Staffordshire
County Council

Middle Mayfield
Church Mayfield
Denstone
Rocester
Uttoxeter
Marchington
Rolleston-on-Dove
Draycott-in-the-Clay
Tutbury
Abbot's Bromley
Yoxall
Burton-upon-Trent

Historic Environment Character Assessment:

East Staffordshire

August 2013

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Staffordshire
Borough Council

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CONTROLLED DOCUMENT

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EXECUTIVE SUMMARY

The landscape of East Staffordshire is defined by its historic character which is dominated by a variety of field systems. Early piecemeal enclosure, of mostly post medieval date, dominates the landscape of the north and west; whilst $18^{th}/19^{th}$ century planned landscapes (including the road network) dominates the central area particularly associated with the former Needwood Forest. Woodland and settlement, comprising dispersed historic farms and cottages and villages both ancient and new, also make significant contribution to the areas historic character. The project areas for the Historic Environment Assessment (hereafter HEA) are based around the hinterlands of the two main historic towns (Burton-upon-Trent and Uttoxeter); five settlements identified by East Staffordshire Borough Council as 'Category 1 Strategic Villages' (the former market town of Tutbury, Barton-under-Needwood, Rocester and Rolleston-on-Dove) and five settlements identified as 'Category 2 Local Service Villages (the former market town of Abbots Bromley, Denstone, Draycott-in-the-Clay, Marchington, Mayfield (Church and Middle) and Yoxall) (cf. map 1).

The HEA aims to assess the potential for the historic environment of the project areas around the two Main Towns and the five Category 1 settlements to absorb new development and housing in particular. This has been carried out by dividing each of the project areas into 'Historic Environment Character Zones' (HECZs) and assessing the significance of the heritage assets of each zone. Overviews and recommendations are provided for the five Category 2 villages.

The assessment utilised guidance provided by English Heritage in their document 'Conservation principles: policies and guidance for the sustainable management of the historic environment'. The assessment informed the development of a series of historic environment recommendations for each zone (these form Appendices 1 to 6 of the HEA; summaries can be found within the main report).

Summary of assessment and recommendations

The HEA found that the historic landscape character is well preserved across large areas of the Borough which were included within the area of study. A high proportion of historic field systems survive with post medieval piecemeal patterns dominating the north and west and with $18^{th}/19^{th}$ century planned enclosure, coinciding with the former extent of Needwood Forest, in the eastern portion. The greatest areas of change are associated with the expansion of the settlements around Burton-upon-Trent and Uttoxeter. A dispersed settlement pattern continues to dominate the remainder of the Borough comprising unplanned villages, hamlets and a high proportion of isolated traditional farmsteads scattered along and among narrow country lanes. Within the area of the former Needwood Forest isolated traditional farmsteads of 19th century date dominate, but the historic character of the road pattern (being comprised of wide straight roads) reflects the wider surveyor-planned landscape of this portion of the Borough.

Within the villages historic buildings originating as medieval or post medieval timber framed properties survive; the greatest numbers being concentrated in and around Yoxall. They also contribute significantly to the historic character of Abbots Bromley where timber framing is a particular feature of the settlement. The majority of the historic buildings, including the isolated farmsteads, are of red brick and appear to have $18^{th}/19^{th}$ century origins. To the north of the Borough there are a greater

number of historic buildings constructed of local stone reflecting the upland character of this landscape. Elsewhere stone buildings tend to be restricted to the parish churches, as architectural dressings or associated with the polite architecture employed within larger estate centres.

Historical documentation and settlement plans reveal that at least five, probably six, medieval towns were established within what is now East Staffordshire Borough. Burton-upon-Trent and Uttoxeter were the most successful of these towns continuing as important market centres throughout the centuries with Burton in particular becoming a centre for industry, notably brewing. Tutbury and Abbots Bromley retain their historic character as small medieval market towns, Tutbury being dominated by its castle and the remains of a large earthwork town boundary. There is little documentary evidence that Rocester originated as a market town, but it is likely to have been promoted as such by the abbots of Rocester Abbey and there is evidence for town planning and a market place Newborough, the smallest of the settlements identified as originating as a market town, retains its market place within its street-plan, but otherwise appears to have never developed beyond a small rural village. The built character of five of these settlements (with the exception of Rocester) has been considered in greater detail as part of the Staffordshire Extensive Urban Survey (EUS)[1].

Landed estates have also contributed to the historic landscape of the borough in the form of landscape parks. Many of these estates are clustered around the planned landscape of the former Needwood Forest and are also associated with the large planned farmsteads. Several of the landscape parks in this area originated out of medieval deer parks. The landscape parks are also present to the north and west the largest of which include Blithfield Park, Wootton Park and Okeover Park.

Of particular importance within East Staffordshire Borough are the important prehistoric ceremonial and burial complexes and the early medieval settlement site of Catholme within the Trent Valley. This evidence, along with prehistoric sites excavated within the Dove and Tame valleys, has raised the potential for further important prehistoric, Roman and early medieval sites to survive within other river valleys in the Borough. Evidence for the Roman fort and vicus at Rocester has also been identified through archaeological work and this area has been designated a Scheduled Monument by the Secretary of State. Whilst many sites have been identified from aerial photography and archaeological work there remains a high potential for other below ground remains to survive within these landscapes.

This document identifies those areas of particular historic sensitivity where special consideration should be given to the impact of development upon the legibility of the historic landscape character. Even where 20th and 21st century change has occurred there are often historic assets including specific historic field boundaries, which continue to contribute to the local character and which are also deserving of consideration within any future change.
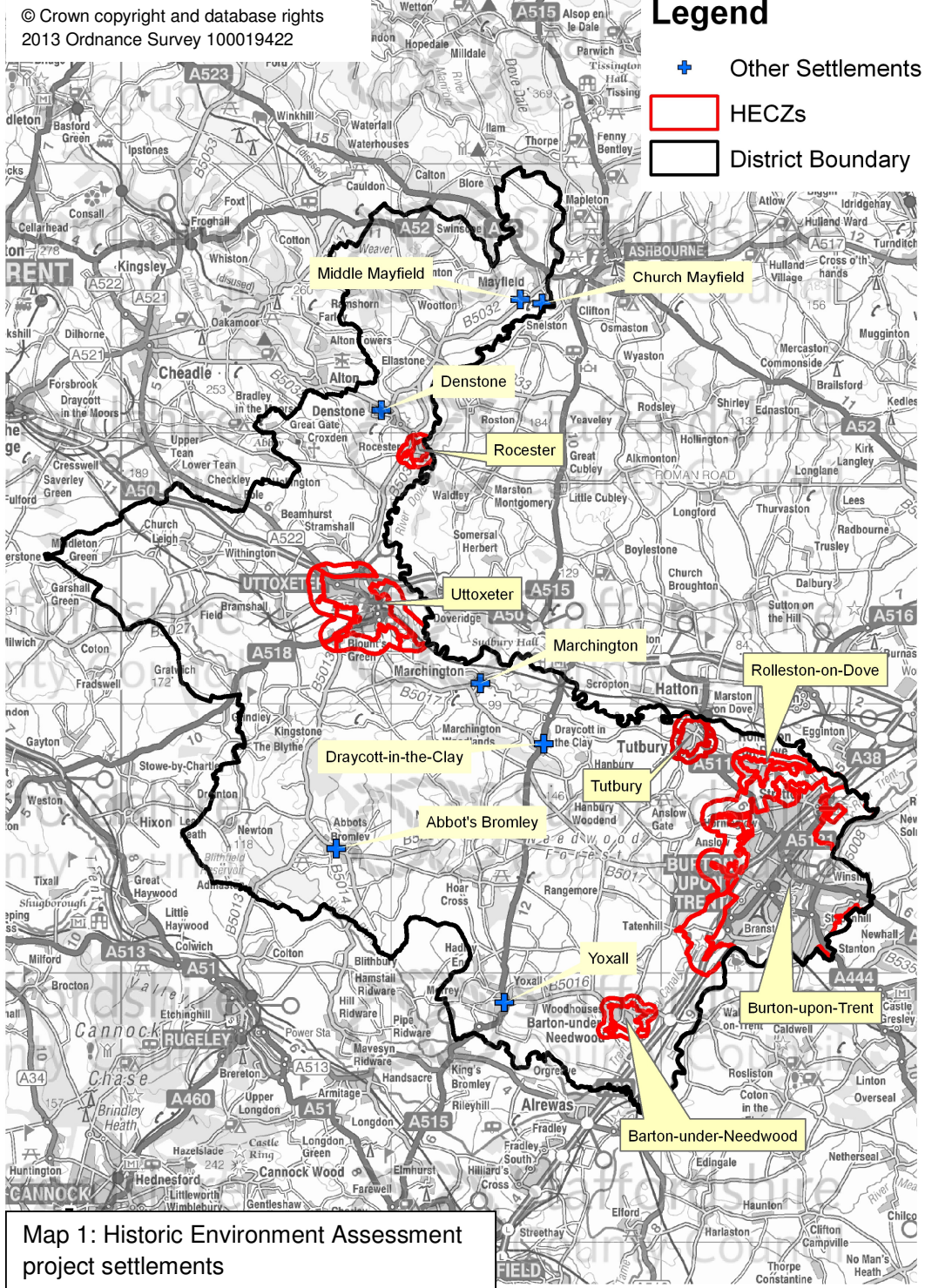
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[1] The reports are available to download from the Staffordshire County Council website: www.staffordshire.gov.uk\extensive-urban-survey

1. Introduction

1.1 Background

1.1.1 This project was commissioned by the East Staffordshire Borough Council Planning Policy team. The project forms part of the evidence base for the East Staffordshire Borough Council (ESBC) Local Plan and offers comments **solely** on the impact of potential development on the historic environment. It should be noted that the allocation of land for development will be made by the Borough Council or by a Neighbourhood Plan. Information on the East Staffordshire Borough Local Plan can be found via the following link: www.eaststaffsbc.gov.uk/planning/planningpolicy/.

1.1.2 Six previous Historic Environment Assessments (HEAs) have been carried out by Staffordshire County Council (SCC): Lichfield District (2009), Stafford Borough (2009), Cannock Chase District (2009), Staffordshire Moorlands District (2010), South Staffordshire (2011) and Tamworth Borough (2011 - as part of the Extensive Urban Survey). The methodology for these projects has developed over this period culminating in that adopted for Staffordshire Moorlands upon which all subsequent HEAs have been based. This methodology is a refinement of that which was adopted by SCC for the Staffordshire Extensive Urban Survey (EUS) (1.4). The methodology for both the HEA and the EUS utilised English Heritage's guidance 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008) to provide a framework for understanding and assessing the significance of heritage assets (cf. section 3 Methodology below).

1.1.3 East Staffordshire Borough Council has undertaken a Settlement Hierarchy Topic Paper (July 2012) (to be revised) which analyses which villages within the may be suited to further levels of development[2]. This work identified those settlements which should be considered within the HEA. It was agreed that the project areas should concentrate upon the land lying beyond the current built up area of each settlement (cf. map 1). The two main project areas represent 500m buffer around the built-up area of the two towns of Burton-upon-Trent and Uttoxeter. Five settlements were identified by ESBC as 'Category 1 Strategic Villages' and four of these (Barton-under-Needwood, Rocester, Rolleston-on-Dove and Tutbury) have formed the remaining project areas at 250m around the built-up area. As the buffer for Burton-upon-Trent and Rolleston-on-Dove merged and have been assessed as a single project area. Five of ESBC's 'Category 2: Local Service Villages' (Denstone, Draycott in the Clay, Marchington, Mayfield (Church & Middle) and Yoxall along with Abbots Bromley (the other 'Category 1 Strategic Village') are also covered by HEA where their historic character will be considered in less detail (cf. map 1).

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[2] East Staffordshire Borough Council nd. Web viewed 29/05/2013 http://www.eaststaffsbc.gov.uk/Services/Planning%20Policy%20%20Settlement%20Hierarchy/Settlement%20Hierarchy.pdf

Legend

✚ Other Settlements

▭ HECZs

▭ District Boundary

Map 1: Historic Environment Assessment project settlements

1.2 Staffordshire Historic Environment Record (HER)

1.2.1 The HEA utilises various datasets held by SCC's Historic Environment Specialists. The Staffordshire Historic Environment Record (HER) comprises

all of the known archaeological sites, monuments, historic buildings, structures and finds within a database, supported by a Geographical Information System (GIS). The HER also holds a number of books and journals which were also consulted as part of the HEA. The HER also incorporates further datasets, two of which have proved invaluable to the assessment of the historic environment. These are detailed below.

1.3   Historic Landscape Character (HLC)

1.3.1 The HLC project forms part of a national mapping project. It was carried out by the County Council in partnership with English Heritage over three years and was completed in March 2006. The aim of the HLC was to produce a broad assessment of the historic and archaeological dimensions of the county's landscape as it exists today, and was produced upon a GIS-based digital map supported by a database.

1.3.2 The HLC is a dynamic model for the county and subsequent to its production the dataset has been assessed to produce refined maps and a map of the late medieval landscape of the county. Both of these maps have been used to understand change within the county and they were both used in the execution of this project.

1.4   Extensive Urban Survey (EUS)

1.4.1 The Staffordshire EUS project commenced in 2008 and was completed in 2013. It forms part of a national programme of Extensive Urban Surveys initiated and supported by English Heritage, which seeks to understand the historic development and character of England's market towns. The Staffordshire EUS project identified 23 settlements which originated in the medieval period as market towns. Of all Staffordshire's districts East Staffordshire contains the most with five having been identified: Abbots Bromley (July 2011), Burton-upon-Trent (April 2012), Newborough (December 2012), Tutbury (December 2012) and Uttoxeter (October 2011)[3]. Each town was subdivided into Historic Urban Character Areas (HUCAs) in order to understand their development and to analyse the contribution of the historic environment to their character (a similar approach taken to that within this document cf. 3.1).

1.4.2 Whilst the HEA projects only detail the historic environment considerations for the land lying beyond the current built-up areas a detailed analysis can be found for the urban areas of these five settlements within the EUS reports.

1.5   Historic Farmsteads

1.5.1 The historic farmsteads dataset, which is in the process of being incorporated directly into the Staffordshire HER database, has also been used to inform the HEA, assisting our understanding the evolution of the historic landscape

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[3] The reports can be viewed at Staffordshire County Council Web:
http://www.staffordshire.gov.uk/extensive-urban-survey

character of the Borough. The project was initiated to understand and to conserve these fundamental components of the rural landscape. The sheer number of these complexes across any one landscape meant that the project was primarily a desk-based assessment which mapped and characterised all the historic farmsteads across Staffordshire using historic and modern mapping; it also determined to what extent the farmsteads survive in their original plan form.

1.5.2   The Staffordshire project was carried out as part of the West Midlands Farmsteads and Landscapes Project, which was funded by English Heritage and the County Councils and Unitary Authorities which make up the West Midlands. The results of the project will be used to help decision-makers to unlock the potential of historic farmsteads, based on an understanding of variations in their local character and significance. Further information and the results of the West Midlands Farmsteads and Landscape Project can be found on English Heritage's website: http://www.english-heritage.org.uk/professional/research/landscapes-and-areas/characterisation/West-Midlands-Farmsteads-Landscapes-Project/

1.5.3   East Staffordshire Borough Council adopted a Supplementary Planning Document (SPD) on the 'Re-use of Rural Buildings' in September 2010. This documented is supported by a further report produced in association with English Heritage 'Guidance on Traditional Farmsteads in East Staffordshire: in support of rural buildings supplementary planning document' (2011)[4]. Both of these documents seek to inform the future development of these important historic complexes to ensure that their character and place within the wider landscape is conserved and enhanced.

2. Aim

2.1   The aim of the project was to provide a detailed assessment of the historic environment character for five project areas (Burton-upon-Trent and Rolleston-on-Dove are taken as one project) identified by East Staffordshire Borough Council (ESBC) as well as providing an overview of the historic character for a further six villages (see map 1). The assessment included a scoring system to evaluate the impact of medium to large scale housing development upon each of the zones.

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[4] East Staffordshire Borough Council 2010 web viewed 03/07/2013
http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/SPD/ReuseRedundantBuldingsSPD.pdf ; English Heritage & East Staffordshire Borough Council 2011 web viewed 03/07/2013
http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/SPD/GuidanceonTraditionalFarmsteads.pdf

3. Project Methodology

3.1 Historic Environment Character Zones (HECZs)

3.1.1 The methodology for the assignment of the HECZs follows that of the Staffordshire Moorlands HEA and the South Staffordshire HEA, which in turn reflects the methodology used to establish Historic Urban Character Areas (HUCAs) within the Staffordshire Extensive Urban Survey (EUS). The values which form part of the report for the zones are based upon the guidelines produced by English Heritage in 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008) and identifies four areas for discussion. It should be noted that within each HECZ it is specifically the historic environment which is under consideration and that this judgement is based upon an interpretation of the available evidence. Other individuals or organisations may choose to ascribe alternate values to the historic environment of an area; key to this process of understanding is the degree of transparency by which these judgements are reached. The scope of this project precludes any analysis of non-heritage values which are equally valid in terms of valuing the character of historic towns.

