



PE Jones (Contractors) Ltd.

# **Moss Farm, Congleton Historic Environment Desk-based Assessment**

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This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

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**Figure 2 – Proposed Development Layout**

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**APPENDIX B: SITE PHOTOGRAPHS**

**APPENDIX C: GAZETTEER OF KNOWN HERITAGE ASSETS**



# 1 INTRODUCTION

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- 1.1 RSK Environment Ltd (RSK) was commissioned by PE Jones (Contractors) Ltd to undertake a study of the historic environment (to include archaeology and cultural heritage) for a potential development site located between Moss Lane and Manchester Road, Congleton, Cheshire East; National Grid Reference (NGR) 386127, 364770.
- 1.2 The area of the proposed scheme measures c.9Ha (**Figure 1**) and the proposed development would impart below-ground impacts to the majority of the site area (**Figure 2**).
- 1.3 This report provides an assessment of the historic environment baseline and potential environmental effects of the proposed development.

## Aims and objectives

- 1.4 The aims of the assessment are:
- to establish, from documentary sources, the known archaeological and cultural heritage interest in the proposed development site;
  - to assess, from existing sources, the potential for the presence of previously unknown archaeological remains within the proposed development site;
  - to provide an assessment of the significance of the known archaeological and heritage assets;
  - to make recommendations with regards to the need for further archaeological assessment or mitigation, where necessary; and
  - to provide a report for submission in support of an application to develop the site.

## Legislation and policy context

### Statutory protection

- 1.5 **Table 1** summarises the statutory legislation relating to the historic environment and relevant to this report.

Legislation	Key Issues
Ancient Monuments and Archaeological Areas Act (1979)	It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent.
Planning (Listed Buildings and Conservation Areas) Act (1990)	No works can be carried out in relation to a listed building without listed building consent. Designation of an area as a 'conservation area' introduces general controls over demolition and development within that area.
Treasure Act (1996)	The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e. deliberately deposited items with a high content of gold or silver) and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner.
Burial Act (1857)	Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement

**Table 1: Historic environment, statutory legislation**

### Non-statutory protection

- 1.6 The National Planning Policy Framework (NPPF, March 2012) makes archaeology a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by development, including any contribution made by their setting. Where a site includes or has the potential to include heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation to inform consideration of planning applications.

### Structure and Local Planning Policy

- 1.7 The Cheshire 2016 Structure Plan Alteration was adopted by Cheshire County Council in December 2005 and sets out the broad planning strategy for the County. Policy R1 regards the protection of archaeological and cultural heritage resources and is consistent with the NPPF.

## 2 ASSESSMENT METHODOLOGY

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- 2.1 This archaeological assessment was undertaken in accordance with *Standard and Guidance for Historic Environment Desk-Based Assessments* (Institute for Archaeologists, 2014) and the Institute for Archaeologists' *Code of Conduct* (2014).
- 2.2 The study area consisted of the site of the development and a 1km buffer around it. For the purposes of this report, the site is divided into Fields A – H, following modern site divisions (**Figure 1**).

### Data sources

- 2.3 Historic environment data has been collected for the study area from the following sources:
- The Historic Environment Record (HER) maintained by Cheshire Archaeology Planning Advisory Service (CAPAS), for details of events and heritage assets (both designated and non-designated) in the study area;
  - The National Monuments Record (NMR) maintained by English Heritage for details of archaeological events and heritage assets in the study area;
  - Site visit; and
  - Historic mapping (**Appendix A**).

### Site visit

- 2.4 Heritage assets known through desk-based sources and areas of proposed impact were visited, described and photographed (see **Appendix B**).
- 2.5 A summary of site characteristics, visible archaeology and geographical/geological features which may have had a bearing on prehistoric land use as well as that which may constrict subsequent archaeological evaluation was noted. Records were made on extant archaeological features, such as earthworks or structural remains, any negative features, soil discolourations or cropmarks, present land use, current boundary formation, evidence for previous land use, local topography and aspect, exposed geology, soils, watercourses, exposure, health and safety considerations, surface finds, and any other relevant information.

### Gazetteer

- 2.6 A gazetteer has been compiled, using information from the data sources listed above. The gazetteer includes a summary of the known archaeological and cultural heritage resource within the study area. The gazetteer is included as **Appendix C**, and the location of each gazetteer site is presented on **Figure 1**.

## Importance

- 2.7 The relative importance of each heritage asset has been determined to provide a framework for comparison. The categories of importance do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's conservation values to provide an analytical tool that can inform later stages of archaeological assessment and the development of appropriate mitigation.
- 2.8 Some non-designated assets of archaeological interest are known to be of equivalent importance to designated heritage assets. Their importance means that they are treated as if they are designated assets.
- 2.9 The grading of importance of heritage assets is based on the criteria listed in **Table 2**.

Importance	Definition
High	Assets and structures (designated or undesignated) of acknowledged international / national importance. Examples include World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Listed Buildings, Conservation Areas and buildings of recognised international importance.
Medium	Assets and structures of acknowledged regional importance. Examples include historic townscapes, and undesignated assets of value within the county HER.
Low	Assets and structures of acknowledged local importance. Examples include historic (unlisted) buildings, assets of limited value registered in the county HER, and assets compromised by poor preservation.
Negligible	Assets and structures known to be of low archaeological or historical importance. Examples include remains previously subject to large-scale destruction, assets with very little or no surviving archaeological or historic interest and assets which hold little intrinsic archaeological value.
Uncertain	Assets and structures of uncertain character, extent and/or date where the importance cannot be ascertained.

**Table 2. Criteria for determining importance of heritage asset**



## **Limitations of the assessment**

### **Data sources**

- 2.10 Generally, information held by public data sources is usually considered to be reliable. Certain limitations, however, are made explicit:
- The HER can be limited because opportunities for research, fieldwork and discovery depend on the situation of commercial development, rather than the result of a more desirable structured research framework;
  - There can often be a lack of dating evidence for sites;
  - Documentary sources are rare before the medieval period, and many historic documents are inherently biased;
  - Primary sources, especially older records, often fail to accurately locate sites and can be subjective in any interpretation.

### **Site visit**

- 2.11 Any archaeological site visit has inherent limitations primarily because archaeological remains below ground level may have no surface indicators, and because land use involving long grass or scrub may mask extant earthworks or building remains.

## 3 SITE DESCRIPTION

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### Geology, topography and land use

- 3.1 According to British Geological Survey data (<http://www.bgs.ac.uk/GeoIndex/> accessed August 2014), bedrock/solid geology of the site is Bollin Mudstone (laminated reddish-brown and greenish-grey mudstone with siltstones). Superficial deposits are Glaciofluvial Sheet Deposits, Devensian (sand and gravel).
- 3.2 The ground-level of the site rises steadily towards the north (see **Photos, Appendix B**), to a high-point and distinct plateau in Field A adjacent to Manchester Road.
- 3.3 Topography is extremely uneven and varied across the site boundary, most likely a function of pre-drainage site formation processes, and potentially a function of the active drainage of the site.
- 3.4 The height (above Ordnance Datum) ranges between 110 – 120 m. There are vantage views to the south as far as the Cloud (Photo 23), a prominent local natural scarp and Iron Age settlement north of Timbersbrook, c.4km east of the site. The site is overlooked from the west.
- 3.5 The site is currently under pastoral use (sheep/horses), operated from Moss Farm (**RSK ID 16** located within the site boundary) which comprises an extended farmhouse, red-brick barn and byre, and more modern steel outbuildings.
- 3.6 At present, there are four ponds located within the site boundary.
- 3.7 The site is bound to the east by Moss Lane and to the west by Manchester Road. Manchester road exhibits defined dog-leg which may once have avoided a feature within the site boundary / or else is a function of the topography of the pre-drainage moss land.
- 3.8 The River Dane, located on a broad flood plain and in a deeply incised valley, flows c.1km to the east of the site. Smaller watercourses flow into the River Dane, also in steeply sided valleys.

