Turnpike Road (HER MST22372): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Walton in Stone to Eccleshall Turnpike Road (HER MST22394): Water meadow (HER MST17905)</p>		<p>characterises this part of the Conservation Area and defines the final approach to the core of the historic settlement which lies to the immediate south. This would result in a loss of significance to this rural part of the Conservation Area that could not realistically be resolved through mitigation.</p> <p>Although the Site may not be considered suitable for allocation for the reasons outlined above, given its proximity to both the Conservation Area and the Listed Buildings and Scheduled remains associated with Eccleshall Castle as well as the recorded presence of apparent settlement remains c.50m to the south, any planning application be accompanied by a detailed heritage impact assessment. This would need to be supported by photomontages illustrating the predicted views from both the Castle and Castle Lodge. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. Given the proximity of the site to the settlement remains that are recorded to the south, a pre-determination evaluation may be considered appropriate in this instance,</p>			

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		Vicarage, Grade II LB (NHL No. 1188023; HER MST7665): Tower at Eccleshall Castle, Grade II* LB (NHL No. 13474163; HER MST7650): Turnstile, Grade II LB (NHL No. 1039068; HER MST7664).						
Gnosall (GNO04 & GNO09 are discussed as part of the Gnosall & Haughton Strategic Development Site Option)								
GNO02 – Land at Bank Top Garage, Stafford Road, Gnosall ST20 OEU	GNO03, GNO04, GNO05, GNO06, GNO09, GNO011	Gnosall Conservation Area Church of St. Lawrence Grade I LB (NHL No. 1242645), Former Dukes Head Public House Grade II LB (NHL No.1258548), 26 & 28 High Street Grade II LB (NHL No.1258548), Gnosall Village Lock-Up Grade II LB (NHL No. 1259930)	MST828: Gnosall Bridge, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST18046: Watermeadow, MST12226: Stafford to Wellington Railway Line, Ridge and Furrow, MST20035: Site of Toll House, MST19356: Site of Old Lock Up, MST5056: Bank Top House, MST2457: Gnosall Domesday Settlement, MST17108: 11-13 High Street, EST2446 Gnosall Conservation Area Appraisal 2013, EST1023: Archaeological Watching Brief, MST22315: Parish Churchyard, EST1951,1953-4: Archaeological Excavation, EST1952: Geophysical Survey, HBB264258 & MST17110: Manor Farm, EST867: Archaeological Evaluation, EST866: Geophysical Survey, MST12547: Milepost, MST845: Roman Coins, HBB264257: Farmstead, HBB267317: Outfarm, HBB264405: Field Barn, HBB264405: Outfarm, MONARCH 1589758: Post-Medieval Rectilinear Enclosure, HBB264256: Outfarm	Brownfield	The Site is currently occupied by a garage and no assets are recorded on it by either the HER or HE. However, the southern boundary of the Gnosall Conservation Area lies immediately adjacent to the site boundary and care will therefore need to be taken to protect both character of the Conservation Area and the settings of the Listed Buildings that are located within it. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for effects upon the character of the Gnosall Conservation Area. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Medium	No
GNO03 – Land at the Rumping Cat, Gnosall ST20 OEU	GNO02, GNO04, GNO05, GNO06, GNO09, GNO011	Site lies partially within the Gnosall Conservation Area Church of St. Lawrence Grade I LB (NHL No. 1242645), Former Dukes Head Public House Grade II LB (NHL No.1258548), 26 & 28 High Street Grade II LB (NHL No.1258548), Gnosall Village Lock-Up Grade II LB (NHL No. 1259930)	MST828: Gnosall Bridge, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST18046: Watermeadow, MST12226: Stafford to Wellington Railway Line, Ridge and Furrow, MST20035: Site of Toll House, MST19356: Site of Old Lock Up, MST5056: Bank Top House, MST2457: Gnosall Domesday Settlement, MST17108: 11-13 High Street, EST2446 Gnosall Conservation Area Appraisal 2013, EST1023: Archaeological Watching Brief, MST22315: Parish Churchyard, EST1951,1953-4: Archaeological Excavation, EST1952: Geophysical Survey, HBB264258 & MST17110: Manor Farm, EST867: Archaeological Evaluation, EST866: Geophysical Survey, MST12547: Milepost, MST845: Roman Coins, HBB264257: Farmstead, HBB264405: Field Barn, HBB264405: Outfarm, MONARCH 1589758: Post-Medieval Rectilinear Enclosure.	Greenfield	The boundary of the Gnosall Conservation Area extends across the northern part of the Site which lies on the southern periphery of the historic core of the village, 28m south of Bank Top House (MST5056) a non-designated timber framed house of Probable 17 th century date. Although care will need to be taken and the implications of building on a greenfield site within a Conservation Area should not be underestimated, any development on the Site will be largely if not entirely concealed from the street by the intervening frontage buildings, including Bank Top House, nor will it impinge on any key views identified by the Council in the Conservation Area. It is also be noted that as the Site is of comparatively small scale the degree of change to the Conservation Area, could potentially be quite limited. Given the Site's position on the edge of the village's historic core the potential for development to be constrained by archaeological remains is considered on present evidence to be medium although the	Medium	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for effects upon the character of the Gnosall Conservation Area and the settings of the Listed Buildings that lie within it. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
GNO05 – Land at The Horseshoe, Audmore, Gnosall ST20 OHF	GNO02, GNO03, GNO04, GNO06, GNO09, GNO011	Gnosall Conservation Area	HBB267317: Outfarm, Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST17441 & MST17442: Ridge & Furrow, HBB264256: Farmstead, HBB264401: Audmore Cottage, HBB264400: Farmstead, HBB264402: Farmstead, MST17443, MST17444, MST19029: & MST19030: Ridge & Furrow, MST843: Beverley Hall Moated Site,	Greenfield	<p>The HER records only traces of ridge and furrow cultivation on the Site whilst the nearest designated asset the Gnosall Conservation Area lies 470m to the southwest and it is possible that any visibility will be blocked by intervening development.</p> <p>However, development on the Site would infill the greater proportion of an irregular country lane 'Horse Shoe' that completely encircles both the Site and the field to the north. These fields appear quite distinctive when they are viewed from the modern development to the west of the Site and the historic but non-designated former squatter settlement at Audmore which lies to the immediate north of the Site. Both these settlements line the perimeter of Horse Shoe. Development on this Site therefore has the potential to impact upon both the traditional settlement morphology of Audmore and also the historic character of this part of the Staffordshire Landscape. Extreme care will therefore need to be taken if development is to be delivered on this Site.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the HER does record evidence of ridge and furrow and the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
GNO06 – Land off Brookhouse Road, Gnosall	GNO02, GNO03, GNO04, GNO05, GNO09, GNO011	Site Lies within the Gnosall Conservation Area	MST828: Gnosall Bridge, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST18046: Watermeadow, MST12226: Stafford to	Greenfield	<p>The Site lies entirely within the Gnosall Conservation Area, extending across a previously undeveloped open field which is identified by the Council as an</p>	Medium	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
ST20 OEX		Church of St. Lawrence Grade I LB (NHL No. 1242645), Former Dukes Head Public House Grade II LB (NHL No.1258548), 26 & 28 High Street Grade II LB (NHL No.1258548), Gnosall Village Lock-Up Grade II LB (NHL No. 1259930)	Wellington Railway Line, Ridge and Furrow, MST20035: Site of Toll House, MST19356: Site of Old Lock Up, MST5056: Bank Top House, MST2457: Gnosall Domesday Settlement, MST17108: 11-13 High Street, EST2446 Gnosall Conservation Area Appraisal 2013, EST1023: Archaeological Watching Brief, MST22315: Parish Churchyard, EST1951,1953-4: Archaeological Excavation, EST1952: Geophysical Survey, HBB264258 & MST17110: Manor Farm, EST867: Archaeological Evaluation, EST866: Geophysical Survey, MST12547: Milepost, MST845: Roman Coins, HBB264257: Farmstead, HBB264405: Outfarm, HBB264256: Outfarm.		<p>important green space in the Gnosall Conservation Area Appraisal. The Appraisal highlights the survival of historic field boundaries on the site and notes that in 2013 it was 'green space' 'used as meadow'. Given these constraints it may not prove possible to develop on this site without compromising those aspects of the character of the Conservation Area which led to its designation.</p> <p>Given the site's position on the edge of the village's historic core, the potential for development to be constrained by archaeological remains is considered on present evidence to be medium; and the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Although the Site may not be considered suitable for allocation due to the predicted impact of any development on the character of the Conservation Area, any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for effects upon the character of the Gnosall Conservation Area and the settings of the Listed Buildings that lie within it. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
GNO11 - Shelmore Way and Knightley Way, Gnosall	GNO02, GNO03, GNO04, GNO05, GNO06,	Gnosall Conservation Area Church of St. Lawrence Grade I LB (NHL No. 1242645), Former Dukes Head Public House Grade II LB (NHL No.1258548), 26 & 28 High Street Grade II LB (NHL No.1258548), Gnosall Village Lock-Up Grade II LB (NHL No. 1259930)	HBB264255: Farmstead, EST1476: Survey of Barn, MSDT12612: Barn, MST828: Gnosall Bridge, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST18046: Watermeadow, MST12226: Stafford to Wellington Railway Line, Ridge and Furrow, MST20035: Site of Toll House, MST19356: Site of Old Lock Up, MST2457: Gnosall Domesday Settlement, MST17108: 11-13 High Street, EST2446 Gnosall Conservation Area Appraisal 2013, EST1023: Archaeological Watching Brief, MST22315: Parish Churchyard, MST845: Roman Coins, HBB264257: Farmstead, HBB264405: Outfarm, HBB264256: Outfarm.	Greenfield	<p>No heritage assets are recorded on the Site by the HER whilst the nearest designated asset the Gnosall Conservation Area lies 240m to the east and any visibility will in all probability be blocked by intervening development.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Haughton (HAU03 & 04 are discussed as part of the Gnosall & Haughton Garden Community Option)								
HAU05 – Land north side of	HAU06	Heysham House Grade II LB (NHL No. 1242814), Haughton Old Hall Grade II* LB (NHL No.1242778), Haughton War	MST19005: Ridge and Furrow recorded extending onto the southwestern part of the Site.	Greenfield	The HER records only traces of ridge and furrow cultivation on the Site whilst the nearest designated asset lies 150m to the south within the historic core	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
Meadow Drive, Haughton		Memorial Grade II LB (NHL1452622), Moat House Grade II LB (NHL No.1247092), Church of St. Giles Grade II* LB (NHL No. 1242776), Headstone of Mary and Sarah Salt Grade II LB (NHL No 124810), Headstone of Thomas and Richard Merrey Grade II LB (NHL No. 1242777), Haughton Villa Grade II LB (NHL No. 1259863)	MST19004,, MST9010 & MST19011, MST5652: Ridge and Furrow, HBB264762: Mayo Farm, EST1026: Geophysical Survey, Stafford, Churchbridge, Uttoxeter & Newport Turnpike Road, MST12226: Stafford to Wellington Railway Line, HBB264765: Step Farm, HBB266947: Haughton Farm, MST6467: Possible Medieval or Post-Medieval Features, EST10237: Archaeological Evaluation, EST1024: Archaeological Evaluation, MST803: Moat Farm Moated Site, EST1024: Archaeological Watching Brief, EST1029: Archaeological Watching Brief, HBB264767: Moat House Farmstead, MST2465: Haughton Domesday Settlement 1086, MST3234: Site of Rectory, MST801: Possible Moated Site.		<p>of Haughton village and it is likely that any visibility of the Site from this and other designated assets within the core will be blocked by intervening development.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the HER does record evidence of ridge and furrow on the site and the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
HAU06 – Land on north side of Park Lane, Haughton ST18 9EY	HAU05	Heysham House Grade II LB (NHL No. 1242814), Haughton Old Hall Grade II* LB (NHL No.1242778), Haughton War Memorial Grade II LB (NHL1452622), Moat House Grade II LB (NHL No.1247092), Church of St. Giles Grade II* LB (NHL No. 1242776), Headstone of Mary and Sarah Salt Grade II LB (NHL No 124810), Headstone of Thomas and Richard Merrey Grade II LB (NHL No. 1242777), Haughton Villa Grade II LB (NHL No. 1259863)	MST19005, MST9010 & MST19011, MST5652: Ridge and Furrow, EST1026: Geophysical Survey, Stafford, Churchbridge, Uttoxeter & Newport Turnpike Road, HBB264765: Step Farm, HBB266947: Haughton Farm, MST6467: Possible Medieval or Post-Medieval Features, EST10237: Archaeological Evaluation, EST1024: Archaeological Evaluation, MST803: Moat Farm Moated Site, EST1024: Archaeological Watching Brief, EST1029: Archaeological Watching Brief, HBB264767: Moat House Farmstead, MST2465: Haughton Domesday Settlement 1086, MST3234: Site of Rectory, MST801: Possible Moated Site.	Greenfield	<p>No assets are recorded on the Site by either the HER or HE and whilst the nearest Listed Building stands 65m to the north within the historic core of Haughton village and it is likely that any visibility of the Site from this and other designated assets within the core will be blocked by intervening development.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Woodseaves								
HIG05 – Oldhouse Farm, Lodge Lane, Woodseaves ST20 0NZ	HIG07; HIG8; HIG10; HIG11; HIG13; HIG09; Site 6a; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741): New Farm (HER 263742): Old house farm (HER 263910): Knightley Eaves (HER MST19818: HER 263976): Knightly Park Farm (HER 263911): Birch tree farm (HER MST19818; HER 263978): Barn (HER MST12613); Barn (HER MST12615): Fingerpost (HER MST20185): Milepost (HER MST17123): Narrow ridge and furrow (HER MST23509): Roman coin (HER MST6314): Survey (HER EST1477): Survey (HER EST 1479): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge	Open Countryside	<p>No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 200m.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Any visibility with designated</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			and furrow recorded on aerial photography and lidar; Hachures recorded on aerial photography and lidar; Aerial photographic mapping (HER EST2595)		assets will in all probability be blocked by intervening buildings and vegetation. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
HIG07 – Garage off A519, Woodseaves ST20 ONP	HIG05; HIG08; HIG10; HIG11; HIG13; HIG09; Site 6a; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741): Old house farm (HER 263910): Fingerpost (HER MST20185): Milepost (HER MST 12699): Narrow ridge and furrow (HER MST23509): Narrow ridge and furrow (HER MST23508): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge and furrow recorded on aerial photography and lidar Aerial photographic mapping (HER EST2595)	Brownfield	No heritage assets are recorded on the Site by either the HER or HE. A Grade II Listed milepost (NHL No. 1242856) stands 420m to the north any visibility will in all probability be blocked by intervening development and vegetation The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
HIG08 – The Cottage, Glebefields, Woodseaves ST20 OLA	HIG05; HIG07; HIG10; HIG11; HIG13; HIG09; Site 6a; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Home Farm (HER 263740): Longacre (HER 263741): New Farm (HER 263742): Old house farm (HER 263910): Knightly Park Farm (HER 263911): Artefacts (HER MST6312): Fingerpost (HER MST20185): Flint axe (HER MST822): Milepost (HER MST 12699): Narrow ridge and furrow (HER MST23509): Survey (HER EST1477): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge and furrow recorded on aerial photography and lidar Aerial photographic mapping (HER EST2595)	Greenfield	No heritage assets are recorded on the Site by either the HER or HE and whilst a Grade II Listed milepost (NHL No. 1242856) stands 40m to the north any visibility will in all probability be blocked by intervening development and vegetation The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Although aerial photographic mapping indicates that the site is now located within a landscape of tree belts, these are missing from the 1888 Ordnance Survey and they do not appear to have been associated with any designed landscape or country house. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					direct impacts upon any archaeological remains that may be present.			
HIG09 – Land to the rear of Woodseaves C of E School, Woodseaves ST20 OLL	HIG05; HIG07; HIG08; HIG10; HIG11; HIG13; Site 6a; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741): New Farm (HER 263742): Old house farm (HER 263910): Knightley Eaves (HER MST19818; HER 263976): Birch tree farm (HER MST19818; HER 263978): Barn (HER MST12613); Fingerpost (HER MST20185): Flint axe (HER MST822): Milepost (HER MST17123): Narrow ridge and furrow (HER MST23509): Roman coin (HER MST6314): Survey (HER EST1477): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge and furrow recorded on aerial photography and lidar; Thachure recorded on aerial photography and lidar; Aerial photographic mapping (HER EST2595)	Open Countryside	<p>The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site whilst a Grade II Listed milepost (NHL No. 1242856) stands 400m to the south any visibility will in all probability be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
HIG10 – Land adjacent to the Croft, Woodseaves ST20 ONP	HIG05; HIG07; HIG08; HIG11; HIG13; HIG09; Site 6a; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741): New Farm (HER 263742): Old house farm (HER 263910): Knightley Eaves (HER MST19818; HER 263976): Birch tree farm (HER MST19818; HER 263978): Fingerpost (HER MST20185): Flint axe (HER MST822): Milepost (HER MST12699): Narrow ridge and furrow (HER MST23509): Survey (HER EST1477): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge and furrow recorded on aerial photography and lidar	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE and whilst a Grade II Listed milepost (NHL No. 1242856) stands 75m to the east any visibility will in all probability be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
HIG11 – Land at Lillingstone House, Woodseaves ST20 ONP	HIG05; HIG07; HIG08; HIG10; HIG13; HIG09; Site 6a; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741): New Farm (HER 263742): Old house farm (HER 263910): Fingerpost (HER MST20185): Flint axe (HER MST822): Narrow ridge and furrow (HER MST23509): Aerial photographic mapping (HER EST2595): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge and furrow recorded on aerial photography and lidar	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE and whilst a Grade II Listed milepost (NHL No. 1242856) stands 40m to the east any visibility will in all probability be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Although aerial photographic</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>mapping indicates that the site is now located within a landscape of tree belts, these are missing from the 1888 Ordnance Survey and they do not appear to have been associated with any designed landscape or country house.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
HIG13 - Land to rear of Woodseaves C of E School	HIG05; HIG07; HIG08; HIG10; HIG11; HIG09; Site 6a; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741); New Farm (HER 263742); Old house farm (HER 263910); Knightley Eaves (HER MST19818; HER 263976); Birch tree farm (HER MST19818; HER 263978); Barn (HER MST12613); Fingerpost (HER MST20185); Flint axe (HER MST822); Milepost (HER MST17123); Narrow ridge and furrow (HER MST23509); Roman coin (HER MST6314); Survey (HER EST1477); Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341); Ridge and furrow recorded on aerial photography and lidar; Hachures recorded on aerial photography and lidar; Aerial photographic mapping (HER EST2595)	Greenfield	<p>The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site whilst a Grade II Listed milepost (NHL No. 1242856) stands 200m to the south any visibility will in all probability be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Site 6a – Land at The Cottage Glebefields Woodseaves ST20 OLA	HIG05; HIG07; HIG08; HIG11; HIG13; HIG09; HIG10; Site 11; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741); New Farm (HER 263742); Old house farm (HER 263910); Fingerpost (HER MST20185); Flint axe (HER MST822); Narrow ridge and furrow (HER MST23509); Aerial photographic mapping (HER EST2595); Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341); Ridge and furrow recorded on aerial photography and lidar; Aerial photographic mapping (HER EST2595)		<p>No heritage assets are recorded on the Site by either the HER or HE and whilst a Grade II Listed milepost (NHL No. 1242856) stands 60m to the east any visibility will in all probability be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation, or an archaeological watching brief are</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
Site 07 – Land off Moscow Lane, Woodseaves	HIG05; HIG07; HIG08; HIG11; HIG13; HIG09; HIG10; Site 6a; Site 11	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741): Pool Farmhouse (HER 263743); Old house farm (HER 263910): (HER MST20185): Milepost (HER MST12699): Narrow ridge and furrow (HER MST23509): Narrow ridge and furrow (HER MST23508): Aerial photographic mapping (HER EST2595): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge and furrow recorded on aerial photography and lidar; Aerial photographic mapping (HER EST2595)	Brownfield	<p>No heritage assets are recorded on the Site by either the HER or HE. A Grade II Listed milepost (NHL No. 1242856) stands 425m to the north any visibility will in all probability be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Site 11 – Land on Lodge, approached off the A519 on left hand side Old House Farm Lodge Lane Woodseaves ST20 ONZ	HIG05; HIG07; HIG08; HIG11; HIG13; HIG09; HIG10; Site 6a; Site 07	Milepost, Grade II LB (NHL No. 1242856; HER MST7549)	Longacre (HER 263741): New Farm (HER 263742): Old house farm (HER 263910): Knightly Park Farm (HER 263911): Fingerpost (HER MST20185): Flint axe (HER MST822): Narrow ridge and furrow (HER MST23509): Narrow ridge and furrow (HER MST23508): Aerial photographic mapping (HER EST2595): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Ridge and furrow recorded on aerial photography and lidar; Aerial photographic mapping (HER EST2595)	Brownfield	<p>No heritage assets are recorded on the Site by either the HER or HE. A Grade II Listed milepost (NHL No. 1242856) stands 375m to the north any visibility will in all probability be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Hixon (HIX07, HIX08 & HIX17 are discussed as part of the Hixon Strategic Development Site Option)								
HIX01 – Grange Hill Farm, Church Lane, Hixon ST18 OPX	All other HIX Sites	Church of St. Peter Grade II LB (NHL No. 1273554), New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	Ridge & Furrow on Site MST21733: Outfarm, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST745: Windmill, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge &	Greenfield	<p>The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site whilst the Grade II Listed Church of St. Peter (NHL No. 1273554) stands 80m to the southwest any visibility may be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST22594: Picket Post, MST22590: RAF Hixon Military Hospital Complex, MST22593: RAF Hixon Military Hospital Complex, MST22593, Possible Ambulance Garage, Mortuary, EST2631: Historic Building Recording, MST22592: RAF Hixon Military Hospital Complex, Air Raid Shelter, MST22591: RAF Hixon Military Hospital Complex, Main Hospital Block and Annex, MST21733: Outfarm.		<p>previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
HIX03 – Land east of Church Lane, Hixon ST18 OFA	All other HIX Sites	Church of St. Peter Grade II LB (NHL No. 1273554), New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719)	<p>Ridge & Furrow on Site</p> <p>MST21733: Outfarm, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST745: Windmill, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18th – 19th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST22594: Picket Post, MST22590: RAF Hixon Military Hospital Complex, MST22593: RAF Hixon Military Hospital Complex, MST22593, Possible Ambulance Garage, Mortuary, EST2631: Historic Building Recording, MST22592: RAF Hixon Military Hospital Complex, Air Raid Shelter, MST22591: RAF Hixon Military Hospital Complex, Main Hospital Block and Annex, MST21733: Outfarm.</p>	Greenfield	<p>The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site whilst the Grade II Listed Church of St. Peter (NHL No. 1273554) stands 200m to the west any visibility may be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
HIX04 – Land west of Egg Lane, Hixon ST18 OGQ	All other HIX Sites	Church of St. Peter Grade II LB (NHL No. 1273554), New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	<p>Extant Remains of RAF Military Hospital Complex on Site: MST22594: Picket Post, MST22590: RAF Hixon Military Hospital Complex, MST22593: RAF Hixon Military Hospital Complex, MST22593, Possible Ambulance Garage, Mortuary, EST2631: Historic Building Recording, MST22592: RAF Hixon Military Hospital Complex, Air Raid Shelter, MST22591: RAF Hixon Military Hospital Complex, Main Hospital Block and Annex</p> <p>MST21733: Outfarm, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST745: Windmill, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18th – 19th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21742: Hall Farm, MSDT21743: Mount Farm, MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm</p>	Greenfield	<p>The HER records the non-designated remains of the former military hospital was attached to RAF Hixon, extending across the Site. These remains include three upstanding buildings; the Main Block and Annex (MST22591), a possible ambulance garage/mortuary (MST22593) and an air raid shelter (MST22594) as well as a picket post (MST22594). Although they are not designated these remains clearly have the potential to contribute to our understanding of Second World War military hospitals and should ideally be retained within any development. However, should this not prove possible and their removal is inevitable, then a detailed programme of historic building and analysis underpinned by historical research should be undertaken in advance.</p> <p>The nearest designated heritage asset, the Grade Listed Ivy Farmhouse (NHL No. 1258757) stands 112m to the northwest and any visibility is likely to be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by previously unrecorded pre-Second World War remains archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including historic building recording, a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Low	No
HIX05 – Land to the north of Hixon, Green Lane, Hixon ST18 ONF	All other HIX Sites	New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	<p>On Site: MST21725: Possible Quarry</p> <p>MST22594: Picket Post, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18th – 19th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21733: Outfarm, MST21742: Hall Farm, , MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, MST21746: Ridge and Furrow, MST21271: Broadmore Farm, MST21737: Outfarm. MST21720: 19th Century Pottery Scatter, EST1089:</p>	Greenfield	<p>The HER records a possible quarry (MST21725) in the extreme southwest corner of the Site whilst the Grade II Listed) Bank House Public House (NHL No. 1258719), stands 115m to the south although any visibility may be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded remains, including unrecorded evidence relating to RAF Hixon, to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Archaeological Watching Brief, MST21727/ HBB251007: Stowfield Farm, MDT21721: 18 th & 19 th Century Pottery.		Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
HIX09 – Land off Puddle Hill, south of Stoney Brook Close, Hixon ST18 ONG	All other HIX Sites	Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	MST22594: Picket Post, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21733: Outfarm, MST21742: Hall Farm, , MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, MST21746: Ridge and Furrow, MST21271: Broadmore Farm, MST21737: Outfarm.	Greenfield	<p>No assets are recorded on the site by the HER whilst the nearest designated asset, the Grade II Listed Mount Pleasant NHL No. 1258266) stands 60m to the west although it is possible that visibility will be impeded by intervening development and vegetation.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded remains, including features relating to RAF Hixon, to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
HIX10 – Land off Puddle Hill, Hixon ST18 OFP	All other HIX Sites	Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	MST22594: Picket Post, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21733: Outfarm, MST21742: Hall Farm, , MST21722: Marl Pits, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, MST21746: Ridge and Furrow, MST21271: Broadmore Farm, MST21737: Outfarm. MST1424: Pit Alignment.	Greenfield	<p>No assets are recorded on the site by the HER whilst the nearest designated asset, the Grade II Listed Mount Pleasant NHL No. 1258266) stands 90m to the west although it is possible that visibility will be impeded by intervening development and vegetation.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded remains, including features relating to RAF Hixon, to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
HIX12 – Land to the south of New Road, Hixon	All other HIX Sites	Church of St. Peter Grade II LB (NHL No. 1273554), New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse	On Site: MST5336 RAF Hixon	Greenfield	The Site occupies the former southern extent of RAF Hixon which opened in 1942 as a training aerodrome to prepare crews for service on the larger wartime	Medium	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		Farmhouse Grade II LB (NHL No. 1258757)	MST21733: Outfarm, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST745: Windmill, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21709: Ridge & Furrow, MST22591: RAF Hixon Military Hospital Complex, Main Hospital Block and Annex, MST21733: Outfarm, HBB267408: Outfarm, HBB267949/HBB262394: Heath Farm, MST18173: Aircraft Crash Site Blenheim March 1945.		<p>aircraft. Hixon had closed by the early 1960's when its site was sold off. Modern aerial photographs show a circular aircraft hardstanding and its associated access road on the northern part of the Site. These hard standings were characteristic of 1940's RAF airfield design and the presence of an example on the Site suggests that it is located at one of the points where aircraft were dispersed around the perimeter of the runway.</p> <p>Whilst there is a likelihood of further military remains to be located on the Site the potential for development to be constrained by previously unrecorded pre-Second World War archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>The nearest designated asse the Grade II Listed Church of St. Peter (NHL No. 1273554) stands 145m to the east although any visibility will in all probability be blocked by intervening development.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a detailed survey of any upstanding airfield remains, a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
HIX13 - Land off Puddle Hill, Hixon, ST18 ONG	All other HIX Sites	New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	MST22594: Picket Post, MST22590: RAF Hixon Military Hospital Complex, MST22593: RAF Hixon Military Hospital Complex, MST22593, Possible Ambulance Garage, Mortuary, EST2631: Historic Building Recording, MST22592: RAF Hixon Military Hospital Complex, Air Raid Shelter, MST22591: RAF Hixon Military Hospital Complex, Main Hospital Block and Annex, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21733: Outfarm, MST21742: Hall Farm, MSDT21743: Mount Farm, MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, MST21746: Ridge and Furrow, MST21271: Broadmore Farm, MST21737: Outfarm.	Greenfield	<p>No assets are recorded on the site by the HER whilst the nearest designated asset, the Grade II Listed Mount Pleasant NHL No. 1258266) stands 30m west of the proposed access road and 40m north of the main body of the Site. However, it is possible that visibility will be impeded by intervening development and vegetation.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded remains, including evidence relating to RAF Hixon, to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					direct impacts upon any archaeological remains that may be present.			
HIX14 - Land off Puddle Hill, Hixon, ST18 ONG	All other HIX Sites	Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	MST22594: Picket Post, MST22590: RAF Hixon Military Hospital Complex, MST22593: RAF Hixon Military Hospital Complex, Possible Ambulance Garage, Mortuary, EST2631: Historic Building Recording, MST22592: RAF Hixon Military Hospital Complex, Air Raid Shelter, MST22591: RAF Hixon Military Hospital Complex, Main Hospital Block and Annex, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21733: Outfarm, MST21742: Hall Farm, MSDT21743: Mount Farm, MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, MST21746: Ridge and Furrow, MST21271: Broadmore Farm, MST21737: Outfarm.	Greenfield	<p>The HER records Ridge and Furrow on the Site whilst a small structure of possible agricultural use is depicted in the northwest corner of the Site on the 1888 Ordnance Survey. The nearest designated asset, the Grade II Listed Mount Pleasant NHL No. 1258266) stands 30m west of the proposed access road and 55m northwest of the main body of the Site. However, it is possible that visibility will be impeded by intervening development and vegetation.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded remains, including evidence relating to RAF to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
HIX15 - Yew Tree Farm, Puddle Hill, Hixon, ST18 ONG	All other HIX Sites	Church of St. Peter Grade II LB (NHL No. 1273554), New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	MST22594: Picket Post, MST22590: RAF Hixon Military Hospital Complex, MST22593: RAF Hixon Military Hospital Complex, Possible Ambulance Garage, Mortuary, EST2631: Historic Building Recording, MST22592: RAF Hixon Military Hospital Complex, Air Raid Shelter, MST22591: RAF Hixon Military Hospital Complex, Main Hospital Block and Annex, MST21733: Outfarm, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST745: Windmill, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21733: Outfarm, MST21742: Hall Farm, MSDT21743: Mount Farm, MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm.	Greenfield	<p>The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site whilst the Grade II Listed Ivy Farmhouse (NHL No. 1258757) stands 112m to the northwest and any visibility is likely to be blocked by intervening development and vegetation</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded remains, including evidence relating to RAF Hixon, to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
HIX16 - Land north of Lea	All other HIX Sites	Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House	MST22594: Picket Post, MST19058: Ridge & Furrow, HBB251014: Outfarm, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086,	Greenfield	The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site whilst the Grade II Listed Mount Pleasant NHL No.	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
Road, Hixon, ST18 ONR		(NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266)	MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21742: Hall Farm, MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, MST21746: Ridge and Furrow.		1258266) stands 160m to the south although any visibility is likely to be blocked by intervening development and vegetation. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded remains including evidence relating to RAF Hixon, to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
HIX18 - Land north of Halls Farm Close, Hixon	All other HIX Sites	New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719)	Ridge and Furrow Recorded Clipping the Northern end of the Site. MST19058: Ridge & Furrow, HBB251014: Outfarm, MST21745: Wesleyan Methodist Chapel, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18 th – 19 th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21742: Hall Farm, , MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, HBB262394: Heath Farm, HBB267949: Outfarm, MST5336 RAF Hixon	Greenfield	The HER records traces of ridge and furrow cultivation clipping the northern part of the Site whilst the Grade II Listed New Road Farmhouse Grade II LB (NHL No. 1273252), stands 175m to the south although any visibility will in all probability be blocked by intervening development and vegetation. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
Hopton								
HOP02 – Land off Beacon Farm Lane adjacent to Beacon Croft / Beacon Business Park, Stafford ST18 OWL	HOP03; HOP07; HOP09; HOP04; HOP05	None	Brickhouse Farm (HER 252355): Beacon Farm (HER 262524): RAF Stafford (HER MST22507): Stafford, Churchbridge, Uttoxeter and Newport turnpike road (HER MST22381): Ingestre Hall park (HER MST5986): Satellite camp (HER MST22511): Watching brief (HER EST3108); Field boundaries recorded from aerial photography and LiDAR; Narrow ridge and furrow recorded from aerial photography and LiDAR; Ridge and furrow recorded from aerial photography and LiDAR	Greenfield	No heritage assets are recorded on the Site by the HER and no designated heritage assets are located within 500m of the Site, the nearest being the Registered battlefield of Hopton Heath (1643) (NHL No. 1000015) 1.3km north of the Site. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
HOP03 – Former Staffordshire University Campus, Beaconside, Stafford ST18 0AA	STAFMB07, TIX02, TIX01, HOP05, HOP02, HOP09, HOP04	None	EST2437: Archaeological Desk-Based Assessment, MST4510: Former Mill Pond, Ridge and Furrow, MST22309: Site of Air Raid Shelter, MST22310: Site of Air Raid Shelter, MST22311: Site of Air Raid Shelter, MST22511: RAF Satellite Camp, MST12550: Milepost, EST2437: Archaeological Desk-Based Assessment, MST22381: Turnpike Road, EST3095: Archaeological Desk-Based Assessment, EST1071: Archaeological Evaluation, MST22507: RAF Stafford, MST18805: Water Meadow.	Brownfield	<p>The site is currently occupied by large modern buildings relating to Staffordshire University. No heritage assets are recorded on the Site by the HER and no designated heritage assets are located within 500m of the Site, the nearest being the Scheduled remains of St. Thomas' Priory (NHL No. 1020054) some 650m to the south although in all probability any intervisibility will be blocked by intervening development.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
HOP04 – Land to the west of A518 to the north of Brick House Farm, Stafford ST18 0BD	HOP02; HOP03; HOP07; HOP09; HOP10; HOP05; TIX02	None	<p>On Site Ridge and furrow mapped from aerial photography.</p> <p>Brickhouse Farm (HER 252355): Lower Bridge Farm (HER MST17418: HER 262518): Lower House Farm (HER MST17421: HER 262522): Beacon Farm (HER 262524): Outfarm (HER 268229): Earthwork Mound (HER 22505): Milepost (HER MST12550): Narrow ridge and furrow (HER MST22503): Hopton Pools (HER MST5333): Possible settlement and field system remains (HER MST22506): Ridge and furrow (HER MST17369); Site of air raid shelter (HER MST22516): Site of air raid shelter (HER MST22518): Site of air raid shelter (HER MST22519): Site of air raid shelter (HER MST22515): Site of air raid shelter (HER MST22517): Site of air raid shelter (HER MST22313): Site of air raid shelter (HER MST22311): Site of air raid shelter (HER MST22310): Site of air raid shelter (HER MST22309): Site of air raid shelter (HER MST21911): Site of air raid shelter (HER 22312): Smithy (HER MST17422): Stafford, Churchbridge, Uttoxeter and Newport turnpike road (HER MST22381): Ingestre Hall park (HER MST5986):</p>	Open Countryside	<p>No designated heritage assets are located within 500m of the Site, the nearest being the Registered battlefield of Hopton Heath (1643) (NHL No. 1000015) 750m north of the Site. The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	None

