



making sense of heritage

Deans Slade Park Lichfield, Staffordshire

Historic Environment: Position Statement



Ref: 103370.01
May 2014



**Deans Slade Park
Lichfield, Staffordshire**

Historic Environment: Position Statement

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Deans Slade Park Lichfield, Staffordshire

Historic Environment: Position Statement

Summary

Wessex Archaeology was commissioned by Frampton Planning, on behalf of Taylor Wimpey ('the Client') to prepare a Position Statement in respect of land at Deans Slade Park, Lichfield, Staffordshire ('the Site'), centred on NGR 411303, 307772.

The Site contains no designated heritage assets. A total of fourteen designated sites have been identified within a 1km radius of the Site. These consist of the Scheduled Monument of the Roman Town of *Letocetum*, located approximately 1km to the south of the Site, and fifteen Grade II listed buildings. The Site itself contains one undesignated heritage asset, a 19th century isolated farmstead with a regular courtyard plan.

A brief appraisal of the known archaeological sites and finds in the immediate area has identified a potential for sub-surface archaeological remains to be preserved within the Site. It is recommended that in the first instance an archaeological desk based assessment is undertaken which will outline the known and potential heritage assets within the Site and within a Study Area extending 1km from the site boundary, assess the significance of these assets and the impact of the proposed development or land changes.

The desk based assessment should consider the need for, scale and scope of any further archaeological evaluation, such as geophysical survey and trial trench excavation.



Deans Slade Park Lichfield, Staffordshire

Historic Environment: Position Statement

Acknowledgements

This project was commissioned by Frampton Planning on behalf of Taylor Wimpey; Wessex Archaeology would like to thank Peter Bateman in this regard.

The report was researched and compiled by Alexandra Grassam. The project was managed for Wessex Archaeology by Chris Swales.



Deans Slade Park Lichfield, Staffordshire

Historic Environment: Position Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Frampton Planning, on behalf of Taylor Wimpey ('the Client') to prepare a Position Statement in respect of land at Deans Slade Park, Lichfield, Staffordshire ('the Site'), centred on NGR 411303, 307772 (**Figure 1**).
- 1.1.2 The Site is being promoted for approximately 450 residential units and has been recently added to the Lichfield District Local Plan proposed strategy, which is currently under examination.
- 1.1.3 This report will outline a suggested approach to assessing the archaeological potential of the Site in accordance to the national and local planning guidance. This has been discussed and agreed with Stephen Dean, Principal Archaeologist for Staffordshire County Council.

1.2 The Site

- 1.2.1 The Site is located approximately 1.8km to the south of the centre of Lichfield, Staffordshire.
- 1.2.2 The Site comprises a 37.6 hectare parcel of land bounded to the west by Clay Pit Lane, north by A461 Falkland Road and the east by A5127 Birmingham Road. It is currently occupied by Deans Slade Farm and arable land (**Figure 1**).
- 1.2.3 The southern end of the Site lies at a height of 130m above Ordnance Datum (aOD) and it falls away to the north to a height of 100m aOD. The land is underlain by Bromsgrove Sandstone Formation (British Geological Survey Sheet 154 – Lichfield).

2 METHODOLOGY

2.1 Scope of document

- 2.1.1 This document was requested by the Client in order to present a position statement for assessing the Historic Environment, following consultation with Staffordshire County Council Historic Environment Service.
- 2.1.2 The Historic Environment, as defined in National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'



2.1.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2 Aims

2.2.1 The specific aims of this position statement are to:

- *provide a brief appraisal of the archaeological and historical information within the immediate surroundings; and*
- *outline an approved mitigation strategy for assessing the archaeological potential of the Site in consultation with Stephen Dean, Principal Archaeologist for Staffordshire County Council.*

2.3 Chronology

2.3.1 Where mentioned in the text, the main archaeological periods are broadly defined by the following date ranges:

Table 1: Chronological periods

Period	Date Range	Period	Date Range
Modern	1900 – Present	Iron Age	700 BC – AD 43
19 th Century	1800 – 1899	Bronze Age	2200 – 700 BC
Post-medieval	1500 – 1800	Neolithic	4000 – 2200 BC
Medieval	1066 – 1500	Mesolithic	8500 – 4000 BC
Saxon	AD 410 – 1066	Early Post-glacial	9500 – 8500 BC
Romano-British	AD 43 – 410	Palaeolithic	500000 – 9500 BC

2.4 Copyright

2.4.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferrable by Wessex Archaeology. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.