Evidential value	The extent to which each HECZ can contribute to an understanding of past activities and how that can contribute to a settlement's wider history. This can either be legible or intangible within the landscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence.
Historical value	The extent to which the heritage assets are legible within the landscape and how they interact: this can include specific aspects of the landscape and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets to enhance local distinctiveness and contribution to the sense of place will also be considered.
Aesthetic value	Addresses the ability to identify how a place has evolved whether by design or the 'fortuitous outcome of evolution and use'. It assesses the aesthetics of the place through the historic components of the landscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be

		amenable to restoration or enhancement.
Communal value		Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets that could be used to engage the community/public with the heritage not only of each HECZ, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.

Table 1: Heritage values

3.2 Assessment of value

3.2.1 The aim of applying values of high, medium, low is to indicate the likely significance and sensitivities of the historic environment within each zone. The assigned values reflect the current character of the areas and these will alter in response to change. This could include the results of research contributing to an enhanced understanding of the historic environment; the conservation and enhancement of the environment through positive development and re-development as a result of heritage-led regeneration.

3.2.2 The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas and landscapes[5].

Evidential value (see * below for regarding archaeological potential)	High	There is a high potential for the heritage assets within the HECZ to contribute to an understanding of the history of the zone. Archaeological sites are likely to survive (both below ground and above ground) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the wider landscape and settlement pattern.
	Medium	There is a good potential for heritage assets to contribute to an understanding of the locality, both in terms of tangible and intangible features. This includes the potential for unknown above and below ground archaeological remains to be present. The opportunities for new insights to be reduced due to the nature of the heritage assets in question; subsequent changes to the historic character of the landscape or due to recent development.

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[5] Department for Communities and Local Government 2012. Web: http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf (Appendix 2: Glossary)

	Low	There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potentials of the individual sites being developed.
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each zone. There are strong associations between the heritage assets (both tangible and intangible) within the zone that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites either within or lying adjacent to the zone. The high value is not precluded by some degree of 20th/21st century alterations to the historic character.
	Medium	Legible heritage assets are present within the zone, but are not necessarily predominant or have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character zone and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
	Low	There are no or very few known legible heritage assets and their associations are not clearly understood.
Aesthetic value	High	The completeness or integrity of the extant historic landscape or townscape and its contribution to the aesthetics of the zone is significant. Within settlements these can often, but not exclusively, be recognised through the designation of Conservation Areas.
	Medium	The components of the landscape or townscape are legible, but there may have been considerable impact by 20th or 21st century changes to these elements of the historic character. It is not possible within this project to discuss whether such alterations have positive, neutral or negative impacts upon the overall aesthetics.
	Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century change. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider landscape.
Communal value	High	The zone contains numerous heritage assets that could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.

	Medium	Engagement with the heritage assets can only be achieved from a distance (from the public highway/rights of way) although there is the potential to enhance community interaction through interpretation or promotion. The ability for the heritage assets to contribute to a history of an area or landscape may be partly limited by access; legibility or on the limitations of the current understanding.
	Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

Table 2: Assessment of Heritage values

3.3   Potential uses for the document

3.3.1 The assessment was produced specifically for ESBC's Local Plan and has identified areas where the historic environment is a consideration when assessing the most appropriate locations for new development. The summary for each project area provides a short paragraph on the significance of the historic environment in each zone along with guidance or advice on the potential impact of change in the landscape, planning policies which apply and recommendations.

3.3.2 The results of the HEA highlight the contribution of heritage assets within the project areas and recommendations on how this can be conserved and where appropriate enhanced. The HEA also identifies the importance of the historic environment, and the contribution of above and below ground archaeology, to an understanding of how places have evolved through time. Such information also provides opportunities to enhance tourists' interaction with and appreciation of the Borough's heritage.

3.3.3 The HEA provides the baseline data to support the Local Plan for the project areas within East Staffordshire. However, the findings of the assessment also help to provide a Borough wide context for assessing the significance of heritage assets (both designated and non-designated) and the historic landscape character.

3.3.4 This document should be used to identify historic environment considerations at an early stage in the planning process within each zone. The reports summarise the potential historic environment impacts and opportunities that would need to be taken into account to ensure the conservation and enhancement of the historic environment assets within the District.

3.3.5 Further potential uses for the document include providing a heritage framework for informing community based planning initiatives including village design statements, parish plans and Neighbourhood plans. The Character Zones in particular may help communities to identify their priorities for improving and enhancing the local environment and sustainable development.

3.3.6   The project provides an initial assessment of the potential for the historic environment within each zone. However the assessment is not intended to replace the need to consult the SCC Historic Environment Specialists at an early stage to identify potential impacts and the possible need for mitigation on individual development sites or areas.

4. Designated sites

4.1   Scheduled Monuments

4.1.2 There are currently 57 Scheduled monuments lying within East Staffordshire Borough[6].

Where there is the potential for development to impact upon Scheduled monuments or their settings then English Heritage (EH) should be contacted in advance of any proposals.

4.2   Conservation Areas

4.2.1 There are currently 25 Conservation Areas within East Staffordshire Borough[7] : Abbots Bromley (002), Admaston and Blithfield (093), Barton-under-Needwood (014), Church Mayfield (098), Ellastone (048), Hoar Cross (099), Marchington (058), Middle Mayfield (055), Newborough (069), Rangemore (069), Rocester (022/023), Rolleston-on-Dove on Dove (019), Stanton (052), Tatenhill (070), Trent and Mersey Canal (083), Tutbury (009), Uttoxeter (039), Wooton (118) and Yoxall (024). Six of the Conservation Areas lie within Burton-upon-Trent: King Edward Place (094), Town Centre (095), Clarence Street/Anglesey Road (096), George Street (097), Horninglow Street/Guild Street (121), Station Street and Borough Road (142).

Where there is a potential for development that may impact upon the significance (character and setting) of the Conservation Area then East Staffordshire Borough's Planning Delivery Team should be consulted at the earliest opportunity[8].

4.3   Registered Parks and Gardens

4.3.1 There is one Registered park and garden lying within the Borough; Stapenhill Cemetery which is Grade II Listed[9]. Where there is the potential for development to impact upon this designated heritage asset the Garden History Society and the East Staffordshire Borough's Planning Delivery Team should be consulted in advance of any proposals.

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[6] Accurate as at May 2013
[7] Accurate as at May 2013
[8] Conservation Area maps and Appraisals can be found on the East Staffordshire Borough Council Web site: http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx
[9] Accurate as at May 2013

4.4   Listed Buildings

4.4.1 There are approximately 890 Listed buildings within East Staffordshire Borough[10]. Of these 11 are Grade I Listed, 64 are Grade II* and the remainder are Grade II. Where there is a potential for development to impact upon Grade I and Grade II* Listed Buildings or their settings English Heritage and East Staffordshire Borough Planning Delivery team should be consulted in advance of any proposals. In the case of Grade II Listed buildings East Staffordshire Borough Planning Delivery team should be consulted.
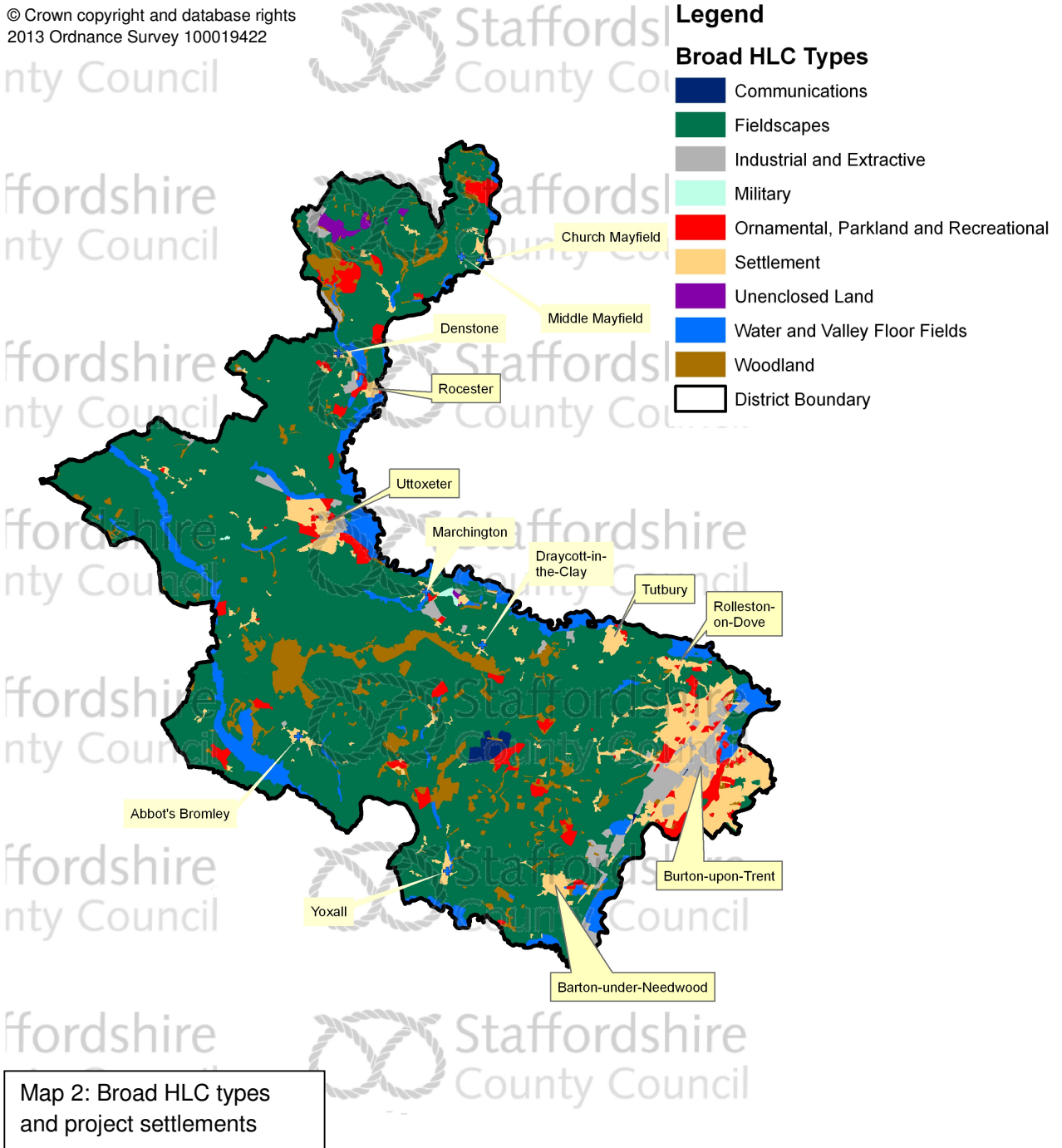
5.   East Staffordshire historic landscape

5.1   Background and overview

5.1.1 The area administered by East Staffordshire Borough Council is located in the eastern part of the county. The authority shares borders with Staffordshire Moorlands to the north, Stafford Borough to the west and Lichfield District to the south. To the east is Derbyshire County Council with the Rivers Dove and Trent forming most of the county boundary. The district councils within Derbyshire which border East Staffordshire comprise of South Derbyshire District Council and Derbyshire Dales District Council.

5.1.2 East Staffordshire is defined by its historic landscape character which, as map 2 shows is predominantly rural with 76% of the area being covered by the Broad HLC Type 'Fieldscapes' with a further 5% of fields lying within floodplains which forms part of the Broad HLC Type 'Water and Valley Floor Fields'. This is emphasised by map 3, which shows the extent of this Broad HLC type within the modern landscape. This map shows the fields by their period of origin with the early field systems generally concentrating to the west and north of the Borough; 39% of it originating as 'Piecemeal Enclosure' probably in the post medieval period (cf. 5.3.1). Towards the centre (to the west of Burton-upon-Trent) lie large areas of fields created in the 18th/19th century (cf. map 3); much of this landscape represents the enclosure of Needwood Forest by surveyors in the early 19th century (cf. 5.4).

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[10] Accurate as at May 2013

Legend

Broad HLC Types

- Communications
- Fieldscapes
- Industrial and Extractive
- Military
- Ornamental, Parkland and Recreational
- Settlement
- Unenclosed Land
- Water and Valley Floor Fields
- Woodland
- District Boundary

Church Mayfield

Middle Mayfield

Denstone

Rocester

Uttoxeter

Marchington

Draycott-in-the-Clay

Tutbury

Rolleston-on-Dove

Abbot's Bromley

Burton-upon-Trent

Yoxall

Barton-under-Needwood

Map 2: Broad HLC types and project settlements

5.1.3 Woodland also makes a significant contribution to the historic landscape covering approximately 6% of the whole Borough area. Map 2 reveals that it concentrates in large blocks in the central area of the Borough which in part probably represents the fragmentary remnants of Needwood Forest. This includes the large belts of woodland along the escarpment known as Marchington Woodlands, which comprises a mix of surviving ancient and replanted ancient woodland. To the west of this area, north of Abbots Bromley, is a large area of woodland known as Bagot's Forest which is a replanted ancient woodland (of mostly coniferous trees). To the north of the Borough a

large block of mostly replanted woodland (including coniferous trees) forms part of Wootton Park; this lies adjacent to, and complements the historic landscape of the Churnet Valley (mostly lying within Staffordshire Moorlands District). Further plantation woodland is associated with Okeover Park. The HLC does not, however, take account of woodland under 1ha in area. Consequently the contribution of small copses, mature infield and in-hedge trees to the woodland character of certain areas of the Borough is under-represented by the HLC.

Legend

✚ Project area settlements

Extant Fieldscapes by period of origin

▮ Medieval/Post Medieval

▮ 18th/19th Century

▮ 20th/21st Century

▯ District Boundary

Church Mayfield

Middle Mayfield

Denstone

Rocester

Uttoxeter

Marchington

Draycott-in-the-Clay

Tutbury

Rolleston-on-Dove

Abbot's Bromley

Burton-upon-Trent

Yoxall

Barton-under-Needwood

Map 3: Broad HLC Type: 'Fieldscapes' by period of origin

5.1.4 Settlement covers approximately 6.5% of the Borough and map 2 reveals that the largest concentration lies to the south east at Burton-upon-Trent, with a
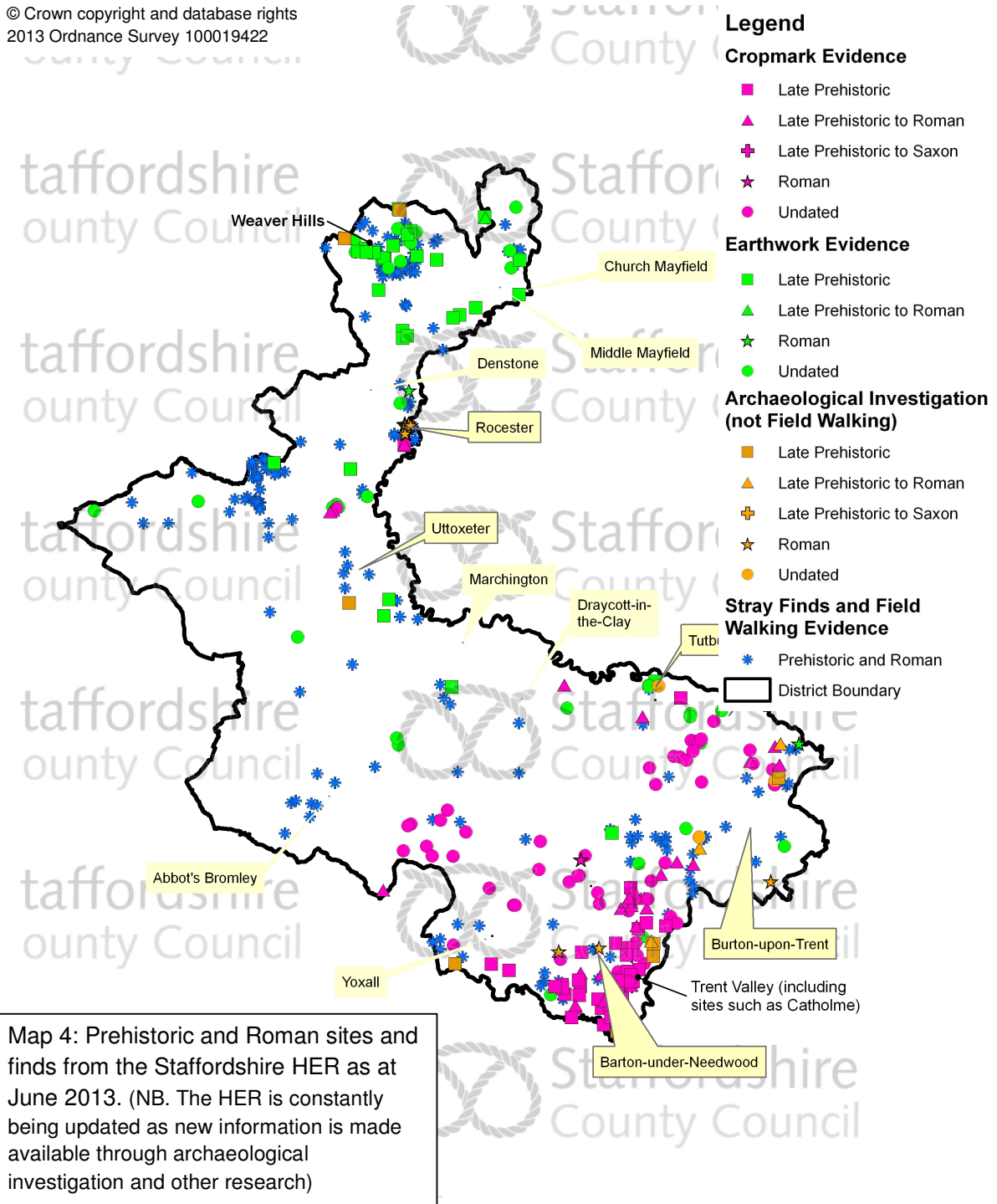
smaller area concentrating at Uttoxeter. The HLC does not, however, reflect areas where a more dispersed pattern of settlement may dominate comprising individual or small groups of properties (including farmsteads) which also have the potential to contribute to the unique historic character of the Borough. The Broad Type 'Industrial and Extractive', which covers approximately 2.7% of the Borough, is mostly to be found associated with the largest areas of settlement in particular along the Trent Valley at Burton-upon-Trent and to a lesser extent around Uttoxeter. A large industrial estate to the south of Marchington is also visible on map 2 as is the remains of a gypsum works lying to the north west of Tutbury (the majority of which has reverted to woodland). Also notable within the landscape is the JCB works to the west of Rocester.