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Satellite camp (HER MST22511): Water meadow (HER MST18638); DBA (HER EST2716): Watching brief (HER EST3108); DBA (HER EST1448): Evaluation (HER EST1071): Field boundaries recorded from aerial photography and LiDAR; Narrow ridge and furrow recorded from aerial photography and LiDAR; Ridge and furrow recorded from aerial photography and LiDAR; Settlement remains recorded from aerial photography and LiDAR.					
HOP05 – Land to the west of Brick House Farm, Stafford ST18 OAE	HOP02; HOP03; HOP07; HOP08; HOP09; HOP10; STAFMB07; HOP04; TIX02	None	On Site Ridge and furrow (HER MST17369). Brickhouse Farm (HER 252355): Lower Bridge Farm (HER MST17418: HER 262518): Mount Farm (HER MST17419: HER 262519): Lower House Farm (HER MST17421: HER 262522): Beacon Farm (HER 262524): Hopton Hall Farm (HER MST17420: HER 262556): Outfarm (HER 268229): Earthwork Mound (HER 22505): Hopton settlement (HER MST2513): Narrow ridge and furrow (HER MST22503): Possible settlement and field system remains (HER MST22506): RAF Stafford (HER MST22507): Ridge and furrow (HER 22504): Ridge and furrow (HER MST5667): Ridge and furrow (HER MST22502): Site of air raid shelter (HER MST22516): Site of air raid shelter (HER MST22518): Site of air raid shelter (HER MST22519): Site of air raid shelter (HER MST22515): Site of air raid shelter (HER MST22517): Site of air raid shelter (HER MST22313): Site of air raid shelter (HER MST22311): Site of air raid shelter (HER MST22310): Site of air raid shelter (HER MST22309): Site of air raid shelter (HER MST21911): Site of air raid shelter (HER 22312): Site of chapel of St Peter and burial ground (HER MST763): Smithy (HER MST17422): Water meadow (HER MST18638): Water meadow (HER MST18637); HBR (HER EST2304): HBR (HER EST2432): Watching brief (HER EST3108): Stafford, Churchbridge, Uttoxeter and Newport turnpike road (HER MST22381): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): DBA (HER EST3095): Ingestre Hall park (HER MST5986): RAF Stafford (HER MST22507): Satellite camp (HER MST22511): Stafford and Uttoxeter Railway (HER MST12320): Water meadow (HER MST18636); DBA (HER EST2716): Geophysical survey (HER EST1205): Historic character assessment (HER EST2342): Aerial photographic mapping (HER EST2408): DBA (HER EST1203): DBA (HER EST3095): Watching brief (HER EST1207): Fieldwalking (HER EST1204): Watching brief (HER EST3108).	Greenfield	No designated heritage assets are located within 500m of the Site, the nearest being the Registered battlefield of Hopton Heath (1643) (NHL No. 1000015) 825m north of the Site. The HER records traces of ridge and furrow cultivation detectable from cropmarks on the Site The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
HOP07 – Land at Wilmore Lane, Hopton ST18 OBG	HOP02; HOP10; HOP04; HOP05	Battle of Hopton Heath 1643, RB (NHL No 1000015)	Outfarm (HER 262520): Wilmore Hill Farm (HER 262521): Lower House farm (HER MST17421:HER 262522): Hopton Pools Farmhouse (HER 262523): Common Barn (HER262526): Yew tree farm (HER 262555): Hopton Hall Farm (HER MST17420: HER 262556): Outfarm (HER 268222): Outfarm (HER 268229): Woodside (HER 268230); Outfarm (HER 268231): Hopton settlement (HER MST2513): Hopton	Greenfield	No heritage assets are recorded on the Site by either the HER or HE although the Registered battlefield of Hopton Heath (1643) (NHL No. 1000015) extends to within 190m of the Site from the north and care will therefore need to be taken to ensure that both the setting of the battlefield and our ability to understand the sequence of events which took place there in 1643 are protected and remain legible.	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Pools (HER MST5333): Hopton Hall Farm (HER MST17420): Smithy (HER MST17422): Satellite camp (HER MST25510): Watching brief (HER EST17420): Possible settlement and field system remains (HER MST22506): Ridge and furrow (HER MST17369): Narrow ridge and furrow recorded on aerial photography and LiDAR; Ridge and furrow recorded on aerial photography and LiDAR; Settlement remains recorded on aerial photography and LiDAR; Site of chape of St peter and burial ground (HER MST763): Satellite camp (HER MST22510): Geophysical survey (HER EST1205): Aerial photographic mapping (HER EST2408): DBA (HER EST1203): Watching brief (HER EST1207): Watching brief (HER EST1725): Fieldwalking (HER EST1204)		<p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains, including evidence for the 1643 battle, to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
HOP08 – MoD 4 site, Sandon Road, Stafford ST18 9SZ	HOP05	None	<p>Satellite Camp, RAF Stafford (HER MST22508): DBA (HER EST1203).</p> <p>Fieldwalking and field reconnaissance (HER EST1204): Geophysical survey (HER EST1205); Watching brief (HER EST1207): Assessment of Marstongate Farm (HER EST2436): DBA (HER EST2716); Historic character assessment (HER EST2342); DBA (HER EST1288): Ridge and Furrow (HER MST17380): New Buildings farm (HER MST17405: HER 264363): Ridge and furrow (HER MST14319): Water meadow (HER MST17383): Ridge and furrow (HER MST14621); Marl pit (HER MST18250); Outfarm (HER MST17392; HER 264362): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382); Milepost (HER MST12552): Tollgate farm (HER MST17388): Hopton Farm (HER MST17390; HER 264440): RAF Stafford (HER MEST22507)</p>	Brownfield	<p>The Site is currently occupied by large military structures associated with the former RAF Stafford that was established during 1930's and is recorded on the HER. No designated assets lie within 1km of the Site boundary.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p> <p>A programme of historic building appraisal and recording of the military buildings on the Site will be required in order to identify and document any buildings or structures relating to the earlier phases of RAF Stafford prior to their removal.</p>	Low	Low	No
HOP09 - Land to the west of A518 south of Brick House, Weston Road, Stafford, ST18 0BD	HOP02; HOP03; HOP04; HOP05; TIX02	None	Brickhouse Farm (HER 252355): Milepost (HER MST12550): Satellite Camp (HER MST22511): Watching brief (HER EST3108): Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road (HER MST22381): DBA (HER EST1448): Evaluation (HER EST1071); Ingestre Hall Park (HER MST5986): Aerial photographic mapping (HER EST2408): DBA (HER EST2437)	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE and no designated assets lie within 1km.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
HOP10 - Land off Wilmore Lane, Hopton	HOP07; HOP04; HOP05	Battle of Hopton Heath 1643, RB (NHL No 1000015; HER MST753)	Lower Bridge Farm (HER MST17418: HER 262518); Mount Farm (HER MST 17419; HER 262519); Outfarm (HER 262520); Wilmore Hill Farm (HER 262521); Lower House farm (HER MST17421:HER 262522); Hopton Pools Farmhouse (HER 262523); Yew tree farm (HER 262555); Hopton Hall Farm (HER MST17420: HER 262556); Outfarm (HER 268222); Outfarm (HER 268229); Outfarm (HER 268231); Axe-hammer findspot (HER MST1692); Earthwork Mound (HER MST22505); Hopton settlement (HER MST2513); Possible settlement and field system remains (HER MST22506);Ridge and furrow (HER MST22504); Ridge and furrow (HER MST5667); Ridge and furrow (HER MST17369); Satellite camp (HER MST22509); Site of chapel of St Peter and burial ground (HER MST763); Smithy (HER MST17422:); Satellite camp (HER MST25510);Geophysical survey (HER EST1205); HBR (HER EST2304); Aerial photographic mapping (HER EST2408); DBA (HER EST1203); Watching brief (HER EST1207); HBR (HER EST2432); Fieldwalking (HER EST1204)	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE although the Registered battlefield of Hopton Heath (1643) (NHL No. 1000015) extends to within 225m of the Site from the north and care will therefore need to be taken to ensure that both the setting of the battlefield and our ability to understand the sequence of events which took place there in 1643 are protected and remain legible.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, the site's proximity to the historic core of Hopton should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
Milwich								
MIL02 – Land between Cromer Lodge and Milwich Hall, Milwich ST18 OEG	MIL04	Grimblebrook House Grade II LB (NHL No. 1189556; HER MST7776; HER 262406); Manor Farmhouse Grade II LB (NHL No. 1039027; HER MST7771; HER MST14132; HER 262409); Brook House Grade II LB (NHL No. 1039030; HER MST7775); Ivy House Farmhouse Grade II LB (NHL No. 1294189; HER MST7781; HER 262410); Former School Grade II LB (NHL No. 1039033; HER MST7780); The Round House Grade II LB (NHL No. 1189551; HER MST7774); Milwich Hall Grade II LB (NHL No. 1039029; HER MST7773; HER MST 267103); Church of All Saints, Grade II* LB (NHL No. 1294230; HER MST5121)	Burley Pools Farm (HER 262562); Uttoxeter to Stoke and Stone Turnpike Road (HER MST22391); Moated site (HER MST677); Grimble Brook Farm (HER MST14408); Ivy Hurst Farm (HER 262407); Ivy House Farm (HER MST13990); Fishponds (HER MST675); Moated Site (HER MST676); Milwich Hall Farm (HER MST14037); Barn (HER MST5055)/MST5054; Milwich settlement (HER MST2500); Outfarm (HER MST262408)	Woodland	<p>Although no heritage assets are recorded on the Site by the HER it lies within 15m of an area of fishpond that is recorded as a moat of the 1888 Ordnance Survey and is associated with the Grade II Listed Milwich Hall (NHL No. 1039029) which stands 20m northeast of the Site. The hall itself is believed to date to the late 16th century although the presence of the moat would suggest that its site has earlier manorial origins. The Site itself is shown as wooded on the 1888 Ordnance Survey, suggesting that the current woodland was established by the late-19th century.</p> <p>Any development would need to protect the setting of Milwich Hall, whilst the proposed loss of woodland would require clear justification and assessment to ensure that its removal would not be detrimental to the village's overall cultural heritage value. Realistically, neither of these tests are likely to be met.</p>	Medium	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>The potential for development to be constrained by archaeological remains is considered on present evidence to be medium. However, the site's proximity to the village's historic core should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Although this Site may not be considered suitable for allocation due to the predicted loss of historic woodland and the impact upon the setting of Grade II Listed Milwich Hall, any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential effect upon the cultural heritage value of the village itself and the setting of Grade II Listed Milwich Hall. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
MIL04 – Land at Smithy Hill, Sandon Lane, adjacent to Trebryn, Milwich ST18 OEG	MIL02	Grimblebrook House Grade II LB (NHL No. 1189556; HER MST7776; HER 262406); Manor Farmhouse Grade II LB (NHL No. 1039027; HER MST7771; HER MST14132; HER 262409); Brook House Grade II LB (NHL No. 1039030; HER MST7775); Ivy House Farmhouse Grade II LB (NHL No. 1294189; HER MST7781; HER 262410); Former School Grade II LB (NHL No. 1039033; HER MST7780); The Round House Grade II LB (NHL No. 1189551; HER MST7774); Milwich Hall Grade II LB (NHL No. 1039029; HER MST7773; HER MST 267103); Church of All Saints, Grade II* LB (NHL No. 1294230; HER MST5121)	Outfarm (HER 268239); Burley Pools Farm (HER 262562); Uttoxeter to Stoke and Stone Turnpike Road (HER MST22391); Moated site (HER MST677); Grimble Brook Farm (HER MST14408); Ivy Hurst Farm (HER 262407); Ivy House Farm (HER MST13990); Fishponds (HER MST675); Moated Site (HER MST676); Milwich Hall Farm (HER MST14037); Barn (HER MST5055)/MST5054; Milwich settlement (HER MST2500); Outfarm (HER MST262408)	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE although the Site is located on the edge of the historic core of the medieval village of Milwich and a range of Listed Buildings stand within 500m including the Grade II* Listed church of All Saints (NHL No. 1294230) 140m to the southeast, Grade II Listed Milwich Hall (NHL No. 1039029) 100m to the east, The Roundhouse (NHL No. 1189551, Grade II) 55m northeast and the parish's former Grade II Listed former school (NHL No. 1039033) 70m to the northeast.</p> <p>The Site extends across an elevated field which extends west of Sandon Lane which runs south from the village. Given this rise in topography and development within this field could potentially be visible from various vantage points both within the village and the countryside which surrounds it. Care will therefore need to be taken before allocating the Site to ensure that development can be accommodated whilst protecting the settings of the Listed Buildings and the overall morphology and character of this village. However, it should be noted that the village is not a Conservation Area and that tree cover, particularly on the Site's northern boundary may impede visibility at least during the summer months.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, the site's proximity to the village's historic core should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p>	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential effect upon the cultural heritage value of the village itself. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
Salt								
SAL01 – Land to the west of The Meadows, Salt ST18 0BW	None	Church of St James, Grade II LB (NHL No. 1259769; HER MST7571): Salt Bridge, Grade II LB (NHL 1258042; HER MST2847): Home Farm Lodge, Grade II LB (NHL No. 1374212; HER MST7803): Sandon Park; Grade II RPG (NHL No. 1001166; HER MST6218)	Milepost (HER MST12560): Rugeley and Stone Turnpike Road (HER MST22378); Trent and Mersey Canal (HER MST2203): Geophysical assessment (HER EST1958); Casey Cottage (HER 262532): Outfarm (HER 262531): Burial (HER MST1635): Salthall (HER 266931): Salt settlement (HER MST2547): Salt carved stone heads (HER MST3732): Stafford and Uttoxeter Railway (HER MST12320); Aerial photographic mapping (HER EST2408): Watching brief (HER EST1207): Geophysical survey (HER EST 1205): Fieldwalking and field reconnaissance (HER EST1204); DBA (HER EST1203)	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE although the Site is located on the edge of the historic core of the medieval village of Salt, whilst the Grade II Listed church of St. James (NHL No. 1259769) stands 80m to the west. Grade II* Listed Sandon Hall (NHL No. 1189732) stands 740m to the north within its Grade II Listed Registered Park and Garden (RPG) (NHL No. 1001166) which extends south to within 425m of the Site. Care will need to be taken to protect the setting of the Church although it is likely that any visibility from the house and the park will be blocked by the tree belt that extends along the park's southern boundary.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, the site's proximity to the village's historic core should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential effect upon the cultural heritage value of the village itself and the setting of the church. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
Seighford								
SEI01 – Land to the east of Ladfordfields, Seighford ST18 9QG	None	Milepost Stafford Newport Road 5 miles from Stafford, Grade II LB (NHL No. 1258135; HER MST7594)	Oncote (HER 264745): Ladford Pool Farm (HER 264746): Dam (HER MST3450): Eccleshall, Newport and Watling Street Turnpike Road (HER MST22341): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Moated Site (HER MST808): Seighford Airfield (HER MST5326)	Greenfield	No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 300m. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
SEI03 – Vicarage Paddock, Seighford ST18 9PJ	SEI10; SEI11; SEI12	Barn, Grade II LB (NHL No. 1273373; HER MST7586); Church of St Chad, Grade II* LB (NHL No. 1258080; HER MST7575); Headstone, Grade II LB (NHL No. 1258044; HER MST7576); The Hollybush Inn, Grade II LB (NHL No. 1393826; HER MST17769); Village Farmhouse, Grade II LB (NHL No. 1258045; HER MST7583)	Village Farm (HER MST14230; HER 265344); Church Farm (HER MST21966; HER 265345); Green Farm (HER MST2196; HER 265346); Yew Tree Farm (HER MST21177; HER 265347); Coin findspot (HER MST21966); Copper Perry Primary school (HER MST13323); Dovecote (HER MST7587); Seighford settlement (HER MST2551); Smithy Yew Tree farm (HER MST21178); Geophysical survey (HER EST1082); Evaluation (HER EST 1289); Doxley Fields (HER MST4239); Green Farm (HER MST21967); Seighford Airfield (HER MST5326); Seighford Hall park (HER MST6228); Water meadow (HER MST13547)	Greenfield	<p>No assets are recorded on the site by either the HER or HE, however the Grade II* Listed Church of St. Chad (NHL No. 1258080) stands 16m to the west. Given this very short distance extreme care would need to be taken in designing proposals for this site, and it may not be possible to develop the Site without either building in proximity to the church or increasing its containment by surrounding housing both of which would inevitably harm the church's historic rural context. For this reason SEI03 is not considered suitable for allocation.</p> <p>The potential for development to be constrained by archaeological remains is considered, on present evidence, to be medium. However, the site's proximity to the village's historic core should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Although this Site may not be considered suitable for allocation due to the predicted loss of historic woodland and the impact upon the setting of Grade II* Listed St. Chad's Church, any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential effect upon the cultural heritage value of the village itself and the setting of the church and its rural context. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	High	Potential
SEI04 – Land at Bridgeford Hurst, Great Bridgeford ST18 9PS	SEI05; SEI08; SEI09	Bridgeford Bridge, Grade II LB (NHL No. 1258116; HER MST7590); Bridgeford Hall, Grade II LB (NHL No. 1258051; HER MST7591; HER 265337); Milepost Stafford Newport road 4 miles from Stafford, Grade II LB (NHL No. 1258134; HER MST7593); The Gables, Grade II LB (NHL No. 1259775; HER MST14017; HER 265338)	Worston Hall Farm (HER 265332); Mill Farm (HER 265333); Rose Villa Farm (HER MST19346; HER 265334); White Hart Farm (HER MST21963; HER 265335); Bridgeford Hurst Farm (HER 21964; HER 265336); Outfarm (HER 268198); Bridgeford settlement (HER MST2382); Bridgeford Hall farm (HER MST14228); Great Bridgeford corn mill (HER MST2285); Milepost (HER MST12563); Silk mill (HER MST2244); The Gables Farm (HER MST14017); Worston Deserted village (HER MST2625); Worston water mill (HER MST2243); Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382); Ridge and furrow (HER MST18985); Water	Greenfield	No assets are recorded on the Site by either the HER or HE and no designated assets are located within 300m. The potential for development to be constrained by cultural heritage issues is therefore considered on present evidence to be low. However, the potential for previously unrecorded buried remains to be present therefore cannot be discounted. Consideration will also need to be given to the settings of those designated assets that are located beyond 300m from the site.	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			meadow (HER MST13547): Water meadow (HER MST18670): Geophysical survey (HER EST 1205): Geophysical survey (HER EST3292): DBA (HER EST1203): DBA (HER EST1159): Watching brief (HER EST1207): Fieldwalking (HER EST1204): Watching brief (HER EST2888): Geophysical report (HER EST2889): Heritage assessment (HER EST2887).		Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
SEI05 – Land to the south east of B5404, Great Bridgeford ST18 9PR	SEI08; SEI04; SEI09	Bridgeford Bridge, Grade II LB (NHL No. 1258116; HER MST7590): Bridgeford Hall, Grade II LB (NHL No. 1258051; HER MST7591: HER 265337): The Gables, Grade II LB (NHL No. 1259775; HER MST14017; HER 265338)	Outfarm (HER 268198): Bridgeford settlement (HER MST2382): Bridgeford Hall farm (HER MST14228); Great Bridgeford corn mill (HER MST2285): Milepost (HER MST12563): Silk mill (HER MST2244): The Gables Farm (HER MST14017); Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Water meadow (HER MST13547): Geophysical survey (HER EST 1205): DBA (HER EST1203): DBA (HER EST1159): Watching brief (HER EST1207): Fieldwalking (HER EST1204)	Greenfield	No assets are recorded on the Site by either the HER or HE and no designated assets are located within 300m, although HER does record the site of a small stead that is recorded immediately adjacent to the Site on the 1888 Ordnance Survey and it is possible that remains associated with this may continue onto the Site. The potential for development to be constrained by cultural heritage issues is therefore considered on present evidence to be low. However, the potential for previously unrecorded buried remains to be present therefore cannot be discounted. Consideration will also need to be given to the settings of those designated assets that are located beyond 300m from the site. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
SEI08 – Land on the outskirts of Great Bridgeford ST18 9PR	SEI05; SEI04; SEI09	Bridgeford Bridge, Grade II LB (NHL No. 1258116; HER MST7590)	Outfarm (HER 268198): Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Ridge and furrow (HER MST18985): Water meadow (HER MST13547)	Greenfield	No assets are recorded on the Site by either the HER or HE and no designated assets are located within 450m. The potential for development to be constrained by cultural heritage issues is therefore considered on present evidence to be low. However, the potential for previously unrecorded buried remains to be present therefore cannot be discounted. Consideration will also need to be given to the settings of those designated assets that are located beyond 450m from the site. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
SEI09 – Land to the south of	SEI05; SEI04; SEI08	Bridgeford Bridge, Grade II LB (NHL No. 1258116; HER MST7590)	Outfarm (HER 268198): Bridgeford settlement (HER MST2382): Great Bridgeford corn mill (HER MST2285):	Greenfield	No assets are recorded on the Site by either the HER or HE and no designated assets are located within	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
Village Hall, Great Bridgeford ST18 9PR			Milepost (HER MST12563): The Gables Farm (HER MST14017); Stafford, Sandon, Eccleshall Turnpike Road (HER MST22382): Water meadow (HER MST13547): Geophysical survey (HER EST 1205): DBA (HER EST1203): DBA (HER EST1159): Watching brief (HER EST1207): Fieldwalking (HER EST1204)		300m. The potential for development to be constrained by cultural heritage issues is therefore considered on present evidence to be low. However, the potential for previously unrecorded buried remains to be present therefore cannot be discounted. Consideration will also need to be given to the settings of those designated assets that are located beyond 300m from the site. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
SEI10 – Land at Smithy Lane, Seighford ST18 9PG	SEI03; SEI11; SEI12	Barn, Grade II LB (NHL No. 1273373; HER MST7586): Barn, Grade II LB (NHL No. 1258092; HER MST7584): Church of St Chad, Grade II* LB (NHL No. 1258080; HER MST7575): Former Coach House, Grade II LB (NHL No. 1259773): Headstone, Grade II LB (NHL No. 1258044; HER MST7576): The Hollybush Inn, Grade II LB (NHL No. 1393826; HER MST17769): Village Farmhouse, Grade II LB (NHL No. 1258045; HER MST7583)	Seighford Hall (HER MST7585; HER 265340): The beeches (HER 265342): Village Farm (HER MST14230; HER 265344): Church Farm (HER MST21966; HER 265345): Green Farm (HER MST2196: HER 265346): Yew Tree Farm (HER MST21177: HER 265347): Waterfall Cottages (HER 266952): Outfarm (HER 266953): Axe Hammer findspot (HER MST16741): Copper Perry Primary school (HER MST13323): Dovecote (HER MST7587): Seighford settlement (HER MST2551): Smithy Yew Tree farm (HER MST21178): Geophysical survey (HER EST1082): Evaluation (HER EST 1289): Doxley Fields (HER MST4239): Green Farm (HER MST21967): Seighford Airfield (HER MST5326): Seighford Hall park (HER MST6228): Water meadow (HER MST13547)	Greenfield	No assets are recorded on the Site by either the HER or HE, however the Grade II Listed Village Farmhouse (NHL No. 1258045) stands 105m to the north whilst the field positioning of the field boundaries to the immediate south may have medieval origins. Care will therefore need to be taken to protect the setting of the Listed building, although it is likely that any visibility will be blocked by intervening development. The potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, the site's proximity to the village's historic core should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
SEI11 – Land to the east of The Paddock, Seighford ST18 9PJ	SEI10; SEI03; SEI12	Barn, Grade II LB (NHL No. 1273373; HER MST7586): Church of St Chad, Grade II* LB (NHL No. 1258080; HER MST7575): Headstone, Grade II LB (NHL No. 1258044; HER MST7576): The Hollybush Inn, Grade II LB (NHL No. 1393826; HER MST17769)	Farm (HER MST21966; HER 265345): Green Farm (HER MST2196: HER 265346): Yew Tree Farm (HER MST21177: HER 265347): Church Farm (HER MST21966): Coin findspot (HER MST21966): Copper Perry Primary school (HER MST13323): Seighford settlement (HER MST2551): Smithy Yew Tree farm (HER MST21178): Geophysical survey (HER EST1082): Evaluation (HER EST 1289): Doxley Fields (HER MST4239): Green Farm (HER MST21967): Seighford Airfield (HER MST5326): Seighford Hall park (HER MST6228): Water meadow (HER MST13547)	Greenfield	No assets are recorded on the Site by either the HER or HE, however the Grade II* Listed church of St. Chad (NHL No. 1258080) stands 115m to the northwest and care will therefore need to be taken to protect its setting, although it is likely that any visibility will be blocked by intervening development. Although Seighford has seen limited development it retains its traditional settlement form as an evolved medieval village and care will need to be taken to ensure that any further changes to the village protect its underlying rural character	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>or significantly change the morphology of the existing historic settlement pattern.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, the site's proximity to the village's historic core should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential effect upon the cultural heritage value of the village itself and the setting of the church and its rural context. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
SEI12 – Land to the south of The Paddock, Seighford ST18 9PJ	SEI10; SEI03; SEI11	Church of St Chad, Grade II* LB (NHL No. 1258080; HER MST7575): Headstone, Grade II LB (NHL No. 1258044; HER MST7576): The Hollybush Inn, Grade II LB (NHL No. 1393826; HER MST17769)	On Site Doxey Fields (HER MST4239). Farm (HER MST21966; HER 265345): Green Farm (HER MST2196: HER 265346): Yew Tree Farm (HER MST21177: HER 265347): Church Farm (HER MST21966): Coin findspot (HER MST21966): Copper Perry Primary school (HER MST13323): Seighford settlement (HER MST2551): Smithy Yew Tree farm (HER MST21178): Geophysical survey (HER EST1082): Evaluation (HER EST 1289): Green Farm (HER MST21967): Seighford Airfield (HER MST5326): Seighford Hall Park (HER MST6228): Water meadow (HER MST13547)	Greenfield	<p>No assets are recorded on the Site by either the HER or HE although the positioning of the field boundaries, Doxey Fields, may be medieval in origin. However, the Grade II* Listed church of St. Chad (NHL No. 1258080) stands 125m to the northwest and care will therefore need to be taken to protect its setting, although it is likely that any visibility will be blocked by intervening development. Although Seighford has seen limited development it retains its traditional settlement form as an evolved medieval village and care will need to be taken to ensure that any further changes to the village protect its underlying rural character or significantly change the morphology of the existing historic settlement pattern.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, the site's proximity to the village's historic core should be noted and the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential effect upon the cultural heritage value of the village itself and the setting of the church and its rural context. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
SEI14 - Land off Blackhole Lane, Derrington	None	Stallbrook Hall Grade II LB (NHL No. 1258447), Derrington Hall Grade II LB (NHL No. 1258307), Blue Cross Farmhouse Grade II LB (NHL No. 1258306), Aston Hall Grade II LB (NHL No. 1259762), Holly Bush Farmhouse Grade II LB (NHL No. 1259771),	Three probable marl pits recorded on the Site on the 1888 Ordnance Survey. MST2357: Aston Domesday Settlement 1086, MST799: Stallbrook Hall Moated Site, MST19001 Ridge and Furrow, EST1021: Historical Desk-Based Assessment, MST14189: Blue Cross Farm, HBB266942: Mount Pleasant Farmstead, HBB267081: Lane End Farm, MST2425 Derrington Domesday Settlement 1086, MST12226: Stafford to Wellington Railway Line, MST4239 Doxey Fields Possible Medieval Field System.	Greenfield	No heritage assets are recorded on the Site by either the HER or HE and whilst no designated assets lie within 180m and any visibility will in all probability be blocked by intervening development and vegetation The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
Stone Rural								
SRUR01 – Midfield Nurseries Garden Centre, Oulton Heath, Stone ST15 8US	None	The Old Schoolhouse, Grade II LB (NHL No. 1189932; HER MST7829); Oulton Old Hall Grade II LB (NHL No. 1039011; HER MST7282); 1 and 3 Abbey Cottages, Grade II LB (NHL No. 1294042; HER MST7827); Presbytery at St Mary's Abbey, Grade II LB (NHL No. 1376138; HER MST11065); Chapel of St Mary's Abbey, Grade II* LB (NHL No. 1038978; HER MST7844)	Ford Farm (HER 264484); Hillside Farm, Stone (HER MST14508); Landscape Park, Oulton Grange, Stone (HER MST6416); Coin Hoard (HER MST1824); Landscape Park, Oulton House, Stone Rural (HER MST6422); Die Find sport (HER MST4077); Palstave Findspot (HER MST3685); Landscape Park, Oulton Abbey (HER MST6417); Ridge and Furrow (HER MST5687)	Brownfield	No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 375m although a small non designated landscaped park (MST6422) associated with the non-designated Oulton House extends to within 15m of the Site's southern border. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted. Any visibility from designated assets will in all probability be blocked by the intervening topography, vegetation and buildings. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for effects upon the non-designated landscaped park. Mitigation measures including a trial trench are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
SRUR02 – Land at Bowers Lane, Aston by Stone ST15 OBN	SRUR10; SRUR12; SRUR14; SRUR04; SRUR06; SRUR11; STO06	Aston Hall, Grade II LB (NHL No. 1432002; HER MST22270); Mausoleum, Grade II LB (NHL No. 1039010; HER MST7824); Roman Catholic Church of Holy Michael Archangel, Grade II LB (NHL No. 1432004; HER MST22271); Willow Cottage Farmhouse, Grade II LB (NHL No. 1374215; HER MST7826); Yew Tree Cottage, Grade II LB (NHL No. 1189897; HER MST7825)	Aston Pool Farm (HER 264348); Aston hall Farm (HER 264349); Willow Cottage Farm (HER 264350); Fieldhouse Farm (HER 264353); Outfarm (HER 264354); Outfarm (HER 600022); Aston settlement (HER MST2358); Aston millpond (HER MST11106); Aston water wheel (HER MST4568); Moated site (HER MST663); Enclosure (HER MST4267); Mill leat (HER MST15424); Presbytery (HER MST22272); Ridge and furrow (HER MST21399); Willow Cottage farmstead (HER MST21403); HIA (HER EST2856); Watching brief	Greenfield	No assets are recorded on the Site by either the HER or HE and whilst the Grade II Listed Yew Tree Cottage (NHL No. 1189897) stands 110m to the northeast it is likely that any visibility will be blocked by intervening development. The HER records a possible Roman marching camp, identified from cropmark, extending to within 75m from the southeast.	Medium	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			(HER EST3387): Stone, Stafford and Penkridge turnpike road (HER MST22384): Assessment of geophysical survey (HER EST1958): Fishpond (HER MST2031): Water meadow (HER MST17666): Water meadow (HER MST14601): Geophysical survey (HER EST2462): Site visit to water meadow (HER EST272): Trial trench (HER EST2869): Recording of water wheel (HER EST654)		<p>The potential for development to be constrained by archaeological remains is considered on present evidence to be moderate given the possible presence of Roman remains within the vicinity the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
SRUR03 – Silver Birches, Stone Road, Tittensor ST15 OQT	None	Multivallate hillfort at Bury Bank, SM (NHL No.1008548) extends c.500m to south	Darlaston Turnpike Road (HER MST22338); Geophysical Survey (HER EST1958); Outfarm (HER 268199); Water Meadow (HER MST5032); DBA (HER EST 3117); Tittensor Common (HER MST 6269)	Brownfield	<p>No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 500m. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted. Any visibility from designated assets will in all probability be blocked by the intervening topography, vegetation and buildings.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
SRUR04 – Land to south and west of Stone, ST15 OBU	SRUR02; SRUR10; SRUR12; SRUR14; STO07; STO16; SRUR06; SRUR11; STO06; STO14	Aston Hall, Grade II LB (NHL No. 1432002; HER MST22270): Church of St Saviour, Grade II LB (NHL No. 1039009; HER MST7822): Gatepiers, Grade II LB (NHL No. 1294067; HER MST7823): Mausoleum, Grade II LB (NHL No. 1039010; HER MST7824): Pervis Jervis Mausoleum, Grade II LB (NHL No. 1271503; HER MST13412): Roman Catholic Church of Holy Michael Archangel, Grade II LB (NHL No. 1432004; HER MST22271): Willow Cottage Farmhouse, Grade II LB (NHL No. 1374215): Yew Tree Cottage, Grade II LB (NHL No. 1189897)	North Pirehill Farm (HER MST17287: HER 264336): Fishpond (HER MST2031): Mill leat (HER MST14524): Trial trench (HER EST2869): Ridge and furrow (HER MST4254): DA (HER EST2489): DBA (HER EST1159): Field survey (HER EST1170): Assessment of geophysical survey (HER EST1958)	Greenfield	<p>No designated heritage assets are located within 250m of the Site, the nearest being a cluster of five Grade II Listed buildings associated with Aston Hall and St. Saviour's Church that stand to the east of the site on the opposite side of the A34 dual carriageway (NHL Nos. 1294067, 1039009, 1271503, 1432004, 1432002)</p> <p>This is a very large site extending over approximately 134 hectares and a limited evaluation undertaken in the northeast corner of the site identified only a single ditch, which was interpreted as a possible field boundary (HER EST2869). Although the potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
SRUR06 – Land at Aston Marina, Stone ST15 8QU	SRUR02; SRUR12; SRUR14; STO16; SRUR04; SRUR11; STO06; STO13; STO15	Trent and Mersey Canal Conservation Area. Trent and Mersey Canal Milepost at Aston Lock (NHL No. 1240240). Aston Hall, Grade II LB (NHL No. 1432002; HER MST22270); Church of St Saviour. Grade II LB (NHL No. 1039009; HER MST7822); Crossing House, Grade II LB (NHL No. 1392900; HER MST12331); Gatepiers, Grade II LB (NHL No. 1294067; HER MST7823); Mausoleum, Grade II LB (NHL No. 1039010; HER MST7824); Pervis Jervis Mausoleum, Grade II LB (NHL No. 1271503; HER MST13412); Roman Catholic Church of Holy Michael Archangel, Grade II LB (NHL No. 1432004; HER MST22271); Stowe House, Grade II LB (NHL No. 1219425; HER MST7427); Three Crowns Public House, Grade II LB (NHL No. 1219124; HER MST7411)	On Site Outfarm (HER 264352) .Stoke Farm (HER 264344): Aston Bridge (HER MST664): Aston Hall moated site (HER MST663): Aston Lock (HER MST2839): Aston Mill (HER MST3449): Carr House bridge (HER MST2840): Milepost (HER MST12708): Milestone (HER MST12573): Presbytery (HER MST22272): Rugeley and Stone turnpike road (HER MST22378): Stoke by Stone settlement (HER MST1781): Water Meadow (HER MST14601): DBA (HER EST3325): Site visit to water meadow (HER EST272): DBA (HER EST2766): Stone, Stafford and Penkridge turnpike road (HER MST22384); Trent and Mersey Canal (HER MST2203): Uttoxeter to Stoke and Stone turnpike road (HER MST22391): Assessment of geophysical survey (HER EST1958): Brassworks Farm (HER MST14460): Orange Hayes wood (HER MST3304): Water meadow (HER MST17666): Water meadow (HER MSR14601): Water meadow (HER MST5693): Willow Cottage Farmstead (HER MST 21403); Trial Trench (HER EST2869): Ecological survey (HER EST1338)	Open Countryside	<p>The HER records the former position of an ‘outfarm’, recorded as a small structure on the 1888 Ordnance Survey on the Site whilst the Trent and Mersey Canal conservation Area extends along the Site’s southern southwestern boundary. The nearest Listed Building being a Grade II Listed canal (NHL No. 1240240) milepost stands along the canal 25m south of the Site boundary. Although need to be taken to protect the character of the Conservation Area within the design of any new development, a large marina has recently been constructed alongside the canal immediately adjacent to the Site, and therefore the setting of this particular stretch of the canal has already been subject to change. However, the northern part of the Site adjacent to Aston Bridge Road and Aston Bridge does not appear have been impacted and therefore retains historic character and canalside setting.</p> <p>Although the potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any development should be limited to the southeast part of the Site, that is the area to the north of the marina complex, in order to protect the character of the northern part of the Site and the setting of Aston Bridge and Aston Bridge Road which directly contribute to the Conservation Area. Any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the character of the Conservation Area. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
SRUR10 – Yarlet (2), SCC County Farm, south of Stone Business Park ST15 0BU	SRUR02; SRUR12; SRUR14; STO07; SRUR04; SRUR11; STO14	None	North Pirehill Farm (HER MST17287: HER 264336): Fishpond (HER MST2031): Mill leat (HER MST14524): Archaeological trial trench (HER EST2869): Ridge and furrow (HER MST4254): DBA (HER EST2489): DBA (HER EST1159): Field survey (HER EST1170): Assessment of geophysical survey (HER EST1958)	Greenfield	No assets are recorded on the Site by either the HER or HE and no designated assets are located within 500m. The potential for development to be constrained by cultural heritage issues is therefore considered on present evidence to be low. However, the potential for previously unrecorded buried	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
SRUR11 – Site at Forge Farm, east of A34 and south of A51, Stafford Road, Aston by Stone ST15 OTL	SRUR02; SRUR10; SRUR12; SRUR14; STO16; SRUR04; SRUR06; STO06	Trent and Mersey Canal Conservation Area. Aston Hall, Grade II LB (NHL No. 1432002; HER MST22270): Brassworks Farmhouse, Grade II LB (NHL No. 1196744; HER MST7434): Church of St Saviour, Grade II LB (NHL No. 1039009; HER MST7822): Gatepiers, Grade II LB (NHL No. 1294067; HER MST7823): Pervis Jarvis Mausoleum, Grade II LB (NHL No. 1271503; HER MST13412): Roman Catholic Church of Holy Michael Archangel, Grade II LB (NHL No. 1432004; HER MST22271)	Brassworks Farm (HER 264343): Outfarm (HER 264347): Aston Bridge (HER MST664): Aston Bridge (HER MST2838): Aston Hall moated site (HER MST663): Aston Lock (HER MST2839): Aston Mill (HER MST3449): Brassworks Bridge (HER MST2837): Brassworks Farm (HER MST14460): Presbytery (HER MST22272): Ring Ditch (HER MST4274): Stone Brass Works (HER MST3504): Trial Trench (HER EST2869): Stone, Stafford and Penkridge (HR MST22384): Trent and Mersey Canal (HER MST2203): Assessment of geophysical survey (HER EST1958): Millpond (HER MST11106): Water meadow (HER MST14601): Water meadow (HER MST5693): Historic character assessment (HER EST2343): Site visit to water meadow (HER EST272)	Greenfield	<p>No designated heritage assets are located within 250m of the Site, the nearest being the Trent and Mersey Canal Conservation Area and the cluster of five Grade II Listed buildings associated with Aston Hall and St. Saviour's Church that stand to the southwest of the Site (NHL Nos. 1294067, 1039009, 1271503, 1432004, 1432002), although it is likely that intervening vegetation and buildings will at least in part block visibility from these assets.</p> <p>The HER records no assets on the site and potential for development to be constrained by archaeological remains is considered on present evidence to be low however the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
SRUR12 – Land at Aston Lane, Aston by Stone	SRUR02; SRUR10; SRUR14; SRUR04; SRUR06; SRUR11; STO06	Aston Hall, Grade II LB (NHL No. 1432002; HER MST22270): Mausoleum, Grade II LB (NHL No. 1039010; HER MST7824): Willow Cottage Farmhouse, Grade II LB (NHL No. 1374215; HER MST7826): Yew Tree Cottage, Grade II LB (NHL No. 1189897; HER MST7825)	On Site Enclosure (HER MST4267). Aston Pool Farm (HER 264348); Aston Hall Farm (HER 264349): Aston Hall Farm (HER 264349): Willow Cottage Farm (HER 264350): Fieldhouse Farm (HER 264353): Outfarm (HER 264354): Outfarm (HER 264355): Outfarm (HER 600022): Astonhill Farm (HER 600023);); Aston settlement (HER MST2358): Aston millpond (HER MST11106): Aston water wheel (HER MST4568): Moated site (HER MST663): Mausoleum (HER MST4568): Ridge and furrow (HER MST21399): Geophysical survey (HER EST2856): Watching brief (HER EST3387): Stone, Stafford and Penkridge turnpike road (HER MST22384): Assessment of geophysical survey (HER EST1958); Water meadow (HER MST17666): Water meadow (HER MST14601): Willow Cottage farmstead (HER MST21403): Geophysical survey (HER EST2462): HIA (HER EST2856): Site visit to water	Greenfield	<p>The HER records the non-designated potential remains of a temporary Roman marching camp (HER MST4267), identified from cropmarks, extending across the central portion of the site. If confirmed this would represent a serious constraint upon the development of the site and whilst some development could potentially be delivered in the smaller southern and northern fields where no cropmarks have been hitherto recorded, no groundworks or development would be possible within the greater central part of the Site where there is a Potential for significant buried archaeological remains to be present.</p> <p>A geophysical survey undertaken in 1992 identified a linear anomaly which was interpreted as part of the marching camp's ditch system. However, technology has advanced considerably since that time and it is</p>	High	Low	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			meadows (HER EST272): Recording water wheel (HER EST654)		<p>recommended that a comprehensive up to date geophysical survey, followed by a trial trench evaluation, be undertaken at an early stage of the design process. Given the potential significance of any archaeological remains which could be present on the Site, these works should be undertaken and reported prior to the determination of any planning application in order to establish the extent to which development on the Site could be constrained.</p> <p>Given the Potential for significant archaeological remains to be present the Council would be justified in requiring the geophysical and then, if remains are indicated, the trial trenching to be undertaken to allocation in order to establish whether development can be feasibly delivered on this site given the potential archaeological constraints.</p>			
SRUR14 - Land at Bowers Lane, Aston by Stone, ST15 OBN	SRUR02; SRUR10; SRUR12; SRUR04; SRUR06; SRUR11; STO06	Aston Hall, Grade II LB (NHL No. 1432002; HER MST22270): Mausoleum, Grade II LB (NHL No. 1039010; HER MST7824): Roman Catholic Church of Holy Michael Archangel, Grade II LB (NHL No. 1432004; HER MST22271): Willow Cottage Farmhouse, Grade II LB (NHL No. 1374215; HER MST7826): Yew Tree Cottage, Grade II LB (NHL No. 1189897; HER MST7825)	Aston Pool Farm (HER 264348); Aston hall Farm (HER 264349): Willow Cottage Farm (HER 264350): Fieldhouse Farm (HER 264353): Outfarm (HER 264354): Outfarm (HER 600022): Astonhill Farm (HER 600023); Aston settlement (HER MST2358): Aston millpond (HER MST11106): Aston water wheel (HER MST4568): Moated site (HER MST663): Enclosure (HER MST4267): Mill leat (HER MST15424): Presbytery (HER MST22272): Ridge and furrow (HER MST21399): Willow Cottage farmstead (HER MST21403): HIA (HER EST2856): Watching brief (HER EST3387): Stone, Stafford and Penkridge turnpike road (HER MST22384): Assessment of geophysical survey (HER EST1958): Fishpond (HER MST2031): Water meadow (HER MST17666): Water meadow (HER MST14601): Geophysical survey (HER EST2462): Site visit to water meadow (HER EST272): Trial trench (HER EST2869): Recording of water wheel (HER EST654)	Greenfield	<p>No assets are recorded on the Site by either the HER or HE and whilst the Grade II Listed Yew Tree Cottage (NHL No. 1189897) stands 125m to the northeast it is likely that any visibility will be blocked by intervening development. The HER records a possible Roman marching camp, identified from cropmark, extending to within 45m from the southeast.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be moderate given the possible presence of Roman remains within the vicinity the potential for previously unrecorded buried remains to be present therefore cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Low	No
Stafford								
STAFMB01 & STAFMB17– Land off Rickerscote Lane, Stafford ST17 4HG	STAFMB13, STAFMB03	Rickerscote Hall Grade II LB (NHL No. 1258551)	<p>On Site: MST11105: ha-ha associated with Rickerscote Hall extending along the eastern site boundary. EST:2373: Archaeological Desk-Based Assessment, EST1071: Archaeological Desk-Based Assessment, MST13616: Water Meadow.</p> <p>MST2534: Rickerscote Domesday Settlement 1086, HBB267088: Farmstead, EST2440: Archaeological Desk-Based Assessment, HBB264216: Hill House Farmstead, MST2097: 17-18th century Coin Hoard, MST20082: Borough Boundary Post, MST22384: Turnpike Road</p>	Greenfield	The principal heritage constraint for this site is the presence of the Grade II Listed Rickerscote Hall (NHL No. 1258551), a timber-framed hall house which dates to around 1600 and stands 20m to the east of the site on what may have been a former manorial centre. The hall is orientated southwest to northeast and fronts northwest and was altered and extended in several phases during the 18th and 19th century, presumably to enable it to continue to serve as an affluent farmhouse.	Medium	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>The HER records the presence of a ha-ha (MST11105) curving to the immediate west of the house, along the line of the site boundary. The ha-ha is semi-circular and has a diameter of around 62m. Whilst it is not referenced in the hall's listing description its presence suggests that an emphasis was placed on the importance of views out across the open ground to the immediate west, the land that is now being promoted for allocation.</p> <p>The presence of the ha-ha suggests that the relationship between the garden and the farmland to the west (the Site) was historically permeable and that the site's open character forms an important part of the setting of the hall. Given this constraint it is unlikely to be possible to deliver development on the Site without compromising the setting of the Grade II Listed Building.</p> <p>The HER records a water meadow on the site and notes that a settlement had been established at Rickerscote by the time of the Domesday Survey of 1086, and given the site's proximity to the hall the potential for buried remains associated with this settlement being encountered is considered to be medium</p> <p>Although the Site may not be considered suitable for allocation any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including a detailed assessment of the setting of the Hall and its historic contextual setting relationship with the Site. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
STAFMB03 – Land at Ash Flats Lane / Moss Pit, Stafford ST18 9BP	STAFMB01 STAFMB13	None	<p>On Site: EST2669: Archaeological Desk-Based Assessment, MST4227: Medieval Field Systems including Curved Boundaries and Ridge and Furrow Earthworks. In addition to this two possible Marl Pits are recorded on the Site on the 1888 Ordnance Survey.</p> <p>Borough Boundary Post, MST22384: Turnpike Road, MST4678: Probable early 15th century Seal Matrix found 1995, EST2440: Archaeological Desk-Based Assessment, EST:2373: Archaeological Desk-Based Assessment, EST1071: Archaeological Desk-Based Assessment, MST2097: 17-18th century Coin Hoard, MST22384: Turnpike Road, HBB264216: Hill House Farmstead, MST11507: Mount Pleasant Farmstead, MST4633: Bronze Age Stone Axehead, MSST4224, Brick Kiln, HBB264141: Farmstead, HBB264142: Farmstead, MST4226: Ashflats; Possible Industrial Placename,</p>	Greenfield	<p>No designated heritage assets are located within 500m of the Site and it is likely that visibility from designated assets set at a greater distance will be impeded by intervening development and topography.</p> <p>The HER records a range of non-designated assets on the Site although the majority of these features including ridge and furrow earthworks and field boundaries appear to be agricultural remains of medieval or later date. The potential for development to be constrained by earlier previously unrecorded archaeological remains is considered on present evidence to be low however the potential for previously unrecorded buried remains to be present cannot be discounted.</p>	Medium	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			HBB267084: Farmstead, MST4225: Clay Flat; Possible Clay Working Placename, MT21833: Mosspit Farm, HBB264215: Farmstead, HBB267087: Farmstead.		Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation, a geophysical survey and a detailed earthwork and boundary survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
STAFMB07 – Land at Weston Road, Hydrant Way, Stafford ST18 ODD	HOP03, TIX02, TIX01, HOP05, HOP09	None	EST2437: Archaeological Desk-Based Assessment, MST4510: Former Mill Pond, Ridge and Furrow, EST2437: Archaeological Desk-Based Assessment, MST22381: Turnpike Road, EST3095: Archaeological Desk-Based Assessment, EST1071: Archaeological Evaluation, MST18805: Water Meadow, MST6231: Cottonhill Asylum Gardens, MST132223: Kingston Hill Quarry, MST1936: Flint Scraper,	Greenfield	No assets are recorded on the Site by the HER and no designated assets lie within 500m. Given this the potential for development to be constrained by archaeological or heritage matters is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
STAFMB09 – Land off Falmouth Avenue, Weeping Cross, Stafford ST17 2RS	BER04, TIX02	Staffs and Worcestershire Canal Conservation Area.	On Site: EST2438: Archaeological Desk-Based Assessment, EST1071: Archaeological Desk-Based Assessment, EST808: Archaeological Assessment, MST2785: Lodgefield Bridge, MST2785: Stonefield Bridge, MST18424: Water Meadow, EST1070: Fieldwalking, EST2528: Desk-Based Assessment, MST6366: Woodland Boundary, MST23006: Earthwork Boundary, MST18673: Outfarm	Greenfield	No assets are recorded on the Site by the HER and whilst the nearest designated asset the Staffs and Worcestershire Canal Conservation Area lies 60m to the north any visibility will be over the railway line. Given this the potential for development to be constrained by archaeological or heritage matters is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
STAFMB12 – Stafford Police Station, Eastgate Street, Stafford ST16 2DQ	STAFMB19, STAFMB21	This Site is located within the Historic Core of Stafford and a significant number of Listed buildings stand within 500m, the majority of which are located within two Conservation Areas; Stafford and Forebridge. Two further Conservation Areas Foregate and St.	The HER records a late Saxon pottery kiln with associated reject pits (MST3169) which were investigated during a one-day salvage excavation (EST21) that was undertaken on the Site in 1977, presumably during the construction of the police station. A wide variety of Stafford cooking pots, jars and bowls were recovered during the work.	Urban	The Site is located within the central core of a Stafford, a major English historic town. Investigations on the Site itself in 1977 revealed the remains of a late Saxon pottery kiln and its associated reject pits whilst further Saxon remains, including a further five kilns, have been recorded from at least six locations within 80m of the Site.	Medium	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		<p>George's and Corporation Street Flats lie to the north.</p> <p>The Site is currently occupied by Stafford Police Station and falls beyond the Conservation Areas although the boundary of the Stafford Conservation Area extends to the immediate north. Whilst three Listed Buildings directly front it on the opposite northern side of Eastgate Street: William Salt Library (Grade II* LB, NHL No. 1298149), 28 Eastgate Street (Grade II LB, NHL No. 1211272) and 29 Eastgate Street (Grade II LB, NHL No. 1298147).</p> <p>The nearest Scheduled Monument, The Eastgate (NHL No. 1006131) lies 120m to the east of the Site, although curiously the upstanding portion of this monument appears to have been relocated to the north, beyond the Scheduled Area in 1939.</p>	<p>Two further Saxon pottery kilns (MST1606) of late 8th or 9th century date were recorded c. 25m to the west of the Site at Tipping Street (EST13), whilst investigations around 40m to the southwest of the Site during 2009-10 revealed extensive remains including a three more late Saxon kilns (MST20872), 11th to 12th century structures (MST20877) and 13th to 14th century remains including ditches, pits, post-built structures and a wall (MST20882).</p> <p>Evidence for 12th century timber buildings fronting the south side of Eastgate were identified during investigations around 80m to the east of the Site (MST3161), whilst a hoard of around 200-300 11-12th century silver Anglo-Saxon coins (MST788) were reportedly found around 65m northeast of the Site on the opposite side of Eastgate Street at the start of the 19th century.</p> <p>Further archaeological remains have been identified at numerous locations within the historic core of Stafford.</p>		<p>Although the 1977 investigations were unfortunately extremely limited, they do suggest the potential presence of extensive archaeological remains on the Site which may have been continually occupied for 1200 years or more. Given the intensive nature of deposition within historic towns and cities it is possible that stratified archaeological remains may be present on the Site, particularly within the area which lies to the immediate rear of the historical line of the street frontage.</p> <p>Although there is undoubtedly a high potential for archaeological remains to be present it is possible, indeed likely, that more recent buildings on the Site including the current police station will have impacted, upon any remains which may have once been present, particularly if the building has a basement. Preservation beneath the car parking areas to the rear may be greater although it is likely that buried services will have had some impact.</p> <p>Given the Site's clear archaeological potential it is recommended that detailed archaeological assessments, supported by fieldwork, be undertaken at an early stage in order to inform the design process. These assessments should include:</p> <ul style="list-style-type: none"> • A full desk-based assessment including deposit modelling, in order to clarify the extent of previous disturbance on the Site. This should include an examination of the original 1977 site records if they are available. • An archaeological watching brief on any geotechnical or other site investigations that are undertaken on the prior to the submission of the planning application(s) • A trial trench evaluation of the car parking areas to rear of the police station building as soon as they become available. • A trial trench evaluation the area within the footprint of the police station building, which may not be possible until demolition has taken place. <p>Depending on the results of these investigations the planning authority may require foundation designs to be amended so as to avoid or minimise direct impacts upon significant archaeological remains. Further archaeological work including an excavation and/ or further watching briefs may also be required along with the analysis and reporting of the results.</p> <p>Stafford Police Station is a substantial 1970s structure which although it is not classed as a 'negative' building on the Stafford Conservation Area Appraisal clearly relates poorly to the surrounding historic streetscape that includes the</p>			

