Archaeology Team

Comment Date: Tue 05 Aug 2025

Planning

Land at SJ 4887 5930, Greenlands, Tattenhall: Outline Application for up to 110 Residential Dwellings, Etc (Ref 25/01764/OUT)

The application will affect an area of c 6ha of previously-undeveloped land on the northern outskirts of Tattenhall. No features are currently recorded on the Cheshire Historic Environment Record from within the proposed development area and a rapid examination of the historic mapping has not revealed any areas of interest. However, the surrounding fields have produced numerous metal detector finds from the Roman, medieval, and post-medieval periods and it seems likely that the current absence of finds from the present site is the result of a lack of previous survey. In addition, the village of Tattenhall, as well as being the centre of an important medieval settlement and parish, seems to have been preceded by a significant Roman site. Current evidence suggests that this was centred on the parish church, which may be underlain by a stone building, perhaps a small villa, but Roman activity has also been detected at widely spaced locations across the village during recent developments. This is suggestive of an extensive, if discontinuous, area of dispersed Roman settlement whose limits are currently unknown.

The application is supported by a full and detailed heritage statement which has been produced by Pegasus Planning. This draws on information held in the Cheshire historic Environment Record, as well as the results of an examination of historic maps, aerial photographs, and readily-available secondary sources. It concludes that there is a generally low potential for archaeological remains off all periods to be present but does not suggest that archaeological potential is entirely absent. In addition, it acknowledges that previous applications form 2012 and 2013 for residential development of the site, which were refused, attracted recommendations from the authority's archaeological advisor for programmes of archaeological mitigation, with the work to be secured by condition.

In these circumstances, the Archaeology Planning Advisory Service (APAS) advises that although there is no justification for an archaeological objection to the development or any requirement for further predetermination work, it would be reasonable to require a programme of archaeological mitigation, in the event that planning permission is obtained. This should comprise an initial, supervised metal detector survey across the site, with provision for further targeted investigation, in the event that significant concentrations of material are located. In addition, should the course of the brook, at the southern limits of the site, be modified as part of flood management works, these should be monitored in the interests of establishing any potential for paleoenvironmental assessment and analysis of deposits associated with the watercourse. A report will be required and the work may be secured by condition, a suggested wording for which is given below:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in

accordance with the approved scheme.

The use of such a condition is in line with the guidance set out in Paragraph 218, Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (Revised 2024), published by the Department for Communities and Local Government and Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 (Historic England 2015).

Please note that the heritage statement referenced above also includes a consideration of the effect of the development on the historic built environment. This is something that the authority's conservation officers will be able to advise on.

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