3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5.

3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

3.2.3 The aim of NPPF Section 12 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

3.2.4 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);*
- *requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.*

3.3 Local Development Framework

3.3.1 The Lichfield District Local Plan was adopted in 2007. The Development Plan sets out the council's current policies for the control of development and is available digitally at http://www.lichfielddc.gov.uk/site/scripts/documents_info.php?documentID=113&pageNumber=2. The Local Plan is currently under review.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides an overview of the readily identifiable heritage assets within an approximately 1km area around the Site.



4.2 Statutory and local heritage designations

4.2.1 There are no statutory designated heritage assets in the Site.

4.2.2 A Scheduled Monument known as the *Letocetum* Roman site is located approximately 1km to the south-west of the Site.

4.2.3 A total of thirteen Grade II Listed Buildings are located in the within a 1km radius of the Site. These comprise:

- Wall House (LB No. 1038842)
- Wall Farmhouse (LB No. 1038843)
- Barn approximately 25m north of Wall House (LB No. 1188350)
- Knowle Lodge and attached screen wall and stable (LB No. 1187719)
- Berryhill House (LB No. 1187725)
- Sandfields Pumping Station East Building (LB No. 1187742)
- Knowle Farmhouse (LB No. 1210064)
- Church of Holy Cross and attached Presbytery and School (LB No. 1298433)
- Former Malthouse to the rear of Magnet Joinery (LB No. 1298563)
- Conduit Head at SK101075 (LB No. 1038840)
- Sandfields House Sandfields Lodge (LB No. 1298593)
- Hand pump adjacent to barn 25m north of Wall House (LB No. 1374290)
- Well House at SK101075 (LB No. 1188333)

4.3 Archaeological and historical context

4.3.1 The following is a brief summary of the known archaeological and historical background of the Site and its wider landscape. The information here is drawn from the Lichfield Historical Character Assessment (Langley 2011) and from information provided by the Principal Archaeologist for Staffordshire County Council, Stephen Dean (**Appendix 1**).

4.3.2 Prehistoric remains in the vicinity of the Site are represented by stray finds of flint and metalwork, although evidence for Neolithic settlement activity has been identified in Lichfield itself, close to the cathedral. Neolithic and Bronze Age finds have been recovered from the Wall area, approximately 1km to the south-west. Possible Iron Age settlement sites have been identified as cropmark features from aerial photographs near Wall.

4.3.3 Two major Roman Roads, Watling Street and Rykneild Street, intersect close to the Site and the Scheduled remains of a Roman town (*Letocetum*) are located in Wall, 1km to the south-west. The site comprises a series of forts built from the 1st century onwards and the remains of the civilian settlement (known as a *vicus*) which developed outside of the forts. The land around *Letocetum*, including the Site, would have been exploited for agricultural purposes to supply the population of the town and forts and archaeological remains, including remains of farmsteads, have been identified in the wider area. A substantial quantity of Roman pottery and metalwork has been recovered immediately to the south of the Site.



- 4.3.4 The origins of Lichfield date to the early medieval period, with the placename first recorded in the 8th century, while excavations in the city have identified building remains dating to between the 5th and early 7th centuries. The large collection of Anglo-Saxon metalwork, known as the Staffordshire Hoard, was also recovered from this area.
- 4.3.5 The Site and its immediate surroundings were probably in agricultural use throughout the medieval and post-medieval period. The site of former medieval moated Aldershawe Hall and park is located to the west of the Site.
- 4.3.6 Deans Slade Barn, located in the western side of the Site, is recorded on the Staffordshire Historic Environment Record (HER) as an isolated farmstead with a regular courtyard plan, enclosed on four sides, with an additional, detached building to the south (HER Ref. MST14613). It probably dates to the 19th century. This is the only undesignated heritage asset identified within the Site.

5 DISCUSSION AND RECOMMENDATIONS

5.1 General

- 5.1.1 The Site contains no designated heritage assets.
- 5.1.2 There are fourteen designated heritage assets within a 1km area of the proposed development site, comprising one Scheduled Monument and thirteen Grade II listed buildings.
- 5.1.3 One undesignated heritage asset has been identified in the Site.
- 5.1.4 There are undesignated heritage assets in a 1km area of the proposed development site ranging in date from the prehistoric period through the post-medieval period.