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>Grade II* Listed William Salt Library which stands directly opposite it on Eastgate Street. The building also relates poorly to the Eastgate Street frontage, particularly at ground level where the façade is largely closed with comparatively small-scale windows.</p> <p>Given its location within the historic core of Stafford and its proximity to both Stafford Conservation Area and the Listed buildings within it, considerable care will need to be given to the design and massing of any new development on the Site and any planning application will need to be accompanied by a detailed heritage impact assessment and townscape appraisal. However, given the limitations of the present building there is clearly a potential for a well-planned sensitively designed development could affect a positive change to the character of this part of the Stafford Conservation Area.</p> <p>The current police station building has a domineering presence in the street scene by virtue of its height towering above the surrounding buildings. Any developer needs to consider the height of the existing buildings which form Eastgate Street which do not generally exceed two and half storeys.</p> <p>Historically prior to the construction of the police station in the late 1970s, Victorian terraced houses/cottages occupied this stretch of Eastgate Street mainly comprising two storeys, some with attics. Developers should consider adopting a similar approach in terms of design, scale and massing for any new development on this site.</p>			
STAFMB13 –Land on the south side of School Lane, Rickerscote, Stafford	STAFMB01, STAFMB03	Rickerscote Hall Grade II LB (NHL No. 1258551)	MST11105: Ha Ha associated with Rickerscote Hall extending along the eastern site boundary. EST:2373: Archaeological Desk-Based Assessment, EST1071: Archaeological Desk-Based Assessment, MST13616: Water Meadow. MST2534: Rickerscote Domesday Settlement 1086, HBB267088: Farmstead, EST2440: Archaeological Desk-Based Assessment, HBB264216: Hill House Farmstead, MST2097: 17-18 th century Coin Hoard, MST20082: Borough Boundary Post, MST22384: Turnpike Road, MST4678: Probable early 15 th century Seal Matrix found 1995	Greenfield	<p>No designated heritage assets are located within 275m of the Site, the nearest being the Rickerscote Hall NHL No. 1258551) although in all probability any visibility will be blocked by intervening development.</p> <p>The HER records no assets on the site and potential for development to be constrained by archaeological remains is considered on present evidence to be low however the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
STAFMB18 – Former Kingston Centre, Fairview, Stafford ST16 3TW	STAFMB07, STAFMB13, STAFMB21	Corporation Street Flats Conservation Area, St. Leonard's School Grade II LB (NHL No. 1195364).	EST3095: Desk-Based Assessment, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike, EST3020: Archaeological Watching Brief, EST3400: Archaeological Evaluation, EST2021: Archaeological Desk-Based Assessment, MST13694: Water Meadow, MST778: Hospital of St. Leonard, site of medieval leper hospital, EST1704: Archaeological Desk-Based Assessment, EST2111: Archaeological Watching Brief.	Brownfield/ Greenfield	<p>No assets are recorded on the Site by the HER and no designated assets lie within 400m and given the urban nature of the area any visibility will in all probability be blocked by intervening development. Given this the potential for development to be constrained by archaeological or heritage matters is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey of the previously undeveloped parts of the Site are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
STAFMB19 – Former King Edward's School Playing Fields, Lovelace Close, Stafford ST17 9YJ	None	Rowley Hall Grade II LB (NHL No. 1212597), 1-8 Lawn Road Grade II LB (NHL No. 1212288), The Hawthorns Grade II LB (NHL No. 384025), Upmeads and attached Terrace Walls Grade II* LB (NHL No. 1195363).	<p>On Site: No assets are recorded on the Site by the HER although the 1888 Ordnance Survey shows a large building, presumably the stable block or service court for Rowley Hall, or possibly the farmstead recorded by the HER (HBB264230) extending slightly onto the Site's eastern boundary.</p> <p>MST5994: Upmeads Arts and Crafts Garden, MST12566: Milepost, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike, HBB264203: Farmstead, HBB264230: Farmstead, MST6232: Rowley Park, now largely redeveloped, MST5974: Roman Coin Findspot, MST6424: Castle House Landscaped Park, MST14318: Ridge and Furrow.</p>	Greenfield	<p>No assets are recorded on the Site by the HER although a building, apparently associated with Rowley Hall, is shown extending onto the Site on the 1888 Ordnance Survey and there is therefore considered to be a medium potential for remains associated with the hall to be present on the site. Whilst the likelihood of earlier previously unrecorded remains being encountered is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>The nearest designated asset, the Grade II Listed Rowley Hall LB (NHL No. 1212597) and limited visibility is possible although it is likely that the majority of views will be blocked by intervening development.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for an impact upon the setting of Rowley Hall. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Low	No
STAFMB20 – Former GEC site, Lichfield Road, Stafford	STAFMB13, STAFMB19	Forebridge Conservation Area St. Leonard's School Grade II LB (NHL No. 1195364), Ice House Approx. 10m Southeast of Green Hall Grade II LB (NHL No. 1212352), St. Joseph's	<p>On Site: EST3376: Archaeological Building Recording, EST2114: Archaeological Desk-Based Assessment.</p> <p>MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, EST3095: Archaeological desk-Based Assessment, HBB267409: Farmstead, MST6234:</p>	Brownfield	<p>Although no assets are recorded on the Site by the HER, the 1888 Ordnance Survey records the Site of a former burial ground on the Site, which suggests a potential for human remains to underlie both the northeast corner of the present building and the area of open ground to the immediate north.</p>	Medium	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
		Convent SE Building Grade II LB (NHL No. 1195357), 20 and 21 Wolverhampton Road Grade II LB (NHL No. 1195331), Church of St. Paul Grade II LB (NHL No. 1298174), Boundary Wall and Gate Approx. 12m South of the church of St. Paul Grade II LB (NHL No. 1212338), Garden Ornament Approx. 120m SE of St. Joseph's (NHL No. 1212378), Stable block Approx. 8m north of Greenfields Grade II LB (NHL No. 1212050), Greenfields Grade II LB (NHL No. 1195386), St. Austin's Presbytery and Attached Chapel Grade II LB (NHL No. 1289303), Roman Catholic church of St. Austin Grade II LB (NHL No. 1195332)	Silkmore House Park, HBB264220: Rowley Grove Farm, HBB264219: Outfarm, HBB267410: Farmstead, MST2187: Roman Coin Findspot, MST12240: Garden Ornament, ETT2217: Archaeological Building Recording, MST13302: St. Paul's Primary School, EST1327: Archaeological Site Visit, MST12241: Poultry House, MST12242: Garden Temple, MST21765: Stafford Girls High School, EST1055: Archaeological Evaluation, EST1056: Archaeological Evaluation, EST1353: Archaeological Evaluation, MST13884: Medieval and Post-Medieval Remains, MST12249: Possible Medieval Boundary Ditch. MST13892: Post-Medieval Pits and Ditches, MST13694: Water Meadow, MST12224: Cast Iron Railway Footbridge.		<p>Although it should be noted that the 1878 25-inch Ordnance Survey (Staffs XXXVII.15) locates it further east on the opposite side of Lichfield Road.</p> <p>Although the nearest designated asset, the Forebridge Conservation Area, extends to within 40m of the Site it is likely that with the exception of the access roads any visibility will at least be blocked by intervening development.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and depending on the ground conditions, a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
STAFMB21 – Land north of Martin Drive & South of Campion Grove Stafford, ST16 1FG	DOX01	None	MST18812: Universal grinding Wheel Factory, EST3168: Geotechnical Borehole Survey, MST18226: Castle Engine Works, HBB264201: Outfarm, HBB264202: Outfarm, HBB266778: Field Barn, MST13547: Water Meadow, MST12226: Stafford to Wellington Railway Line, MST12320: Stafford and Uttoxeter Railway Line, MST18814: Ridge and Furrow, MST4525: Possible Sub-Rectangular Enclosure, MST18817: Earthwork Platform	Greenfield	<p>No assets are recorded on the Site by the HER and no designated assets lie within 500m and given the urban nature of the area any visibility will in all probability be blocked by intervening vegetation and development. Given this the potential for development to be constrained by archaeological or heritage matters is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and depending on the ground conditions, a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Standon								
STAN01 – Land at Nelson Crescent, Cotes Heath ST21 6ST	None	Church of St James, Grade II (NHL No. 1119662; HER MST11062); Cotes Hall, Grade II (NHL No. 1374197; HER MST7736)	DBA (HER EST3117): Newcastle and Eccleshall Turnpike road (HER MST22372): Stone axe findspot (HER MST22454); Church Farm (HER 264301)	Greenfield	<p>No heritage assets are recorded on this site by either Historic England or the Staffordshire HER. The Grade II Listed Church of St. James Cotes Heath (NHL No. 1119662) stands 190m north of the Site although it is likely that any visibility will be blocked by intervening development.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then planning application should be accompanied by a heritage</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
Stone								
STO03 – Land at Nicholls Lane, Stone ST15 8UA	STO12	Site lies within the Moddershall Valley Conservation Area. Hayes Mill, Grade II LB (NHL No. 1190141; HER MST5124); Lodge of Hayes House, Grade II LB (NHL No. 1294050; HER MST7832); The Hayes House, Grade II (NHL No. 1374235; HER MST17837); Former Stables to Hayes House, Grade II LB (NHL No. 1038972; HER MST7838); Coppice Mill, Grade II LB (NHL No. 1196747; HER MST5132; HER 264561); Flint kiln, Grade II LB (NHL No. 1219169; HER MST10507)	Extends into Site Survey of water mills (HER EST1194; EST1601). Landscape park (HER MST6417); Ridge and furrow (HER MST5687); Ridge and furrow (HER MST5688); Outfarm (HER 264560); Hayes mill race (HER MST14522); Millbank Cottage (HER MST17366); Milepost (HER MST12571); Head and tail race (HER MST14523); Alleyne’s High School (HER MST13342); Outfarm (HER 268207); Axe hammer findspot (HER MST661); Outfarm (HER 268208)	Greenfield	<p>The site was included within the Moddersall Valley Conservation Area following the Council’s 2016 appraisal of the designation and is enclosed by tree belts, the earliest which are along the southeast edge and recorded on the 1899-1901 Ordnance Survey map. The appraisal classes the tree belts as ‘Significant woodland or other groups of trees’ and highlights the ‘surviving rural setting around mill sites and watercourses’ of which the site forms part, as one of the ‘key positive characteristics’ of the Conservation Area. The Grade II Listed Hayes Mill stands 25m northeast of the site, although it is possible that visibility could be at least partially impeded during the summer months by leaf cover on the intervening trees. Three further Grade II Listed Buildings, Hayes House, it’s lodge and stables stand between 85m and 260m east of the site.</p> <p>Given the site’s recent inclusion within the Conservation Area, any proposals for development within this field would require clear justification and realistically it is unlikely that development could be delivered on this site.</p> <p>No archaeological remains or artefacts are recorded by the HER, although the Conservation Area Appraisal suggests that a mill pond may have once extended along the southern boundary and the potential for previously unrecorded buried remains of any period being encountered is considered to be low it cannot be discounted.</p> <p>Although this Site may not be considered suitable for allocation any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts as well as, crucially, the character of the Moddershall Valley Conservation within which the site lies. This would also need to include an assessment of the potential impact on the character of the rural lane, Nicholl’s Lane, that borders the site.</p> <p>Mitigation measures including a trial trench evaluation and/or geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	High	Potential