## 4 BACKGROUND AND RESULTS

4.1 Time periods used in this report are as follows:

Period	Start	Ends	Period	Starts	Ends
Prehistoric			Historic		
Palaeolithic	450,000 BC	12,000 BC	Roman	AD 43	410 AD
Mesolithic	12,000 BC	4,000 BC	Early medieval	410 AD	1066 AD
Neolithic	4,000 BC	2,000 BC	Medieval	1066 AD	1485 AD
Bronze Age	2,000 BC	600 BC	Post Medieval	1485 AD	1900 AD
Iron Age	600 BC	AD 43	Modern	1900 AD	Present

### Prehistoric periods

- 4.2 Recent excavations at a rock shelter in Carden Park have discovered a number of upper Palaeolithic tools that firmly place humans in the Palaeolithic landscape of Cheshire, and there are findspots in the area of the site at Winkle, Haslington, Lower Withington and Gawsorth.
- 4.3 Within Cheshire, there is a dispersed but growing body of evidence of Mesolithic activity. For example, the rock shelter at Carden Park; and artefacts from Congleton Moss.
- 4.4 Neolithic settlements revealed by archaeological excavation in Cheshire include unenclosed post-built structures at Tatton Park; occupation remains on one of the sand 'islands' at Lindow Moss; and Oversley Farm where a rectangular building comprising beam slots and post holes, with a central hearth, was discovered. Axes discovered in the Wirral and western Cheshire are mostly from North Wales, whereas those found in the Mersey and Weaver valleys come from Cumbria (Longley 1987).
- 4.5 Funerary and ceremonial monuments in Cheshire are represented by a small number of sites. Near to Congleton, 4km east of the site is The Bridestones Neolithic chambered long cairn.
- 4.6 The upstanding earthwork remains of around 120 Bronze Age round barrows are known in Cheshire. They generally occur in ones or twos, lying principally on land above 60 metres and avoiding the Weaver and Dee valleys (Longley 1987). Four tumuli are recorded northeast of the Catstones, and a bowl barrow is recorded 450m ENE of Swettenham Hall. There is little evidence in Cheshire of actual settlements dating to the Bronze Age. Bronze Age artefacts have been retrieved from Marton, Newbold Astbury, Withington, and a hoard discovered in New Street, Congleton.
- 4.7 The Iron Age is represented largely by several hill-forts on the mid-Cheshire Ridge, but aerial photography has recently revealed the evidence of lowland farmsteads around the Bollin Valley in north Cheshire and elsewhere along the River Mersey. Maiden Castle, a promontory fort, is known on Bickerton Hill. A hillfort is proposed in the Cloud Plantation, Congleton, 4km due east of the site. Some of these sites appear to have

had their origins in the Bronze Age and many of them continued in use into the Roman period.

### **Roman period**

- 4.8 The Roman legionary fortress of Deva (Chester) was founded in c.74 - 75AD to control north Wales and north-west England (Mason 2001). The influence of the fortress was felt throughout much of the county and a range of contemporary sites have been identified such as the Scheduled Roman camp at Bent Farm in Newbold Astbury 5km to the south west of the site.

### **Early Medieval period**

- 4.9 In the late fourth century AD the Saxons migrated across the North Sea settled, creating new kingdoms. Cheshire became a frontier zone, at times part of the Welsh kingdom of Powys and then later part of the Anglo-Saxon kingdom of Mercia.
- 4.10 Chester was the site of one of a number of Anglo Saxon burhs or fortified settlements established in the early tenth century to protect the kingdom of Mercia's northern frontier from Viking invaders. Other burhs within or close to Cheshire were founded at Runcorn, Thelwall, Eddisbury, Warburton and Manchester. Continued occupation is attested to by place-names, church dedications and occasional discoveries of metalwork.
- 4.11 The place name of Congleton is first recorded in 1086 in the Domesday Survey indicating a pre-Conquest foundation. It was noted as *Cogeltone* (Williams and Martin (eds), 1992, Mills, 2003). The etymology of the word is Old English in origin and thought to derive from 'farmstead at the round-topped hill' (cung + hyll + tun). Although the exact location is not known it was likely near to the River Dane. Astbury, 2km south-west of Congleton, was the more important centre for the area.

### **Medieval period**

- 4.12 The medieval settlement of 'Cogeltone', was located within a parish of the same name in the Middlewich Hundred, a subdivision of Cheshire County (Williams and Martin (eds), 1992).
- 4.13 Documentary sources for Congleton record a corn mill (1294) and a market cross (1385) the latter indicating a market charter. Trades in the 14<sup>th</sup> Century included textiles and a fulling mill, and quarrying for millstones in Congleton Wood. A bridge is recorded (1407, but one probably existed earlier than this) and a 'Moot' (Town) Hall is recorded 1425-6 (Shaw & Clark, 2002).
- 4.14 A deserted medieval village (DMV) is recorded at Newbold Astbury, and moated sites are known 3km west of Congleton, and at Astbury, 1.5km south west of Congleton.

### **Post-medieval and modern periods**

- 4.15 There are numerous high-status farm houses in the region dating from the 17th and 18th centuries – many of which are now listed buildings.



- 4.16 Agriculture played an important part in the economy of the region, with agricultural improvements evident in the landscape from the 18<sup>th</sup> Century onwards, such as the removal of many field boundaries (as evidenced in HLC data) and construction of U-shape plan farmhouses (to facilitate efficiency) and workers' cottages.
- 4.17 The textile industry of Congleton came to the fore in the mid C18th. Originally this industry was focussed on silk production, but as historic mapping shows, many industrial sites changed uses over the years.

## Historical map regression

- 4.18 Four heritage assets were added to the gazetteer as a result of the historical map regression, comprising extant and former buildings/group of buildings within the site boundary (**RSK IDs 16 - 18**) and a well outside the site boundary (**RSK ID 19**).
- 4.19 A summary of observations of the development of the site throughout the later historic and modern periods, as illustrated on historical mapping is presented below.
- 4.20 See **Figure 1** for location of heritage assets, and **Appendix A** for relevant historical mapping reproductions.

### Christopher Saxton (1577)

- 4.21 Only the conurbations of Congleton and Eaton are shown. No detail of the site area in between is given.

### John Speed (1610)

- 4.22 Only the conurbations of Congleton and Radnor are shown. No detail of the site area in between is given.

### Peter Burdett (1777)

- 4.23 The main road network is shown and the area of the site is discernible. The Lower Heath area is shown as wooded and annotated 'Daisy Bank'. The site is not shown as wooded but there is no evidence on the map for built remains at the site of the proposed development.

### Christopher Greenwood (1819)

- 4.24 The main road network is shown and the area of the site is discernible. Buildings are shown within the site boundary.
- 4.25 A substantial group of buildings (later annotated 'Maypole Farm' **RSK ID 18**) probably the main farm tending the area within the site boundary, are depicted located at the junction of Moss Lane and Manchester Road.
- 4.26 One small building is shown on the map at the location of the current Moss Farm (**RSK ID 16**); this is shown on the map as accessed via a track from the west. This may be Moss Farm itself, or potentially an earlier structure, which may be an outbuilding or barn of Maypole Farm.
- 4.27 A smaller building fronts on to Moss Lane (**RSK ID 17**).

### A Bryant (1831)

- 4.28 The buildings shown in 1819 are shown.