5.1.5 The Broad Type 'Ornamental, Parkland and Recreational' covers approximately 3% of the Borough. Nearly half of that (1.5%) is represented by landscape parks and gardens which were established prior to the 20th century. This is despite only one park and garden being nationally designated within the Borough. These parks and gardens include Okeover Park and Wootton Park to the north of the Borough; to the west they include Blithfield Park and towards Burton-upon-Trent they include the parks belonging to Dunstall Hall and Rangemore Hall. The remainder of this land (1.8%) was established in the 20th and 21st century as golf courses, sports fields (the majority to be found within Burton-upon-Trent) and other parkland such as recreational parks or school playing fields.

5.2   Archaeological Evidence for prehistoric and Roman activity

Map 4 reveals that the known archaeological resource relating to the earliest human activity within the Borough principally lies to the south and east (mostly as cropmarks) and to the north where greater numbers of earthworks survive. This data is partly distorted by the results of archaeological surveys which have tended to concentrate within certain landscapes or areas of exploitation.

5.2.1 Cropmarks – Map 4 clearly shows the areas where cropmarks, shown on aerial photography, reveal evidence of previous land use, dating from as early as the prehistoric and Roman periods. These are particularly prevalent to the south and east of the Borough with the densest area lying to the south along the Trent Valley. The patterning of the cropmarks is due in part to several factors the first relating to the intensification of arable cultivation within this area since the Second World War and secondly to two large-scale archaeological surveys along the Trent Valley (the Trent Valley Geo-archaeology Survey) and within that part of the National Forest lying in Staffordshire (The National Mapping Project). These two surveys utilised aerial photography to identify and interpret the archaeological resource present in these two areas. Further archaeological work has been carried out within the Trent Valley in particular, which has identified significant and a rare prehistoric ceremonial and burial landscape.

Legend

Cropmark Evidence
- ■ Late Prehistoric
- ▲ Late Prehistoric to Roman
- ✚ Late Prehistoric to Saxon
- ★ Roman
- ● Undated

Earthwork Evidence
- ■ Late Prehistoric
- ▲ Late Prehistoric to Roman
- ★ Roman
- ● Undated

Archaeological Investigation (not Field Walking)
- ■ Late Prehistoric
- ▲ Late Prehistoric to Roman
- ✚ Late Prehistoric to Saxon
- ★ Roman
- ● Undated

Stray Finds and Field Walking Evidence
- ✳ Prehistoric and Roman
- ▭ District Boundary

Map labels: Weaver Hills, Church Mayfield, Middle Mayfield, Denstone, Rocester, Uttoxeter, Marchington, Draycott-in-the-Clay, Tutbury, Abbot's Bromley, Yoxall, Burton-upon-Trent, Trent Valley (including sites such as Catholme), Barton-under-Needwood

Map 4: Prehistoric and Roman sites and finds from the Staffordshire HER as at June 2013. (NB. The HER is constantly being updated as new information is made available through archaeological investigation and other research)

The lack of cropmark data elsewhere, however, cannot be taken to imply limited archaeological potential. On the contrary work in advance of quarrying within the Dove Valley has identified evidence for human activity dating from the late Neolithic and early Bronze Age. It can thus be considered that there is a high potential for prehistoric sites to survive within all of East Staffordshire's valley landscapes.

The lack of cropmark evidence elsewhere in the Borough is, therefore, due partly to a lack of intensive survey work and to the fact that much of this landscape remains under grassland.

5.2.2 *Earthworks* – Earthworks of later prehistoric date survive in the upland landscapes, particularly around the Weaver Hills, where grassland continues to dominate. These features are mostly represented by Bronze Age barrows identified during field surveys, which have been carried out from the 19th century onwards. Prehistoric earthworks survive in greater numbers here owing to the dominance of pastoral farming across the north of the Borough; this method of agriculture having a considerably lower level of impact upon extant archaeological earthworks.

Earthworks of later date also proliferate across the Borough relating to settlement in the form of medieval moats for example and to previous land use in the form of water meadows, ridge and furrow and evidence for early forms of mining (particularly in the north of the Borough) (cf. 5.3 and 5.4).

5.2.3 *Archaeological investigation* – a number of archaeological investigations have been carried out on sites of prehistoric and Roman date within Staffordshire. In the Trent Valley these include a Neolithic ceremonial and burial complex, areas of Iron Age and Romano-British field systems, drove ways, pit alignments and farmsteads and an important early medieval settlement at Catholme in the south of the Borough. Just beyond the borough boundary, in Lichfield District, further important evidence for prehistoric and Roman activity has been identified within the Trent Valley. Bronze Age barrows have been excavated within the valley to the east of Barton-under-Needwood[11]. Two large pits, containing Iron Age and Roman material, were excavated at Clay Mills to the north of Burton-upon-Trent[12].

Within the Dove Valley archaeological work carried out in advance of quarrying revealed a number of late prehistoric features, the earliest being several small pits of Middle Neolithic date. In the early Bronze Age, two (possibly four) large circular enclosures were constructed, one of which contained eight cremation burials. A couple of fragments of Roman pottery were also found along with several sherds from the Saxon period[13].

Of particular importance is the archaeological work which has been carried out periodically at Rocester where three successive forts have been identified. The military presence at Rocester was established between the early and late 2nd century and was rapidly accompanied by the development of a civilian settlement (vicus)[14].

5.2.4 Stray finds and field walking evidence – Stray finds of prehistoric and Roman date have been recovered from across the Borough (cf. map 4). The earliest

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[11] Staffordshire HER: PRN 01447, PRN 01451 and PRN 00208
[12] Staffordshire HER: PRN 01438
[13] Richmond 2012
[14] Staffordshire HER: PRN 01803; Ferris 2000: 72

evidence relates to Mesolithic microliths found amongst later prehistoric flints during field walking in Wootton parish in the north of the borough and in Barton-under-Needwood parish to the south[15]. Possible Mesolithic flint tools were also recovered during metal detecting in Croxden parish[16]. It is likely that the flat, open valley of the River Trent during the Mesolithic offered an excellent location for the exploitation of natural resources including, fish, wildfowl, vegetation and animals as well as access to water for sustenance and transport.

Whilst stray finds do not make a useful contribution to an understanding of how the landscape was being utilised by people during these periods they can indicate broader activity such as focal points which may indicate settlement, trading centres or route ways.

5.2.5 Summary

Whilst map 4 appears to imply that the greatest areas of human activity occurred in the south and the north of the Borough during these periods this understanding is biased due to the intensity of archaeological work in these areas to date. It is clear from other work that there is a great potential for evidence relating to activity during these periods to survive elsewhere within the Borough and in particular within other river valleys. All of this evidence will greatly enhance our understanding of the utilisation of the landscape and the lives of the people during these periods, which in turn will contribute to the national picture.

5.3 Land use in the medieval and post medieval periods
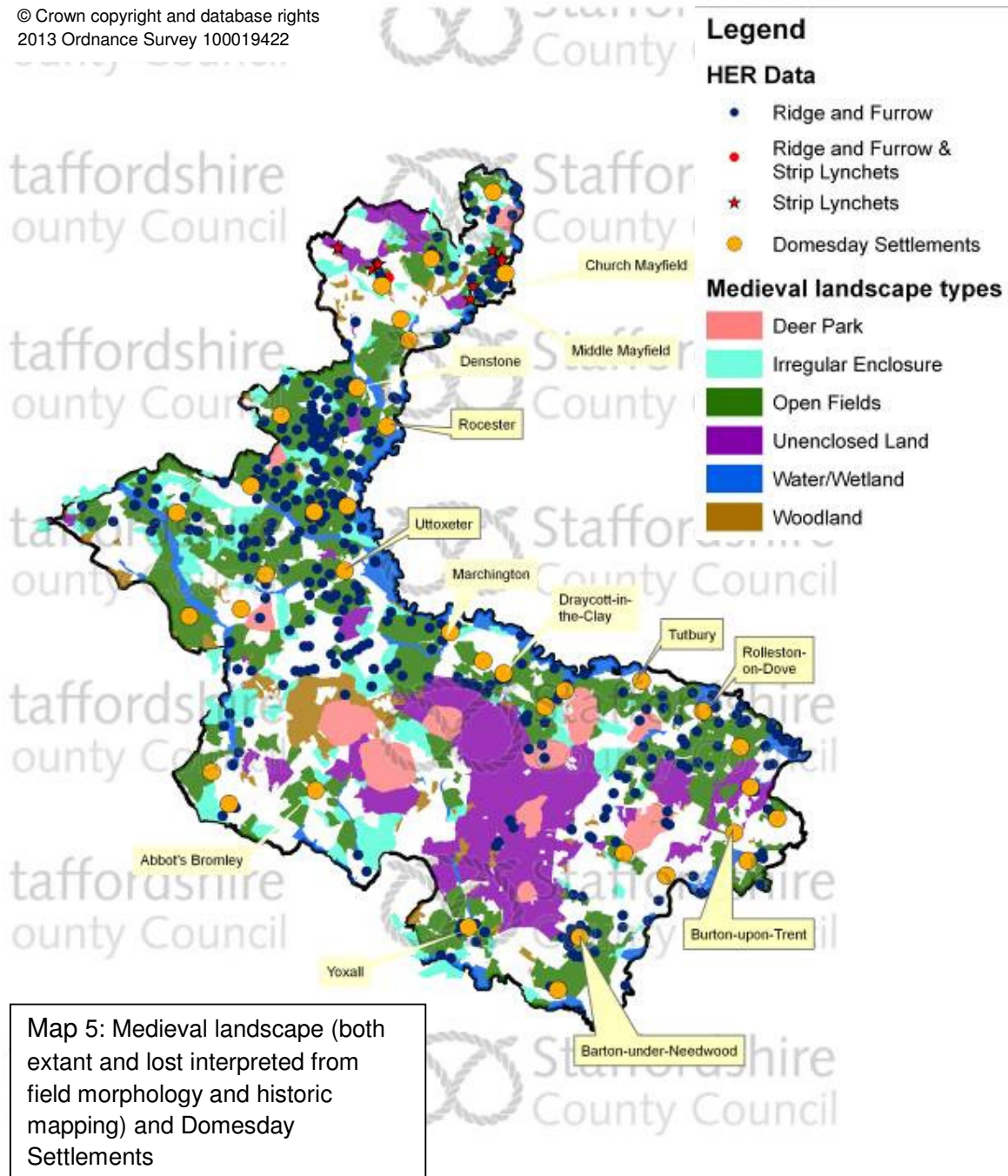
5.3.1 Agriculture:

Map 3 reveals the extent to which early field systems survive within the Borough particularly to the north and west. A comparison with map 5 suggests that these landscapes had originated either by or during the medieval period as part of an open field system. Open field cultivation was a system of farming carried out in two or more large hedge-less fields which were divided into strips; each household held a number of strips scattered across each of the open fields. The open fields themselves were farmed in rotation between arable, fallow and other crops. In later periods the fields were enclosed on an informal, piecemeal basis by individual landholders seeking to consolidate their holdings into blocks (known as 'Piecemeal Enclosure'; the land then usually being laid down to pasture. This process began in the 15th or 16th century in Staffordshire and had been completed by the end of the 18th century. It is as 'Piecemeal Enclosure' that these early fields survive within the modern landscape in East Staffordshire. Extensive areas of ridge and furrow earthworks have also been identified from aerial photography across the Borough with evidence for strip lynchets (a terraced field found on hillsides) in areas to the north around the Mayfields in particular (cf. map 5). Ridge and furrow is also evidence of open fields; they represent the fossilisation of the route of the plough

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[15] Staffordshire HER: PRN 60504 and PRN 60498
[16] Staffordshire HER: PRN 60791

across the field to create the individual strips farmed by the landholders. The survival of these features can also been seen as testimony to an increasingly pastoral economy from the post medieval period onwards. In some areas these features are now being lost with the change to a predominantly arable or mixed farming economy since the Second World War.

Map 5: Medieval landscape (both extant and lost interpreted from field morphology and historic mapping) and Domesday Settlements

There was clearly an important relationship between the open fields and early settlement as is indicated by map 5, where the manors recorded in Domesday Book (1086) are placed against the conjectured medieval landscape. The lack of

settlement towards the centre of the Borough, corresponding with the area of Needwood Forest, probably reflects a long history for this hunting ground possibly pre-dating the Conquest (1066) (cf. 5.3.1). The lack of Domesday settlements in the areas where there are gaps in our understanding of the earliest landscape history (shown as blank areas on map 5) is also likely to indicate Needwood's former (medieval) extent.

From the late 16th/early 17th century much of the East Staffordshire landscape, but principally along the Dove valley, became dominated by cattle rearing and dairying. This is probably associated with the creation 'Piecemeal Enclosure', mentioned above, at a similar period. It is probably during this period that the first water meadows, which artificially flooded the fields to encourage an early grass crop and permitted the growth of larger fodder crops for overwintering, were constructed in the Dove valley[17]. Map 7 shows the extent of the known water meadow systems across the Borough as the dairy industry continued to be an important component in the local economy into the 19th century.

Other early enclosure is represented on map 5 as 'Irregular Enclosure' whose origins cannot be as clearly ascertained as it can for 'Piecemeal Enclosure'. However, much of this enclosure may have originated in either the medieval or post medieval period as either assarting or encroachment onto common land[18]. This may be the origin of the fields lying in the wider area around Abbots Bromley (to the south west) where the landscape was otherwise dominated by 'Woodland' or 'Unenclosed Land' (cf. map 5). Further irregular enclosure has been identified to the north of the Borough around the Weaver Hills and may have a similar origin.

Other significant landscapes within the Borough include the moorland of the upland landscapes around the Weaver Hills, although only fragments of this were discernible from the sources utilised by the HLC project. A number of private deer parks were also established within the Borough (those associated with Needwood are discussed under 5.3.2). These include two large deer parks, whose extents are still (at least partly) discernible within the modern landscape lying to the north east of Abbots Bromley. One of these was Bagot's Park, presumably the private deer park of the Bagot family of Bagot's Bromley and later of Blithfield[19]. The perimeter of the park could be traced as a continuous boundary of rough palings upon a broad low bank and ditch, however clearance work in the 1960s/1970s has resulted in much of the original paling fencing being replaced and the internal ditch either filled or re-cut for drainage purposes. Archaeological work carried out within the park identified evidence for glass working, supported by documentary sources, which were first worked in the mid to late 13th century. The industry appears to have been in decline between circa 1300 and the late 14th century, but was resurgent from this date into the post medieval period[20].

Between Burton-upon-Trent and Needwood Forest lay the Abbot of Burton Abbey's deer park at Shobnall (later Sinai) Park, which existed by the early 14th century when

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[17] Yates 1974: 57
[18] Assarting – the clearance of woodland to create farmland
[19] Staffordshire HER: PRN 00727
[20] Langley 2011: 2.4.2.3 and 2.5.2.3

it was probably associated with the nearby abbey grange[21]. The extant moated site, protected as a Scheduled Monument, also existed by the early 14th century when it was used by the monks for 'blood letting', and by the mid 15th century was described as a guest house[22]. Within the moat stands a large Grade II* listed timber framed house, which was considerably remodelled in the mid 17th century, but early 16th century fabric (dating to the period when it still belonged to the abbey) survives[23]. After the Dissolution of Burton Abbey in the mid 16th century it passed to the Paget family (later Marquis of Anglesey).

The remains of Burton Abbey, a Benedictine house, survive within Burton-upon-Trent and during the medieval period it held a number of granges around the town. Croxden Abbey, a Cistercian house, was established by Bertram de Verdun of Alton Castle (in Staffordshire Moorlands District) in 1179. The abbey had a significant impact upon the surrounding landscape being extensively involved in arable, sheep farming and industrial activities. The abbey also had access to a wide range of resources including woodland, water and mineral deposits[24]. The impact of the religious houses on the wider landscape of Staffordshire has still yet to be fully investigated.