STO04 – Land off the Fillybrooks, Stone ST15 OHG	STO09; STO12; STO05; STO08STO10; STO14	<p>1A Church Street, Grade II LB (NHL No. 1297472; HER MST7404): 4 Barge Docks, Grade II LB (NHL No. 1297476): 5 and 7 High Street, Grade II LB (NHL No. 1219090; HER MST7412): 7 and 9 Station Road, Grade II LB (NHL No. 1219336; HER MST10514): 10, 12 and 16 Stafford Street, Grade II LB (NHL No. Stone Conservation Area</p> <p>1196753; HER MST15011): 10 High Street, Grade II LB (NHL No. 1219096; HER MST10502): 15 High Street, Grade II LB (NHL No. 1196741; MST7413): 16 and 16A High Street, Grade II LB (NHL No. 1219097);): 17 and 19 Lichfield Street, Grade II LB (NHL No. 1196745; HER MST10505): 20 Stafford Street, Grade II LB (NHL No. 1219291; HER MST7423): 21-27 Lichfield Street, Grade II LB (NHL No. 1291616; HER MST10506): 22 and 22A Stafford Street, Grade II LB (NHL No. 1297481; HER MST10512): 36 High Street, Grade II LB (NHL No. 1291632; HER MST7407): 48 High Street, Grade II LB (NHL No. 1219112; HER MST10504); 50 High Street, Grade II LB (NHL No. 1196743; HER MST7409): 52 and 54 Newcastle, Grade II LB (NHL No. 1291584; HER MST10491): 62 Newcastle Road, Grade II LB (NHL No. 1297479; HER MST7418): 75 and 77 Newcastle Road, Grade II LB (NHL No. 1291548): 79 and 81 Newcastle Road, Grade II LB (NHL No. 1196751): Blacksmiths shop, Grade II LB (NHL No. 1219067; HER MST7433): Cartwright Tomb, Grade II LB (NHL No. 1297473; HER MST10490): Catholic Chapel of St Anne, Grade II LB (NHL No. 1297480; HER MST7419): Church of St Michael, Grade II* LB (NHL No. 1196733; HER MST7400): Crompton Tomb, Grade II* LB (NHL No. 1176734; HER MST7402): Crown Hotel, Grade II* LB (NHL No. 1196742; HER MST7408): Cumberland House, Grade II LB (NHL No. 1219093; HER MST7405): Former Ale stores, stables and No. 29A and 29B Grade II LB (NHL No. 1392638): Former Malt House, Grade II LB (NHL No. 1291657; HER MST10499); Former St Mary's Home and Attached wall, Grade II LB (NHL No. 1196748): Former Warehouse, Grade II LB (NHL No. 1297501): Foundrinier Monument,</p>	<p>On Site Water meadow (HER MST14478).</p> <p>Cellar (HER MST13530): Cock fighting pit (HER MST667): Enclosing wall (HER MST22286): Flint scraper (HR MST1821): Former industrial building (HER MST11110): Former market hall (HER MST18516): Former National School (HER MST18518): Former tannery (HER MST18520): Internment camp (HER MST19417): Market cross (HER MST672): Pillory (HER MST670): Post medieval pottery (HER MST5037): Privy/ Ash pit (HER MST13532): Rubbish pit (HER MST13531): Site of building (HER MST4558): Site of priory fishpond (HER MST18519): Site of Stone brewery (HER MST3274): Site of tannery (HER MST18521): Spearhead findspot (HER MST671): Stone settlement (HER MST2345): Stone cist (HER MST4661): Stone priory (HER MST666): Stubbs Mill (HER MST18513): Tilling Drive moated site (HER MST655): Trent Hospital North block (HER MST7492): Walton settlement (HER MST2580): War memorial (HER MST22364): Water meadow (HER MST14480): Water meadow (HER MST14478): Workhouse bridge (HER MST2833): HBR (HER EST1274): Heritage Assessment (HER EST2850): HIA (HER EST3243): HBR (HER EST656): Historic character assessment (HER EST2343): Watching brief (HER EST1418): Evaluation (HER EST1097): Evaluation (HER EST1829): Evaluation (HER EST1091): Evaluation (HER EST1094): Evaluation (HER EST1100): Evaluation (HER EST1093): Watching brief (HER EST1092): Watching brief (HER EST1096): Watching brief (HER EST1101): Watching brief (HER EST1095): HBR (HER EST1240): Excavation (HER EST2175): Rugeley and Stone Turnpike road (HER MST22378): Trent and Mersey Canal (HER MST2203): Stone, Lane End and Blythe Bridge turnpike road (HER MST22383): Stone, Stafford and Penkridge turnpike road (HER MST22384): Walton in Stone to Eccleshall turnpike road (HER MST22394): Assessment of geophysical survey (HER EST1958): Christ Church (HER MST18517): Landscape park (HER MST6389): Stubbs Mill (HER MST18513): Water meadow (HER MST5693): Water meadow (HER MST14480): DBA (HER EST2709): DBA (HER MST1099): Assessment of geophysical survey (HER EST1958)</p>	Greenfield	<p>The HER records water meadows as having formerly extended across the Site and LiDAR evidence suggests that limited traces of these features may survive. The boundary of the stone Conservation Area extends to within 100m of the site from the north although the majority of the Site will be blocked from view care will need to be taken on the extreme southern edge of the Conservation Area on Trent Close as when viewed from this perspective development on the Site could potentially appear within the meadows.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including impacts upon the setting of the Stone Conservation Area. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Medium	No
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		Grade II LB (NHL No. 1297474; HER MST10495): Gaterpier to west of Church of St Michael, Grade II LB (NHL No. 1196735; HER MST7403); Mechanic's Workshop, Grade II LB (NHL No. 1196738; HER MST7431); Milestone, Grade II LB (NHL No. 1291639; HER MST7410); Oddfellows, Grade II LB (NHL No. 1297478; HER MST7406); Roman Catholic Church of the Immaculate Conception and St Dominic, Grade II LB (NHL No. 1219189; HER MST7424); St Dominic's Convent and Priory School and boundary walls Grade II LB (NHL No. 1219342; HER MST222286); Stone Town Council Offices, Grade II LB (NHL No. 1196713; HER MST7426); Stonefield House, Grade II LB (NHL No. 1219253; HER MST7417); Sundial, Grade II LB (NHL No. 1297475; HER MST10496); The Mansion and attached Wall, Grade II LB (NHL No. 11967460; HER MST17415); The Swan Public House, Grade II LB (NHL No. 1291510); The Priory, Grade II* LB (NHL No. 1219144; HER MST13418); Trent and Mersey Canal Limekiln Lock, Grade II LB (NHL No. 1196714; HER MST10494); Trent and Mersey Canal Milepost., Grade II LB (NHL No. 1219400); Trent and Mersey Canal Newcastle Road Bridge and Lock, Grade II LB (NHL No. 1297503; HER MST2832); Trent and Mersey Canal Star Lock, Grade II LB (NHL No. 1219407); Trent and Mersey Canal Yard Lock, Grade II LB (NHL No. 1219421; HER MST10517); Trent Hospital, South Block Grade II LB (NHL No. 1297477; HER MST7429); Trent Hospital, Main Block, Grade II LB (NHL No. 1196739; HER MST6494); Wall to south of Church of St Michael, Grade II LB (NHL No. 1219160; HER MST10518); Wall and Gaterpier to north and west of Church of St Michael, Grade II LB (NHL No. 1196737; HER MST10497); Walton Bridge, Grade II LB (NHL No. 1196712; HER MST7422); Walton House and attached walls, Grade II* LB (NHL No. 1219285; HER MST7421); Walton Terrace, Grade II (NHL No 1196752; HER MST7420); War Memorial, Grade II (NHL No. 1219085; HER MST23344).						
STO05 – Stone Highways Depot,	STO09; STO04; STO08STO10; STO14	Stone Conservation Area and the Trent and Mersey Canal Conservation Area.	Rugeley and Stone Turnpike road (HER MST22378); Trent and Mersey Canal (HER MST2203); Canal bridge (HER MST2831); Outfarm (HER 268201); Former Railway	Brownfield	No heritage assets are recorded on this site by either Historic England or the Staffordshire HER although the boundary of the Stone Conservation Area	Low	Medium	No