### Tithe mapping (Astbury Parish, Eaton Township, 1840)

- 4.29 Moss Farm (**RSK ID 16**) now including a barn, the building fronting Moss Lane (**RSK ID 17**) and the larger farmstead to the north – annotated “Maypole” (**RSK ID 19**) are shown.
- 4.30 A track is shown running between Manchester Road and Moss Lane, via Moss Farm.
- 4.31 The tithe mapping annotates 12 fields comprising the proposed development site:
- 99 - “Pit Meadow” (Pasture)
  - 100 - “Homestead”
  - 101 - “Stable Croft” (Pasture)
  - 102 - “Barn Field” (Arable)
  - 103 - “Garden” (Arable)
  - 104 - “Two House and Gardens” (Building and Garden)
  - 105 - “Homestead and Road” (Throughfare)
  - 106 - “Little Meadow” (Pasture)
  - 107 (part of) - “Near Bent” (Pasture)
  - 108 - “Big Well Field Croft” (Arable)
  - 109 - “Little Well Field Croft” (Arable)
  - 115 (part of) - “Gorsty Field” (Arable)

### Superseded Ordnance Survey (OS) sequence

- 4.32 The entire OS sequence (1875; 1:2500 – 1993; 1:10,000) was viewed.  
1<sup>st</sup> Edition Cheshire County Series 1:2500 1875
- 4.33 Site is shown divided over 12 fields, as per earlier tithe mapping.
- 4.34 Maypole Farm (**RSK ID 18**) is annotated on the map to the north of the site fronting Manchester Road, and comprising a complex of buildings, an orchard, pump, pond and track to Moss Lane to the east where another pond is shown.
- 4.35 Moss Farm and barn to the south end of the site includes gardens, and orchard and a track to a well to the south (**RSK ID 19**). Moss Farm now appears to be accessed from Moss Lane to the east.
- 4.36 The small building fronting Moss Lane (**RSK ID 17**) also includes gardens and an orchard.  
2<sup>nd</sup> Edition Cheshire County Series 1:2500 1897
- 4.37 The only buildings remaining within the site boundary are Moss Farm (**RSK ID 16**) to which an additional barn/byre and two further outbuildings have been constructed to the north of the earlier complex.

- 4.38 Maypole Farm (**RSK ID 18**) and the smaller dwelling (**RSK ID 17**) are demolished and no trace other than the associated and currently existing ponds to the north of the site remain shown on the mapping.
- 4.39 Over the next 100 years the site layout as indicated on historic mapping remains unchanged.

## Site visit

- 4.40 The site was visited by a qualified archaeologist on 29<sup>th</sup> August 2014. Access was afforded to all areas of the proposed development site. The site is currently divided over eight fields (A – H) + some smaller enclosed spaces (**Figure 1**). Internal and external field boundaries are primarily mature hedgerows, with occasional post and wire fencing. Conditions were good and surface visibility for earthworks was good (see **Photos, Appendix B**). The results of the site visit are described below.
- 4.41 Two heritage assets were added to the gazetteer as a result of the site visit: evidence for possible surface extraction (**RSK ID 20**) and a milestone outside the site boundary (**RSK ID 21**).
- 4.42 Extremely varied topography, especially across the northern portion of the site is indicative that the site has not been subject to ploughing.

### Field A

- 4.43 The largest field, bound to the west by Manchester Road and to the east by Moss Lane.
- 4.44 Apparently previously undisturbed, improved pasture (**Photo 1**).
- 4.45 Topography is generally uneven but with a plateau to the north – the former location of Maypole Farm of which no remains exist above-ground at all (**Photo 2**). Some concrete is evident within field boundaries, but it is unlikely this is associated with the former farm.
- 4.46 The only features associated with the former farm remaining are a pond (recently cleared out), and a possible hollow-way running towards Field B to the south (**Photo 3**).
- 4.47 There is no evidence for a trackway running east to Moss Lane as shown on historic mapping, however, a second pond adjacent to the road is preserved. Manchester Road dog-legs around the former location of Maypole Farm.
- 4.48 The allocation of 'Field A' coincides with a field on the first edition OS mapping (**Appendix B**). Field boundaries to the east and west are mature hedgerows; that to the south (with Field B) following the line of a boundary shown on historic mapping is set-aside only (no hedge, ditch or bank etc) but includes two mature oak trees which are likely the remnants of a nearby boundary (**Photo 4**).

### Field B

- 4.49 Improved pasture, the field is slightly domed but with generally very uneven topography (**Photo 5**). Along the length of Moss Lane the ground-level drops off steeply and abruptly, forming a linear ridge running roughly between Moss Farm and Maypole Farm (see **Photo 6**). This does not appear man-made; however, regular (i.e. square) imprints within this ridge have been interpreted as possible surface extraction pits (**RSK ID 20**).

(**Photo 7**). Both the ridge and diggings are clearly visible on modern aerial photographs of the site.

- 4.50 To the south east of Field B there are no surface remains of the dwelling **RSK ID 17** indicated on historic mapping, however, the ground cover is indicative of previous disturbance (**Photo 8**). Additionally, the triangular shape of the property boundary was evidently dictated by the landscape features of the large natural ridge and Moss Lane.
- 4.51 The western part of Field B, currently set-aside, appears disturbed, possibly by animals.

#### Yard

- 4.52 The yards of Moss Farm coincide with land-parcels annotated on tithe mapping which is now hardcore/concrete surfaced (**Photos 5, 9 & 17**).
- 4.53 The track between Moss Lane and Moss Farm has been terraced, cut into the field to the south and built up above the field to the north to counter a slight natural slope.
- 4.54 To the south of the track is a massive modern steel shed, and to the north are further breeze-block and steel sheds (see **Photo 17**).
- 4.55 Moss Farm, of red-brick with a slate roof (**Photos 10 – 12**), has been extended to the east and the north (see **Photo 13**).
- 4.56 The two red-brick buildings to the south (**Photo 10**), barns/byres, are poorly-preserved but contain original features such as air venting, cross-reinforcement bars and square windows with stone sills (**Photos 14 & 15**). The western barn has been extended to the south and the roof is not original (**Photos 14 & 16**). The eastern barn/byre includes a rear contemporary porch (**Photo 17**). Between the two barns/byres is a partially cobbled surface which may continue beneath a concrete resurface (**Photo 18**).
- 4.57 There is no preserved track from the yard to Manchester Road to the west, however an access point from Field H to Manchester Road remains.
- 4.58 Hewn stone gateposts have been moved and remain to one side in the yard (**Photo 19**).

#### Field C

- 4.59 Small, flat, undisturbed paddocks are grazed. Field boundaries are post-and-wire fencing (**Photo 20**).

#### Fields D & E

- 4.60 Garden pasture, slope down slightly to the west. Field boundaries are post-and-wire fencing (**Photo 21**). Open with good views to the south and east.

#### Field F

- 4.61 Pasture to the west of Moss Farm barn, contains a large concrete footing for a former building. Not shown on historic mapping, this is probably modern.
- 4.62 Historic mapping suggests Field F was a former orchard and fruit trees (apple and plum) are preserved within the modern field boundaries.

#### Field G



4.63 Flat improved pasture, previously undisturbed. Field boundaries are hedges with mature ash trees, following the line of the Union and Municipal and Borough boundary, a watercourse/ditch 4m wide x 2m deep (**Photo 22**).

4.64 Good views to the south and east, as far as the Cloud, a natural scarp and Iron Age enclosure (**Photo 23**).

#### Field H

4.65 Improved pasture, sloping down slightly to the west. Previously undisturbed. Includes mature oak trees within the field which are shown on first edition OS mapping (**Photo 24**).

4.66 Field boundaries are hedges with mature oak trees. To the west is the Union and Municipal and Borough boundary, a watercourse/ditch 4m wide x 2m deep, and to the north (boundary with Field B) is another deep ditch.

4.67 Although the former access track to Moss Farm is not preserved, the access point to Manchester Road is preserved as a gateway.

### **Previous archaeological work**

4.68 There are six records held by the HER for previous historic environment assessments within the study area. These events primarily comprise desk-based assessments (**RSK IDs 13, 14 & 15**), a field observation of a listed building (**RSK ID 12**), and watching briefs ahead of development (**RSK IDs 10 & 11**).

4.69 The study area for the Heritage Assessment ahead of the Congleton Link Road (**RSK ID 14**) includes part of the proposed site boundary: the assessment identifies Moss Farm (**RSK ID 16**) and Maypole Farm (**RSK ID 18**) within the site boundary, and notes the presence of ponds.

4.70 The Congleton Link Road Assessment concluded that Moss Farm is a direct replacement for Maypole Farm, however, their concurrent depiction on Tithe Mapping suggests this was not the case.