5.3.2 Needwood Forest

The central area of the Borough was dominated throughout the medieval and post medieval periods by the expanse of Needwood Forest, depicted on maps 5 and 6 as 'Unenclosed Land', surrounded by a number of 'Deer Parks'. A detailed history of Needwood Forest can be found in *The Victoria History of the counties of England: a history of the county of Staffordshire volume 10: Tutbury and Needwood Forest*[25].
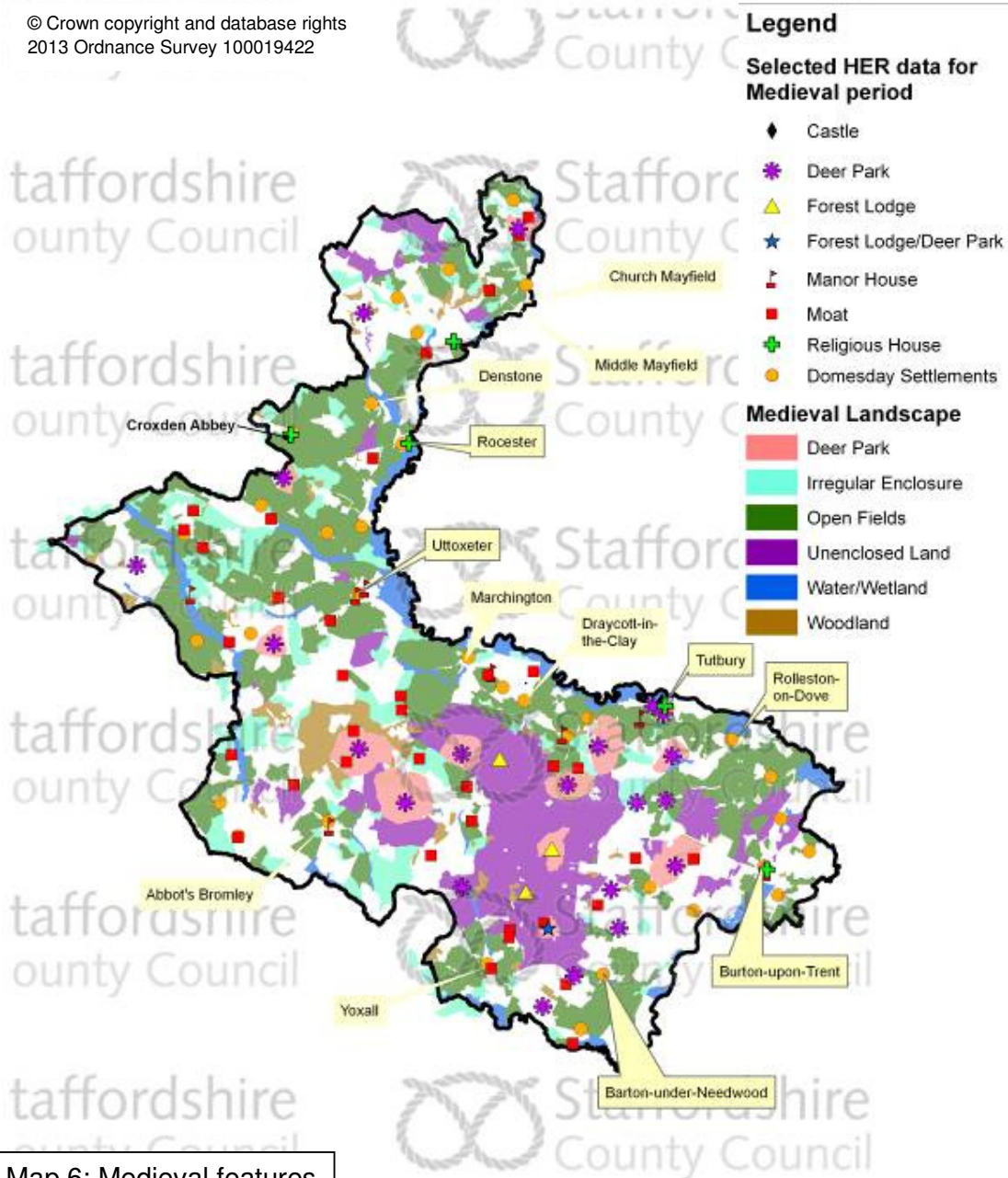
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[21] Staffordshire HER: PRN 00900; Tringham 2003: 167
[22] Tringham 2003: 168-9
[23] Staffordshire HER: PRN 00899
[24] Staffordshire HER: PRN 20123, PRN 20126, PRN 20127, PRN 54773, PRN 55348, PRN 55350, PRN 55368, PRN 55396 and PRN 55397; Stuart 1984
[25] Tringham 2007: 148-156. This volume is made accessible at the Staffordshire Record Office; contact details can be found at http://www.staffordshire.gov.uk/leisure/archives/contact/sro/home.aspx Other copies may be available in the county's libraries http://www.staffordshire.gov.uk/leisure/librariesnew/libraries.aspx

Legend

Selected HER data for Medieval period

♦ Castle
✳ Deer Park
△ Forest Lodge
★ Forest Lodge/Deer Park
⌐ Manor House
■ Moat
✛ Religious House
● Domesday Settlements

Medieval Landscape

▮ Deer Park
▮ Irregular Enclosure
▮ Open Fields
▮ Unenclosed Land
▮ Water/Wetland
▮ Woodland

Map 6: Medieval features from HER

Unlike the forests which dominated much of southern Staffordshire (Kinver and Cannock), Needwood was not a Royal Forest, but in fact a private hunting ground known usually as a chase. The distinction between the two types of hunting grounds comes down in part to their legal status. Royal forests were subject to special 'Forest Laws' and were administered by royally appointed officials who held their own courts. The laws restricted the rights of local inhabitants to take game and utilise the woodland and pasture which fell within its bounds.

Needwood was divided into five wards, Marchington, Tutbury, Burton, Yoxall and Uttoxeter (although the latter effectively was not extant by the post medieval period). It is clear, that the private individuals who owned Needwood Forest (the de Ferrers

family until the mid-13th century and subsequently the earldom (later duchy) of Lancaster) also imposed their own regulations with those local inhabitants lying within the settlements adjacent to the forest having to pay fees to access the land for resources and pasture[26].

The four wards of Marchington, Tutbury, Barton and Yoxall were managed by their own forester and a lodge was established in each ward for their use. The locations of the lodges are identified on map 6; the lodge belonging to Barton Ward had been adapted into a deer park, known as Sherholt Park, in the late 14th century. The outline of the deer park boundary has been fossilised within the modern landscape. An 18th/19th century farmhouse, with a timber framed core, survives probably on the site of the lodge and is associated with a probable moat[27]. Later properties were also established on the site of the other three lodges. A Grade II Listed farmhouse of 18th century date, possibly originating as the lodge itself survives at Eland (Marchington Ward)[28]. At both Byrkley (Tutbury Ward) and Yoxall Lodge country houses, both since demolished, and landscape parks were established in either the later 18th or early 19th century[29]. At Yoxall Lodge the country house may have adapted or replaced the earlier lodge, but at Byrkley it appears that the lodge may have survived until circa 1900 as part of a farm complex[30].

Needwood Forest was fringed by a further nine deer parks (one of which lies in Lichfield District), all established by the de Ferrers in the 13th century. Of these deer parks (excluding that lying beyond the Borough boundary) the medieval extents of only Agardsley, Hanbury, Castle Hays and Rolleston-on-Dove are still (at least partly) discernible within the landscape[31].

The forest survived as an area of extensive heathland and woodland until the early 19th century (cf. 5.4).

5.3.3 Settlement

Like much of Staffordshire, the majority of East Staffordshire Borough, has been identified as being dominated by dispersed settlement which originated in what is described as 'ancient forest landscapes'[32]. This is reflected in the high numbers of small villages, hamlets, farmstead clusters and isolated farmsteads which continue to dominate the landscape. The prominence of dispersed settlement is highlighted in the project areas considered within this report (cf. 7.3). The landscape to the far south east, around Burton-upon-Trent is dominated by more nucleated settlement and is considered to lie within the Central Province where open fields and large villages dominate.

There are 40 moated sites recorded in the Staffordshire HER for East Staffordshire (cf. map 6), 11 of which are protected as Scheduled Monuments. Moats are

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[26] Tringham 2007: 37-39
[27] Staffordshire HER: PRN 53580, PRN 53582 and PRN 00887
[28] Staffordshire HER: PRN 11286
[29] Staffordshire HER: PRN 01963 and PRN 40135
[30] Staffordshire HER: PRN 53685
[31] Staffordshire HER: PRN 00711, PRN 00716, PRN 00724 and PRN 02148
[32] Roberts & Wrathmell 2000: 55

generally seen as first being established during the 12th and 13th centuries and have a variety of functions. The moats contribute to an overall dispersed settlement pattern which dominates much of the East Staffordshire landscape. Many of the moats are associated with open fields (map 6) and in these instances it is possible that they may represent expansion by freeholders who created small estates. This expansion may consequently be seen to be associated with a period of population expansion which is known to have occurred throughout the 12th and 13th centuries. Alternatively, as Roberts and Wrathmell point out, moats may represent the development of earlier holdings, rather than always suggesting newly won land[33]. This assertion has yet to be tested through archaeological excavation within the Borough.

Other moated sites shown on map 6 can be seen to be associated with deer parks and probably relate to the sites of hunting lodges.
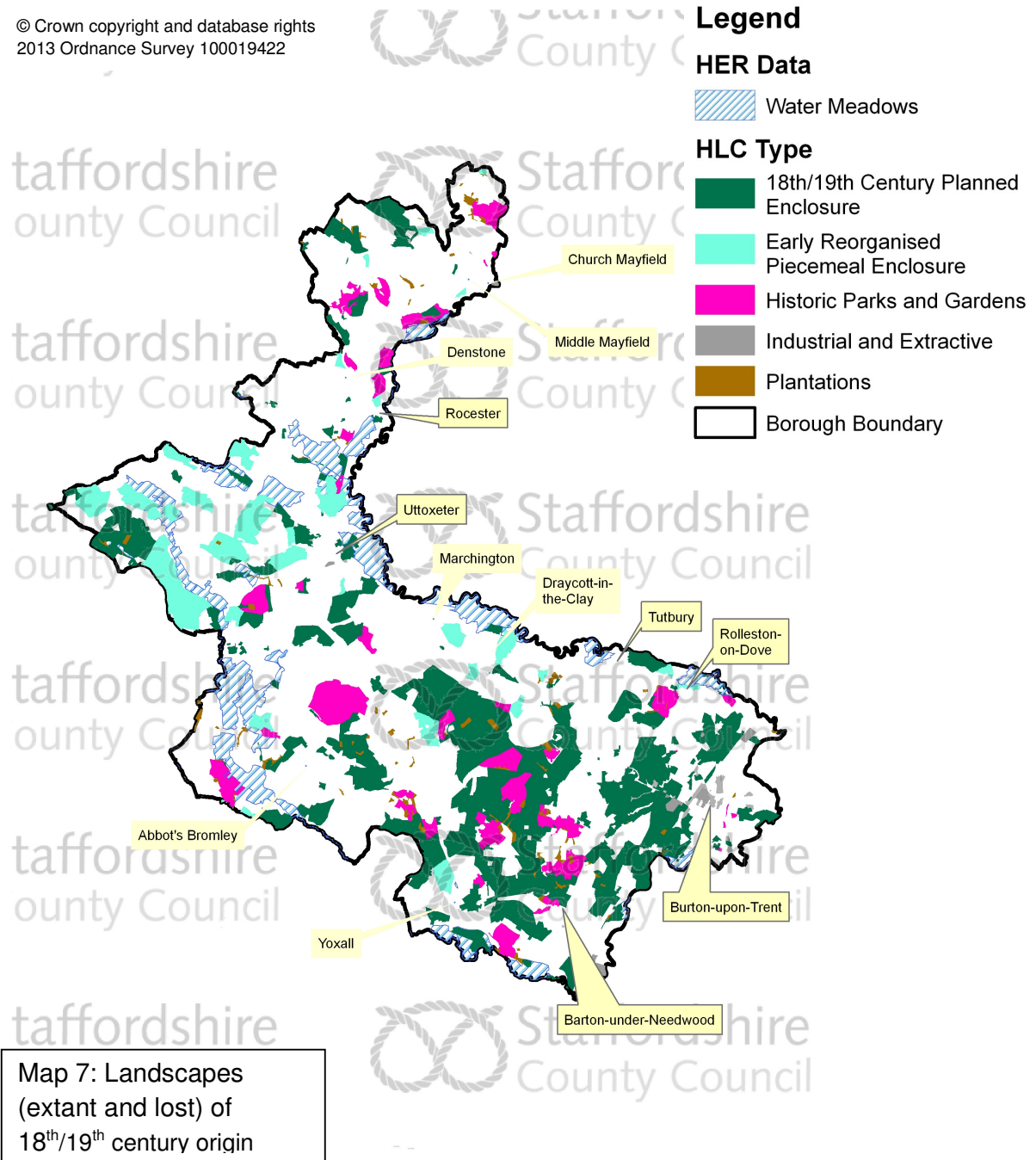
A high number of market towns were also founded within East Staffordshire during the medieval period comprising the surviving towns of Burton-upon-Trent and Uttoxeter, but also the smaller former towns of Abbots Bromley, Tutbury and (probably) Rocester. It also includes what is now the small village of Newborough, which may be considered a 'failed' medieval town[34].

5.4   18th and 19th century agricultural improvement and polite landscapes

From the late 18th century onwards advances were being made in agricultural production which led to the creation of new landscapes, building design and innovative processes. This was most often associated with the influence of the larger landowners who had the finances and will to invest in these improvements. These features are evident within East Staffordshire's landscape. Whilst the north and western areas of the Borough continues to be dominated by early enclosure, maps 3 and 7 highlight those landscapes which were either enclosed for the first time or re-planned as part of the agricultural changes of this period. The field patterns which were created are shown on map 7 as '18th/19th Century Planned Enclosure' which relates to a field pattern typified by its geometric form being created by surveyors with straight field boundaries. The occasional straight field boundaries are also a feature of those landscapes classified on map 7 as 'Early Reorganised Piecemeal Enclosure' which indicates a degree of re-planning within early field patterns. What marks these areas out as different to the purely planned fields is the survival of earlier field boundaries which fossilise their origins as 'Piecemeal Enclosure' (cf. 5.3.1).

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[33] Roberts & Wrathmell 2002: 58
[34] EUS reports for these towns can be found on the Staffordshire County Council website: www.staffordshire.gov.uk/extensive-urban-survey

Legend

HER Data

Water Meadows

HLC Type

18th/19th Century Planned Enclosure

Early Reorganised Piecemeal Enclosure

Historic Parks and Gardens

Industrial and Extractive

Plantations

Borough Boundary

Church Mayfield

Middle Mayfield

Denstone

Rocester

Uttoxeter

Marchington

Draycott-in-the-Clay

Tutbury

Rolleston-on-Dove

Abbot's Bromley

Burton-upon-Trent

Yoxall

Barton-under-Needwood

Map 7: Landscapes (extant and lost) of 18th/19th century origin

The central area of East Staffordshire is clearly dominated by 'Planned Enclosure' with another area to the east near Burton-upon-Trent. The former corresponds with the area of Needwood Forest and was enclosed following an Act of Parliament passed in 1801. The planned character of this landscape extends beyond the field systems to the road network which was constructed or realigned at the same period. There is also a high density of landscape parks within and surrounding the former area of Needwood Forest. Two of those lying within the former Needwood Forest, Yoxall Park and Byrkley Hall, had developed out of the earlier medieval deer parks (cf. 5.3.2). The enclosure also enabled a number of other landscape parks to be established from the early 19th century onwards. These include the parkland

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surrounding the Grade II Listed Needwood House and that belonging to Rangemore House (later Hall)[35]. The latter parkland had certainly been established by the mid 19th century, but was re-landscaped in the 1870s by the landscape gardener Edward Milner[36]. This work was commissioned by the Bass family (brewers of Burton-upon-Trent) who owned Rangemore by circa 1860 and who were also responsible for the construction of the present Grade II Listed Rangemore Hall also in the 1870s[37]. The landscape park associated with the property known as King's Standing was probably not established until a later period, but it certainly existed by circa 1880[38].

Other large landscape parks survive elsewhere within East Staffordshire including Blithfield, although much reduced in area, the gardens of which originated in the early 18th century and were re-modelled in the early 19th century[39]. Okeover, to the far north east of the Borough, had been held by a family of that name since the late 12th century and the extant landscape park is believed to have been developed, in the 18th century, from a medieval deer park. The extent of the earlier deer park is, however, unknown and the survival of ridge and furrow across the parkland suggests that it had been farmland for at least part of its history[40].

The influence of at least some of these estates within the wider landscape can probably also be seen within the built heritage in the form of isolated regular court yard farmsteads, which are scattered across the Borough. This plan form suggests a single phase of construction usually of late 18th/19th century date, which aimed to maximise efficiency within the farmsteads through the careful design and placing of the buildings. A number of the largest of these are associated with the larger estates such as those around Blithfield and Okeover parks. A large number also concentrate within the former Needwood Forest where they mostly represent the establishment of new holdings within the planned landscape.

These regular courtyard farmsteads are also associated with the river valley landscapes along the River Dove and the River Blythe. The construction or re-development of farmsteads in the valleys probably reflects the increasing importance of the dairy industry within East Staffordshire from the 18th century onwards, which in turn ensured the continued success of Uttoxeter as a market town (cf. 5.3.1). The farmsteads in some cases are probably to be associated with the continuing development of water meadows during the 18th and early 19th centuries. These features involved the cutting of ditches and creation of panes to artificially flood the meadows to allow an early crop of grass and which also ensured the successful over-wintering of cattle. The water meadows, the earthwork remains as well as other associated structures such as weirs, sluices and foot bridges, are particularly well preserved within the Dove Valley and to the north of Blithfield Reservoir on the River Blythe.