Newcastle Road, Stone ST15 8LD		<p>Field House, Grade II LB (NHL No. 1219228; HER MST7430): Stone Railway Station, Grade II LB (NHL No. 1297502; HER MST7425): Trent and Mersey Canal Limekiln Lock, Grade II LB (NHL No. 1196714; HER MST10494): 62 Newcastle Road, Grade II LB (NHL No. 1297479; HER MST7418): Stonefield House, Grade II LB (NHL No. 1219253; HER MST7417): 79 and 81 Newcastle Road, Grade II LB (NHL No. 1196751): 75 and 77 Newcastle Road, Grade II LB (NHL No. 1291548): 52 and 54 Newcastle, Grade II LB (NHL No. 1291584; HER MST10491): Trent and Mersey Canal Newcastle Road Bridge and Lock, Grade II LB (NHL No. 1297503; HER MST2832): Catholic Chapel of St Anne, Grade II LB (NHL No. 1297480; HER MST7419): St Dominic's Convent and Priory School and boundary walls Grade II LB (NHL No. 1219342; HER MST222286; HER MST10515); Church of St John, Grade II LB (NHL No. 1196740; HER MST10501): Christchurch Schools, Grade II LB (NHL No. 1219269; HER MST10510): Roman Catholic Church of the Immaculate Conception and St Dominic, Grade II LB (NHL No. 1219189; HER MST7424): Former St Mary's Home and Attached wall, Grade II LB (NHL No. 1196748): Stone Town Council Offices, Grade II LB (NHL No. 1196713; HER MST7426): 7 and 9 Station Road, Grade II LB (NHL No. 1219336; HER MST10514): War Memorial, Grade II LB (NHL No. 1219085; HER MST010500): Milestone, Grade II LB (NHL No. 1291639; HER MST7410): 50 High Street, Grade II LB (NHL No. 1196743; HER MST7409): Mechanic's Workshop, Grade II LB (NHL No. 1196738; HER MST7431): Trent and Mersey Canal Yard Lock, Grade II LB (NHL No. 1219421; HER MST10517): Blacksmiths shop, Grade II LB (NHL No. 1219067; HER MST7433): 4 Barge Docks, Grade II LB (NHL No. 1297476; HER MST7432): Trent Hospital, South Block Grade II LB (NHL No. 1297477; HER MST7429): Trent Hospital, Main Block, Grade II LB (NHL No. 1196739; HER MST6494).</p>	<p>Goods Shed (HER MST18514): Kitchener Institute (HER MST18865): Former Alleyne's School (HER MST18524): Former Joules Brewery (HER MST18515); Outfarm (HER 268203): Outfarm (HER 268202): Water meadow (HER MST14478): Assessment of the geophysical survey (HER EST1958): Stone, Stafford and Penkridge Turnpike road (HER MST22384): Landscape Park (HER MST6389): Historic character assessment (HER EST2343); Heritage impact assessment (HER EST3243); Christ Church (HER MST18517): Stone placename (HER MST2345): 11 Margaret Street (HER MST7416): War Memorial (HER MST22364): Site of Stone Brewery (HER MST3274): The Boatyard Docks (HER MST7432): Trent Hospital North Block (HER MST7492): DBA (HER EST1099):</p>		<p>extends to within 15m the nearest Listed Building, Grade II Listed 62 Newcastle Road stands 22m to the north whilst five further Listed Buildings within 160m of the Site. Given these potential constraints care will need to be taken in the development, particularly along the northern street frontage which currently contains trees.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including detailed consideration on the potential impact on the character of the Stone Conservation Area. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
STO06 – Land at Uttoxeter Road, Stone ST15 8QX	SRUR12; STO16; SRUR04; SRUR06; SRUR11; STO13; STO15	<p>Crossing House, Grade II LB (NHL No. 1392900; HER MST12331): Stowe House, Grade II LB (NHL No. 1219425; HER MST7427): Three Crown Public House, Grade II LB (NHL No. 1219124;</p>	<p>Outfarm (HER 264342): Stoke Farm (HER 264344): Farmstead NE of Stoke Farm (HER 264345): Farmstead NE of Stoke Farm (HER 264346): Outfarm (HER264352); Stoke by Stone (HER MST1781): DBA (HER EST2766): Rugeley and Stone turnpike road (HER MST22378):</p>	Open Countryside	<p>The northern tip of the Site has also been considered as STO16</p> <p>No heritage assets are recorded on this site by either Historic England or the Staffordshire HER although</p>	Low	Medium	No

		HER MST7411); Brassworks Farmhouse, Grade II LB (NHL No. 1196744; HER MST14460: HER 264343); Trent and Mersey Canal Milepost Aston Lock, Grade II LB (NHL No. 1240240; HER MST2839)	Uttoxeter to Stoke and Stone turnpike road (HER MST22391): Historic character assessment (HER EST2343): Assessment of geophysical survey (HER EST1958); Brassworks Farm (HER MST14460): Stone Brass works (HER MST3504); Trent and Mersey Canal (HER MST2203): Water Meadow (HER MST5693); Carr House (HER 264370): Outfarm (HER 264371): Aston Bridge (HER MST2838): Aston Mill (HER MST3449): Carr House bridge (HER MST2840): Milepost (HER MST12708): Milepost (HER MST12701): Milestone (HER MST12573): Orange Hayes wood (HER MST3304): Water Meadow (HER MST14601); DBA (HER EST3325): Site visit (HER EST272): Ecological survey (HER EST1338): Water meadow (HER MST17666)		<p>the HER records that two desk-based assessments (DBA's) have previously been prepared for the Site one covering the southern part of the Site in 2008, the other the northern part (Site ST016) in 2014. The Grade II Listed Crossing House (NHL 1392900) stands 40m to the west although it is likely that any visibility will be blocked by intervening development.</p> <p>The HER classes Orange Hayes Wood which adjoins the Site to the South as ancient woodland and notes that 17th and 18th century fields encroach upon it. Comparison with the 1888 Ordnance survey suggests whilst some historic field boundaries remain on the Site others have been lost through amalgamation.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. Historic, pre 1888 hedgerows and field boundaries should be retained wherever possible, whilst a suitable buffer should be maintained between the developed land and Orange Hayes Wood.</p>			
STO07 – Land adjacent to Spode Close, Stone ST15 0XU	SRUR10; SRUR04; STO14	None	Clement House/Walton Heath Farm (HER MST17285; HER 264310): Outfarm (HER 264311; HER MST17284): Farmstead (HER MST17283; HER264312): Walton House Farm (HER MST17286; HER 264313): Milepost (HER MST12570): Peat extraction site (HER MST4255): Geophysical survey (HER EST3060): Archaeological assessment (HER EST1103): Excavation (HER EST2771): Walton in Stone to Eccleshall turnpike road (HER MST22394); Ridge and furrow (HER MST4254): Water meadow (HER MST14478): Water meadow (HER MST14479); DBA (HER EST2489): DBA (HER EST2709): DBA (HER 1159): Field survey (HER EST1170): Survey of geophysical survey (HER EST1958)	Greenfield	<p>No heritage assets are recorded on this site by either Historic England or the Staffordshire HER and no designated assets are recorded within 500m. Given this the potential for heritage constraints on this Site is considered to be low although the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
STO08 / STO10 – Land north of Trent Road, Stone ST15 0WB	STO09; STO04; STO05; STO14	Railway crossing Gate Keepers Cottage, Grade II LB (NHL No. 1297504; MST7428): Field House, Grade II LB (NHL No. 1219228; HER MST7430): Stone Railway Station, Grade II LB (NHL No. 1297502; HER	Rugeley and Stone Turnpike road (HER MST22378): Trent and Mersey Canal (HER MST2203): Canal bridge (HER MST2831): Former Gate Lodge to Bents Brewery (HER MST18523): Part of Bents Brewery (HER MST18522): Outfarm (HER 268201): Former Railway Goods Shed (HER MST18514): Kitchener Institute (HER	Greenfield	<p>No heritage assets are recorded on this site by either Historic England or the Staffordshire HER and whilst the boundaries of the Trent and Mersey Canal and Stone Conservation Areas extend to within 95m and 195m of the Site boundary any visibility from either</p>	Low	Low	No

		MST7425): Trent and Mersey Canal Limekiln Lock, Grade II LB (NHL No. 1196714; HER MST10494): 62 Newcastle Road, Grade II LB (NHL No. 1297479; HER MST7418): Stonefield House, Grade II LB (NHL No. 1219253; HER MST7417): 79 and 81 Newcastle Road, Grade II LB (NHL No. 1196751): 75 and 77 Newcastle Road, Grade II LB (NHL No. 1291548): 52 and 54 Newcastle, Grade II LB (NHL No. 1291584; HER MST10491): Trent and Mersey Canal Newcastle Road Bridge and Lock, Grade II LB (NHL No. 1297503; HER MST2832): Catholic Chapel of St Anne, Grade II LB (NHL No. 1297480; HER MST7419): St Dominic's Convent and Priory School and boundary walls Grade II LB (NHL No. 1219342; HER MST222286; HER MST10515).	MST18865): Former Alleyne's School (HER MST18524): Former Joules Brewery (HER MST18515); Outfarm (HER 268203): Outfarm (HER 268202): Water meadow (HER MST14478): Assessment of the geophysical survey (HER EST1958): Stone, Stafford and Penkridge Turnpike road (HER MST22384): Landscape Park (HER MST6389): Historic character assessment (HER EST2343); Heritage impact assessment (HER EST3243)		<p>the designated areas or the Listed buildings within them will be blocked by the intervening townscape.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
STO09 – Stone Police Station, Radford Street, Stone ST15 8EW	STO12; STO04; STO05; STO08STO10	<p>The Site lies within the Stone Conservation Area</p> <p>Trent and Mersey Canal Limekiln Lock, Grade II LB (NHL No. 1196714; HER MST10494): 62 Newcastle Road, Grade II LB (NHL No. 1297479; HER MST7418): Stonefield House, Grade II LB (NHL No. 1219253; HER MST7417): 79 and 81 Newcastle Road, Grade II LB (NHL No. 1196751): 75 and 77 Newcastle Road, Grade II LB (NHL No. 1291548): 52 and 54 Newcastle, Grade II LB (NHL No. 1291584; HER MST10491): Trent and Mersey Canal Newcastle Road Bridge and Lock, Grade II LB (NHL No. 1297503; HER MST2832): Catholic Chapel of St Anne, Grade II LB (NHL No. 1297480; HER MST7419): St Dominic's Convent and Priory School and boundary walls Grade II LB (NHL No. 1219342; HER MST222286); HER MST10515); Church of St John, Grade II LB (NHL No. 1196740; HER MST10501): Christchurch Schools, Grade II LB (NHL No. 1219269; HER MST10510): Roman Catholic Church of the Immaculate Conception and St Dominic, Grade II LB (NHL No. 1219189; HER MST7424): Former St Mary's Home and Attached wall, Grade II LB (NHL No. 1196748): Stone Town Council Offices, Grade II LB (NHL No. 1196713; HER MST7426): 7 and 9 Station Road, Grade II LB (NHL No. 1219336; HER MST10514): War Memorial, Grade II LB (NHL No.</p>	<p>DBA (HER EST1099): Assessment of geophysical survey (HER EST1958): Landscape character assessment (HER EST2343): Heritage Assessment (HER EST2850): Survey with the watermills (HER EST1194): HBR (HER EST3064): HBR (HER EST1274): Cock fighting pit (HER MST659): Boot and Shoe workshop (HER MST18512); Axe findspot (HER MST2019): Rugeley and Stone Turnpike road (HER MST22378): Trent and Mersey Canal (HER MST2203): Stone, Lane End and Blythe Bridge Turnpike Road (HER MST22383): Mill pond and Mill race (HER MST2275): Heritage Assessment (HER EST2990): Weaver's Mill (HER MST13413): Site of Alleyne's School (HER MST668): Stone cist (HER MST4661): Watching brief (HER EST1101): Spearhead findspot (HER MST671): Former National School (HER MST18518): Site of Stone Priory (HER MST666): Site of building (HER MST4558): Site of Priory fishpond (HER MST15819): Post-med pottery (HER MST5037): Watching brief (HER EST1095): Stubbs Mill (HER MST18513); Market Cross (HER MST672): Excavations of tenement (HER EST2175): Evaluation (HER EST1094): Watching Brief (HER EST1418): Evaluation (HER EST1100): Watching Brief (HER EST1096): Evaluation (HER EST1093); Outfarm (HER268203): Outfarm (HER268204): Cellar (HER MST13530): Cock fighting pit (HER MST667): Enclosing wall around St Dominic's convent (HER MST22286): Flint scraper (HER MST1821): Former Joules brewery (HER MST18515): Former malt house (HER MST10499): Former market hall (HER MST18516): Former National School (HER MST18518): Former Tannery (HER MST18520): Kitchener Institute (HER MST18865): Market cross (HER MST672): Milepost (HER MST10516): Milestone (HER MST7410): Pillory location (HER MST670): Privy/Ash pit (HER MST13532): Rubbish pit (HER MST13531): Site of Stone brewery (HER MST3274): Site of tannery (HER MST18521): Stone (HER MST2345): The Star Inn (HER MST2835): HIA (HER EST3243):</p>	Urban	<p>The site is positioned within the historic core of Stone, within the town's Conservation Area and is currently occupied the former Town police station that extends along the Site's eastern Radford street frontage with surface car parking to the rear, accessed from Station Road and Northesk Street.</p> <p>Although the former police station is unlisted it is a notable building of probable 19th century date with late Victorian or Edwardian extensions and is classed a positive building by the Council's 2008 Conservation Area Appraisal (page 45). Any development proposal for the Site should therefore make provision for its retention and reuse. The western part of the Site which fronts onto Station Road and Northesk Street is less sensitive to change although care will need to be taken to protect both the character of the Conservation Area and the settings of nearby Listed Buildings including the Grade II Listed Christchurch Schools (NHL No. 1219269), Former St. Mary's Home (NHL 1196748) and the RC Church of the Immaculate Conception & St. Dominic (NHL No. 1196748) which stand within 30m of the Site. In order to protect the character of the Conservation the brick wall which extends along the Station Road frontage should be retained at least in part, whilst any significant fences on the western part of the Site should be maintained if possible.</p> <p>Although no archaeological remains or artefacts are recorded on the site by the HER, given its location within the towns historic core the potential for previously unrecorded buried remains to be encountered cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage</p>	Medium	Medium	No

	<p>1219085; HER MST010500): Milestone, Grade II LB (NHL No. 1291639; HER MST7410): 50 High Street, Grade II LB (NHL No. 1196743; HER MST7409): Mechanic's Workshop, Grade II LB (NHL No. 1196738; HER MST7431): Trent and Mersey Canal Yard Lock, Grade II LB (NHL No. 1219421; HER MST10517): Blacksmiths shop, Grade II LB (NHL No. 1219067; HER MST7433): 4 Barge Docks, Grade II LB (NHL No. 1297476; HER MST7432): Trent Hospital, South Block Grade II LB (NHL No. 1297477; HER MST7429): Trent Hospital, Main Block, Grade II LB (NHL No. 1196739; HER MST6494); Trent and Mersey Canal Workhouse Bridge No. 94, Grade II LB (NHL No. 1194715); 48 High Street, Grade II LB (NHL No. 1219112; HER MST10504); The Mill Restaurant and attached Aqueduct, Grade II LB (NHL No. 1196750): Outbuildings, Grade II LB (NHL No. 1291574; HER MST10509): Railway Underbridge No. 113, Grade II LB (NHL No. 1196749; HER MST10508): Wall to east of Church of St Michael, Grade II LB (NHL No. 1291679; HER MST 10498): Jervis Mausoleum, Grade II* LB (NHL No. 1196736; HER MST7401): Fourdrinier Monument, Grade II LB (NHL No. 1297474; HER MST10495): 1A Church Street, Grade II LB (NHL No. 1297472; HER MST7404): 5 and 7 High Street, Grade II LB (NHL No. 1219090; HER MST7412): 10, 12 and 16 Stafford Street, Grade II LB (NHL No. 1196753; HER MST15011): 10 High Street, Grade II LB (NHL No. 1219096; HER MST10502): 15 High Street, Grade II LB (NHL No. 1196741; MST7413): 16 and 16A High Street, Grade II LB (NHL No. 1219097): 17 and 19 Lichfield Street, Grade II LB (NHL No. 1196745; HER MST10505): 20 Stafford Street, Grade II LB (NHL No. 1219291; HER MST7423): 21-27 Lichfield Street, Grade II LB (NHL No. 1291616; HER MST10506): 22 and 22A Stafford Street, Grade II LB (NHL No. 1297481; HER MST10512): 36 High Street, Grade II LB (NHL No. 1291632; HER MST7407): Cartwright Tomb, Grade II LB (NHL No. 1297473; HER MST10490): Church of St Michael, Grade II* LB (NHL No. 1196733; HER MST7400): Crompton Tomb, Grade II* LB (NHL No. 1176734; HER MST7402): Crown Hotel, Grade II* LB (NHL No.</p>	<p>Evaluation (HER EST1097): Evaluation (HER EST1829): Evaluation (HER EST1091): Evaluation (HER EST1098): Watching brief (HER EST1092): Walton in Stone to Eccleshall Turnpike Road (HER MST22394): Water meadow (HER MST14478): Water meadow (HER MST14480)</p>	<p>impact assessment which should consider the potential for both direct and setting impacts. Including impacts upon the character of the Conservation Area. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
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		1196742; HER MST7408): Cumberland House, Grade II LB (NHL No. 1219093; HER MST7405): Former Malt House, Grade II LB (NHL No. 1291657; HER MST10499); Former Warehouse, Grade II LB (NHL No. 1297501): Gate pier to west of Church of St Michael, Grade II LB (NHL No. 1196735; HER MST7403); Oddfellows, Grade II LB (NHL No. 1297478; HER MST7406): Sundial, Grade II LB (NHL No. 1297475; HER MST10496): The Priory, Grade II* LB (NHL No. 1219144; HER MST13418): The Swan Public House, Grade II LB (NHL No. 1291510): Trent and Mersey Canal Milepost., Grade II LB (NHL No. 1219400): Trent and Mersey Canal Star Lock, Grade II LB (NHL No. 1219407) ; Wall to south of Church of St Michael, Grade II LB (NHL No. 1219160; HER MST10518): Wall and Gate pier to north and west of Church of St Michael, Grade II LB (NHL No. 1196737; HER MST10497).						
STO12 – Land at Redhill Road, Stone ST15 8BH	STO03; STO09; STO04	Trent and Mersey Canal Workhouse Bridge No. 94, Grade II LB (NHL No. 1194715): 48 High Street, Grade II LB (NHL No. 1219112; HER MST10504); The Mill Restaurant and attached Aqueduct, Grade II LB (NHL No. 1196750): Outbuildings, Grade II LB (NHL No. 1291574; HER MST10509): Railway Underbridge No. 113, Grade II LB (NHL No. 1196749; HER MST10508): Wall to east of Church of St Michael, Grade II LB (NHL No. 1291679; HER MST 10498): Jervis Mausoleum, Grade II* LB (NHL No. 1196736; HER MST7401): Fourdrinier Monument, Grade II LB (NHL No. 1297474; HER MST10495): 1A Church Street, Grade II LB (NHL No. 1297472; HER MST7404): 5 and 7 High Street, Grade II LB (NHL No. 1219090; HER MST7412): 10, 12 and 16 Stafford Street, Grade II LB (NHL No. 1196753; HER MST15011): 10 High Street, Grade II LB (NHL No. 1219096; HER MST10502): 15 High Street, Grade II LB (NHL No. 1196741; MST7413): 16 and 16A High Street, Grade II LB (NHL No. 1219097): 17 and 19 Lichfield Street, Grade II LB (NHL No. 1196745; HER MST10505): 20 Stafford Street, Grade II LB (NHL No. 1219291; HER MST7423): 21-27 Lichfield Street, Grade II LB (NHL No. 1291616; HER MST10506): 22 and 22A Stafford Street, Grade II LB (NHL No.	Outfarm (HER 264340): Stone Park Farm (HER 264562): Ampulla findspot (HER MST16829): Axe findspot (HER MST2019): Axe-hammer findspot (HER MST661): Cellar (HER MST13530): Coins and pottery (HER MST662): Cremation (HER MST669): Deer Park (HER MST660): Flint scraper findspot (HER MST1821): Former industrial building (HER MST1110): Former Market Hall (HER MST18516); Former National School (HER MST18518): Former Tannery (HER MST18520): Market Cross (HER MST672): Milepost (HER MST10516): Mill pond and mill race (HER MST2275): Pillory (HER MST670): Post-medieval pottery (HER MST5037): Privy/ash pit (HER MST13532): Rubbish pit (HER MST13531): Site of Alleyne's Grammar School (HER MST668): Site of building (HER MST4558): Site of priory fishpond (HER MST18519): Site of tannery (HER MST18521): Spearhead findspot (HER MST671): Stone cist (HER MST4661): Stone priory (HER MST666): Stubbs mill (HER MST18513): Site of windmill (HER MST673): HBR (HER EST1274): Heritage assessment (HER EST2850): HIA (HER EST2990): HBR (HER EST656): Historic character assessment (HER EST2343): Watching brief (HER EST1418): HBR (HER EST3064): DBA (HER EST1099): Evaluation (HER EST1097): Evaluation (HER EST1829): Evaluation (HER EST1091): Evaluation (HER EST1094): Evaluation (HER EST1100): Evaluation (HER EST1098): Evaluation (HER EST1093): Watching brief (HER EST1096): Watching brief (HER EST1102): Watching brief (HER EST1101): Watching brief (HER EST1095): HBR (HER EST1240): Excavations (HER EST2175): Head and Tail race (HER MST14523): Rugeley and Stone turnpike road (HER MST22378): Stone, Lane End and Blythe Bridge turnpike road (HER MST22383): Trent and Mersey Canal (HER MEST2203): Walton in Stone turnpike road (HER	Greenfield	No heritage assets are recorded on this site by either Historic England or the Staffordshire HER although the boundary of the Stone Conservation Area extends to within 60m from the west and given the Site's elevation care will need to protect the character of the Conservation Area and the more distant settings of the Listed Buildings within it, although the presence of the intervening housing estate is likely to mitigate this at least to a degree. The potential for development to be constrained by archaeological remains is considered to be low although the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Including impacts upon the character of the Conservation Area. Mitigation measures including a trial trench evaluation are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No

		1297481; HER MST10512): 36 High Street, Grade II LB (NHL No. 1291632; HER MST7407): Cartwright Tomb, Grade II LB (NHL No. 1297473; HER MST10490): Church of St Michael, Grade II* LB (NHL No. 1196733; HER MST7400): Crompton Tomb, Grade II* LB (NHL No. 1176734; HER MST7402): Crown Hotel, Grade II* LB (NHL No. 1196742; HER MST7408): Cumberland House, Grade II LB (NHL No. 1219093; HER MST7405): Former Malt House, Grade II LB (NHL No. 1291657; HER MST10499); Former Warehouse, Grade II LB (NHL No. 1297501): Gatepier to west of Church of St Michael, Grade II LB (NHL No. 1196735; HER MST7403); Oddfellows, Grade II LB (NHL No. 1297478; HER MST7406): Sundial, Grade II LB (NHL No. 1297475; HER MST10496): The Priory, Grade II* LB (NHL No. 1219144; HER MST13418): The Swan Public House, Grade II LB (NHL No. 1291510): Trent and Mersey Canal Milepost., Grade II LB (NHL No. 1219400): Trent and Mersey Canal Star Lock, Grade II LB (NHL No. 1219407) ; Wall to south of Church of St Michael, Grade II LB (NHL No. 1219160; HER MST10518): Wall and Gatepier to north and west of Church of St Michael, Grade II LB (NHL No. 1196737; HER MST10497); The Mansion and attached Wall, Grade II LB (NHL No. 11967460; HER MST17415): Park Lodge, Grade II LB (NHL No. 1196766).	MST22394): Water meadow (HER MST14480): Water meadow (HER MST5693): Survey of water mills (HER EST1601 & EST1194): Watching brief (HER EST3064): Geophysical survey (HER EST1958)					
STO13 – Land off North Oakleigh Court, Stone	STO16; SRUR06; STO06; STO15	Crossing House, Grade II LB (NHL No. 1392900; HER MST12331): Stowe House, Grade II LB (NHL No. 1219425; HER MST7427): Three Crown Public House, Grade II LB (NHL No. 1219124; HER MST7411)	Outfarm (HER 264342): Stoke Farm (HER 264344): Farmstead NE of Stoke Farm (HER 264345): Farmstead NE of Stoke Farm (HER 264346): Stoke by Stone (HER MST1781): DBA (HER EST2766): Rugeley and Stone turnpike road (HER MST22378): Uttoxeter to Stoke and Stone turnpike road (HER MST22391): Historic character assessment (HER EST2343): Assessment of geophysical survey (HER EST1958)	Greenfield	No heritage assets are recorded on this site by either Historic England or the Staffordshire HER whilst no designated assets lie within 250m and all probability views from those located further afield will be blocked by the intervening townscape. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. The tree belt which bisects the	Low	Low	No

					central portion of the central part of the Site is recorded on the 1888 Ordnance and the therefore the design of any development should allow for the retention of as much of this belt as possible.			
STO14 – Land off Eccleshall Road, Stone ST15 OBY	STO07, SRUR04, STO04	None	On Site: Water Meadow Stone (MST14479) Clement House/Walton Heath Farm (HER MST17285; HER 264310): Outfarm (HER 264311; HER MST17284): Farmstead (HER MST17283; HER264312), Milepost (HER MST12570): Peat extraction site (HER MST4255): Geophysical survey (HER EST3060): Archaeological assessment (HER EST1103): Excavation (HER EST2771): Walton in Stone to Eccleshall Turnpike Road (MST22394), Site of Toll House (MST20036), Farmstead (HBB264233), Micklow House Stone (MST17276), Micklow: Placename indicating the possible location of a burial mound at this location, Archaeological Desk-Based Assessment (EST2709), Walton Hill house (HBB264231), Water Meadow (MST26196), Possible Medieval or post Medieval Field Boundaries recorded from Cropmarks (MST4256),	Greenfield	The HER records the former extent of a water meadow extending across the Site although No designated assets are recorded within 500m. Given this with the exception of the water meadow, the potential for heritage constraints on this Site is considered to be low although the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and or/ geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Low	No
STO15 – Land off Saddler Avenue, Stone	STO16; SRUR06; STO06; STO13	Crossing House, Grade II LB (NHL No. 1392900; HER MST12331): Stowe House, Grade II LB (NHL No. 1219425; HER MST7427): Three Crown Public House, Grade II LB (NHL No. 1219124; HER MST7411)	Outfarm (HER 264342): Stoke Farm (HER 264344): Farmstead NE of Stoke Farm (HER 264345): Farmstead NE of Stoke Farm (HER 264346): Stoke by Stone (HER MST1781): DBA (HER EST2766): Rugeley and Stone turnpike road (HER MST22378): Uttoxeter to Stoke and Stone turnpike road (HER MST22391): Historic character assessment (HER EST2343): Assessment of geophysical survey (HER EST1958)	Greenfield	No heritage assets are recorded on this site by either Historic England or the Staffordshire HER whilst no designated assets lie within 250m and all probability views from those located further afield will be blocked by the intervening townscape. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. The tree belt which clips the southern edge of the Site is recorded on the 1888 Ordnance and should therefore be retained.	Low	Low	No