### **‘Historic Landscape Characterisation’ (HLC)**

4.71 Fields within the site are classified ‘Post-Medieval Fieldscapes’ (broad type) by the Cheshire HLC (Edwards, November 2007).

4.72 This landscape classification reflects development from the medieval period, characteristic of agricultural improvements of the 19<sup>th</sup> Century.

4.73 The classification is very common in the region and of considered ‘low’ value.

### **‘Important Hedgerows’**

4.74 A separate hedgerow assessment for the site (RSK, September 2014) concluded that all surviving hedgerows within and bounding the site are “important” according to the 1997 *Hedgerow Regulations*.

## 5 KNOWN HERITAGE ASSETS

### Designated heritage assets

- 5.1 No designated heritage assets are located within the proposed development site boundary.
- 5.2 There are no Scheduled Monuments, Registered Parks and Gardens, Historic Battlefields or Conservation Areas located within the wider study area.
- 5.3 There are four listed buildings located within the study area (**Figure 1, Appendix C, & Table 3**). Listed buildings **RSK IDs 1 and 4** have previously been demolished ahead of sand quarrying but not delisted (Edwards, Pers. Comm.)

RSK ID	Name	STATUS
1	Stables c.10 yards east of Home Farm, Eaton Hall	LB II
2	Havannah Bridge	LB II
3	Havannah Weir	LB II
4	Ice house c.15 yards north of the stables, Eaton Hall	LB II

**Table 3: Listed buildings within the study area**

### Non-designated heritage assets

- 5.4 The NMR/HER record five non-designated heritage assets located within the study area. None are located within the proposed development site.
- 5.5 In addition, this DBA has identified six heritage assets as a result of historic map regression and a site visit (see below), four of which are located within the site boundary.
- 5.6 Presented in **Appendix C** and on **Figure 1**, all heritage assets date to the post-medieval period summarised as follows:

#### Heritage assets within site boundary

- 5.7 **RSK ID 16** is Moss Farm, currently extant, shown on historic mapping from 1819.
- 5.8 **RSK IDs 17 & 18** are buildings indicated on historic mapping in 1819, demolished by 1897.
- 5.9 **RSK ID 20**, possible surface extraction pit identified during the site visit.

#### Heritage assets outside site boundary

- 5.10 **RSK ID 5**, Havannah Mill: The site of a brass and copper works on the River Dane, which was established in 1762 or 1763 by Charles Roe of the Macclesfield Copper Company.
- 5.11 **RSK ID 6**, Havannah Mill housing. A terrace of workers cottages at Havannah, Eaton, which are thought to have been built in the late 18<sup>th</sup> century, probably for the brass/

copper works. There were once 16 terraced houses, a number of these have now been combined to form larger units.

- 5.12 **RSK ID 7**, a find spot of a 16<sup>th</sup> Century silver half groat of Henry VIII.
- 5.13 **RSK ID 8**, CONGLETION CUTTERS LTD. Site of velvet mill of circa 1850 at Havannah, near Congleton. It was of 4-storeys in brick and had 20 bays.
- 5.14 **RSK ID 9**, THE GROVE INN. The Grove Inn's exact date of construction is unknown it is believed to have been constructed in the late 19th century. It is not depicted on the tithe maps of 1836-51 but is shown on the 1875 1:2500 First Edition Ordnance Survey map.
- 5.15 **RSK ID 19**, a well servicing Moss Farm and connected by a trackway, shown on 1875 and later mapping; located outside the proposed development site boundary.
- 5.16 **RSK ID 21**, a milepost identified in the verge of Manchester Road during the site visit, just outside the site boundary. The milepost indicates distances to Alderley Edge, Wilmslow, Handsworth, Cheadle, Manchester, and Congleton, and is also evident on 1971 OS mapping. Although outside the site boundary, given the proximity there is a potential for this asset to be impacted upon during a construction phase of any proposed development within the site boundary.

## 6 ARCHAEOLOGICAL POTENTIAL

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6.1 Given the site's name, and the large number of ponds within the site boundary, the area has clearly been waterlogged for large periods of history. The topography is also very uneven, indicative in places of drainage activity, but also is visibly not suitable for habitation. Although the site has evidently never been ploughed, and recent land use has not caused any significant disturbance, there is no evidence for settlement across the majority of the site, other than at those places noted on historic mapping.

6.2 Archaeological potential is summarised by period as follows:

### Prehistoric - Roman

6.3 Although the site is close to Bridestones, a Neolithic barrow, and within sight of the Cloud, an Iron Age settlement, there is very little other evidence for prehistoric activity in the area.

6.4 There is no evidence for Roman activity in the study area.

6.5 It is likely that the site was wooded or bog throughout these periods.

6.6 On the whole, there is low potential for buried archaeology at this location from these periods.

### Early Medieval - Medieval

6.7 Activity in the early-Medieval and Medieval periods is likely to have concentrated in Congleton.

6.8 If the site was cleared and/or drained, it was likely utilised for agriculture. The few remaining hedgerows to the southern end of the site may be indicative of smaller, piecemeal enclosure of the site prior to 19<sup>th</sup> Century agricultural improvements.

6.9 There is a possibility that Moss and Maypole farms were preceded by medieval forerunners.

6.10 There is low-moderate potential for buried archaeology at this location from these periods.

### Post Medieval - Modern periods

6.11 The development of the site is documented through the OS and earlier mapping sequence, and it is demonstrated that the proposed development site was open fields throughout the later historic periods, associated with two farms, Maypole Farm to the north which is no longer extant, and Moss Farm to the south which survives to the present day.

6.12 The only features other recorded in the historic mapping within the site boundary are tracks and a number of ponds, all of negligible heritage significance.

6.13 There is a high potential for buried archaeology of low heritage significance at this location dating from the post-Medieval and Modern periods.



## **Palaeoenvironmental potential**

- 6.14 The name of the site, 'Moss Farm', located on 'Moss Lane' is indicative of previous waterlogging, and the relatively high number of ponds located within the site boundary is testament to this.
- 6.15 There is, therefore, a potential for organic/peat layers and/or waterlogged remains at depth within the site boundary.

## 7 SITE-SPECIFIC IMPACTS

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### Physical impacts

- 7.1 The NMR/HER record no known (designated or non-designated) heritage assets within the proposed development site boundary, however, this assessment has identified four post-Medieval heritage assets of low significance within the site boundary:
- Moss Farm (**RSK ID 16**), comprising two outbuildings, yard, tracks and potential below-ground remains of an earlier building;
  - Dwelling (**RSK ID 17**), no longer extant;
  - Maypole Farm (**RSK ID 18**), a substantial farm complex, no longer extant;
  - Possible surface extraction (**RSK ID 19**); and
  - Possible subsurface waterlogged deposits.
- 7.2 In addition are a number of ponds within the site boundary and of limited archaeological significance, and a milepost (**RSK ID 21**) of medium heritage significance located outside the site boundary, but worthy of protection during construction.
- 7.3 Below-ground impacts on buried archaeology could occur during the construction phase of the proposed development, such as during groundworks for access, drainage and foundations.
- 7.4 Development proposals intend to remove all ancillary buildings associated with Moss Farm (**RSK ID 16**), and may require structural changes to Moss Farmhouse itself.
- 7.5 Development proposals intend to preserve one of the existing ponds as a public open space. Two remaining ponds will be removed.

### ‘Important Hedgerows’

- 7.6 Development proposals intend to remove all ‘Important Hedgerows’ (according to 1997 Hedgerow Regulations) from within the site boundary. ‘Important Hedgerows’ around the site boundary, along Manchester Road and Moss Lane will, on the whole, be retained.