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[35] Staffordshire HER: PRN 08550, PRN 40323 and PRN 20754
[36] Staffordshire HER: PRN 20754
[37] Staffordshire HER: PRN 13108
[38] Staffordshire HER: PRN 40322
[39] Mowl and Barre 2009: 89-93 and 219
[40] Ibid: 70-74; Staffordshire HER: PRN 20753, PRN 00447, PRN 54548, PRN 54549 and PRN 20707

6. Summary of Recommendations

A set of generic statements have been prepared below which relate to the historic environment in all zones. These relate to general principles; more specific recommendations will be prepared for individual zones within the study area.

6.1   Historic Landscape

The conservation of the fabric of the historic landscape of East Staffordshire, including field boundaries, agricultural earthworks and the dispersed settlement pattern is desirable. The integrity of the historic landscape character and distinctiveness of the zone should be considered when planning the scale and relative density of any potential new development. This approach is supported by NPPF (particularly within its Core Principles and paras. 28, 58, 114, 126, 131 and 170) which requires local planning authorities to ensure that the local character of places is respected and to ensure that it is reflected in any new development.

6.2   Historic Buildings

The promotion of the re-use of historic buildings and its role in contributing to sustainable development and the economy is supported in NPPF Section 12 para. 126.

New development, particularly in the historic core of settlements, should seek to complement the local vernacular. It should aim to make a positive contribution to the historic character of settlements and strengthen local distinctiveness. Section 7 of NPPF in particular addresses the importance of good design which is sympathetic to the local character and history.

6.3   Conservation Areas

Conservation area appraisals have been carried out for the following settlements:

Conservation Area	CAAMP? [41]
Abbots Bromley	03/2009 Revised 2013
Admaston	No
Barton-under-Needwood	02/2009
Burton upon Trent Town Centre (No. 2 & 3)	03/2009
Church Mayfield	07/2008
Clarence Street/Anglesey Road, Burton upon Trent[42]	07/2008
Ellastone	TBC – 2013
George Street, Burton upon Trent	TBC – 2013
Hoar Cross	05/1997

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[41] This does not include the original designation documents
[42] Council may wish to de-designate this conservation area due to its very poor condition. An audit and an appraisal should be undertaken to assess whether this would be appropriate.

Horninglow Street/Guild Street, Burton upon Trent	No
King Edward Place, Burton upon Trent (No.1)	07/2008
Marchington	TBC – 2013
Middle Mayfield	03/2008
Newborough	No
Rangemore	07/2013
Rocester	TBC – 2013
Rolleston-on-Dove	04/2007
Stanton	04/2007
Station Street/Borough Road, Burton-upon-Trent	01/1999[43] Revised 2013
Tatenhill	07/2013
Trent and Mersey Canal	No
Tutbury	TBC – 2013
Uttoxeter	03/2009
Wootton	TBC – 2013
Yoxall	TBC – 2013

TBC – To be completed

6.4   Street Clutter

Where significant developments are proposed for historic settlement cores it is advised that opportunities be investigated to enhance elements of the public realm in line with the local distinctiveness of the settlement. This approach should be informed by surviving historic street furniture and a review of historic documentary sources where such proposals will not impact upon the health and safety of users. Planning for such works should look to incorporate sensitively designed and located street furniture and the appropriate use of ground surfacing, signage and traffic management, but should also seek to de-clutter streets within the settlement. This approach is supported in 'Streets for All: West Midlands' the joint Department of Transport and English Heritage volume for the region. Reference should also be made to Staffordshire County Council's 'Conservation within Highways: structures of historic importance' (2011)[44].

Where Section 106 (or similar) agreements are reached with developers, thought should be given to the sympathetic enhancement of the public which could include interpretation of an area's history and development through time.

6.5   Consultation with the Historic Environment Team

Early consultation with East Staffordshire Borough Council's Planning Delivery Team and with the historic environment specialists at Staffordshire County Council is advised to address any requirements for mitigation in line with NPPF Section 12 and in particular paras.128 and 141. Contact details can be found in section 8.

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[43] This appraisal includes the original designation document
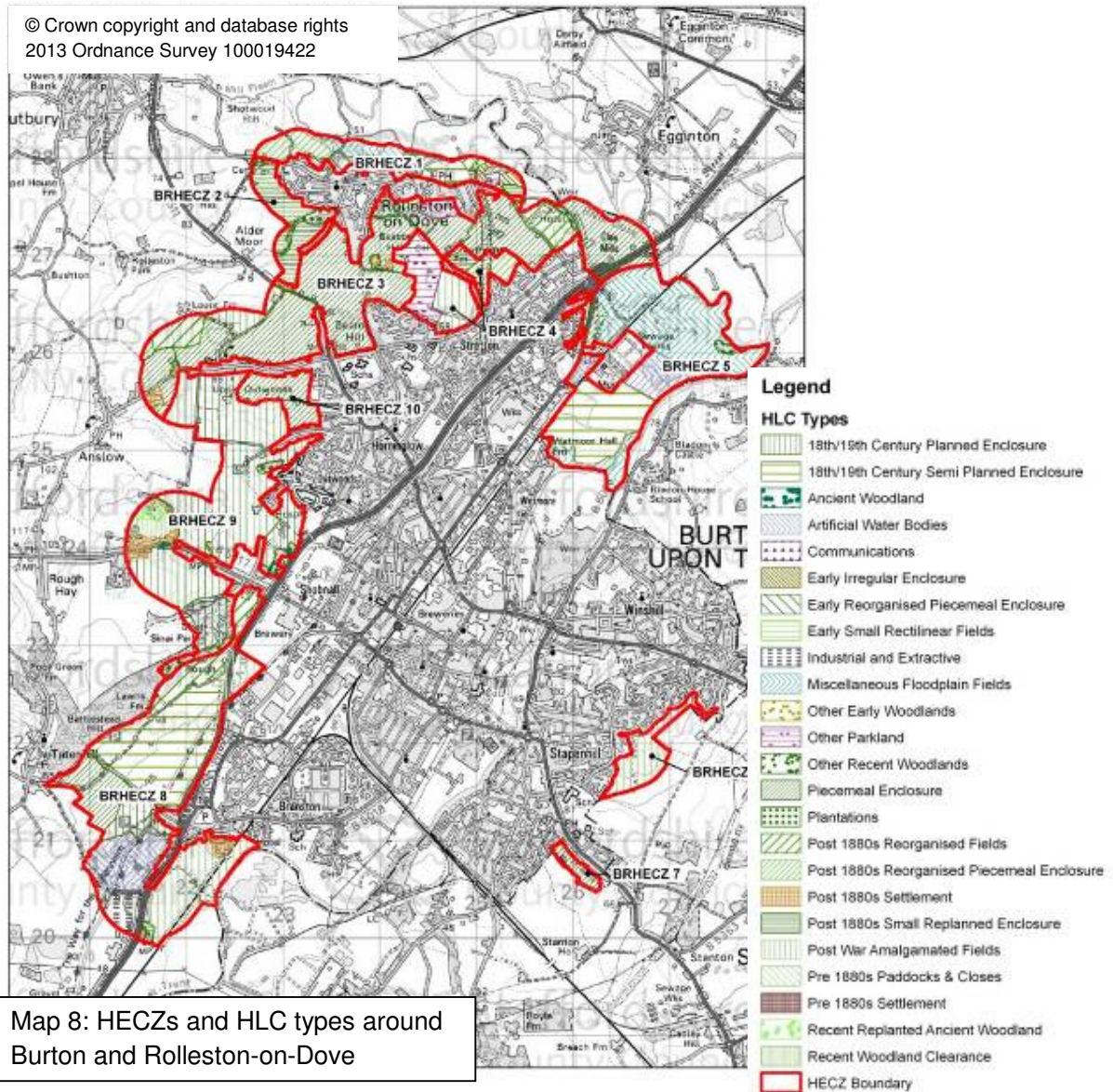[44] www.staffordshire.gov.uk

6.6   Heritage Statements

Where there are either known significant heritage assets or the demonstrable potential for the archaeologically significant remains to be present within a site then a 'Heritage Statement' should accompany a planning application. Section 12 para. 128 supports this by requiring that a statement of significance (Heritage Statement) be required as part of a planning application to determine the potential impact and any relevant mitigation. This document should be proportionate to the importance of the heritage asset/s and the size of the application. As a minimum the Historic Environment Record (HER) should be consulted; where more significant or complex heritage assets are concerned then the developer may need to prepare a desk-based assessment or possibly undertake archaeological evaluation to inform the LPA and their archaeological advisor. For more advice the applicant should contact the historic environment specialists at Staffordshire County Council (cf. Section 8 for contact details).

7. Summary of project areas

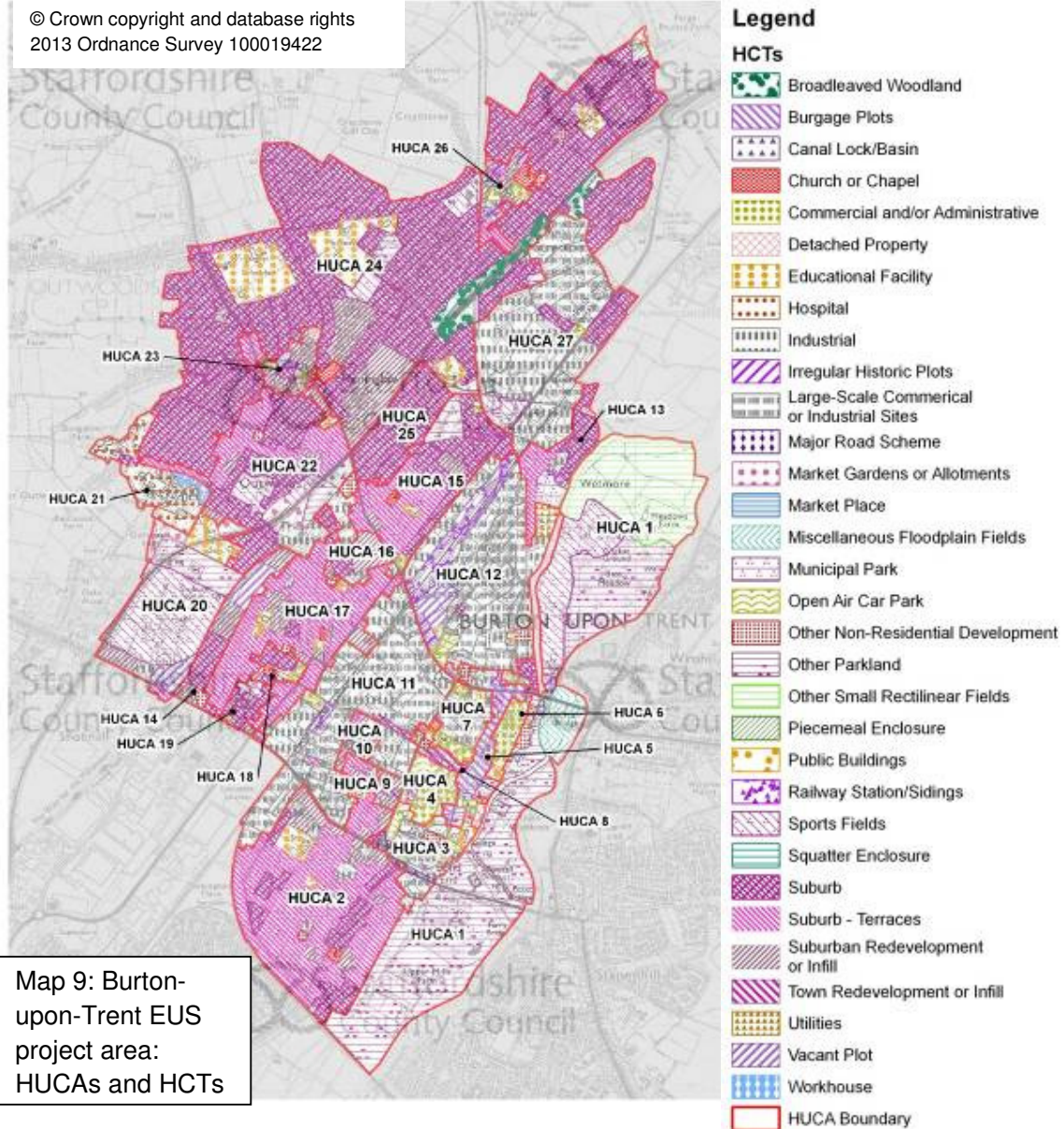## 7.1 *Burton-upon-Trent (including Rolleston-on-Dove) and Uttoxeter*

7.1.1 Burton-upon-Trent and Rolleston-on-Dove (Appendix 1)

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Legend

HLC Types

- 18th/19th Century Planned Enclosure
- 18th/19th Century Semi Planned Enclosure
- Ancient Woodland
- Artificial Water Bodies
- Communications
- Early Irregular Enclosure
- Early Reorganised Piecemeal Enclosure
- Early Small Rectilinear Fields
- Industrial and Extractive
- Miscellaneous Floodplain Fields
- Other Early Woodlands
- Other Parkland
- Other Recent Woodlands
- Piecemeal Enclosure
- Plantations
- Post 1880s Reorganised Fields
- Post 1880s Reorganised Piecemeal Enclosure
- Post 1880s Settlement
- Post 1880s Small Replanned Enclosure
- Post War Amalgamated Fields
- Pre 1880s Paddocks & Closes
- Pre 1880s Settlement
- Recent Replanted Ancient Woodland
- Recent Woodland Clearance
- HECZ Boundary

Map 8: HECZs and HLC types around Burton and Rolleston-on-Dove

The project area for Burton-upon-Trent consists of a 500m buffer beyond the limits of the existing urban area. This overlapped with the 250m buffer around the built-up area to the south of Rolleston-on-Dove and consequently the two settlements have been considered as one project area. Ten HECZs were identified within the project area; the townscape of Burton-upon-Trent has been considered separately as part of the Extensive Urban Survey (EUS) (map 9).

Map 9: Burton-upon-Trent EUS project area: HUCAs and HCTs

This project identified twenty-seven Historic Urban Character Areas (HUCAs) (cf. 1.3.1 and map 9) as part of the Burton-upon-Trent EUS project. The earliest known town planning occurred in five phases between the 12th and late 13th century initiated by the lord of the manor, the abbots of Burton Abbey. Extant evidence for medieval planning (in the form of building plots, street pattern and market place), the fossilized extent and structural remains of Burton Abbey, as well as the greatest concentration of surviving historic buildings are all still legible within HUCA 5. The medieval town had once extended beyond this HUCA, although subsequent redevelopment principally related to the expansion of the brewing industry from the 19th century onwards has removed evidence for the medieval building plots. Despite this the medieval street pattern survives in this area (HUCAs 4 to 9).

The 19th century brewing industry continues to contribute to the character of parts of Burton notably within HUCAs 2, 5, 7, 10, 11, 12, 15, 22, 23 and 27. Burton's earliest suburban development is also associated with the expansion of the brewing industry, which occurred during the 19th century with terraced houses dominating the character of HUCA 2 and HUCA 17 and contributing to the character of HUCAs 13, 15, 22 and 26. Mixed 19th century housing, often reflecting the social aspirations of the occupiers, survives to contribute to the local character in HUCAs 11, 15, 18, 20, 22 and 23. Eminent brewing families, such as Bass, also invested in Burton's built heritage with the construction of a variety of institutional and civic buildings from churches to the former town hall.

The expansion of Burton-upon-Trent in the 20th century has led to the incorporation of three formerly distinct settlements of Wetmore (HUCA 13), Horninglow (HUCA 23) and Stretton (HUCA 26), whose historic character can be seen to survive to varying degrees in their plan form and buildings.

Rolleston-on-Dove

The earliest known reference to Rolleston-on-Dove occurs in 941/2 AD when it was recorded as one of seven estates which formed a grant of land from King Edmund to Wulfsige the Black. Domesday Book (1086) records a sizable community comprising 34 households. Reference to a priest within Domesday Book suggests that a church existed by this period. The 10th century Anglo-Saxon cross, protected as a Scheduled Monument, which now stands within the churchyard was moved to this site in the late 19th century from Tatenhill[45]. The earliest surviving fabric in the Grade I Listed St Mary's Church dates to the 12th and 13th century[46]. The site of the medieval manor house is believed to have stood approximately 290m to the west of the church; where Rolleston Hall was constructed in the 18th century. This property was demolished in 1926, although part of the east wing has been incorporated into a modern house on the site[47]. Consequently there is the potential for below ground archaeological remains to survive relating to medieval settlement within the historic core and on the site of the potential medieval manor house.

Twenty-eight Listed buildings are located within Rolleston-on-Dove (27 Grade II Listed and one Grade 1 (St Mary's Church). The earliest of these properties date to the 17th century, a number of which are timber framed; the majority appear to date to the 18th and 19th centuries. There remains the potential for earlier fabric to survive within later structures within both listed and unlisted historic buildings. The historic core forms part of the Rolleston-on-Dove Conservation Area and a Conservation Area Appraisal was carried out in 2007[48]. Any works upon or within the setting of the designated heritage assets (the Listed Buildings and the Conservation Area) should refer to the Conservation Area Appraisal document and consult with East Staffordshire Borough's Planning Delivery team in the first instance.