STO16 - Land at Uttoxeter Road, Stone, ST15 8QX	SRUR06; SRUR11; STO06; STO13; STO15	Crossing House, Grade II LB (NHL No. 1392900; HER MST12331): Stowe House, Grade II LB (NHL No. 1219425; HER MST7427): Three Crown Public House, Grade II LB (NHL No. 1219124; HER MST7411); Brassworks Farmhouse, Grade II LB (NHL No. 1196744; HER MST14460: HER 264343)	Outfarm (HER 264342): Stoke Farm (HER 264344): Farmstead NE of Stoke Farm (HER 264345): Farmstead NE of Stoke Farm (HER 264346): Outfarm (HER264352); Stoke by Stone (HER MST1781): DBA (HER EST2766): Rugeley and Stone turnpike road (HER MST22378): Uttoxeter to Stoke and Stone turnpike road (HER MST22391): Historic character assessment (HER EST2343): Assessment of geophysical survey (HER EST1958); Brassworks Farm (HER MST14460): Stone Brass works (HER MST3504); Trent and Mersey Canal (HER MST2203): Water Meadow (HER MST5693)	Greenfield	<p>No heritage assets are recorded on this site by either Historic England or the Staffordshire HER although the HER records that a desk-based assessment (DBA) was prepared for the Site in 2014. The Grade II Listed Crossing House (NHL 1392900) stands 40m to the west although it is likely that any visibility will be blocked by intervening development.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Swynnerton (SWY14& SWY20 should be considered as part of the Meecebrook Garden Community Option)								
SWY01 – Land at The Farm, Stone Road, Tittensor ST12 9HA	None	Tittensor War Memorial, Grade II LB (NHL No. 1432729; HER MST22280); 15 and 17 Stone Road, Grade II LB (NHL No. 1038990; HER MST7871); Burne House and Burne Cottage, Grade II LB (NHL No. 1391513; HER MST13094; HER MST13095); Trentham Gardens, RPG G. II* (NHL No. 1001168; HER MST6193). Trentham Conservation Area.	Darlaston Turnpike Road (HER MST22338); Monument Hill Barrow (HER MST595); Milepost (HER MST12580); Axe Hammer Findspot (HER MST2023); Farmstead (HER 264726); Finger Post (HER MST20167); Tittensor Manor House (HER MST592); Watermill and Mill Ponds (HER MST594); Tittensor settlement (HER MST2571): Vicarage (HER MST593); The Hayloft (HER MST21959; HER 265319); Geophysical survey (EST1958); Ring ditch (HER MST4275); Fishponds (HER MST1566); Water Meadow (HER MST18729); Topographic history and landscape impact assessment (HET EST1958)	Brownfield	<p>No heritage assets are recorded on the Site by either the HER or HE although the Grade II Listed Tittensor War Memorial (NHL No. 1432729) stands 30m west of the Site on the opposite side of the A34 dual carriageway whilst the extreme southern tip of the Grade II* Trentham Gardens Registered Park and Garden (RPG) which is also a Conservation Area extends to within 80m to the north. Although the settings of both these assets will need to be considered, it should be recognised that the Site stands within a much-changed suburban environment and that the intervening presence of the dual carriageway is in itself a notable intervention.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Medium	No
SWY04 – Leisure Complex, Yarnfield Park, Yarnfield	SWY10; Meecebrook; SWY20	None	Swynnerton Hall Park (HER MST5993): Ridge and furrow (HER MST5658): Highlows (HER 264734): DBA (HER EST1159): Field survey (HER EST1170)	Brownfield	Aerial photographs suggest the Site is currently occupied by 20 th century buildings and an asphalt sports pitch.	Low	Low	No

ST15 ONL					<p>No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 500m. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
SWY10 – Land north of Yarnfield Lane, Yarnfield ST15 OTN	SWY04; Meecebrook; ECC10; SWY14; CHE04	Boundary Cottages and Elton Cottage, Grade II LB (NHL No. 1240251; HER MST17891)	Includes the Site DBA (HER EST1159). Geophysical survey (HER EST2889): Gortsy Hill Farm (HER 264735): Yew Tree Farm (HER MST14642; HER 264737; MST7890)	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 400m. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted. Any visibility from designated assets will in all probability be blocked by the intervening townscape</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No
Tixall								
TIX01 – One Brancote Row, Baswich Lane, Stafford ST18 OYD	TIX02, STAFMB07, HOP03,	St. Thomas' Priory Scheduled Monument (NHL No. 1020054), Two Ranges of Outbuildings Grade II LB (NHL No. 1259813), St. Thomas's Farmhouse Grade II LB (NHL No. 1242868).	EST3095: Archaeological Desk-Based Assessment, EST2064: Geophysical Survey, MST22445: Geophysical Survey, MST14320: Gravel Pit, EST995: Archaeological Watching Brief, MST853: Stone Cist, MST11667 & MST11666: St. Thomas' Mill Farmhouse, MST11668: Forge, MST3518: St. Thomas's Priory Mill, MST11670: Bridge, St. Thomas' Priory, MST7553: St. Thomas' Priory Farm Buildings, EST2244: Historic Building Survey, MST11672: Medieval Culvert, EST1300: Archaeological Evaluation, EST918: Archaeological Desk-Based Assessment, HBB252325: St. Thomas Priory Farm, Ridge and Furrow, MST11671: Medieval Fishponds. (now infilled), EST2437: Archaeological Desk-Based Assessment, MST1836: Two Prehistoric Urns reportedly found during the 17 th century, precise location unknown, MST852: Stone Cross (relocated), EST584: Site Visit, EST575: Site Visit, EST103: Archaeological Excavation at King's Low, MST851: King's Low, Prehistoric Funerary Monument (Mound), EST2437: Archaeological Desk-Based Assessment. MST124: Priory	Brownfield	<p>This small Site lies immediately adjacent to the far larger TIX02 and is currently occupied by a single post-war end of terrace house with a large garden to the north. The HER records no assets either on the Site or within 160m of it whilst the nearest designated assets, those associated with the remains of St. Thomas' Priory lie some 320m to the south and it is likely that any visibility will be blocked by intervening development.</p> <p>Overall, potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts,</p>	Low	Low	No

			of St Thomas (HER Polygon considerably more extensive than Scheduled Area), MST18424: Water Meadow, MST4520: Waterlogged Soils,		including an assessment of the settings of nearby. Depending on the findings of the assessment, mitigation measures including a trial trench evaluation, or an archaeological watching brief could potentially be required in order to address the potential for direct impacts upon any archaeological remains that may be present.			
TIX02 – Land to the north and south of Tixall Road, Stafford ST18 0XX	TIX01	St. Thomas' Priory Scheduled Monument (NHL No. 1020054), Two Ranges of Outbuildings Grade II LB (NHL No. 1259813), St. Thomas's Farmhouse Grade II LB (NHL No. 1242868), Stone Seat at SJ 962 230 NNW of Bramcote Farm (NHL No. 1389677), Staffs and Worcestershire Canal Conservation Area, St. Thomas Canal Bridge Number 101 Grade II LB (NHL No. 1211073), St. Thomas Bridge Grade II LB (NHL No. 1195374)	<p>On Site: MST1836: Two Prehistoric Urns reportedly found during the 17th century, precise location unknown, EST3095: Archaeological Desk-Based Assessment, EST2064: Geophysical Survey, MST11671: Medieval Fishponds(now infilled).</p> <p>MST22445: Geophysical Survey, MST14320: Gravel Pit, EST995: Archaeological Watching Brief, MST853: Stone Cist, MST11667 & MST11666: St. Thomas' Mill Farmhouse, MST11668: Forge, MST3518: St. Thomas's Priory Mill, MST11670:" Bridge, St. Thomas' Priory, MST7553: St. Thomas' Priory Farm Buildings, EST2244: Historic Building Survey, MST11672: Medieval Culvert, EST1300: Archaeological Evaluation, EST918: Archaeological Desk-Based Assessment, HBB252325: St. Thomas Priory Farm, Ridge and Furrow, EST2437: Archaeological Desk-Based Assessment, MST852: Stone Cross (relocated), EST584: Site Visit, EST575: Site Visit, EST103: Archaeological Excavation at King's Low, MST851: King's Low, Prehistoric Funerary Monument (Mound), EST2437: Archaeological Desk-Based Assessment. MST124: Priory of St Thomas (HER Polygon considerably more extensive than Scheduled Area), MST18424: Water Meadow, MST4520: Waterlogged Soils, MST13075: Quarry, MST855: Queen's Low Round Mound, HBB252357: Farmstead, MST2804: Possible Prehistoric Settlement Cropmarks, MST11088: Stone Seat, MST854: Fishponds, MST1805: Water Meadows</p>	Greenfield	<p>The HER records two separate sets of non-designated remains on the Site. The first entry (MST1836) relates to two prehistoric urns of presumed Neolithic or Bronze Age date that were reportedly found on Tixall Heath during the 17th century. Although the HER plots these urns within the Site boundary given that over 300 years have now passed since their discovery the precise location cannot be certain, and it is possible that they were found elsewhere, beyond the Site boundary.</p> <p>The second entry relates to a series of infilled former medieval fishponds (MST11671) which are recorded on the western edge of the Site and were associated with the former priory of St. Thomas, the Scheduled remains of which lie to the immediate south of the Site. Given their proximity to the Site boundary extreme care will be required during the development of the design for the southern part of the Site in order to ensure that the settings of both the monastic remains and the two Grade II Listed buildings which stand within the Scheduled Area; Two Ranges of Outbuildings (NHL No. 1259813) and St. Thomas's Farmhouse (NHL No. 1242868) are protected.</p> <p>Although they lie beyond the Scheduled Area, the remains of the former fishponds could, depending on their condition, be considered to be of national importance and therefore it may be necessary to design the development so as to avoid direct impacts upon this comparatively limited portion of the Site. The HER records the boundary of the former monastic complex extending northwards onto the Site and therefore the potential for further previously unrecorded buried remains associated with the Priory being encountered cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a detailed heritage impact assessment which should consider the potential for both direct and setting impacts including the potential impact upon the character of the Scheduled and Listed former monastic complex to the immediate south. A range of mitigation measures including a trial trench evaluation and geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Medium	No

Weston								
WES02 – Land south west of the A51, Weston ST18 0JQ	WES03; HIX08; HIX07	Abbeylands, Grade II LB (NHL No. 1096029; HER MST11351).	<p>On Site Water meadow (HER MST13568).</p> <p>Green Farm (HER MST21516; HER 262429): Brinepit (HER MST2853): Brinepit lock and bridge (HER MST2850): Canal milepost (HER MST20054): Manure works (HER MST12317): Milepost (HER MST17129): Pit alignment (HER MST4270): Lime kiln (HER MST2855): Manure works (HER MST12317): Milepost (HER MST17129): Pit alignment (HER MST4270): Ridge and furrow (HER MST19051): Ridge and furrow (HER MST5674): Salt works (HER MST12316): Shirley salt works (HER MST2856): Site of toll house (HER MST19985): Tramway (HER MST7614): Tramway (HER MST12319): Water meadow (HER MST13569): Wells (HER MST2854): Weston settlement (HER MST2854): Evaluation (HER EST1849): Watching brief (HER EST1837): Watching brief (HER EST2039): Rugeley and Stone Turnpike Road (HR MS22378): Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road (HER MST22381): Trent and Mersey Canal (HER MST22381): Assessment of geophysical survey (HER EST1958): Field boundary recorded on aerial photography and LiDAR. Narrow ridge and furrow recorded on aerial photography and LiDAR; Ridge and furrow recorded on aerial photography and LiDAR; Ingestre Hall (HER 5986); RAF Hixon (HER MST5336): Shirleywich Canal Arm and Wharf (HER MST2852): Stafford and Uttoxeter Railway HERMST12320); Water Meadow (HER MST13570): Aerial photographic mapping (HER EST2408): DBA (HER EST1203).</p>	Greenfield	<p>The HER records traces of ridge and furrow cultivation and the of a former water meadow on the Site and the former presence of a water meadow on the eastern part of the Site, whilst the nearest designated asset; the Trent and Mersey Canal Conservation Area touches the Site's southwest boundary and should the Site be allocated then considerable care will need to be taken with regard to its setting and character.</p> <p>The potential for development to be constrained by previously unrecorded archaeological remains is considered on present evidence to be low although it cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts including the potential impact upon the character of the Trent and Mersey Canal Conservation Area Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. Mitigation measure to protect the setting and character of the canal could include sensitive design, the provision of a towpath or the provision of open space along the canal bank.</p>	Low	Medium	No
WES03 – Land south of Green Road, Weston, ST18 0JQ	HIX08; HIX07; WES02	Abbeylands, Grade II LB (NHL No. 1096029; HER MST11351): St Andrew's Church, Grade II* LB (NHL No. 1273479; HER MST5149): The Manor House, Grade II LB (NHL No. 1258371; HER MST7614)	<p>On Site Stafford and Uttoxeter Railway (HER MST12320) and Tramway (HER MST7614).</p> <p>Bridge Farm (HER 262428): Green Farm (HER MST21516; HER 262429): Bridge Cottage (HER MST4509): Canal milepost (HER MST20054): Manure works (HER MST12317): Milepost (HER MST17129): Pit alignment (HER MST4270): Ridge and furrow (HER MST19051): Ridge and furrow (HER MST5674): Salt works (HER MST12316): Site of toll house (HER MST19985): Tramway (HER MST12319): Water meadow (HER MST13569): Weston settlement (HER MST2854): Evaluation (HER EST1849): Watching brief (HER EST1837): Watching brief (HER EST2039): Rugeley and Stone Turnpike Road (HR MS22378): Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road (HER MST22381): Assessment of geophysical survey (HER EST1958): Narrow ridge and furrow recorded on aerial photography and LiDAR; Ridge and furrow recorded on aerial photography and LiDAR; Brinepit lock and bridge (HER MST2850): Ingestre Hall (HER 5986); RAF Hixon (HER MST5336):</p>	Greenfield	<p>The HER records the former route of the Stafford and Uttoxeter Railway (HER MST12320) extending across the Site, with a small branch tramway (MST12319) to the Weston Saltworks which stood immediately west of the Site. The nearest designated asset; the Trent and Mersey Canal Conservation Area extends to within 118m from the south although visibility will be in part impeded by intervening development.</p> <p>The potential for development to be constrained by previously unrecorded archaeological remains is considered on present evidence to be low although it cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts including the potential impact upon the character of the Trent and Mersey Canal Conservation Area Mitigation measures including a trial trench evaluation and geophysical survey are recommended in order to address the potential for</p>	Low	Low	No

					direct impacts upon any archaeological remains that may be present.			
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Stafford Borough Council:

Historic Environment Site Assessment Stage 1 Report,

**Appendix 2: Historic Environment Site Assessment Stage 1, Strategic
Development Site Options Assessment Table**

Strategic Development Site Options

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
Gnosall & Haughton								
GNO04 consists of two fields separated by intervening housing and the A518 road. AOC have decided to consider the two fields separately as the predicted impacts differ due to the presence of a substantial archaeological monument, the Beverley Hall Moated Site (MST843) within the East Field.								
GNO04 (East) – Land at Manor Farm Holding No 9, Stafford Road, Gnosall ST20 OES	GNO02, GNO03, GNO05, GNO06, GNO09, GNO011	Gnosall Conservation Area Church of St. Lawrence Grade I LB (NHL No. 1242645), Former Dukes Head Public House Grade II LB (NHL No.1258548), 26 & 28 High Street Grade II LB (NHL No.1258548), Gnosall Village Lock-Up Grade II LB (NHL No. 1259930)	On Site: MST843: Beverley Hall Moated Site. HBB267317: Outfarm, Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, HBB264256: Farmstead, HBB264401: Audmore Cottage, HBB264400: Farmstead, HBB264402: Farmstead, MST17443, MST17444, MST19029: & MST19030: Ridge & Furrow, MST828: Gnosall Bridge, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST18046: Watermeadow, MST12226: Stafford to Wellington Railway Line, Ridge and Furrow, MST20035: Site of Toll House, MST19356: Site of Old Lock Up, MST5056: Bank Top House, MST2457: Gnosall Domesday Settlement, MST17108: 11-13 High Street, EST2446 Gnosall Conservation Area Appraisal 2013, EST1023: Archaeological Watching Brief, MST22315: Parish Churchyard, EST1951,1953-4: Archaeological Excavation, EST1952: Geophysical Survey, HBB264258 & MST17110: Manor Farm, EST867: Archaeological Evaluation, EST866: Geophysical Survey, MST12547: Milepost, MST845: Roman Coins, HBB264257: Farmstead, HBB267317: Outfarm, HBB264405: Field Barn, HBB264405: Outfarm, HBB264256: Outfarm, MST5645: Ridge and Furrow Earthworks, MST12698: Milepost.	Greenfield	<p>The HER records the non-designated remains of the Beverley Hall Moated Site (MST843) extending for at least 170m across the western part of GNO04 (East Field), immediately north of Moat Farm. Moated sites of this type were typically associated with medieval manorial centres and that Beverley Hall example was associated with one of the prebends of the college of Gnosall. Beverley Hall itself is believed to have stood within the centre of the moat, which survives as an earthwork.</p> <p>Although the potential for previously unrecorded remains being encountered on the eastern part of the East Field may be lower, there is clearly a high potential for significant medieval and later remains to be encountered on the western part of the field, within the former manorial centre. Any development on the western part of the site could destroy the surviving manorial earthworks including those of the moat itself.</p> <p>Given the constraints represented by the moat, it is unlikely that development could be delivered in the western part of the East Field without causing a significant direct impact upon both upstanding and buried archaeological remains associated with the moated site.</p> <p>The nearest designated heritage asset, the Gnosall Conservation Area, lies 285m west of the East Field and it is likely that any visibility will be blocked by intervening development.</p> <p>Although the East Field may not be considered suitable for allocation, any planning application for the field would need to include provision for the Beverley Hall Moated Site (MST843) to be preserved in situ and should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for impacts upon the setting of the non-designated moated site.</p> <p>Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. Any proposal to impact directly upon the remains of the moated site would need to be</p>	High	Medium	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					justified by a robust evidence base which would accompany the application. This evidence base should include the results of both the trial trenching and the geophysics which would therefore need to be undertaken predetermination. The evidence base would allow for the decision makers to determine the potential for the proposal to result in material harm to the non-designated moated site.			
GNO04 (West)– Land at Manor Farm Holding No 9, Stafford Road, Gnosall ST20 0ES	GNO02, GNO03, GNO05, GNO06, GNO09, GNO011	Gnosall Conservation Area Church of St. Lawrence Grade I LB (NHL No. 1242645), Former Dukes Head Public House Grade II LB (NHL No.1258548), 26 & 28 High Street Grade II LB (NHL No.1258548), Gnosall Village Lock-Up Grade II LB (NHL No. 1259930)	HBB267317: Outfarm, Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, HBB264256: Farmstead, HBB264401: Audmore Cottage, HBB264400: Farmstead, HBB264402: Farmstead, MST17443, MST17444, MST19029: & MST19030: Ridge & Furrow, MST828: Gnosall Bridge, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST18046: Watermeadow, MST12226: Stafford to Wellington Railway Line, Ridge and Furrow, MST20035: Site of Toll House, MST19356: Site of Old Lock Up, MST5056: Bank Top House, MST2457: Gnosall Domesday Settlement, MST17108: 11-13 High Street, EST2446 Gnosall Conservation Area Appraisal 2013, EST1023: Archaeological Watching Brief, MST22315: Parish Churchyard, EST1951,1953-4: Archaeological Excavation, EST1952: Geophysical Survey, HBB264258 & MST17110: Manor Farm, EST867: Archaeological Evaluation, EST866: Geophysical Survey, MST12547: Milepost, MST845: Roman Coins, HBB264257: Farmstead, HBB267317: Outfarm, HBB264405: Field Barn, HBB264405: Outfarm, HBB264256: Outfarm, MST5645: Ridge and Furrow Earthworks, MST12698: Milepost.	Greenfield	No heritage assets are recorded within the West Field by either the HER or HER, although the boundary of the Gnosall Conservation Area lies 40m to the west and care will therefore need to be taken to protect both the character of the Conservation Area and the settings of the Listed Buildings within it. This could include provision for the retention of treelines and hedges along the Site boundary. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the possibility of previously unrecorded buried remains to be present cannot be discounted. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for effects upon the character of the Gnosall Conservation Area and the settings of the Listed Buildings that lie within it. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Medium	No
GNO09 – Manor Farm, SCC County Farm, Gnosall ST20 0ES	GNO02, GNO03, GNO04, GNO05, GNO06, GNO011	Gnosall Conservation Area Church of St. Lawrence Grade I LB (NHL No. 1242645), Former Dukes Head Public House Grade II LB (NHL No.1258548), 26 & 28 High Street Grade II LB (NHL No.1258548), Gnosall Village Lock-Up Grade II LB (NHL No. 1259930)	On Site: MST843: Beverley Hall Moated Site (See GNO04) & MST5645: Ridge and Furrow Earthworks. HBB267317: Outfarm, Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, HBB264256: Farmstead, HBB264401: Audmore Cottage, HBB264400: Farmstead, HBB264402: Farmstead, MST17443, MST17444, MST19029: & MST19030: Ridge & Furrow, MST828: Gnosall Bridge, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST18046: Watermeadow, MST12226: Stafford to Wellington Railway Line, Ridge and Furrow, MST20035: Site of Toll House, MST19356: Site of Old Lock Up, MST5056: Bank Top House, MST2457: Gnosall Domesday Settlement, MST17108: 11-13 High Street, EST2446 Gnosall Conservation Area Appraisal 2013, EST1023: Archaeological Watching Brief, MST22315: Parish Churchyard, EST1951,1953-4: Archaeological Excavation, EST1952: Geophysical Survey, HBB264258 & MST17110: Manor Farm, EST867: Archaeological Evaluation, EST866: Geophysical Survey, MST12547: Milepost, MST845:	Open Countryside	GNO09 is a substantial site that includes both the East and West Fields of GNO04 that have been considered separately above. The assessment of GNO04 found that the non-designated remains of the Beverley Hall Moated Site (MST843) which lie in the East Field of GNO04 have a High Sensitivity to direct impacts. However, if GNO04 is excluded, then the HER records only traces of ridge and furrow cultivation within GNO09, whilst the nearest designated asset the Gnosall Conservation Area would lie over 300m away, and any visibility would in all probability be either largely or entirely blocked by intervening topography development, topography and vegetation. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the HER does record evidence of ridge and furrow and the possibility of previously unrecorded buried remains to be present cannot be discounted.	Varies: Low to High	Varies: Low to High	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Roman Coins, HBB264257: Farmstead, HBB267317: Outfarm, HBB264405: Field Barn, HBB264405: Outfarm, HBB264256: Outfarm, MST5645: Ridge and Furrow Earthworks, MST12698: Milepost, HBB264500: Ivy House Farm, HBB264501: Farmstead, MST846: Upper Reule Moated Site, MONARCH 1589758: Post-Medieval Rectilinear Enclosure.		Should the Site be allocated then the western part East Field of GNO04 will need to be excluded from development in order to protect the remains of the non-designated moated site, whilst any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
HAU03	HAU04, HAU05, HAU06	Haughton Old Hall (NHL1242778, Grade II* LB), Woodhouse Farmhouse (NHL 1259864, Grade II LB), Heysham Cottage (NHL 1248124, Grade II LB), Haughton War Memorial (NHL 1452622, Grade II LB), Moat Farm House (NHL 1247092, Grade II Listed), Church of St. Giles (NHL 1242776, Grade II* LB). Salt Headstone, Haughton Churchyard (NHL 124810, Grade II LB), Merrey Headstone, Haughton Churchyard (NHL 1242777, Grade II LB),	On Site: MST804, Haughton Park, Medieval Deer Park, MST5652: Ridge and Furrow Haughton Park, MST13263/ HBB264597: Park House Farm. Within 500m: MST19004: Ridge and Furrow, HBB266947, HBB264766: Kenderdine Farm, EST1024 & EST1029: Archaeological Watching Briefs, MST14009/ HBB264767: Moat Farm, Haughton, MST803: Moat House, medieval moated site, MST2465: Haughton/ Haltone, Domesday settlement. MST3234: Site of Rectory, MST801: Possible Moated Site Rectory Lane, EST1026: Geophysical Survey, HBB 264599: Black Hough Fm, HBB 264598: Farmstead, HBB 264598/ MST21867: Haugh Farm, HBB264501: Upper Reule Fm, MST846: Upper Reule Farm Moated Site, MST12226: Stafford-Wellington, Shropshire Union Railway, MST19007: Ridge and Furrow, MST18917: Ridge and Furrow, MST19004 & MST19005: Ridge and Furrow, HBB264596: Woodhouse Farmstead, MST805: Moated Site Woodhouse Farm, MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road	Open Countryside	<p>The Site occupies the northern part of the footprint of a former medieval deer park, Haughton Park, the outline of which remains clearly visible on modern aerial photographs. The park was established around 1340-43 by Thomas de Haughton and the HER reports that its boundary can be traced by a continuous line of hedgerows set on low banks along with field names which retain the element 'park'. The Site occupies around 60-70% of the former deer park, extending slightly beyond it on its northern and eastern edges, the HER records ridge and furrow, within the park, suggesting that it was also cultivated during the medieval period. The entirety of the park, including the Site, was later subdivided into smaller fields which remain and are particularly distinctive as they are arranged differentially to those fields outwith the park.</p> <p>The Grade II* Listed Haughton Old Hall stands 250m east of the Site boundary which at that point corresponds with the boundary of the former park. Although it is possible that this hall may occupy the site of the medieval manorial centre, it should be noted that the present house post-dates the creation of the park by some 200 years, being of mid-16th century date and that a number medieval moated sites lie within 500m of the Site.</p> <p>Although it is not designated, Park House Farm (MST13263), which stands within the Site is recorded on the HER and was reportedly constructed in the early-19th century as a model farm complex, suggesting that the former park had been subdivided for agriculture by the end of the Georgian period.</p> <p>Seven Listed Buildings stand within 500m of the Site, two of which; Haughton Old Hall and St. Giles' Church are Grade II* Listed, whilst it is likely that any visibility from the majority of these buildings will be at least substantially impeded by intervening buildings, visibility from the Grade II Listed Heysham Cottage will be inevitable as it lies adjacent to the Site boundary. However, it should be noted that although</p>	High	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>the cottage retains at its core a timber cruck structure of probable 16th century date, records show that it has been harmed by an oversized modern extension which is out of keeping with its historic character.</p> <p>Haughton Park is comparatively well-preserved example of a small late-medieval deer park constructed by a manorial lord in the years which immediately preceded the crash that was wrought by the arrival of the Death. The reference to low banks in the HER suggests that at least some of the former park pales survive whilst a number of possible manorial centres, which were presumably associated with the park are recorded to the east within Haughton itself, including the fine timber framed Grade II* Listed Haughton Old Hall. The park retains a distinctive field system, which either dates from or was reinforced by the establishment of a model-farm, Park Farm within the former park at the start of the 19th century.</p> <p>Given the constraints outlined above any development within the Site would result in harm to the significance of the former park. The removal of historic field boundaries and particular would constitute a high direct impact. Any development would also inevitably have a high impact upon both the character of the former deer park and the setting of Park Farm, which stands both within the site and the footprint of the former park. Although visibility from the Grade II* Listed Buildings within the historic core of Haughton is likely to be at worst extremely limited an impact on the admittedly compromised setting of the Grade II Listed Heysham Cottage is inevitable. Although the Site does not directly connect with Haughton, the imposition of such a large development immediately adjacent to this small Domesday village will inevitably change the way that it is viewed and appreciated when it is approached from the north.</p> <p>For the reasons outlined above this site may not be considered suitable for allocation. However, any planning application should be accompanied by a robust independent heritage impact assessment which should consider the potential for both direct and setting impacts upon the former deer park, impacts upon the settings of both Listed Buildings and the non-designated Park House Farm as well as the character of the historic settlement of Haughton. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
HAU04	GNO09, HAU03, HAU04	<p>On Site: Woodhouse Farmhouse (NHL 1259864, Grade II LB)</p> <p>Within 500m: Heysham Cottage (NHL 1248124, Grade II LB)</p>	<p>On Site: HBB264596: Woodhouse Farmstead, MST805: Moated Site Woodhouse Farm, MST14006: Woodhouse Farm Haughton, Ridge and Furrow</p> <p>Excluded from Site Boundary: HBB 264595: Shippy Farmstead</p> <p>Within 500m: MST22381: Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road, MST19004 & MST19005: Ridge and Furrow, HBB264501: Upper Reule Fm, MST846: Upper Reule Farm Moated Site, MST12698: Milepost, MST19029: Ridge and Furrow, HBB 264500: Ivy House Farm, HBB 264403: Audmore House, HBB 264402: Holly Farm, MST19028: Ridge and Furrow, MST264499: New House Farmstead, HBB264594: Buttlane Farmstead, HBB 264591: Barts Farm, HBB264592: Compton Farmstead</p>	Open Countryside	<p>A single Grade II Listed Building, Woodhouse Farmhouse stands within the southern part of the Site. The farmhouse is timber framed has a T shaped plan and dates from the 16th century, which suggests that the irregular shaped fields that surround it had been enclosed by that date. The 1888 ordnance survey records a brickworks to the immediate southwest of the farm although this is not recorded on the HER. The farm is accessed from Woodhouse Lane a narrow country lane which curves to the north, passing through a web of small irregularly enclosed fields. When viewed across from the lane to the northeast the farmhouse appears as a low-slung timber framed building positioned on the periphery of a later farm complex which has clearly grown organically and set within its related field system.</p> <p>Any development within the fields that extend south and east of Woodhouse Lane, would result in the loss of the farm's traditional landholding and the removal of the observer's ability to fully appreciate its significance as a comparatively small rural Tudor farm. It would therefore not only impact upon the setting of the Listed Building, but it would also harm its significance. Although they are not-designated the loss of the traditional fields that the surround the farm would also impact upon the character of the wider historic landscape, resulting in harm to it.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the HER does record evidence of ridge and furrow and the possibility of previously unrecorded buried remains to be present cannot be discounted.</p> <p>Although the Site may not be considered suitable for allocation, any planning application should be accompanied by a robust independent heritage impact assessment which should consider the potential for both direct and setting of the Grade II Listed Woodhouse Farm and the non-designated Park House Farm as well as the character of the surrounding historic landscape. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	High	Potential
Gnosall & Haughton: Stage 1 Assessment Summary								
Gnosall & Haughton Component Sites:	Greenfield & Open Countryside	The proposed new strategic development site at Gnosall and Haughton has been divided into four separate allocation areas (GNO04, GNO09, HAU03 & HAU04). GNO04 consists of two separate land parcels which AOC have split into GNO04 (East) and GNO04 (West) as the historic environment implications of their proposed allocation vary considerably. All these sites have been discussed separately in the table above and the findings will be drawn together in this summary.				High	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
GNO04 (East) GNO04 (West) GNO09, HAU03, HAU04.		Overall a High sensitivity score has been predicted for the proposed strategic development site which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas. In the case of GNO04 (East) there is considered to be a clear potential for a direct impact upon the non-designated Beverley Hall Moated Site and this finding would also apply to the portion of GNO09 that includes GNO04 (East). In the event of GNO04 (East) being excluded from GNO09, then care would still need to be taken to ensure that the settings of designated assets and the character of both the Gnosall Conservation Area and the wider historic landscape are safeguarded.						
<p>Any development within HAU03 would at the very least be severely constrained due to the presence of the non-designated Haughton Medieval Park, the boundaries of which remain evident, on the site. Development within HAU03 would result in the loss of around 60-70% of the former park and would result in harm to the significance of the former park there is a clear potential for that harm to be significant. The removal of historic field boundaries would constitute a high magnitude direct impact. Development within HAU03 could also affect the settings of a number of designated and non-designated assets as well as the character of Haughton, because whilst the site does not directly connect with the village, the imposition of such a large development immediately adjacent to this small Domesday village will inevitably change the way that it is viewed and appreciated when it is approached from the north.</p> <p>A High magnitude setting impact is also predicted for HAU04 due to the presence of the Grade II Listed Woodhouse Farmhouse within its boundary. The farm is accessed from Woodhouse Lane, a narrow country lane which curves to the north, passing through a web of small irregularly enclosed fields. When viewed across from the lane to the northeast the farmhouse appears as a low-slung timber framed building, positioned on the periphery of a later farm complex, which has clearly grown organically, and set within its related field system. Any development within the field that extends south and east of Woodhouse Lane, would result in the loss of the farm's traditional landholding and the removal of the ability to fully appreciate its significance as a comparatively small rural Tudor farm. It would therefore not only impact upon the setting of the Listed Building, but it would also harm its significance. Although they are not-designated the loss of the traditional fields that the surround the farm would also impact upon the character of the wider historic landscape, resulting in harm to it.</p> <p>Historic environment assessment therefore suggests that the potential for delivering development within the proposed Gnosall and Haughton strategic development site may be limited, although there could be some potential on the western side of the proposal within GNO04 (West) and the southwest corner of GNO09 where development would effectively constitute a southern extension to Gnosall.</p>								
Hixon								
HIX07 – Former Hixon Airfield, Hixon ST18 OPF	All other HIX Sites plus WES02 & WES03	New Road Farmhouse Grade II LB (NHL No. 1273252), Ivyhouse Farmhouse Grade II LB (NHL No. 1258757), Bank House Public House (NHL No. 1258719), Mount Pleasant Grade II LB (NHL No. 1258266), Ingle Nook Cottage Grade II LB (NHL No. 1273552), Churchyard Cross Grade II LB (NHL No.1273529), Church of St. John the Baptist Grade II* LB (NHL No. 12735551), Grange Farmhouse Grade II LB (NHL No. 1258140)	<p>On Site: MST5336 RAF Hixon, HBB267951: Farmstead, HBB267950: Outfarm, MST21728: Amerton Heath Farm, MST21720: 19th Century Artefact Scatter, EST1089: Archaeological Watching Brief, Ridge and Furrow recorded at various locations.</p> <p>HBB251014: Outfarm, MST2476: Hixon Domesday Settlement 1086, MST21741: Ivy House Farm, MST21740: Yew Tree House Farm, MST21710: 18th – 19th Century Rubbish Dump, MST18189: Memorial Hall, MST21709: Ridge & Furrow, EST1084: Archaeological Watching Brief, MST5358: Ridge & Furrow Earthworks, MSTY21744: Brick Yard and Kiln, MST267472: Outfarm, MST21742: Hall Farm, MST21722: Marl Pits, MST21723: Findspot Romano British – Medieval Pot, MST21725: Possible Quarry, MST744: Moated Site, Greenfields, HBB251012: Chase View Farm, MST21736: Walledge Barn Outfarm, HBB262394: Heath Farm, HBB267949: Outfarm, MST21271: Broadmore Farm, MST21746: Ridge and Furrow, MST21721: Artefact Scatter 18th & 19th century pottery, MST21727: Stowe Field Farm,</p> <p>MST21716: Possible Nissen Huts, MST21717: Possible Quarry/ Clay Pit, MST21715: Possible Nissen Huts, MST21718: Possible Quarry/ Clay Pit, MST12321: Tramway, MST21731: Outfarm</p> <p>MST21717: 18th to 20th Century Pottery Scatter, MST21719: Pillbox, MST4569: Earthwork Enclosure, MST743: Stocks, MST17641: Parish Churchyard, MST21712: Brick Feature/ Possible Malt Kiln, MST21711: Former Field Boundary, MST21724: Possible Lynchet,</p>	Greenfield/ Brownfield	<p>The Site occupies a major part of the former aerodrome of RAF Hixon, taking in the former crossing of the runways as well as parts of the airfield perimeter where ancillary remains could potentially be located.</p> <p>RAF Hixon opened in 1942 as a training aerodrome to prepare crews for service on the larger wartime aircraft. Hixon had closed by the early 1960's when its site was sold off.</p> <p>Whilst there is a likelihood of further military remains to be located on the Site the potential for development to be constrained by previously unrecorded pre-Second World War remains archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted, particularly given the Site's comparatively large size.</p> <p>Eight Grade II Listed Buildings stand within 500m of the Site the nearest being the Grade II Listed Grange Farmhouse Grade II LB (NHL No. 1258140) which lies 180m to the north. Although visibility from those Listed Buildings which stand to the south within the historic core of Hixon is likely to be blocked by intervening development, greater sensitivity may be required in the northeast corner of the Site with regard any potential for visibility from Grange Farmhouse and the Listed Buildings within Stowe-by-Chartley.</p>	Medium	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			MST21713: Possible 19 th Century Railway Construction Camp, HBB:262399: Farmstead, HBB266927: Rose Cottage, HBB266928: Outfarm, MST2352: Amerton Domesday Settlement 1086, MST5677: Ridge and Furrow, MST736: Natural Mound, MST13567: Water Meadow, MST4266: Sub-Rectangular Enclosure, MST12320: Stafford and Uttoxeter Railway, MST4270: Pit Alignment, MST2853: Brine Pit, Shirleywich Salt Works, MST2855: Lime Kiln, Shirleywich Salt Works MST2856: Shirleywich Salt Works		<p>Although no Conservation area has been designated at Stowe-by-Chartley, it remains a comparatively undeveloped small village, retaining a medieval plan form and care will need to be taken to ensure that its character and the setting are retained although it is possible that development on the Site will not be visible from the Listed Buildings themselves.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a detailed survey of any upstanding airfield remains, a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
HIX08 – Former Hixon Airfield, New Road, Hixon ST18 0PF	All other HIX Sites plus WES02	Wychdon Lodge & Outbuildings Grade II LB (NHL No. 1393071)	<p>On Site: MST5336 RAF Hixon</p> <p>MST12321: Tramway, MST2853: Brine Pit, Shirleywich Salt Works, MST2855: Lime Kiln, Shirleywich Salt Works MST2856: Shirleywich Salt Works, HBB262394: Heath Farm, HBB267949: Outfarm, MST21731: Outfarm, HBB267951: Farmstead, HBB267950: Outfarm, Ridge and Furrow at various locations including MST19058.</p>	Greenfield/ Brownfield	<p>The Site occupies the extreme southwest corner of the aerodrome of RAF Hixon, including the southwest end of one of the former runways as well as part of the airfield perimeter where ancillary remains could potentially be located. RAF Hixon opened in 1942 as a training aerodrome to prepare crews for service on the larger wartime aircraft. Hixon had closed by the early 1960's when its site was sold off.</p> <p>Whilst there is a likelihood of further military remains to be located on the Site the potential for development to be constrained by previously unrecorded pre-Second World War remains archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted, particularly given the Site's comparatively large size.</p> <p>A single Grade II Listed Building Wychdon Lodge & Outbuildings Grade II LB (NHL No. 1393071) lies southwest of the Site its nearest Listed component, the garden wall, being set at a distance of 370m from the Site boundary. It is however likely that any visibility will be blocked by intervening vegetation at least in the summer months.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a detailed survey of any upstanding airfield remains, a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
HIX17 - Land adjacent to Hixon Airfield Industrial Estate, Land off New Road, Hixon, ST18 0PF	All other HIX Sites	None	<p>On Site: MST5336 RAF Hixon</p> <p>HBB262394: Heath Farm, HBB267949: Outfarm, MST21731: Outfarm, HBB267951: Farmstead, HBB267950: Outfarm, HBB267949: Outfarm, HBB262394: Outfarm, MST21726: Marl Pit, Ridge and Furrow at various locations EST1089: Archaeological Watching Brief, MST21728: Amerton Heath Farm, MST21720: 19th Century Artefact Scatter, MST21716: Possible Nissen Huts, MST21717: Possible Quarry/ Clay Pit, MST21715: Possible Nissen Huts, MST21718: Possible Quarry/ Clay Pit, MST12321: Tramway, MST21731: Outfarm.</p>	Greenfield	<p>The Site occupies part of the former aerodrome of RAF Hixon, taking in part of the former outfield where ancillary remains could potentially be located.</p> <p>RAF Hixon opened in 1942 as a training aerodrome to prepare crews for service on the larger wartime aircraft. Hixon had closed by the early 1960's when its site was sold off.</p> <p>Whilst there is a likelihood of further military remains to be located on the Site the potential for development to be constrained by previously unrecorded pre-Second World War remains archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted, particularly given the Site's comparatively large size.</p> <p>No designated assets are located within 500m of the site and therefore the potential for settings impacts is considered to be below, although they will still require consideration as part of the determination process.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a detailed survey of any upstanding airfield remains, a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Low	No
Hixon: Stage 1 Assessment Summary								
Hixon Component Sites: HIX07, HIX08, HIX17.	Greenfield/ Brownfield	<p>The proposed new strategic development site at Hixon has been divided into three separate allocation areas (HIX07, HIX08 & HIX17). All three sites have been discussed separately in the table above and the findings will be drawn together in this summary.</p> <p>Overall a Medium sensitivity score has been predicted for the proposed strategic development site which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas.</p> <p>All three sites occupy the former land take of RAF Hixon which opened in 1942 as a training aerodrome to prepare crews for service on the larger wartime aircraft. The aerodrome was retained by the RAF post-war but had been closed by the early 1960s when its site was sold off. The three proposed allocations are all located within the aerodrome's former outfield and their development would result in the loss of the greater proportion of the former runways. Given the historical military usage of the site a detailed archaeological survey will need to be undertaken in advance of any development. However, the potential for development to be constrained by previously unrecorded pre-Second World War archaeological remains is considered on present evidence to be low. However, the potential for previously unrecorded buried remains to be present cannot be discounted, particularly given the comparatively large size of the three proposed allocations.</p>				Medium	Medium	No
Meecebrook: Sites Located Either within or Adjacent to the built-up area of Cold Meece								
CHE05 - Baden Hall Farm Estate, Swynnerton Road, Coldmeece, ST21 6LG	CHE03; Meecebrook; SWY20; ECC11; ECC20; ECC10; SWY14; CHE04	Baden Hall, Grade II LB (NHL No. 1294280; HER MST7741)	<p>On the site Water Meadow (HER MST18788).</p> <p>Water meadow (HER MST17504):Cold Meece Mill (HER MST1776): Cold Meece Hall Park (HER MST6265): Meece House (HER MST7668): Mulberry House (HER 264535): Outbuildings (HER MST7669): Coldmeece Farm (HER 264537): Cold Meece placename (HER MST2407):Great War Military Building (HER MST19991): Great War</p>	Open Countryside	The HER records a water meadow on the Site, although it notes that it has now been destroyed by quarrying which appears to have been undertaken across the entirety of the western part of the Site. Grade II Listed Baden Hall (NHL No. 1294280) stands 315m west of the Site, although the potential for an impact upon its setting may have been diminished by the intervening presence of the West Coast Main Line.	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Military Building (HER MST20000): Great War Military building (HER MST20001): Ridge and furrow (HER MST19035): Upper Heamies (HER 264738): Ridge and furrow (HER MST19033): Lower Heamies Farm (HER MST21859: HER 264538): Baden Hall Farm (HER MST MST14198; HER 264489): Baden placename (HER MSY2360): Landscape Park (HER MST6206); Hill Farm (HER 264488): Eastfield Farm (HER 264306); DBA (HER EST1203): Fieldwalking (HER EST1204): Geophysical survey (HER EST1205): Watching brief (HER EST1207): Heritage Assessment (HER EST2887)		<p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low, and any remains that may have been located within the quarried area will in all probability have been destroyed. However, the potential for previously unrecorded buried remains to be present within areas that were not quarried cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for impacts upon the setting of Baden Hall. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
ECC10 – Former MoD test firing ranges, Cold Meece ST15 OYA	SWY10; CHE03; Meecebrook; SWY20; ECC11; ECC20; SWY14; CHE05; CHE04	Range of outbuildings adjoining north east side of Meece House, Grade II LB (NHL No 1188028; MST): Coldmeece War Memorial, Grade II LB (NHL No. 1432765; HER MST22284)); Boundary Cottages and Elton Cottage, Grade II (NHL No. 1240251): Converted timber framed barn at Yew Tree Farm, Grade II LB (NHL No. 1374228; HER MST7890)	On site Cold Meece placename (HER MST2407). Coldmeece Farm (HER 264537): Meece House (HER MST7668): Outbuildings (HER MST7669): Mulberry House (HER 264535): Cold Meece Hall Park (MST6265): The Farmhouse (HER 264536): Ridge and furrow (HER MST5659): Gortsey Hill Farm (HER 264735): Yew Tree Farm (HER MST14642): Yew Tree Farm (HER MST14642): Military building (HER MST20001): Great War Military building (HER MST19991): Great War Military Building (HER MST20000); Water meadow (HER MST18788): Cold Meece Mill (HER MST1776): Water meadow (HER MST17504)	Brownfield	<p>No heritage assets are recorded on site by either the HER or HE however, aerial photographic evidence suggests that extensive 20th century military remains, including ruinous structures, associated with the former Royal Ordnance Factory (ROF) Swynnerton extend across the Site. The nearest listed building a range of Grade II Listed outbuildings attached to Meece House (NHL No 1188028) lies 150m west of the Site although visibility will in all probability be blocked by intervening buildings and vegetation.</p> <p>The potential for development to be constrained by pre-20th century archaeological remains is considered on present evidence to be low. However, the potential for previously unrecorded remains to be present cannot be discounted. Buildings, structures and remains associated with the Site's subsequent military usage will require further assessment, prior to allocation, in order to determine their significance and if any significant remains are identified then they should be restored for reuse or preserved in situ if at all possible.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for direct impacts upon structural remains associated with the former ROF Swynnerton.</p> <p>Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					A programme of survey and historic building recording of the remains of ROF Swynnerton including extent structures and any military infrastructure should be carried out prior to the commencement of development.			
ECC11 – Brookside Business Park, Cold Meece ST15 ORZ	CHE03; Meecebrook; SWY20; ECC20; ECC10; CHE05; CHE04;	None	On site Water Meadow (HER MST17504). DBA (HER EST1203): Fieldwalking (HER EST1204): Geophysical survey (HER EST1205): Watching brief (HER EST1207): Eastfield Farm (HER 264306): Hill Farm (HER 264488): Cold Meece Mill (HER MST1776): Water Meadow (HER MST18788); Cold Meece Hall Park (HER MST6265): Landscape Park (HER MST6206)	Brownfield	<p>The Site is currently occupied by the Brookside Business Park and no designated heritage assets lie within 500m although the HER notes that water meadows formerly extended across the northern half of the Site.</p> <p>Given its current land use the potential for development to be constrained by pre-20th century archaeological remains is considered on present evidence to be low. However, the potential for previously unrecorded remains to be present cannot be discounted. Buildings, structures and remains associated with the Site's subsequent military usage will require further assessment, prior to allocation, in order to determine their significance and if any significant remains are identified then they should be restored for reuse or preserved in situ if at all possible.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for direct impacts upon remains associated with the former ROF Swynnerton and the water meadows that preceded it. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p> <p>A programme of survey and historic building recording of the remains of ROF Swynnerton including extent structures and any military infrastructure should be carried out prior to the commencement of development.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
ECC20	CHE03; Meecebrook; SWY20; ECC11; ECC10; SWY14; CHE05; CHE04	Range of outbuildings adjoining north east side of Meece House, Grade II LB (NHL No 1188028); Coldmeece War Memorial, Grade II LB (NHL No. 1432765)	On site Water Meadow (HER MST17504): Cold Meece Mill (HER MST1776). Water Meadow (HER MST18788); Cold Meece Hall Park (HER MST6265); Meece House (HER MST7668); Mulberry House (HER 264535); The Farmhouse (HER 264536); Cold Meece Farm (HER 264537); Landscape Park (HER MST6265); Outbuildings (HER MST7669); Photographic survey (HER EST11436); Cold Meece placename (HER MST2407)	Brownfield	<p>This Site is currently occupied by the Cold Meece Industrial Estate although the HER records a watermill complex on the Site from at least the 18th century onwards as well as water meadows. The Site formerly lay within the footprint of ROF Swynnerton and a number of buildings and structures on the site could potentially relate to this former military use. The nearest listed building a range of Grade II Listed outbuildings attached to Meece House (NHL No 1188028) lies 280m east of the Site although it is possible that visibility will be blocked by intervening vegetation.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, the potential for previously unrecorded buried remains to be present within areas that were not quarried cannot be discounted.</p> <p>Any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for direct impacts upon structural remains associated with the former ROF Swynnerton and the watermill complex that preceded it. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. A programme of survey and historic building recording of the remains of ROF Swynnerton should be carried out prior to their removal.</p>	Medium	Low	No
SWY14 – Land south west of Meece Road, Cold Meece ST15 OQL	SWY10; Meecebrook; SWY20; ECC20; ECC10; CHE05; CHE04	Coldmeece War Memorial, Grade II LB (NHL No. 1432765; HER MST22284); Converted timber framed barn at Yew Tree Farm, Grade II LB (NHL No. 1374228); Boundary Cottages and Elton Cottages, Grade II LB (NHL No. 1240251; HER MST7891); Range of outbuildings adjoining northeast side of Meece House, Grade II LB (NHL No. 1188028; HER MST7669)	Ridge and furrow (HER MST5659); Gortsey Hill Farm (HER 264735); Yew Tree Farm (HER MST14642; HER 264737); Barn (HER MST7890); Military building (HER MST20001); Great War Military building (HER MST19991); Great War Military building (HER MST20000); Cold Meece placename (HER MST2407); Coldmeece Farm (HER 264537); Cold Meece Hall Park (HER MST6265); Meece House (HER MST7668); Mulberry House (HER 264535); The Farmhouse (HER 264536)	Greenfield	<p>No heritage assets are recorded on the Site by either the HER or HE whilst no designated assets lie within 300m.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted. Any visibility with designated assets will in all probability be blocked by intervening buildings and vegetation.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation and a geophysical survey are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No