## 8 ARCHAEOLOGICAL RISK AND RECOMMENDATIONS

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### Archaeological risk

- 8.1 Archaeological risk to the scheme lies in the potential for the local planning authority to request further investigations to determine the planning application (such as geophysical survey or trial trenching) or place conditions on consent for a programme of archaeological works, such as further investigations and development mitigation works (such as a watching brief or archaeological excavations).
- 8.2 RSK's archaeologists consider that the information presented here is sufficient to determine the application with respect to the historic environment issues.
- 8.3 The potential for previously unknown archaeological remains to be present at the site is considered to be low for the Prehistoric, Romano-British, Early Medieval and Medieval Periods. The known archaeological remains from the post-Medieval and Modern periods are considered to be of low heritage significance.

### Built heritage assets

- 8.4 The local planning authority may request additional work to determine the planning application for the proposed development, or else as a condition of consent, to mitigate impacts to built heritage assets within the site boundary.
- 8.5 Moss Farmhouse (**RSK ID 16**), potentially dating to 1819 or before, might be considered suitable for historic building recording in advance of any renovations as part of the proposed development.
- 8.6 The two story red-brick barn and similar barn/byre, part of the Moss Farm complex (**RSK ID 16**) and dating from 1840 and 1897 respectively might also be subject to historic building recording in advance of demolition.
- 8.7 Building recording should be carried out in accordance with English Heritage guidance, *Understanding Historic Buildings: a guide to good recording practice* (2006).
- 8.8 The remaining modern breeze-block and steel buildings which would be demolished as part of development proposals are of no heritage significance and no further work is recommended.
- 8.9 The location of the milepost (**RSK ID 21**) alongside Manchester Road should be avoided by any intended access points into the proposed development site. In addition, protective measures should be afforded to the asset throughout the construction phase to prevent accidental vehicle-strikes, such as the erection of temporary fencing.
- 8.10 If at all possible and practical, it would be preferable to retain the cobbled stone surface between Moss Farm outbuildings (**Photo 18**) as a feature in the new development.
- 8.11 Similarly, if possible and practical, it would be preferable to re-use the stone gateposts present on site (**Photo 19**) as a feature of the new development.

## Buried archaeological remains

- 8.12 A topographical survey (**Figure 3**) of the proposed development site is considered a suitable record for the possible hollow-way (Photo 3), the raised ridge running through the site (**Photo 6**), and a possible surface extraction pit (**RSK ID 20**) (**Photo 7**).
- 8.13 Archaeological trial trenching may be required by the local planning authority to test for the presence of previously unknown archaeological sites which may be present at the site.
- 8.14 Trial trenching could also target three built heritage assets identified within the site boundary from desk-based assessment:
- Moss Farm (**RSK ID 16**), comprising two outbuildings, yard, tracks and potential below-ground remains of an earlier building;
  - Dwelling (**RSK ID 17**), no longer extant;
  - Maypole Farm (**RSK ID 18**), a substantial farm complex, no longer extant;
- 8.15 Further trial trenches may be required in order to test seemingly “blank” areas of the site and, if so, it is recommended that these focus on the flatter areas of the site with higher potential for occupation.
- 8.16 Trial trenching should be carried out according to a Written Scheme of Investigation (WSI) comprising a trench location plan and the trial trenching strategy and methodology.
- 8.17 The results of the trial trenching would help further identify any heritage constraints to the proposed scheme, and would be used to define the need for, and scope of any further mitigation phases.

## ‘Important Hedgerows’

- 8.18 As far possible, it is recommended that the “important” hedgerows surrounding the site are preserved in any development proposals.

## Palaeoenvironmental potential

- 8.19 Any intrusive archaeological assessments could expect to expose organic/peat layers and/or waterlogged remains at depth within the site boundary and the WSI should recognise and prepare for this possibility.

## 9 CONCLUSIONS

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- 9.1 This report represents a full assessment of known and potential heritage assets at the proposed development site at Moss Farm, Congleton, and presents suitable historic environment information on which the local planning authority can determine a planning application to develop the site.
- 9.2 Overall the potential for previously unknown archaeological remains to be present at the site is considered to be low; however there are known non-designated heritage assets located within the site boundary, none of which are recorded on the regional Historic Environment Record. Identified as part of this assessment, these comprise:
- Moss Farm (**RSK ID 16**), comprising two outbuildings, yard, tracks and potential below-ground remains of an earlier building;
  - Dwelling (**RSK ID 17**), no longer extant;
  - Maypole Farm (**RSK ID 18**), a substantial farm complex, no longer extant;
  - Possible surface extraction (**RSK ID 19**)
- 9.3 In addition, local place-names are suggestive of waterlogged deposits which may include palaeoenvironmental data at depth within the site boundary.
- 9.4 Should further works be required by the local planning authority in order to determine the need for and scope of any mitigation works, a scope for historic building recording and archaeological trial trenching has been outlined in the recommendations section of this report.

## 10 REFERENCES

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Edwards R 2007, *The Cheshire Historic Landscape Characterisation*. Cheshire County Council and English Heritage.

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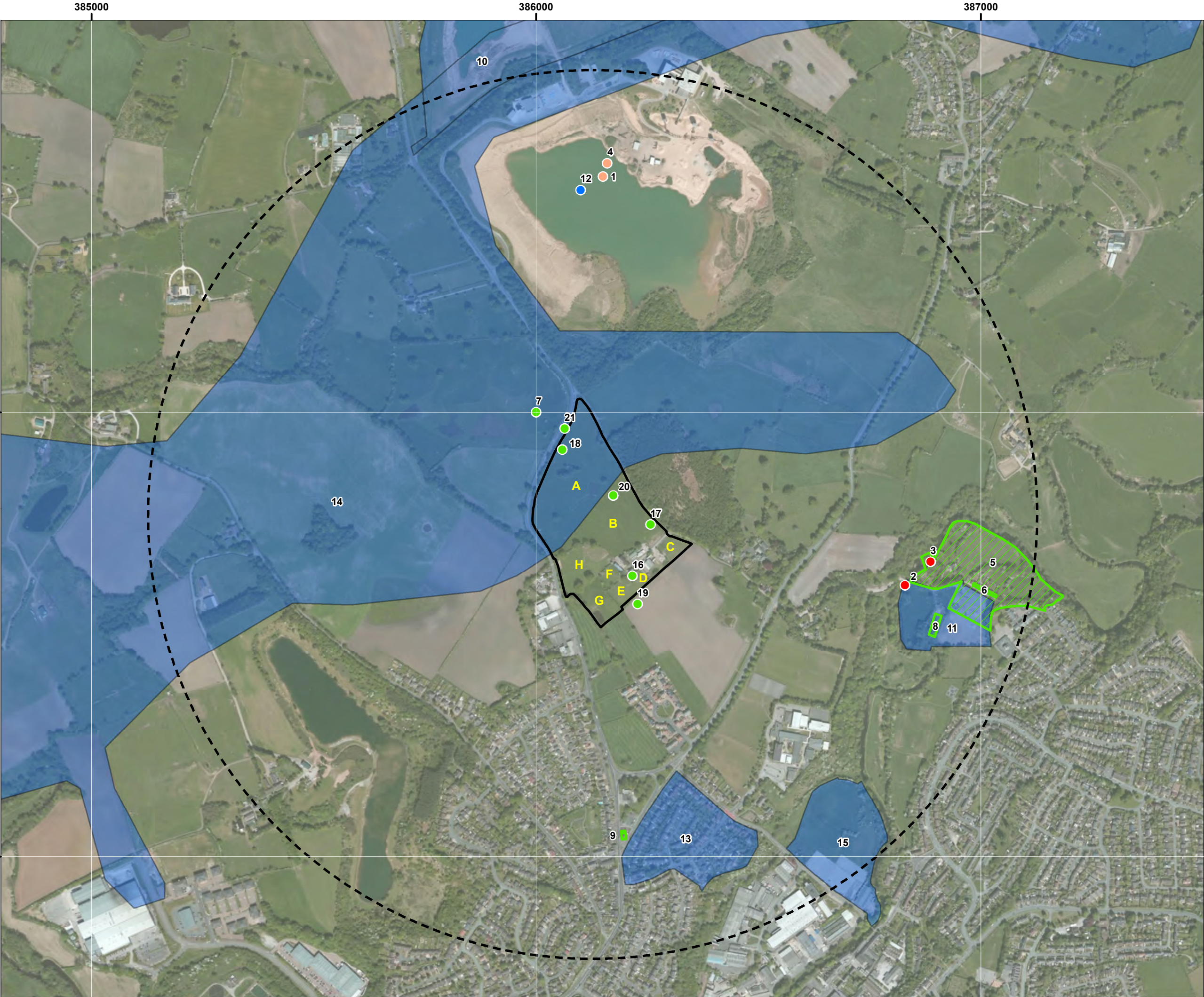
Williams A & Martin GH, 2002, *Domesday Book: A complete Translation*. Alecto Historical Editions, Penguin Books, London.