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[45] Staffordshire HER: PRN 00096; English Heritage National Heritage No. 1012670
[46] Staffordshire HER: PRN 08593.
[47] Staffordshire HER: PRN 00708
[48] East Staffordshire Borough Council 2007. East Staffordshire Borough Council web viewed on 31/05/2013
http://www.eaststaffsbc.gov.uk/Planning/Conservation%20Area%20Appraisals/Rolleston%20Appraisal%20(April%202007)pdf.pdf

7.1.1.1   Key Characteristics of HECZs (map 8)

- Well-preserved post medieval field systems (enclosed by mature hedgerows) which evidence a change in agricultural regimes from open field (cf. 5.3.1) in the medieval period to predominantly pasture from at least the 17th century dominate the historic character of BRHECZ 1, BRHECZ 3, BRHECZ 7 and BRHECZ 10. Ridge and furrow earthworks are associated with this field pattern within all of these HECZs, but can also be found within BRHCEZ 5 and BRHECZ 10.

- Evidence for the importance of pasture within the river valleys can be found with BRHECZ 1 and possibly with BRHECZ 5 in the form of the earthwork remains of post medieval water meadows (cf. 5.4).

- Field systems of 18th/19th century origin, which were clearly planned out by surveyors, dominate BRHEC Z 9 where they were created following an Act of Parliament to enclose Outwoods Common. Similar field systems contribute to the historic character of the landscape in BRHECZ 5, BRHECZ 6 and BRHECZ 8.
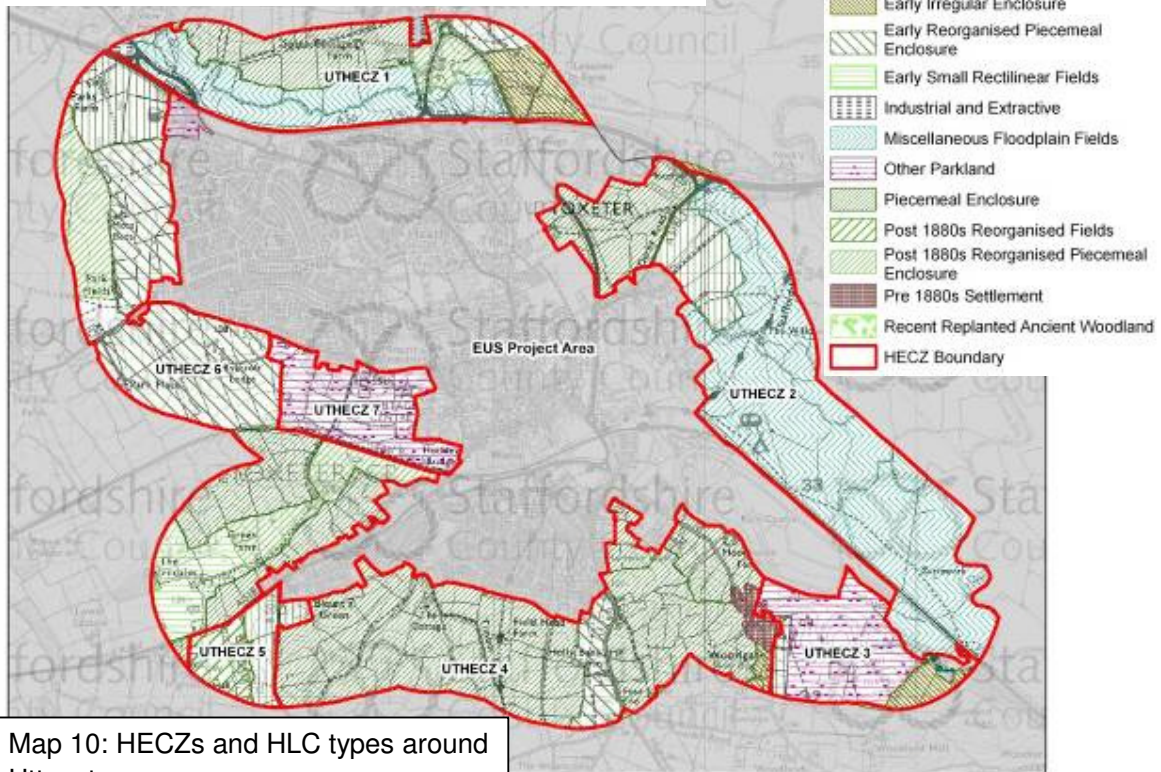
7.1.1.2   Summary of HECZs

The detailed analysis (Appendix 1) reveals that the zones exhibiting the greatest sensitivity in terms of the historic environment lie to the north of Rolleston-on-Dove and to the north east of Burton-upon-Trent (BRHECZ 1 and BRHECZ 5). Part of the landscape lying between Rolleston-on-Dove and Burton-upon-Trent (BRHECZ 3) as well as the landscape lying to the west of the latter also exhibit degrees of sensitivity in terms of well-preserved historic field patterns (of both post medieval and 18th/19th century origin) and for their high archaeological potential (BRHECZ 8 and BRHECZ 9).

Within BRHECZ 7 and BRHECZ 10 legible heritage assets survive in the form of ridge and furrow earthworks, which are associated with the well-preserved post medieval field system. The potential for below ground archaeological remains is deemed to be low, however further research may alter our understanding of this potential.

Archaeological potential has been identified within BRHECZ 4 and ridge and furrow earthworks also survive. Whilst few heritage sensitivities have been identified overall for BRHECZ 2 due to changes to the landscape in the 20th century elements of the former 19th century landscape park survive.

7.1.2 Uttoxeter (Appendix 3)

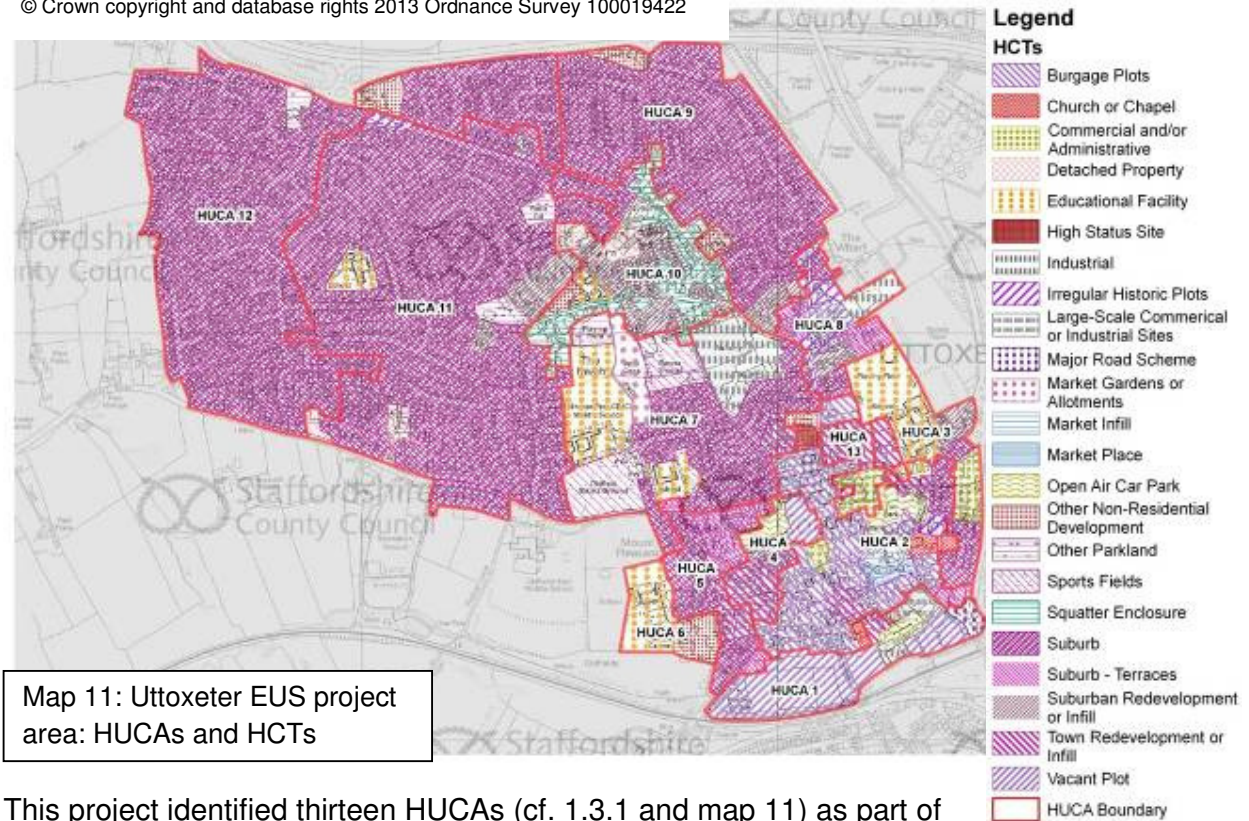© Crown copyright and database rights 2013 Ordnance Survey 100019422

Legend

HLC Type

- 18th/19th Century Planned Enclosure
- Ancient Woodland
- Early Irregular Enclosure
- Early Reorganised Piecemeal Enclosure
- Early Small Rectilinear Fields
- Industrial and Extractive
- Miscellaneous Floodplain Fields
- Other Parkland
- Piecemeal Enclosure
- Post 1880s Reorganised Fields
- Post 1880s Reorganised Piecemeal Enclosure
- Pre 1880s Settlement
- Recent Replanted Ancient Woodland
- HECZ Boundary

Map 10: HECZs and HLC types around Uttoxeter

The project area for Uttoxeter consists of a 500m buffer beyond the limits of the existing urban area. Seven HECZs were identified within the project area; the townscape of Uttoxeter has been considered separately as part of the Extensive Urban Survey (EUS).

Uttoxeter EUS

Map 11: Uttoxeter EUS project area: HUCAs and HCTs

This project identified thirteen HUCAs (cf. 1.3.1 and map 11) as part of the Uttoxeter EUS project[49]. The medieval historic core of Uttoxeter is well-preserved, in the form of building plots, street pattern and market place, within HUCA 2.

Early historic settlement, possibly evidence of post medieval and later squatter settlement, is still legible within the plan-form of HUCAs 8 and 10.

Individual historic buildings survive among later developments across the remainder of the townscape.

7.1.2.1   Key Characteristics of the HECZs (map 10)

- Well-preserved post medieval field systems (enclosed by mature hedgerows) which evidence a change in agricultural regimes from open field (cf. 5.3.1) in the medieval period to predominantly pasture from at least the 17th century dominate the historic character of UTHECZ 1, UTHECZ 4 and UTHECZ 6. Ridge and furrow earthworks are associated with this field pattern within all of these HECZs, but can also be found within UTHECZ 7.

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[49] Shaw & Taylor 2011 available to view on www.staffordshire.gov.uk/extensive-urban-survey

- Well preserved water meadow earthworks, features and structures dominate the valley bottom landscape of UTHECZ 2 (cf. 5.4).

- A dispersed settlement pattern comprising farmsteads and domestic dwellings is evident within UTHECZ 4 and UTHECZ 6.

- Within the river valley there is the potential for below ground archaeological remains to survive sealed beneath the alluvium (UTHECZ 1, UTHECZ 2 and UTHECZ 3). Archaeological sites are known to exist within UTHECZ 4 and UTHECZ 5 where below ground deposits may survive.
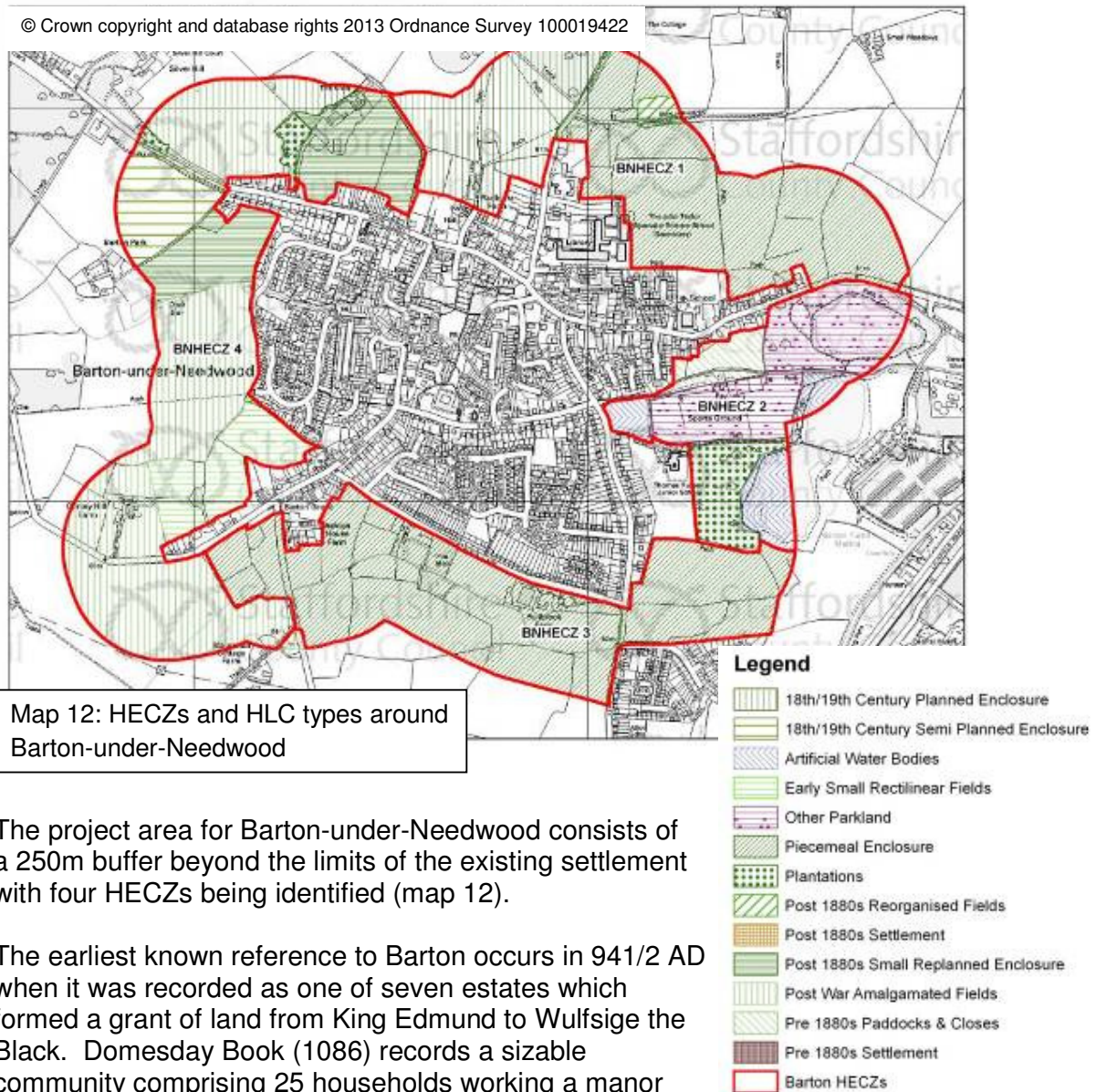
7.1.2.2   Summary of HECZs

The detailed analysis (Appendix 3) reveals that the zones exhibiting the greatest sensitivity in terms of the historic environment lie to the north, east and south. Well preserved post medieval field systems and ridge and furrow earthworks dominate UTHECZ 1, UTHECZ 4, but also to the west (UTHECZ 6). Whilst modern parkland dominates UTHECZ 7 post medieval hedges and ridge and furrow earthworks survive to contribute to the historic landscape character. Dispersed settlement in the form of the hamlet of Woodgate, historic farmsteads and isolated houses are a feature of both UTHECZ 4 and UTHECZ 6.

To the east the valley bottom landscape of UTHECZ 2 is dominated by well-preserved water meadows which are clearly associated with the important cattle and dairy farming which existed within the Dove Valley from the 17th century onwards. The predominance of this agricultural regime is closely associated with the fortunes of the market town of Uttoxeter.

Whilst few historic landscape character sensitivities have been identified for UTHECZ 3 and UTHEC 5 there remains in both areas the potential for below ground deposits to survive. In UTHECZ 5 this relates particularly to the site of a moat. The potential for below ground archaeological remains to survive has been identified for the majority of the zones.

7.2   Barton-under-Needwood, Rocester and Tutbury (category 1 villages)

7.2.1   Barton-under-Needwood (Appendix 1)

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Map 12: HECZs and HLC types around Barton-under-Needwood

Legend

- 18th/19th Century Planned Enclosure
- 18th/19th Century Semi Planned Enclosure
- Artificial Water Bodies
- Early Small Rectilinear Fields
- Other Parkland
- Piecemeal Enclosure
- Plantations
- Post 1880s Reorganised Fields
- Post 1880s Settlement
- Post 1880s Small Replanned Enclosure
- Post War Amalgamated Fields
- Pre 1880s Paddocks & Closes
- Pre 1880s Settlement
- Barton HECZs

The project area for Barton-under-Needwood consists of a 250m buffer beyond the limits of the existing settlement with four HECZs being identified (map 12).

The earliest known reference to Barton occurs in 941/2 AD when it was recorded as one of seven estates which formed a grant of land from King Edmund to Wulfsige the Black. Domesday Book (1086) records a sizable community comprising 25 households working a manor which was reliant upon arable, meadow and woodland resources. An archaeological investigation, carried out in 1989 just to the north west of the church, recovered evidence for one or more structures of possible Roman date[50]. These features may suggest continuity of settlement at Barton from at least the Roman period.