Meecebrook: Wider Community Options

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
CHE03 – Baden Hall Farm, Swynnerton Road, Cold Meece ST21 6LG	Meecebrook; SWY20; ECC11; ECC20; EC10; CHE05; CHE04	On Site: Baden Hall Grade II LB (NHL No. 1294280; MST HER7741; HER MST14198; HER 264489)	On Site: Landscape Park (HER MST6206) Baden placename (HER MST2360): DBA (HER EST1203): Fieldwalking (HER EST1204): Geophysical survey (HER EST1205): Watching Brief (HER EST1207). Fieldcross FARM (HER 264309): Ankerton farmstead (HER 264307): Eastfield Farm (HER 264306): Hill Farm (HER 26488): Water Meadow (HER MST17504): Cold Meece Mill (HER MST1776): Water Meadow (HER MST18788): Lower Heamies Farm (HER 30718)	Open Countryside	<p>A single Grade II Listed Building, Baden Hall (NHL 1294280), stands within the northern part of the Site. Baden is a small timber framed country house from a 17th century farmhouse. The HER notes that the landscape park that is shown, within the site boundary, extending west from the Hall on the 1888 Ordnance Survey could potentially have had 17th or 18th century origins, although its historical integrity now appears to have been compromised by the construction of large fishing ponds within it. Baden itself is referenced in Domesday, suggesting that there may be a potential for Saxon or medieval settlement remains on the Site.</p> <p>Extreme care will need to be taken in the design of any development to ensure that a sufficient buffer is retained around the Hall to allow its historical context as a 17th century farm to be understood and appreciated. The core footprint of the non-designated landscaped park should also be retained as open space. It is possible, indeed perhaps likely that these constraints will limit the proportion of the Site that can be successfully developed.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including the potential for impacts upon the setting of Baden Hall. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Medium	No
CHE04 - Upper Heamies Farm, Yarnfield, Stone, Staffs, ST15 ONF	CHE01; SWY10; CHE04; Meecebrook; SWY20; ECC11; ECC20; ECC10; SWY14; CHE05;	Converted timber framed barn at Yew Tree Farm, Grade II LB (NHL No. 1374228)	On the Site Great War Military building (HER MST19991): Great War Military building (HER MST20000): Great War Military building (HER MST20001): Upper Heamies (HER 264738): Ridge and furrow (HER MST19035): Ridge and furrow (HER MST19033): Geophysical survey (HER EST3289): Fieldwalking (HER EST1204): DBA (HER EST1203): Watching Brief (HER EST1207): Heritage Assessment (HER EST2887). Yew Tree Farm (HER 264737); Geophysical Survey (HER EST3288): Yew Tree Farm (HER MST146420: Outfarm (HER 268197): Moated site (HER MST2000): Excavation at moated site (HER EST192): Walton to Stone to Eccleshall Turnpike road (HER MST22394); Site of brickworks (HER MST12971): Ridge and furrow (HER MST19034): Rose Tree Farm (HER 264740): Water meadow (HER MST18786): Hammerhouse Farm (HER MST7638; HER MST14208;HER 264739): Silver shilling findspot (HER MST14756): Lower Heamies Farm (HER MST21859; HER 264538); Landscape Park (HER MST6206): Water meadow (HER MST18788): Cold Meece Mill (HER MST1776): Water	Open Countryside	<p>No designated assets are located on the Site although the HER notes the presence of three Great War structures, a 19th century farmstead and two separate areas of ridge and furrow that can also be detected on the current LiDAR data. The three former military buildings are believed to have been relocated to the Site from elsewhere around 1936. Although Upper Heamies (HER 264738) 19th century farmstead which stands within the central part of the site is not designated it could potentially be considered as a candidate for Listing and should certainly be regarded as a non-designated heritage asset with due attention paid to its setting. Upper Heamies has long been vacant and is currently in poor condition. Any proposals for the wider Site should therefore include provision for its retention, restoration and return to active use.</p> <p>A single Grade II Listed Building a converted barn at Yew Tree Farm, Grade II LB (NHL No. 1374228) stands 430m although any visibility will in all probability be blocked by the intervening townscape.</p>	Low	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Meadow (HER MST17504): Cold Meece Hall Park (HER MST6265): Meece House (HER MST7668): Cold Meece Farm (HER 264537): Cold Meece placename (HER MST2407).		<p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low, although the potential for previously unrecorded buried remains cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts including the potential impact upon the setting of the non-designated Upper Heamies farmstead. Mitigation measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. Ideally the three non-listed Great War structures should be retained however, if this is not possible then a programme of historic building recording should be undertaken prior to their removal. Upper Heamies should be retained, restored and returned to active use.</p>			
ECC15 – Birchhouse Lane Industrial Estate, Cold Meece ST15 0QQ	Meecebrook; SWY20	None	Ridge and furrow (HER MST13775): Birch House Farm (HER 264302);	Brownfield	<p>The Site lies on the northern edge of the former ROF Swynnerton complex and is currently occupied by military buildings, car parking and soft landscaping. No heritage assets are recorded on this site by either Historic England or the Staffordshire HER whilst no designated assets lie within 500m and views from those located further afield may be impeded by intervening topography and vegetation. Although the HER records the site of a former farm, Birch House Farm, to the immediate south traces of this appear to have been erased by the military occupation whilst the 1888 OS suggests that it did not continue onto the Site itself.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts. Mitigation measures including a trial trench evaluation are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p> <p>A programme of survey and historic building recording of the remains of ROF Swynnerton including extent structures and any military infrastructure should be</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					carried out prior to the commencement of development.			
SWY20 – Swynnerton Training Area, MoD land ST21 6QT	Meecebrook; CHE03; SWY04; ECC15; ECC11; ECC20; ECC10; SWY14; CHE05; CHE04	Range of Outbuildings, Grade II LB (NHL No. 1188028; HER MST7669); Coldmeece War Memorial, Grade II LB (NHL No. 1432765; HER MST22284)	On the Site Water Meadow (HER MST17504) and the core of the former ROF Swynnerton complex. Ridge and furrow (HER MST13775); Cotes placename (HER MST2414); Cotes Hall Farm (HER 266957; 264485); yard east of Cotes House (HER 264486); DBA (HER EST3117); Swynnerton Hall Park (HER MST5993); Pilstones Farm (HER 264534); EIA Meece landfill (HER EST3422); Ridge and furrow (HER MST5658); Ridge and furrow (HER MST5659); Cold Meece Hall Park (HER MST626); The farmstead (HER 264536); Mulberry House (HER 264535); Meece House (HER MST7668); Coldmeece farm (HER 264537); Cold Meece placename (HER MST2407); Water Meadow (HER MST187788); Cold Meece Mill (MST1776); Hill Farm (HER 264488); Eastfield Farm (HER 264306); Landscape Park (HER MST6206); DBA (HER EST1203); Fieldwalking (HER EST1204); Geophysical survey (HER EST1205); Watching Brief (HER EST1207); Newcastle and Eccleshall Turnpike road (HER MST22372); Mill Meece placename (HER MST2499); Manor Farm (HER 264303); Mill Meece farm (HER 264304); Millmeece Mill (HER MST2287); Prospect Farm (HER 264305); Ridge and furrow (HER MST5657); Birch House Farm (HER 264302)	Brownfield	<p>The Site covers the core of the former ROF Swynnerton complex which was subsequently used for military training aerial photographs suggest that the former access road network remains well preserved beneath partial tree cover along with some military structures and the ruins and bases of others. At the southern end of the site the Meece Brook appears to have been dammed to create a U-shaped lake, ridge and furrow is clearly visible to the north of this lake on both the aerial photographs and the LiDAR, where water meadows are recorded by the HER. This suggests that there is a higher potential for pre-20th century remains to survive in the southern part of the Site.</p> <p>No designated assets are located on the Site although two Grade II Listed Buildings; the outbuildings at Meece House (NHL No. 1188028) and the Coldmeece War Memorial (NHL No. 1432765) stand within 20m of the Site's southern boundary. Although the potential for impacts upon the settings of this assets will need to be considered, it should be acknowledged that they are currently situated on the periphery of a large military complex and therefore the settings of the farm buildings in particular may already have been compromised.</p> <p>Grade I Listed Swynnerton Hall (NHL 1038991) lies north of the Site at the northern end of its non-designated landscaped park. The Hall was built around 1725 by Francis Smith of Warwick for the Fitzherbert's and its principal elevations face south across the park. The park is slightly later than the house, capability Brown produced designs for it during the mid-18th century although the landscape was remodelled during the 190th century and only elements of Brown's work now survive.</p> <p>At its closest point the house stands 1.37km from the northern site boundary although any views of the Site from this distance will be oblique and when viewed down the direct line of sight from the hall's southern elevation any visibility would be set at a distance of 1.67km. Although the HER plots the southern boundary of the park as extending to within 20m of the Site, this southern tip consists of woodland and when viewed from the house on the alignment described above then the park extends to within around 630m of the Site. However, it needs to be recognised that any visibility from either the hall or the park would be dependent upon tree cover, topography and the intervening presence of the land fill site.</p>	Medium	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					<p>Overall, potential for development to be constrained by archaeological remains is considered on present evidence to be low although the potential for previously unrecorded buried remains to be present cannot be discounted.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts, including an assessment of the settings of nearby buildings, Swynnerton Hall and its non-designated designed landscape. Mitigation measures including a trial trench evaluation and geophysical survey of suitable ground are recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
Meecebrook: Stage 1 Assessment Summary								
Meecebrook Component Sites: CHE03 (Partial); CHE04; CHE05; ECC10; ECC11; ECC15; ECC20 SWY14 SWY20;	Brownfield and Greenfield	<p>The proposed new garden settlement at Meecebrook has been divided into nine separate allocation areas, five sites that are located adjacent to the existing Cold Meece settlement boundary (CHE 05, ECC10, ECC11, ECC20 & SWY14) and four wider community options (CHE03 (Partial); CHE04; ECC15 & SWY20) which are discussed separately in this table. Overall a Medium sensitivity score has been predicted for the proposed garden settlement which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas.</p> <p>The principal historic environment concerns are predicted to be:</p> <ul style="list-style-type: none"> The potential for impacts upon the settings of the three Listed Buildings within the proposed garden community boundary including Grade II Listed Baden Hall (CHE03). The potential for direct impacts upon military buildings and remains (ECC10, ECC20 & SWY20). The potential for direct impacts upon buried remains within the agricultural fields which lie to the south of the former Royal Ordnance Factory (CHE03, CHE04 & CHE05). The potential for impacts upon the Setting of the Grade I Listed Swynnerton Hall (NHL No. 1038991) which stands 1.37km to the north of the Site Boundary and the non-designated landscaped park that extends south from the Hall (HER MST5993). <p>Recommended mitigation measures are set out individually for each allocation however, broadly speaking following strategy is recommended:</p> <ul style="list-style-type: none"> A detailed heritage impact assessment setting out the potential for both direct impacts and setting impacts. An evaluation phase including trial trenching, geophysical surveys and, for certain allocations, historic building assessments. A mitigation phase including archaeological excavations, historic building recording and post-excavation analysis and reporting. The requirements for the mitigation phase will be determined by the results of the evaluation phase. <p>The design of development within each individual allocation should take account of the potential impact upon the historic environment including the impact of the overall scheme, the new garden settlement, on the character of the historic environment. Opportunities should be taken during the design process to both minimise any negative effects and identify any areas where the historic landscape can be restored or enhanced, particularly within the former military areas.</p>				Medium	Medium	No
Redhill								
CRE01 – Land allocation to north of Redhill, Stafford ST18 9SE	CRE02; CRE05	Milepost north of layby, Grade II LB (NHL No. 1392684)	On the Site Redhill Farm (HER MST18031; HER 264358): Outfarm (HER MST18033; HER 264359). Stone, Stafford and Penkridge Turnpike road (HER MST22384): DBA (HER EST1203): Water Meadow (HER	Open Countryside	No designated heritage assets are located within 400m and the nearest asset, a Grade II Listed milepost now appears to be sandwiched between a dual carriageway and a distribution warehouse.	Low	Low	No

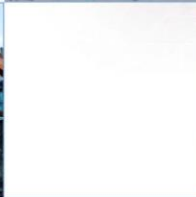
Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
CRE03 - Redhill Farm, Stone Road, Stafford, ST18 9SA			MST17384): Marston deserted settlement (HER MST2494); Marstongate Farm (HER MST17394; HER 264364); Water Meadow (HER MST17383); Ridge and furrow (HER MST12228); Ridge and Furrow (HER MST12229); DBA (HER EST2695); Milepost (HER MST3279); Former marl pit (HER MST22058); Outfarm (HER MST18034; HER 268205); Ridge and furrow (HER MST22063); Former marl pit (HER MST22062); Former marl pit (HER MST22053); Field boundary (HER MST22050); Former marl pit (HER MST22051); Field boundary (HER MST22049); DBA (HER EST2435); Watching brief (HER EST2523); Former marl pit (HER MST22052); Field boundary (HER MST22061); Former marl pit (HER MST22056); Field boundary (HER MST22059); Former marl pit (HER MST22054); Field boundary (HER MST22060); Outfarm (HER MST18035; HER 264323); Former marl pit (HER MST22057); Former marl pit (MST22057); Aircraft crash site (HER MST12673); Ridge and furrow (HER MST4242); Field barn (HER MST17870); Ridge and furrow (HER MST17865); Marl pit (HER MST17862); Ridge and furrow (HER MST17864); Field boundary (HER MST4243); Marl pit (HER MST17861); Marl pit (HER MST17860); Ridge and furrow (HER MST19088); Springfield House (HER MST18032); Fieldwalking (HER EST1204); Geophysical survey (HES EST1205); Watching brief (HES EST1207); DBA (HER EST1159); DBA (HER EST2435); Watching brief (HER EST2523); DBA (HER EST2695); DBA (HER EST1159); Stafford common observations (HER EST1294); Field survey (HER EST1170); DBA (HER EST2199).		<p>The HER records a non-designated farm complex, Redhill Farm on the Site whilst the field boundaries remain unchanged from those shown on the 1886 Ordnance Survey. Overall, the potential for development to be constrained by archaeological remains is considered on present evidence to be low. However, as the possibility of previously unrecorded buried remains being present cannot be discounted mitigation is recommended.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present. A programme of historic building appraisal and recording should be undertaken on the farm complex should direct impacts upon these structures be proposed.</p>			
CRE02 – Land allocation north of Redhill, Stafford ST18 9SP	CRE01, CRE03; CRE04; CRE05	Milepost north of layby, Grade II LB (NHL No. 1392684)	<p>On the Site Ridge and furrow (HER MST17865): Marl pit (HER MST17862): Ridge and furrow (HER MST17864): Field boundary (HER MST4243).</p> <p>Redhill Farm (HER MST18031; HER 264358); Outfarm (HER MST18033; HER 264359); Stone, Stafford and Penkridge Turnpike road (HER MST22384); DBA (HER EST1203); Milepost (HER MST3279); Former mal pit (HER MST22058); Outfarm (HER MST18034; HER 268205); Ridge and furrow (HER MST22063); Former marl pit (HER MST22062); Former marl pit (HER MST22053); Field boundary (HER MST22050); Former marl pit (HER MST22051); Field boundary (HER MST22049); DBA (HER EST2435); Watching brief (HER EST2523); Former marl pit (HER MST22052); Field boundary (HER MST22061); Former marl pit (HER MST22056); Field boundary (HER MST22059); Former marl pit (HER MST22054); Field boundary (HER MST22060); Outfarm (HER MST18035; HER 264323); Former marl pit (HER MST22057); Former marl pit (MST22057); Aircraft crash site (HER MST12673); Ridge and furrow (HER MST4242); Field barn (HER MST17870); Marl pit (HER MST17861); Marl pit (HER MST17860); Ridge and furrow (HER MST19088); Springfield House (HER MST18032); Marl pit (HER MST17869); Field Barn (HER MST17867); Ash pit (HER MST17866); Ridge and Furrow (HER MST17863);</p>	Greenfield	<p>No designated heritage assets are located within 400m and the nearest asset, a Grade II Listed milepost now appears to be sandwiched between a dual carriageway and a distribution warehouse.</p> <p>The potential for development to be constrained by archaeological remains is considered on present evidence to be low although LiDAR evidence suggests that traces of ridge and furrow cultivation may survive on the eastern part of the Site. However, the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted and therefore mitigation is recommended.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Millstone piece (HER MST4244): Ridge and furrow (HER MST18983): Ridge and furrow (HER MST4245): Outfarm (HER 264326): Outfarm (HER MST18037: HER 264324): Fieldwalking (HER EST1204): Geophysical survey (HES EST1205): Watching brief (HES EST1207): DBA (HER EST1159): DBA (HER EST2435); Watching Brief (HER EST2523): DBA (HER EST2695): DBA (HER EST1159); Stafford common observations (HER EST1294); Field survey (HER EST1170); DBA (HER EST2199).					
WHI01	WHI02, Redhill	NHL 1273480: Black and White Cottage (Grade II LB)	On Site: HBB 264327: Manor Farm MST4247: Whitgreave Shifted Village, MST569: Ridge and Furrow, EST2461: Geophysical Survey, EST1709: Monumental Inscription, MST1720: St. John's Church, Whitgreave, non-listed 1838 replacement of historic church, HBB264328: Church Farm, HBB264329: Grange Farm, HBB264330: May Farm, HBB264325/ MST18032: Springfield House/ Whitgreave Manor Farm, HBB264324/MST18037: Outfarm (demolished), MST4245: Ridge and Furrow, MST264326: Outfarm	Greenfield/ Brownfield	No Designated heritage assets are recorded on the Site, and only a single Grade II Listed Building, Black and White Cottage stands within 500m. Although there is a potential for the setting of the cottage to be affected by development on the Site, and any visibility may be peripheral and the cottage's core setting relationship with March Lane to the north will be unaffected. March Lane continues eastwards from Black and White cottage passing through Whitgreave and extending along the Site's northern boundary, at which point it becomes a hedged country lane. Development on the Site will inevitably affect the character of the lane and extreme care will therefore need to be taken with any design. For this reason, a Medium setting impact is predicted. The potential for development to be constrained by archaeological remains is considered on present evidence to be low although, the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted and therefore mitigation is recommended. Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.	Low	Medium	No
WHI02 Consists of two separate parcels of land that are separated both by the M6 motorway and by intervening fields to the east of the motorway. In historic environment terms the two land parcels have little in common and they will therefore be assessed separately as WHI02 (East) and WHI02 (West)								
WHI02 (East)	WHI01 Redhill	NHL 1273480: Black and White Cottage (Grade II LB)	On Site WHI02 (East): MST4247: Whitgreave Shifted Village, EST2461: Geophysical Survey, EST1709, LiDAR records ridge and Furrow extending across the southeast quadrant of the East Area. Within 500m (WHI02 East & West): MST4247: Whitgreave Shifted Village, MST569: Ridge and Furrow, EST2461: Geophysical Survey, EST1709: Monumental Inscription, MST1720: St. John's Church, Whitgreave, non-listed 1838 replacement of historic church, HBB264328: Church Farm, HBB264329: Grange Farm, HBB264330: May Farm, HBB264325/ MST18032: Springfield House/ Whitgreave Manor Farm, MST4245:	Greenfield	No Designated heritage assets are recorded on the Site, and only a single Grade II Listed Building, Black and White Cottage stands within 500m. However, the southern boundary of the Site lies directly opposite the Listed cottage on the opposite side of March Lane and there is therefore clearly a potential for the setting of the cottage to be impacted by development on the Site, and also for the lane itself, which at this point is a single-track road with passing places to be fundamentally changed development the immediate north. It is therefore hard to see how development can be delivered on this Site without impacting upon the setting of the Grade II Listed Black and White	High	High	Potential

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
			Ridge and Furrow, EST1745: Desk-Based Assessment, MST4249: Ridge and Furrow, HBB264315: Outfarm, MST5633, MST18983, 18984 & MST5635: Ridge and Furrow, HBB264318: Alderley Hall Farm, MST4654: Medieval Pottery, MST4244: Possible Quarry, EST1170: Archaeological Survey, MST5634: Ridge and Furrow, HBB264317: Lower Farm.		<p>Cottage, the character of the historic land and the character and the historic character and morphology of the historic settlement of Whitgreave. It is unlikely that these impacts could be successfully mitigated and for this reason a High setting impact is predicted.</p> <p>The HER records the earthwork remains of a medieval settlement extending across the eastern half of Site of WHI02 (East) whilst LIDAR indicates the presence of ridge and furrow cultivation remains extending across the southeast part of that WHI02 (East) with possible building platforms located in the extreme southeast corner of the Site at the junction of March Lane and Green Lane. The HER suggests that settlement within Whitgreave has shifted slightly with time and that this part of the Site may have formerly lain within the footprint of the village. It should also be noted that the 1888 Ordnance Suggests that the Site was formerly crossed by a lane, which bisected it from north to south across its centre. For these reasons the potential for archaeological remains, of medieval or early post-medieval date to be impacted by development within WHI02 (East) is considered to be High.</p> <p>Although the Site may not be considered suitable for allocation for the reasons outlined above any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>			
WHI02 (West)	Redhill	No Designated Assets lie within 500m of WHI02 (West)	<p>On Site (WHI02 West): MST4246 & MST4248 Ridge and Furrow, HBB264316: Summerhill Farmstead</p> <p>Within 500m (WHI02 East & West): MST4247: Whitgreave Shifted Village, MST569: Ridge and Furrow, EST2461: Geophysical Survey, EST1709: Monumental Inscription, MST1720: St. John's Church, Whitgreave, non-listed 1838 replacement of historic church, HBB264328: Church Farm, HBB264329: Grange Farm, HBB264330: May Farm, HBB264325/ MST18032: Springfield House/ Whitgreave Manor Farm, MST4245: Ridge and Furrow, EST1745: Desk-Based Assessment, MST4249: Ridge and Furrow, HBB264315: Outfarm, MST5633, MST18983, 18984 & MST5635: Ridge and Furrow, HBB264318: Alderley Hall Farm, MST4654: Medieval Pottery, MST4244: Possible Quarry, EST1170: Archaeological Survey, MST5634: Ridge and Furrow, HBB264317: Lower Farm.</p>	Open Countryside	<p>No Designated heritage assets are recorded on the WHI02 (West), and none stand within 500m within 500m and therefore the potential for development to be constrained by impacts upon the setting and character of specific heritage assets is considered to be Low, although the potential for effects upon the historic environment elements of the wider landscape will still need to be considered.</p> <p>Although evidence for ridge and furrow cultivation is recorded within WHI02 (West) the potential for development to be constrained by archaeological remains is considered on present evidence to be Low. However, the potential for previously unrecorded buried remains to be present cannot on present evidence be discounted and therefore mitigation is recommended.</p> <p>Should the WHI02 (West) be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts</p>	Low	Low	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
					measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.			
MAR01	CRE01/03, CRE02, WHI01, WHI02 (East) & WHI02 (West)	NHL 1273480: Black and White Cottage (Grade II LB), NHL 1242960: Church of St. Leonard, Marston (Grade II LB), NHL1039035: Burston Villa (Grade II LB), Trent and Mersey Canal Conservation Area.	<p>On Site: HBB264314, Hundred Acre Farm, EST1745: Whitgreave Parish Documentary Research, MST12340: Ridge & Furrow Whitgreave, MST762: Bronze Age Spearhead, MST5669: Ridge & Furrow, HBB264331: Outfarm, MST5673: Ridge & Furrow, MST6048: Axe Head, MST19085: Ridge & Furrow, MST19086: Ridge & Furrow, MST19087: Ridge and Furrow, HBB264357: Upper Farm, EST1203: Desk-Based Assessment.</p> <p>Excluded from Site Boundary: MST21840/ HBB264332: Elmhurst Farm, HBB264368: Ensonmoor Farm, MST17395/ HBB264367: Marston New Farm, MST17396: Smithy, HBB264356: Yarlet Hall Farm, EST3062: Archaeological Building Recording, MST1752: Yarlet Deserted Settlement, MST6423: Yarlet Hall Landscaped Park, MST3709: Deserted Settlement Earthworks, MST22384: Stone Stafford & Penkridge Turnpike (now the A34).</p> <p>Within 500m: MST4252: Possible Ring Ditch, MST4251: Ridge & Furrow, HBB264334: Outfarm, MST17664/ HBB264369: Outfarm, Unrecorded concentric ring crop-mark, MST17667: Water Meadow, MST17665/ HBB264376: Burston Villa Farm, MST2230: Corn Mill, MST674 Burston Chapel (site of), MST7786 Burston Lodge (location may not be correct), MST764: Druids Well (site of), MST4282: Pit Alignment, MST1311: MST5671: Ridge & Furrow, MST761: Chapel Site, MST17370: Ridge & Furrow, MST17372: Ridge and Furrow, MST17373: Ridge & Furrow, MST17374: Ridge & Furrow, MST17401/ HBB264437: Outfarm, MST17399/ HBB266791: Holly Tree Farm, EST1205: Geophysical Survey, MST5670: Ridge and Furrow, MST17376: Ridge & Furrow, MST12765/ HBB264365: Marston Farm, EST1734: Historic Building Recording, MST2494: Marston Deserted Settlement, EST1204: Archaeological Fieldwalking. MST17384: Water Meadow, EST1853: Watching Brief, MST18033/ HBB264359: Outfarm, MST18031/ HBB264358: Redhill Farm, HBB 264327: Manor Farm, MST4247: Whitgreave Shifted Village: Ridge and Furrow, EST2461: Geophysical Survey, EST1709: Monumental Inscription, MST1720: St. John's Church, Whitgreave, non-listed 1838 replacement of historic church, HBB264328: Church Farm, HBB264329: Grange Farm, HBB264330: May Farm, HBB264325/ MST18032: Springfield House/ Whitgreave Manor Farm, HBB264324/MST18037: Outfarm (demolished), MST4245: Ridge and Furrow, MST264326: Outfarm, MST5634: Ridge & Furrow, EST1170: Archaeological Survey, HBB264316: Summerhill Farmstead, MST4248: Ridge & Furrow, HBB264315: Outfarm, MST4249: Ridge & Furrow, MST4250: Possible Field Boundaries (Cropmarks).</p>	Open Countryside	<p>No designated assets are located within the Site boundary and only three Grade II Listed Buildings and the Trent and Mersey Canal Conservation Area lie within 500m. However, care will need to be taken to protect the settings of these assets, particularly that of the Church of St. Leonard Marston which stands immediately adjacent to the Site boundary. The church stands within open countryside and its rural setting will need to be maintained. No development should therefore be considered to the east of the A34 dual carriageway in order to protect both the setting of the church and the character of Marston's traditional dispersed settlement pattern.</p> <p>Although archaeological evidence within the site is at present limited this may simply reflect a lack of previous opportunity for research within what is a large land parcel. The presence of ridge and furrow suggests that the majority of the site was in agricultural use from at least the late-medieval period onwards. The presence of a small number of prehistoric artefacts on the site is to be expected on a site of this size, however the possible presence of a pit alignment (MST4282) of presumed Bronze Age date within the field between the Site boundary and the River Trent is curious as these can be associated with prehistoric ceremonial landscapes. Although it is not recorded on the HER aerial photographs show a possible double concentric ditched circular cropmark c.165m to the north of the Site overlooking the south bank of the Trent. The cropmark measures c.47m in diameter and appears to be clipped by a recent field boundary, which would suggest that it is not modern. Morphologically it appears to be characteristic of a Neolithic or Bronze Age ceremonial feature such as a large barrow or henge, although obviously onsite work would be required to confirm this. It therefore appears that there could potentially have been a focus of prehistoric activity to the immediate north of the Site on the South bank of the Trent.</p> <p>Should the Site be allocated then any planning application should be accompanied by a heritage impact assessment which should consider the potential for both direct and setting impacts measures including a trial trench evaluation and a geophysical survey are also recommended in order to address the potential for direct impacts upon any archaeological remains that may be present.</p>	Medium	Medium	No

Site	Cumulative Developments	Designated Assets within 500m	Non-Designated Assets within 500m	Landscape Character	Summary	Direct Impacts	Setting Impacts	Substantial Harm
Redhill: Stage 1 Assessment Summary								
Redhill Component Sites: CRE01 & 03 CRE02, WHI01 WHI02 (East) WHI02 (West) MAR01.	Brownfield, Greenfield & Open Countryside	<p>The proposed new strategic development site at Redhill has been divided into four separate proposed allocation areas (CRE01 & 03 CRE02, WHI01, WHI02) and a far larger site that not only encompasses the other sites but takes in a considerable amount of additional land that are referenced here as MAR01. WHI02 consists of two separate land parcels which AOC have split into WHI02 (East) and WHI02 (West) as the historic environment implications of their proposed allocation vary considerably. All these sites have been discussed separately in the table above and the findings will be drawn together in this summary.</p> <p>Overall a High sensitivity score has been predicted for the proposed strategic development site which has been calculated by combining the highest predictions for both direct and setting impacts that have been identified for the individual allocation areas. In the case of WHI02 (East) there is considered to be a clear potential for a direct impact upon the non-designated remains of the Whitgreave Shifted Village which occupy part of the site and there is also predicted to be an impact upon the setting of the Grade II Listed Black and White Cottage which stands directly opposite the site. However, if WHI02 (East) were to be excluded from the proposal, then the historic environment implications of the proposed strategic development site would be reduced to Medium for both direct impacts and setting impacts. Although, considerable care would need to be taken to ensure that the settings of designated and non-designated assets, as well as the character of both the Trent and Mersey Canal Conservation Area and the wider historic landscape, are safeguarded. Particular care would be needed to protect the setting of the Grade II Listed Church of St. Leonard Marston which stands immediately adjacent to the boundary of MAR01. The church stands within open countryside and its rural setting should be maintained. No development should therefore be considered to the east of the A34 dual carriageway in order to protect both the setting of the church and the character of Marston's traditional dispersed settlement pattern.</p> <p>Although archaeological evidence within the proposed allocation is at present limited, this may simply reflect a lack of previous opportunity for research within what is a large land parcel. The presence of the Whitgreave Shifted Village within WHI02 (East) has been noted above and the possible presence of a pit alignment (MST4282) of presumed Bronze Age date within the field between MAR01 boundary and the River Trent is noted, particularly as these can be associated with prehistoric ceremonial landscapes. Although it is not recorded on the HER, aerial photographs show a possible double concentric ditched circular cropmark c.165m to the north of the site overlooking the south bank of the Trent. The cropmark measures c.47m in diameter and appears to be clipped by a recent field boundary, which would suggest that it is not modern. Morphologically it appears to be characteristic of a Neolithic or Bronze Age ceremonial feature such as a large barrow or henge, although obviously onsite work would be required to confirm this. It therefore appears that there could potentially have been a focus of prehistoric activity to the immediate north of the proposed allocation on the south bank of the Trent.</p>				High Medium if WHI02 (East) excluded	High Medium if WHI02 (East) excluded	No



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