## FIGURES

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- Legend:**
- Site Boundary
  - Search Area (1km from site centre)
  - Listed Building
  - Listed Building (demolished)
  - Non-designated heritage asset
  - Archaeological event
  - Non-designated heritage asset with defined extent
  - Archaeological event with defined extent
  - Field Number

Notes:-  
This map contains data from the following sources-  
HER & NMR (2014)

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

00	04/09/2014	First Draft	NH	OR	DW
Rev	Date	Description	Drm	Chk	App

**Moss Farm, Congleton**

**RSK**

TITLE:  
Figure 1:  
Historic Environment

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Metres  
SCALE: 1:8,000 @ A3

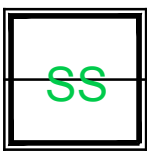
N  
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REV 00

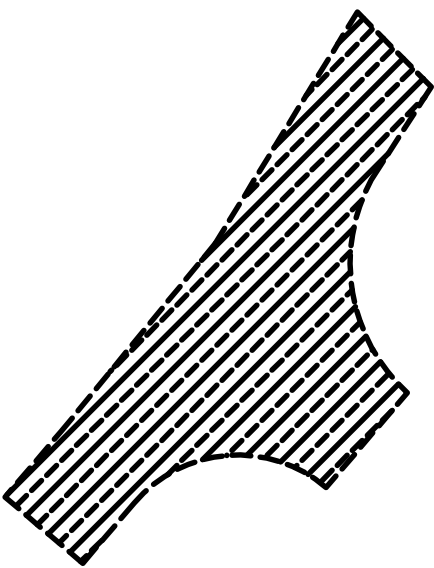


Revisions			
No.	Revision	Date	By
A	Alterations following meeting with Jones Homes. 1 house omitted. schedule updated	24.4.2014	STW
B	Schedule updated to show 98 units and land subject to option added to legend	6.5.2014	STW
C	Layout updated following a meeting with Jones Homes	23.5.2014	STW
D	Layout updated following a meeting with Jones Homes	24.7.2014	STW
E	Layout updated following a meeting with Jones Homes	21.08.2014	DS
F	Layout updated following email changes from Jones Homes dated 26.8.2014	27.8.2014	STW
G	PLANNING SUBMISSION	8.9.2014	STW
H	Amendments following Jones homes email dated 12.9.2014	15.9.2014	STW

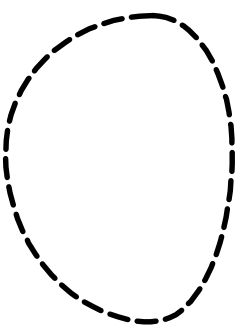
Legend



Elec Substation  
Pumping Substation



Turning Heads  
(Block Paving)



Trees to be  
removed



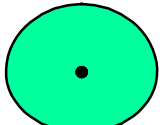
Refer to boundary treatment  
plan for location and type of  
boundary treatments



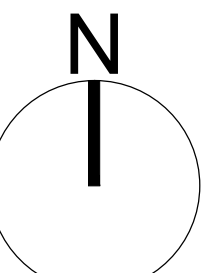
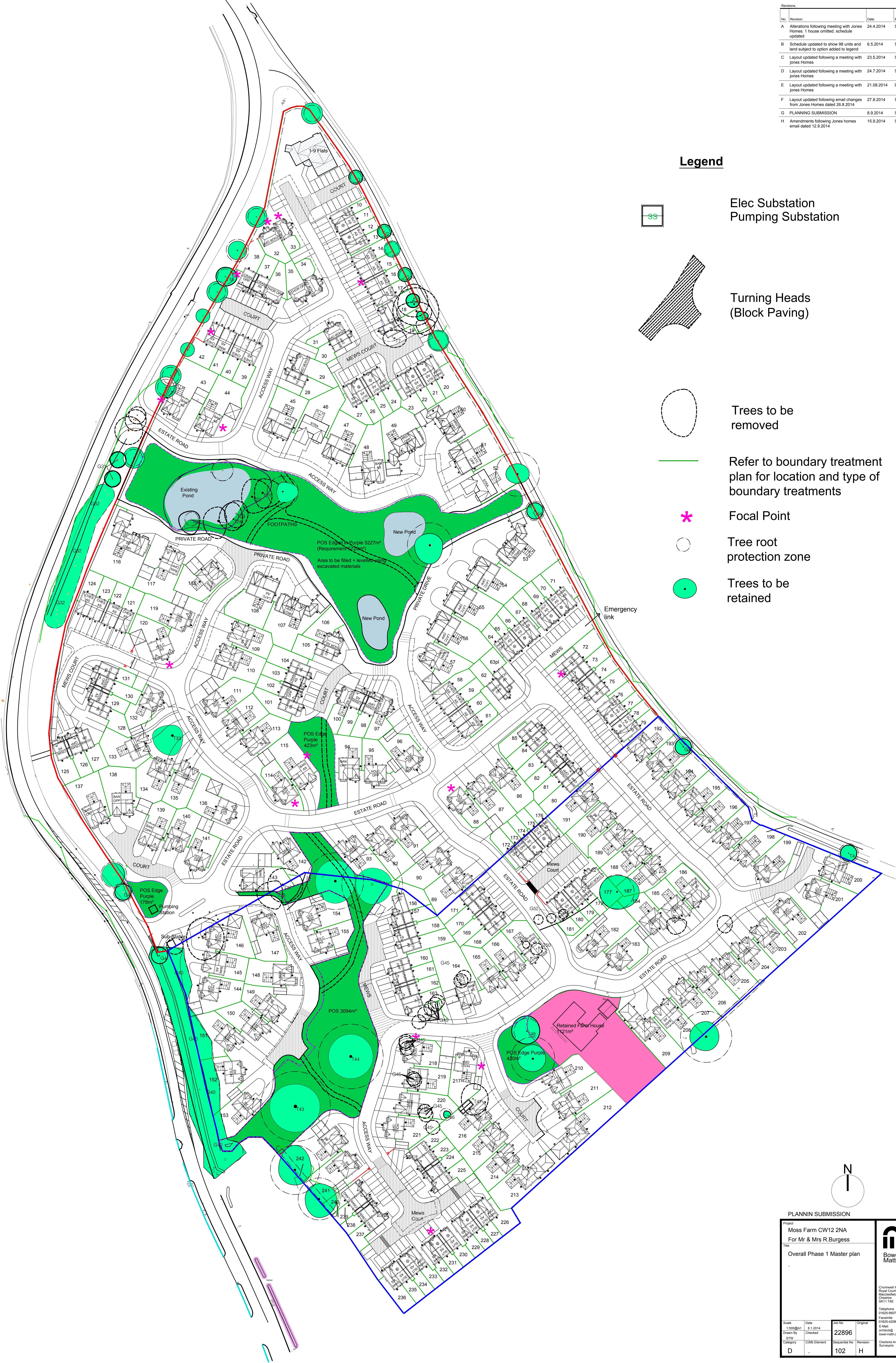
Focal Point



Tree root  
protection zone



Trees to be  
retained



PLANNING SUBMISSION

Project Moss Farm CW12 2NA For Mr & Mrs R.Burgess			
Title Overall Phase 1 Master plan			
Scale 1:500(A1)			
Date 6.1.2014			
Drawn By STW			
Category D			
Job No 22896			
Original			
Checked			
Sequential No 102			
Revision H			
Bower Martin			
Cromwell House Royal Court Macclesfield Cheshire SK11 7AE Telephone 01625-660756 Facsimile 01625-420815 E-Mail bmc@bmc.co.uk Chartered Architects Surveyors			