The Grade II* St James' Church dates to the early 16th century and was built by Dr. John Taylor, a native of the village, noted ecclesiastic, and chaplain to King Henry VIII[51]. Barton had originally lain within Tatenhill parish, but it is believed that the

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[50] Staffordshire HER: PRN 04016
[51] Staffordshire HER: PRN 08552

extant church may have replaced an earlier church or chapel, but it is unclear as to whether this stood on the same site. It is currently unknown whether a manor house stood within the settlement during the medieval period. The Grade II* Listed Barton Hall, lying approximately 360m north of St James' Church, is 18th century in date, but is believed to retain an earlier (but as yet undated) core.

There is then the potential for below ground archaeological remains to survive relating to earlier settlement (possibly dating from at least the Roman period) within the historic core of Barton.

Barton also lies within the valley of the River Trent. Previous archaeological interventions associated with development and mineral extraction have recovered considerable evidence for later prehistoric activity in the surrounding area. This includes evidence for Bronze Age barrows, late prehistoric/Roman pit alignments and enclosures of currently unknown date and function.

A large number of historic buildings have been identified within the village including 30 which are Grade II listed and a further three Grade II* (including the church). The earliest known are two properties which originated in the late medieval period: the Grade II* Wales End Farm, a large property probably originating as a hall house in the late 15th century, and the Grade II Listed Barn Cottage which is a cruck building of five bays although subsequently much altered[52]. A further 14 Listed buildings have been identified as being of 17th century origin, a few of which have visible external timber framing. On the whole the historic built character of Barton comprises brick buildings of 18th and 19th century date, both listed and unlisted. There remains the potential for earlier fabric to survive within later structures among both the listed and unlisted historic buildings. The historic core forms part of the Barton-under-Needwood Conservation Area and a Conservation Area Appraisal was carried out in February 2009[53]. Any works upon or within the setting of the designated heritage assets (the Listed Buildings and the Conservation Area) should refer to the Conservation Area Appraisal document and consult with East Staffordshire Borough Planning Delivery team in the first instance. Work on or within the setting of the Grade II* properties should refer to English Heritage in the first instance.

7.2.1.1   Key Characteristics of the HECZs (map 12)

- Post medieval field systems, which evidence a change in agricultural regimes from open field (cf. 5.3.1) in the medieval period to predominantly pasture, dominate the historic character of BNHECZ 1 and BNHECZ 4. The field pattern is best preserved in BHECZ 4. Ridge and furrow earthworks, further evidence of the medieval open fields, survive within both zones.

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[52] Staffordshire HER: PRN 08568 and PRN 08565
[53] East Staffordshire Borough Council 2009. East Staffordshire Borough Council web viewed on 31/05/2013
http://www.eaststaffsbc.gov.uk/Planning/Conservation%20Area%20Appraisals/Barton%20ca%20final%20cabinet.pdf

- There is a high potential for the survival of below ground archaeological deposits across BNHECZ 1, BNHECZ 3 and BNHECZ 4. There is some potential within BNHECZ 2, although large areas of this zone have already been impacted by quarrying.
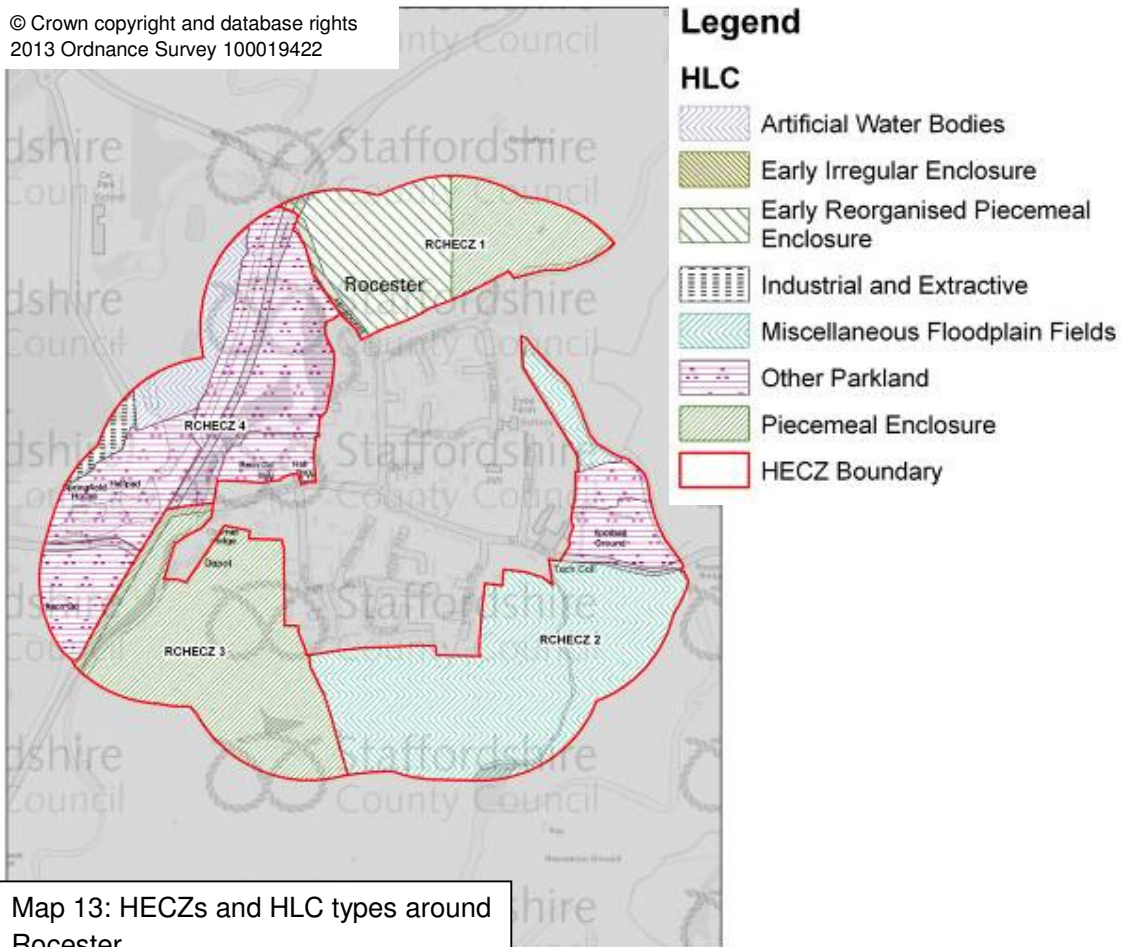
7.2.1.2   Summary of HECZs

The detailed analysis (Appendix 1) reveals that the zones exhibiting the greatest sensitivity in terms of the historic environment lie principally to the south. The post medieval 'Piecemeal Enclosure' is well preserved within BNHECZ 4 along with the associated ridge and furrow earthworks. Part of a Scheduled Monument, comprising three ring ditches and other features, partly lies within this zone[54]. The land to the north (BNHECZ 1) has also been identified as having a degree of historic sensitivity. This zone is dominated by two landscape types, post medieval 'Piecemeal Enclosure' to the east and '18th/19th Century Planned Enclosure', suggesting that it was laid out by surveyors, to the west. It is clear from the survival of ridge and furrow earthworks across both field types that all of the land had formed part of the open fields belonging to Barton during the medieval period. The 'Piecemeal Enclosure' has been impacted to a degree by field boundary removal during the 20th century.

Both BNHECZ 2 and BNEHECZ 3 have been impacted to a large degree by change to the landscape during the 20th century.

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[54] Staffordshire HER: PRN 00198; English Heritage National Heritage No. 1006093

7.2.2 Rocester (Appendix 2)

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Legend

HLC

- Artificial Water Bodies
- Early Irregular Enclosure
- Early Reorganised Piecemeal Enclosure
- Industrial and Extractive
- Miscellaneous Floodplain Fields
- Other Parkland
- Piecemeal Enclosure
- HECZ Boundary

Map 13: HECZs and HLC types around Rocester

The project area for Rocester consists of a 250m buffer beyond the limits of the existing settlement with four HECZs being identified (map 13). Archaeological work carried out within Rocester has uncovered evidence of substantial activity during the Roman period. Three successive forts have been identified here which were established between the early and late 2nd century. The military occupation was accompanied and possibly also succeeded by a civilian settlement (*Vicus*), possibly representing a small enclosed town[55]. The full extent of the area of Roman occupation is unknown, but archaeological interventions to date have identified activity dating to this period from across the village, with the fort and *vicus* concentrating to the east around the site of the later abbey. There is also tantalising evidence for the possibility of continuity activity during the later Saxon period in the form of unstratified sherds of 'Stafford-type' ware being recovered from a number of sites in Rocester. Domesday Book (1086) records a sizable community comprising 28 households working a manor which was reliant upon arable, meadow and woodland resources. This in itself would suggest the presence of a well-established community at Domesday which probably traced its origins to a foundation in the Anglo-Saxon period.

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[55] Staffordshire HER: PRN 01803; Ferris 2000: 72

In the mid 12th century an Augustinian Abbey was established at Rocester by Richard Bacon, a nephew of the Earl of Chester. The site of the abbey, along with part of the Roman fort, is protected as a Scheduled Monument (as is a probable 14th century cross standing in the churchyard to the north of St Michael's Church)[56]. There is a critical lack of documentation from the abbey which hinders an understanding of the history of Rocester during the medieval period, although the abbey was granted a market charter in 1283[57]. Elements within the historic core of Rocester comprising a triangular market place and planned property boundaries, however, hint at the possibility that the abbey promoted the settlement as a town in the medieval period[58].

Within Rocester there are 16 Listed buildings of which two are Grade II* Listed (the churchyard cross and the early 18th century Bank's Farmhouse)[59]. The majority of the historic buildings are red brick properties of 18th and 19th century date; they are concentrated along High Street, with clusters surviving in Dove Lane and on the corner of Church Lane. There remains the potential for earlier fabric to survive within later structures among both the listed and unlisted historic buildings. Two mill buildings survive within Rocester, both of which are Grade II Listed. The larger mill building, known as Tutbury Mill, lying to the east was bought in 1782 by Richard Arkwright who operated it as a corn and cotton mill[60]. Rocester or Podmore's mill, lying on the western edge, may also have been built as a cotton mill in the 19th century and is associated with the adjacent red brick two and three storey houses[61].

The historic core forms part of the Rocester Conservation Area[62]. Any works upon or within the setting of the designated heritage assets (the Listed Buildings and the Conservation Area) should refer to this document and consult with East Staffordshire Borough Planning Delivery team in the first instance. Work on or within the setting of the Grade II* properties should refer to English Heritage in the first instance.

7.2.2.1   Key Characteristics of the HECZs

- Post medieval field systems, which evidence a change in agricultural regimes from open field (cf. 5.3.1) in the medieval period to predominantly pasture, dominate the historic landscape character of RCHECZ 1 and RCHECZ 2. Ridge and furrow earthworks survive within RCHECZ 2.

- Evidence for water management in the form of mill leats and weirs can be found within RCHECZ 2 associated with Arkwright's mill.

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[56] English Heritage National Heritage Nos. 1006106 (abbey and fort) and 1006105 (cross)
[57] Staffordshire HER: PRN 02548
[58] Slater 2007: 35
[59] Staffordshire HER: PRN 00082 and PRN 08852
[60] Staffordshire HER: PRN 02251
[61] Staffordshire HER: PRN 02291
[62] Staffordshire County Council. 1970. East Staffordshire Borough Council web viewed on 04/06/2013
http://www.eaststaffsbc.gov.uk/Planning/Conservation%20Area%20Appraisals/Rocester.pdf (this CAA is to be formalised during 2013)

- There is the potential for above and below ground archaeological remains to survive within all four zones.
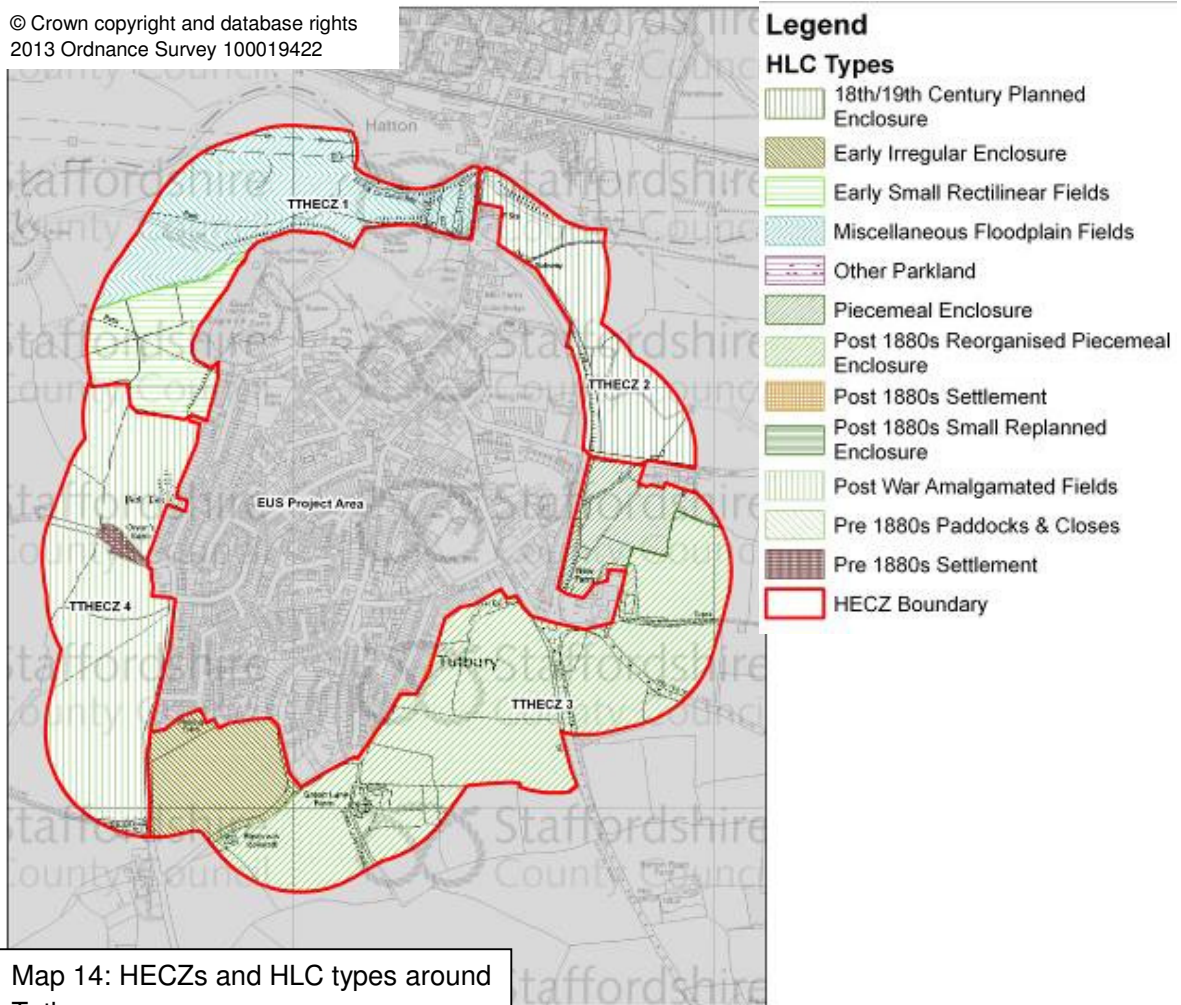
7.2.2.2   Summary of HECZs

The detailed analysis (Appendix 2) reveals that the zone exhibiting the greatest sensitivity in terms of the historic environment lies to both the north (RCHECZ 1) and south (RCHECZ 3) of Rocester where there are well preserved field systems of probable post medieval date. In both of these zones legible heritage assets are present; to the north in the form of the line of a former railway and an extant pillbox and to the south in the form of ridge and furrow earthworks and a Grade II Listed road bridge.

Historic environment sensitivities also exist to the east of Rocester in the form of surviving historic field boundaries as well as a mill race and weir associated with a watermill, of probable medieval origin, which in the late 18th century was converted to a cotton mill by Richard Arkwright.