5.2 Recommendations

- 5.2.1 The following recommendations have been discussed and approved by Stephen Dean, Principal Archaeologist for Staffordshire County Council (**Appendix 1**).
- 5.2.2 A brief appraisal of the known archaeological sites and finds in the immediate area around the Site has identified there is a potential for sub-surface archaeological remains to be preserved within the Site.
- 5.2.3 It is recommended a desk based assessment is undertaken which will assess the nature and extent of the archaeological potential. The assessment should:
- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1km from the site boundary;*
 - *assess the significance of known and potential heritage assets through weighted consideration of their valued components; and*
 - *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting.*
- 5.2.4 The desk based assessment should be undertaken by a suitably experienced professional archaeologist in accordance with the Institute for Archaeologists' *Standard and Guidance for desk based assessment* (IfA 2012). Sources consulted for the assessment should include:



- *The Staffordshire Historic Environment Record (WHER), for all recorded archaeological sites, find spots, and archaeological events within the Study Area;*
- *national heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK; and*
- *relevant primary and secondary sources held at the Staffordshire Record Office, including historic cartographic material.*

5.2.5 The desk based assessment should consider the need for, scale and scope of any further archaeological mitigation, such as geophysical survey and trial trench evaluation.



6 REFERENCES

6.1 Bibliography

IfA. 2012. *Standards and Guidance for desk-based assessment*. Institute for Archaeologists

Langley, D. 2011. Lichfield Historic Character Assessment, Staffordshire County Council. http://www.lichfielddc.gov.uk/downloads/download/1616/lichfield_historic_character_assessment_staffordshire_extensive_urban_survey_march_2011

6.2 Consulted online resources

<http://ads.ahds.ac.uk>

<http://www.heritagegateway.org.uk>

<http://list.english-heritage.org.uk/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>



7 APPENDICES

**7.1 Appendix 1: Correspondence from Staffordshire County Council Principal
Archaeologist**

Alexandra Grassam

From: Dean, Stephen (Place) <stephen.dean@staffordshire.gov.uk>
Sent: 14 May 2014 10:53
To: Alexandra Grassam
Subject: RE: Deans Slade Site, Lichfield

Dear Alexandra,

Thanks for sending me this information. As discussed please find below my general comments on the historic environment of the area outlined in the hand outs you provided:

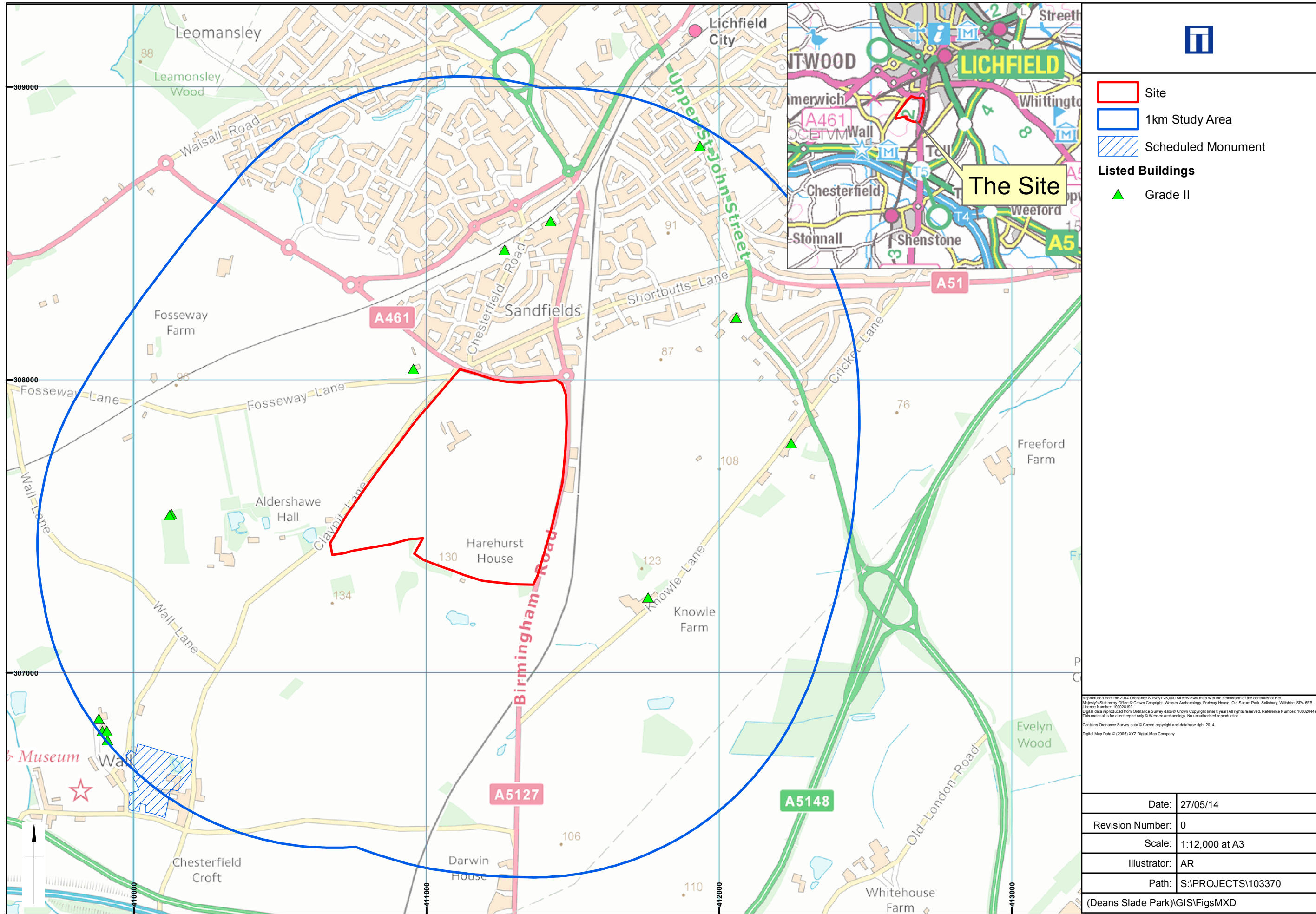
The site represents a relatively large area and while the Historic Environment Record in general only records occasional findspots within the area there is the potential for the presence of previously unrecorded archaeological remains across the site. At this stage and considering the known archaeological potential from the site and the surrounding area there are no clearly defined material constraints (from a historic environment perspective) to development on this site, however it is likely that more work would be required to fully understand in particular archaeological potential and significance across the site.