[illegible]

BUDGET SUMMARY				
Issue	Existing	Marketing	Target	
1	202008.001	202007.001	171.186	
2	202007.107	202007.201	171.186	
3	202007.208	202007.301	171.187	
4	202007.309	202007.401	171.187	
5	202007.410	202007.501	171.187	
6	202007.511	202007.601	171.187	
7	202007.612	202007.701	171.187	
8	202007.713	202007.801	171.187	
9	202007.814	202007.901	171.187	
10	202007.915	202008.001	171.187	
11	202008.016	202008.101	171.187	
12	202008.117	202008.201	171.187	
13	202008.218	202008.301	171.187	
14	202008.319	202008.401	171.187	
15	202008.420	202008.501	171.187	
16	202008.521	202008.601	171.187	
17	202008.622	202008.701	171.187	
18	202008.723	202008.801	171.187	
19	202008.824	202008.901	171.187	
20	202008.925	202009.001	171.187	
21	202009.026	202009.101	171.187	
22	202009.127	202009.201	171.187	
23	202009.228	202009.301	171.187	
24	202009.329	202009.401	171.187	
25	202009.430	202009.501	171.187	
26	202009.531	202009.601	171.187	
27	202009.632	202009.701	171.187	
28	202009.733	202009.801	171.187	
29	202009.834	202009.901	171.187	
30	202009.935	202010.001	171.187	
31	202010.036	202010.101	171.187	
32	202010.137	202010.201	171.187	
33	202010.238	202010.301	171.187	
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36	202010.541	202010.601	171.187	
37	202010.642	202010.701	171.187	
38	202010.743	202010.801	171.187	
39	202010.844	202010.901	171.187	
40	202010.945	202011.001	171.187	
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43	202011.248	202011.301	171.187	
44	202011.349	202011.401	171.187	
45	202011.450	202011.501	171.187	
46	202011.551	202011.601	171.187	
47	202011.652	202011.701	171.187	
48	202011.753	202011.801	171.187	
49	202011.854	202011.901	171.187	
50	202011.955	202012.001	171.187	

KEY DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORKS

NOTE

Grid and levels related to GPS data.

[illegible]

Meridian House  
58/60 Hillside Road, Frodsham, Cheshire WA6 6AG  
Tel: 01928 734473 Fax: 01928 735573  
Email: [mail@powerstillman.co.uk](mailto:mail@powerstillman.co.uk)  
[www.powerstillman.co.uk](http://www.powerstillman.co.uk)

Moss Farm
Moss Lane, Congleton
Topographical Survey

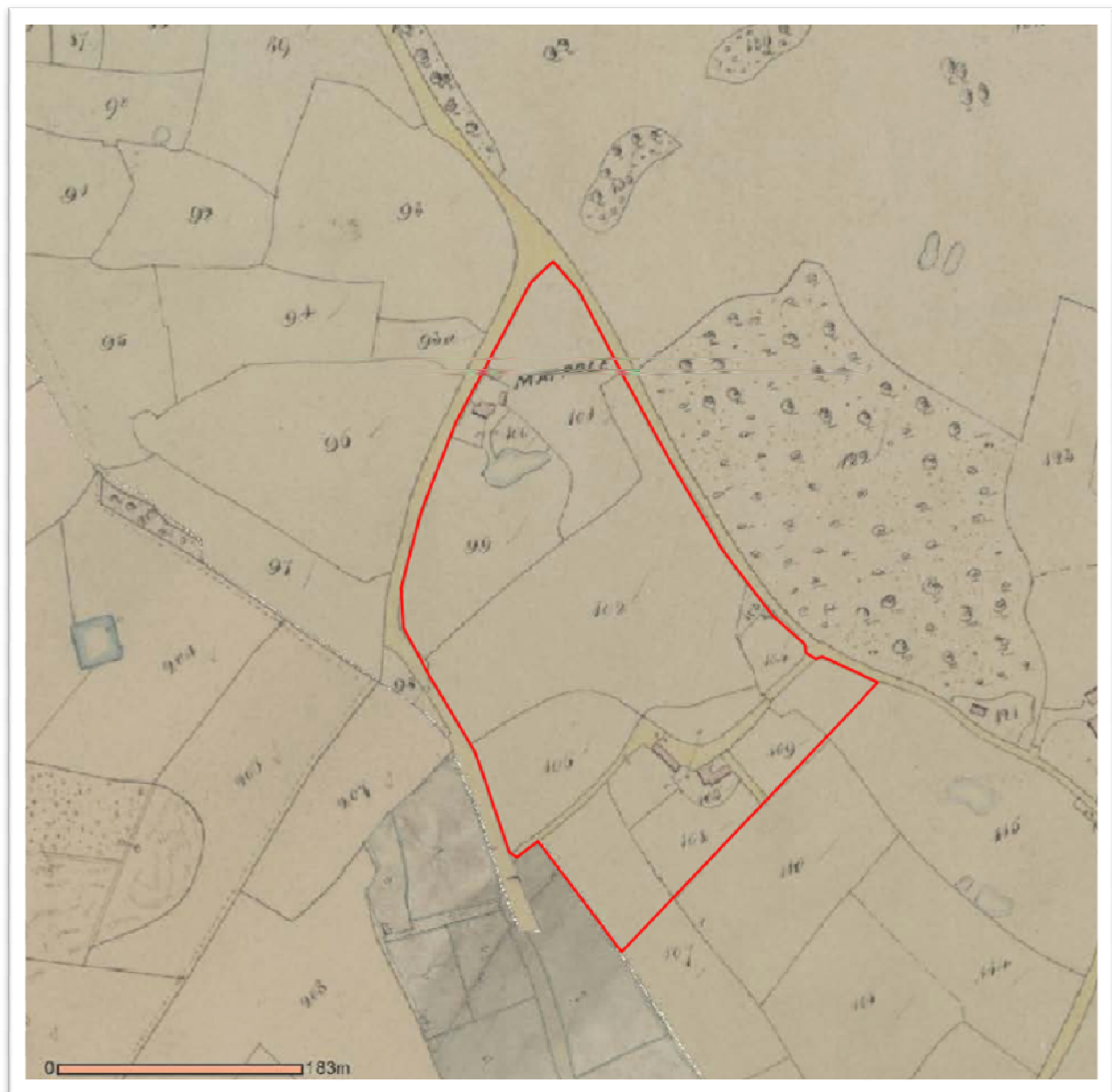
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Drawn By : NS	Drawing No : 6769/01	
Checked By : JL	Amendment :	





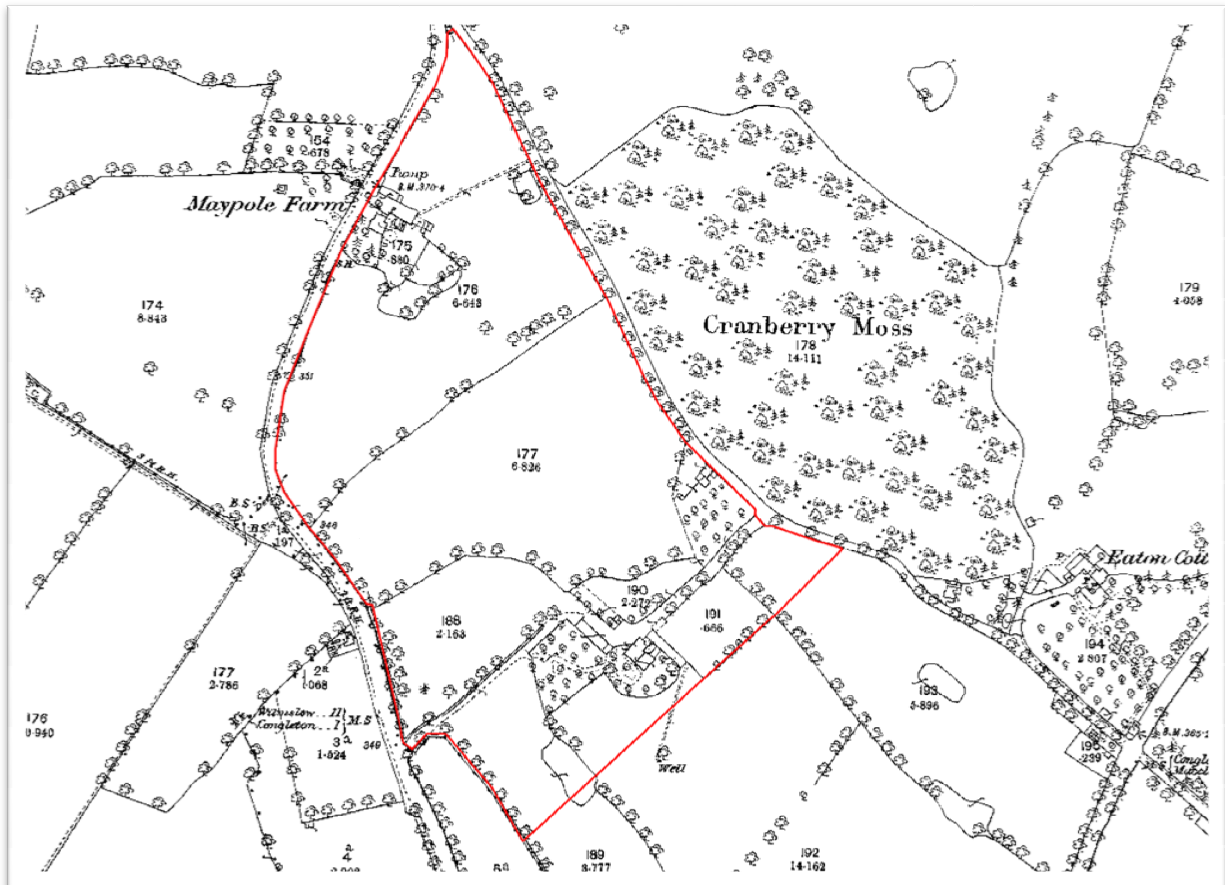
## **APPENDIX A: HISTORICAL MAPPING**

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**Tithe Map extract: Astbury Parish / Eaton Township, 1840**

Provided by Cheshire Archives and Local Studies. Used with permission.



**1st Edition Ordnance Survey, Cheshire County Series, 1:2500 (enlarged), 1875**

Ordnance Survey © Crown copyright of the Ordnance Survey paper map. All rights reserved.  
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## **APPENDIX B: SITE PHOTOGRAPHS**

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**Photo 1.** General site shot. Looking south from Field A to Field B. Moss Farm (RSK ID 16) in distance.



**Photo 2.** Field A. Location of former Maypole Farm (RSK ID 18). Looking west.





**Photo 3.** Field A. Possible Hollow-way. Looking south.



**Photo 4.** Field B. Former field boundary. Looking north.

PE Jones (Contractors) Ltd  
Moss Farm, Congleton, Historic Environment DBA  
660440-1 (00)



**Photo 5.** Looking north from Yard to Field B with variable topography.



**Photo 6.** Field B. Illustrative of raised ridge running north-south. Looking east.





**Photo 7.** Field B. Possible surface extraction pits (RSK ID 20). Looking north.



**Photo 8.** Field B. Location of former dwelling (RSK ID 17). Looking north.





**Photo 9.** Yard and Moss Farm (RSK ID 16). Looking west.



**Photo 10.** General shot of Moss Farm and associated buildings (RSK ID 16). Looking south.





**Photo 11.** Moss Farm (RSK ID 16). Looking south east.



**Photo 12.** Moss Farm (RSK ID 16). Looking north west.





**Photo 13.** Moss Farm (RSK ID 16). Looking south west. Note two phases.



**Photo 14.** Moss Farm barn (RSK ID 16). Looking north west.





**Photo 15.** Moss Farm barn/byre (RSK ID 16). Looking north.



**Photo 16.** Moss Farm barn extension (RSK ID 16). Looking west.





**Photo 17.** Moss Farm byre porch (RSK ID 16). Looking north from yard.



**Photo 18.** Cobbled surface of Moss Farm (RSK ID 16). Looking east.





**Photo 19.** Gateposts in yard.



**Photo 20.** Field C. Looking south east.





**Photo 21.** Fields D & E. Looking west.



**Photo 22.** Union and Municipal and Borough boundary. Boundary to Fields G & H. Looking north in Field H





**Photo 23.** Field G. Looking south east. Note the Cloud in distance.



**Photo 24.** Field H. Looking south.



## APPENDIX C: GAZETTEER OF KNOWN HERITAGE ASSETS

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RSK ID	HER ID	NMR ID	Name / Description	E	N	STATUS	Period	Importance
1	DCH4373		STABLES APPROX 10 YARDS TO EAST OF THE HOME FARM, EATON HALL	386150	365530	LB II	e.C19th	High
2	DCH5258		HAVANNAH BRIDGE	386830	364610	LB II	e.-mid C19th	High
3	DCH4375	1454706	HAVANNAH WEIR. A weir built in the early to mid 19th century at Havannah, Eaton. It was built to provide power for a nearby industrial complex; one source suggests that this industry was a cigar manufactory, whilst others indicate that it was more likely to have been	386887	364663	LB II	e.-mid C19th	High
4	DCH4374 / MCH6913		ICEHOUSE C15 YARDS NORTH OF THE STABLES	386160	365560	LB II	C19th	High
5	MCH6556	1454683	Havannah Mill. The site of a brass and copper works on the River Dane, which was established in 1762 or 1763 by Charles Roe (sometimes also spelled Rowe) of the Macclesfield Copper Company.	387007	364635	non-des her. ass.	C19th	Low
6	MCH9492	1454693	Havannah Mill housing. A terrace of workers cottages at Havannah, Eaton, which are thought to have been built in the late 18th century, probably for the brass/ copper works. There were once 16 terraced houses, a number of these have now been combined to form larger units.	387009	364599	non-des her. ass.	C19th	Low





RSK ID	HER ID	NMR ID	Name / Description	E	N	STATUS	Period	Importance
7	MCH21693		Silver half groat of Henry VIII	386000	365000	non-des her. ass.	C16th	Negligible
8		1511610	CONGLETON CUTTERS LTD. Site of velvet mill of circa 1850 at Havannah, near Congleton. It was of 4-storeys in brick and had 20 bays.	386898	364521	non-des her. ass.	mid C19th	Low
9		1566851	THE GROVE INN. The Grove Inn's exact date of construction is unknown it is believed to have been constructed in the late 19th century. It is not depicted on the tithe maps of 1836-51 but is shown on the 1875 1:2500 First Edition Ordnance Survey map.	386196	364048	non-des her. ass.	I.C19th	Low
10	ECH4413		Eaton Hall Quarry, Eaton	385900	366000	event		
11	ECH5429		Havannah Mill, Eaton, Congleton, Cheshire East: Archaeological Watching Brief	386900	365400	event		
12	ECH114		MPP Scoring ~ Ice House at Eaton Hall	386100	365500	event		
13	ECH5535		Dane Bank House Research and Recording	386332	364054	event		
14	ECH5793		Heritage assessment of land at the Congleton Link Road in 2013	385000	364300	event		
15	ECH5898		Archaeological Desk-Based Assessment. Land North of Eaton Bank, Congleton, Cheshire	386600	364000	event		
16			Moss Farm (1819 - present)	386217	364631		C19th	Low
17			Dwelling (1819 - 1897)	386257	364747		C19th	Low
18			Maypole Farm (1819 - 1897)	386059	364916		C19th	Low
19			Well (1875 - 1909)	386228	364568		C19th	Low
20			Possible surface extraction	386173	364812		C19th?	Low
21			Milepost	386064	364963		C19th	Medium