The site itself is likely to have lain within Lichfield's agricultural hinterland during the medieval and post-medieval period and it contains a regular courtyard farm (of probable nineteenth century origin) and two outfarms of a possibly similar date. There has been considerable boundary loss across the site and the Historic Landscape Character for the site itself records the presence of 'Very Large Post War Fields' created out of a reforming of piecemeal enclosure most probably during the late eighteenth or nineteenth century.

While there are no below ground archaeological sites identified for the area, it does lie to the east of Aldershawe Hall, a former medieval moated site which was later developed into a hall and landscape park. Approximately 1km to the southwest lies the Scheduled Roman town of *Letocetum* (present day Wall). The site is likely to have lain within *Letocetum's* agricultural hinterland and fieldwalking and metal detecting immediately to the south of the site have recovered considerable quantities of abraded pottery and metal objects. It is not clear whether fieldwalking extended as far north as the current site but it is likely that further Roman remains are present within this area. The junction with the Watling Street and Ryknield Street Roman roads lies to the south and just beyond the current M6 Toll Road a Romano-British farmstead was excavated. There remains the potential for similar sites to be present within *Letocetum's* hinterland.

In the wider landscape there is also evidence for later prehistoric activity at Shenstone and at Lichfield itself while the discovery of the Staffordshire Hoard at Hammerwich in 2009 has highlighted the potential for previously unrecorded early medieval activity possibly at Wall.

Taking into consideration the demonstrable archaeological potential from the surrounding landscape coupled with the potential scale of the site, it is considered that a preliminary assessment of archaeological and broader historic environment potential be made. As an initial piece of work to inform a development brief then a Heritage Statement could be produced but this should consider all aspects of the historic environment and should address in broad terms undesignated potential as well as designated sites. It is also advised that a more detailed Historic Environment Desk-Based Assessment (HEDBA) be prepared at some point (and the developer may choose to combine the production of a Heritage Statement and HEDBA into a single stage of work). This should consider the need for and form of archaeological evaluation/mitigation and could be used to inform a future planning application and act to inform discussions between the historic environment advisors to the developer and the advisors to the LPA. Any DBA should be undertaken by suitably experienced historic environment professionals working to the Institute for Archaeologists (IfA) standard and guidance for '*Historic Environment Desk-Based Assessment*' (2012).



Site location and known designated heritage assets within a 1km radius (Source: English Heritage)

Figure 1



salisbury rochester sheffield edinburgh



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