There is a high potential for below ground archaeological remains to survive relating to prehistoric activity in RCHECZ 2 and RCHECZ 3 and relating to Roman activity in particular in RCHECZ 1.
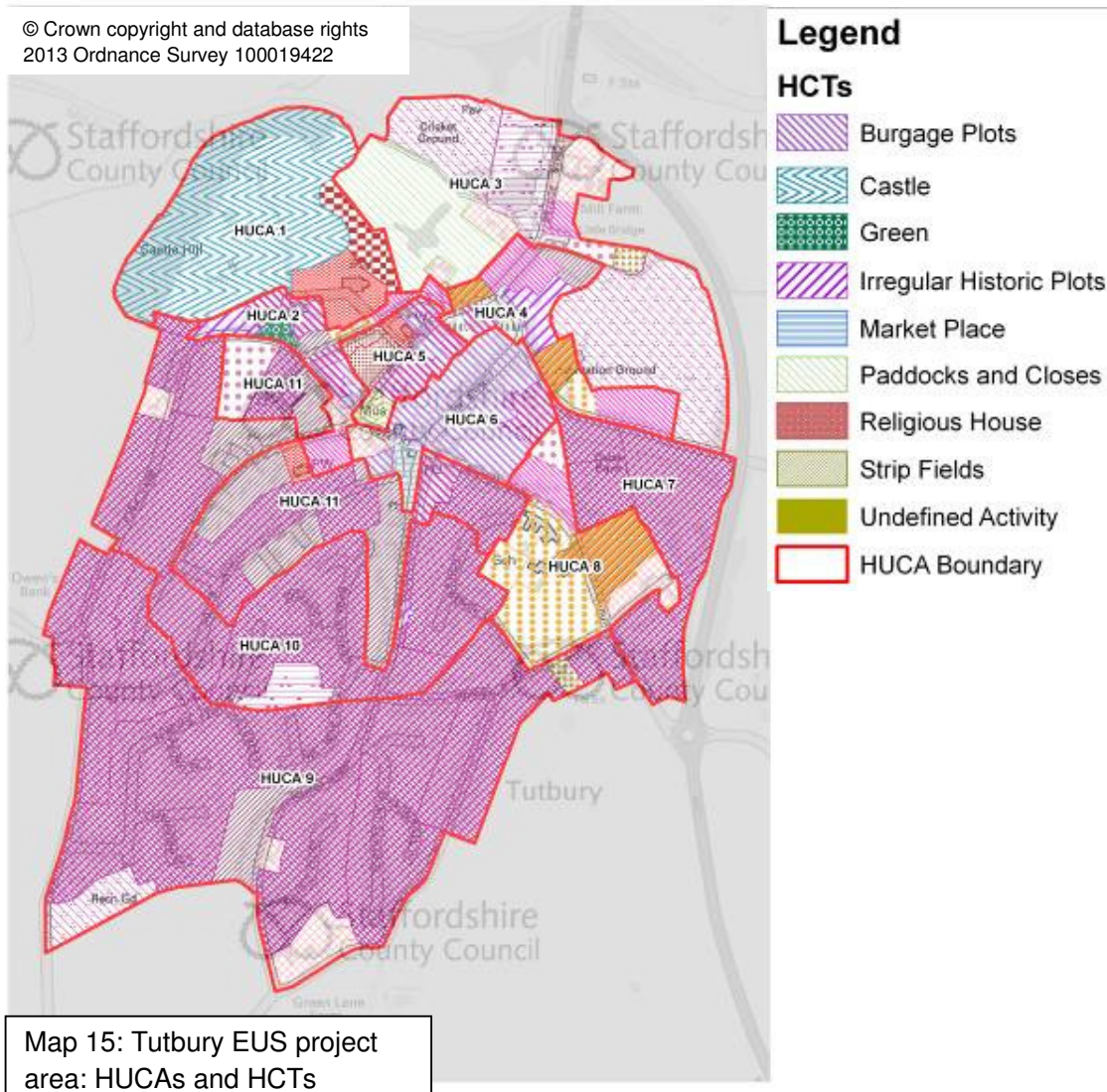
7.2.3 Tutbury (Appendix 3)

Legend

HLC Types

- 18th/19th Century Planned Enclosure
- Early Irregular Enclosure
- Early Small Rectilinear Fields
- Miscellaneous Floodplain Fields
- Other Parkland
- Piecemeal Enclosure
- Post 1880s Reorganised Piecemeal Enclosure
- Post 1880s Settlement
- Post 1880s Small Replanned Enclosure
- Post War Amalgamated Fields
- Pre 1880s Paddocks & Closes
- Pre 1880s Settlement
- HECZ Boundary

Map 14: HECZs and HLC types around Tutbury

The project area for Tutbury consists of a 250m buffer beyond the limits of the existing urban area. Four HECZs were identified within the project area; the townscape of Tutbury has been considered separately as part of the Extensive Urban Survey (EUS).

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Map 15: Tutbury EUS project
area: HUCAs and HCTs

This project identified eleven HUCAs (cf. 1.3.1 and map 15) as part of the Tutbury
EUS project[63]. Tutbury originated as the centre of an important estate (Tubury
Honor) in the immediate post-Conquest (1066) period. Tutbury Castle, which
survives as a ruin and is protected as a Scheduled Monument (HUCA 1), a priory
(from which the extant Grade I Listed St Mary's Church originates (HUCA 1 and
HUCA2)), and the town plan, which survives in its boundary plots and street pattern
(HUCA 5 and HUCA 6) were all founded at this period. The area of the medieval
town was enclosed by a bank and ditch, the surviving sections of which are known
as the 'Park Pale'. The extent of the medieval town (whether fully developed or not
is currently unclear) is covered by HUCA 2, HUCA 10 and HUCA 11, as well as parts
of HUCAs 4 and 8. The highest number of historic buildings, mostly brick properties
of 18th and 19th century date, are located within HUCA 6.

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[63] Taylor 2012b web: www.staffordshire.gov.uk/extensive-urban-survey

Expansion from the 19th century dominates the historic character of HUCAs 4 and 8, with early 20th century terraces survive within HUCA 3. Housing development of mid 20th to early 21st century date dominates the character of HUCAs 7, 9, 10 and 11, although early properties also survive within these areas.

7.2.2.3   Key Characteristics of the HECZs (map 14)

- Post medieval field systems, which evidence a change in agricultural regimes from open field (cf. 5.3.1) in the medieval period to predominantly pasture, dominate the historic character of TTHECZ 3.

- Part of the Scheduled Monument known as 'Park Pale', a large bank and ditch, survives within TTHECZ 1.

- Field systems of 18th/19th century origin, which were clearly planned out by surveyors, dominate TTHECZ 2. A semi-rectilinear field pattern, which may be of similar (or possibly earlier) origin, is a feature of TTHECZ 1.

- The extant remains of the 'mill fleam' associated with the watermills at Tutbury crosses TTHECZ 1 and TTHECZ 2.

- There is the potential for above and below ground archaeological remains to survive within all four zones.

7.2.2.4   Summary of HECZs

The detailed analysis (Appendix 2) reveals that the zone exhibiting the greatest sensitivity in terms of the historic environment lies to the north west (TTHECZ 1) where a high potential for both above and below ground archaeological remains to survive has been identified. The former includes the remains of the Scheduled town boundary (known as 'Park Pale'), a mill stream and water meadows. The landscape of the zone is clearly associated with the adjacent Tutbury castle and its medieval town (cf. Tutbury EUS).

Above and below ground archaeological remains have also been identified within the other three zones (TTHECZs 2, 3 and 4). There is a high potential for below ground archaeological remains to be present within TTHECZ 2 and TTHECZ 3, whilst a degree of potential has also been identified within TTHECZ 4. In terms of legible heritage assets these are particularly clear within TTHECZ 3 and TTHECZ 4 where they comprise the historic field patterns. In TTHECZ 3 the important earthwork bank and ditch representing the town boundary (known as 'Park Pale') survives as do the historic buildings comprising the small settlement of Owen's Bank. A Grade II Listed milestone survives within TTHEZ 4 and the continuation of the mill stream (noted in TTHECZ 1) also crosses through TTHECZ 2.
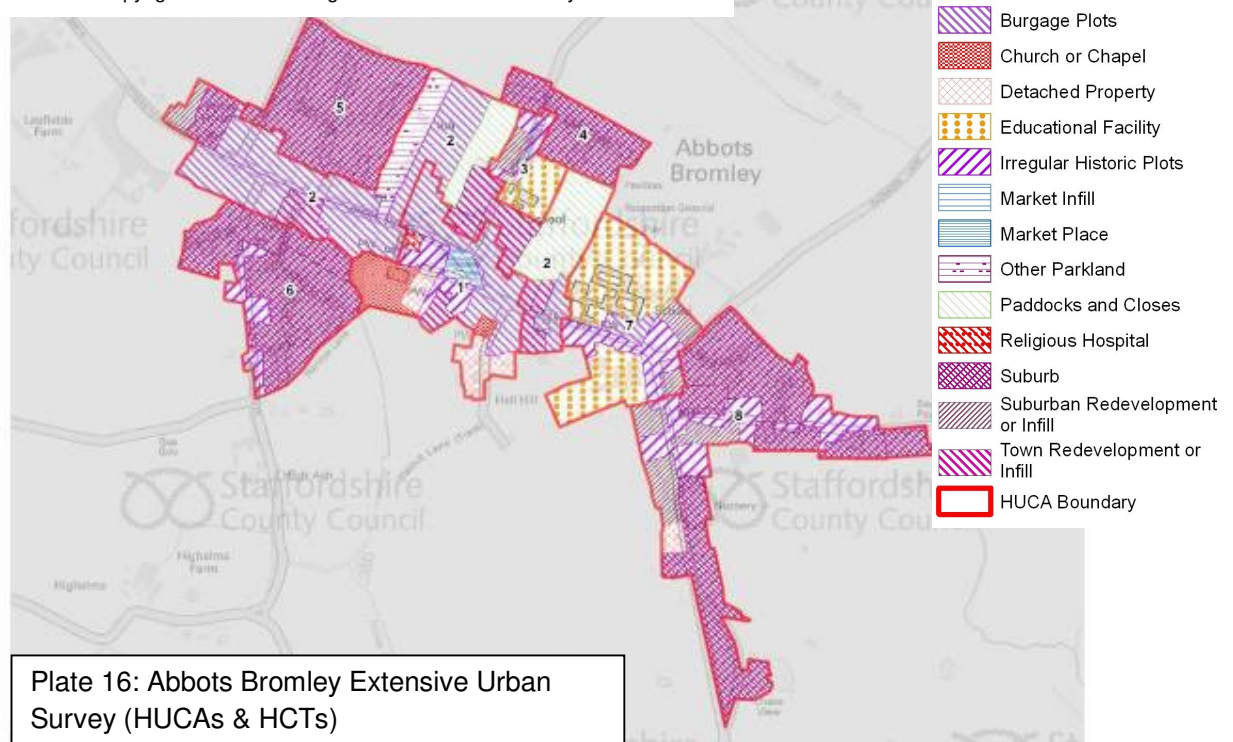
7.3 Rural Settlements (category 2 and 3 villages)

7.3.1 Abbots Bromley

Abbots Bromley was identified as one of the 23 medieval market towns forming part of the Staffordshire EUS project (cf. 1.3 and map 16). The project only covered the extent of the built townscape and did not consider the historic landscape beyond the settlement envelope in any detail.

7.3.1.1 Abbots Bromley EUS

Plate 16: Abbots Bromley Extensive Urban Survey (HUCAs & HCTs)

Eight HUCAs were identified as part of the Abbots Bromley EUS project (map 16).

The earliest settlement, possibly dating to the 11th to 12th century, probably lies within HUCA 1 and incorporates the principal foci of church, market place and probable manor house. The medieval planned town, probably laid out from the early 13th century (the town charter dates to 1227) dominates the townscape character of HUCAs 1, 2 and 7. It is within these three HUCAs that the greatest number of historic buildings, both Listed and unlisted, lie.

Unplanned settlement expansion (dating from any period between the medieval and 18th century) dominates HUCAs 3, 6 and 8. Some mid and late 20th century infilling has also occurred in these areas.

Abbots Bromley expanded beyond its historic core in the mid and late 20th century when housing estates were constructed (HUCAs 4, 6 and 8). HUCA 5 comprises a

housing estate which was built upon the back plots of properties first laid out in the medieval period.

7.3.1.2   Historic landscape character of the hinterland (map 17)

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Map 17: Abbots Bromley Historic Landscape Character and selected heritage assets from HER

The landscape in the immediate hinterland around Abbots Bromley is dominated by post medieval field systems which were created incrementally through the gradual enclosure of the medieval open field system (cf. 5.3.1). These fields, identifiable from the morphology of the field boundaries which exhibit either a reverse 'S' curve (fossilising the line of the medieval plough) or as dog-legs, are shown as 'Piecemeal Enclosure' on map 17. They are particularly located to the north, east and west of the village. The origins of the fields are closely associated with the village's economy during the medieval period. Around Abbots Bromley these fields were probably enclosed from at least the 16th century, with some fields not being created until the 18th century[64]. This represents a move away from communal farming towards the creation of individual holdings and often a change towards a more pastoral economy. A number of small farmsteads dominate to the south of the village and appear to be associated with this landscape, possibly originating as the foci for new holdings created during the post medieval period.

To the south of Abbots Bromley a rectilinear field pattern dominates whose origins are not clearly understood, but which may also have been created from at least the

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[64] Langley 2011: 2.5.2.1

post medieval period. Beyond the immediate hinterlands there are areas where the field morphology suggests that they were planned out by surveyors (cf. 5.4; identified as '18th/19th Planned Enclosure' on map 17). These fields lying to the north east of the village were created following an Act of Parliament passed in 1799 for the enclosure of an area of land known as 'Near Wood'. Only two historic farmsteads stand in this area, testimony to the lightly settled landscape to the north of Abbots Bromley. Moors Farm has a regular courtyard plan form reflecting its early 19th century origins.

A dispersed settlement pattern of historic farmsteads dominates the wider landscape around Abbots Bromley. The majority of these complexes are concentrated along a network of narrow rural lanes to the south of the village; some of which may have early origins. Leafields Farm, a Grade II Listed farmstead lying to the west of Abbots Bromley has been dated to the early 19th century[65]. A Grade II Listed 18th century barn stands at High Elms off Port Lane[66]. The pattern becomes more dispersed to the north, north west and east of Abbots Bromley. Radmore Wood to the north east represents a cluster of farmsteads and other dwellings the majority of which were established in the 20th century. Small-scale planned paddocks continue to dominate the historic character of this landscape, which existed by at least the late 19th century. Two large farmsteads, with historic origins, continue to dominate the character of Dunstall to the north, which is first mentioned in documentary sources in the 14th century[67]. To the east stands Grange Farm, whose Grade II Listed farmhouse has been dated to the 18th century[68]. The small hamlet of Mill Green lying to the south comprises an historic farmstead (Mill Green Farm) and a cottage. The farmstead retains its regular courtyard 'U' plan form, which may have originated from the late 18th century[69]. It is possibly associated with the remains of a corn mill and its extant mill pond which lies to the north west of the farm[70]. Documentary sources suggest that a mill may have stood on this site since the medieval period. Overall the historic landscape character of the hinterland around Abbots Bromley is generally well preserved. There are some areas where greater numbers of field boundaries have been removed, but overall the integrity of the landscape is still legible.

7.3.1.3   *Archaeological Heritage assets*

Little is currently known about the wider landscape around Abbots Bromley in the prehistoric or Roman period, although this is likely to be a result of limited field work and study rather than evidence of the absence of past activity (cf. 5.2).

A low earthwork platform was observed within a field to the east of Abbots Bromley. It is suggested that this may represent the site of a property of unknown date; a late 12th century penny was found nearby, but cannot be proven to represent evidence of

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[65] Staffordshire HER: PRN 11231, PRN 11232 and PRN 11233
[66] Staffordshire HER: PRN 11224
[67] Horovitz 2005: 240
[68] Staffordshire HER: PRN 08724
[69] Staffordshire HER: PRN 55667
[70] Staffordshire HER: PRN 01576 and PRN 55666

occupation[71]. Nothing further is currently known of this site although it suggests the potential for archaeological remains to be present within this area.

7.3.2   Denstone (map 18)

7.3.2.1 Settlement/Built Character

It is clear from historic mapping that by at least the late 18th century Denstone was a dispersed settlement laid out along a network of lanes, the framework of which survives in the extant Alton Road, Oak Road , College Road, Marlpit Lane and Narrow Lane (plate 1). Historic maps suggest that the current B5031, aligned roughly north-south to the east of the extant settlement was constructed between 1775 and the mid 19th century. The pattern of the development of Denstone, and its dispersed nature, has meant that no single settlement core can be identified. Yates' map (1775), which supplies only an indication of settlement location and density, suggests that the key settlement focal points lay along College Road and Oak Road, and it is along these two roads where most properties stood by the late 19th century (cf. plate 1). The earliest known property is the Grade II Listed Stone House a detached early 18th century house standing on the north side of College Road[72].

The reason for Denstone's lack of a focal point is probably due to its status from at least the medieval period as a hamlet lying within the large parish and manor of Alton (lying to the north west)[73]. Denstone is mentioned in Domesday Book (1086), although no details are given, it being described as 'waste' being held by the King, as was Alton at this date[74]. A settlement certainly existed at Denstone by the 13th century, although its form and focus is currently unknown[75].

In 1860 Denstone was established as an ecclesiastical parish and a group of institutional buildings, including All Saints Church, a vicarage (both Grade II* Listed), a National School and a church Hall (Grade II Listed), were constructed in the 1860s as a result[76]. This group of buildings lies along the western side of the B5031, on the periphery of the modern main settlement, and just to the west of the Churnet Valley. They form a linear development and presumably represent an attempt to form a focal point to the settlement. Their importance is magnified by the fact that they were all designed in a gothic revival style by the eminent architect G. E. Street. The architect also designed the lych gate and a churchyard cross as well as the stable and coach house for the vicarage (all of which are Grade II Listed). Their presence is also testimony to the philanthropy of Sir Thomas Perceival Haywood, Bart. of Dove

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[71] Staffordshire HER: 03963
[72] Staffordshire HER: PRN 08753
[73] Alton lies in Staffordshire Moorlands District and also formed one of the Staffordshire EUS towns www.staffordshire.gov.uk/extensive-urban-survey and part of the Staffordshire Moorlands HEA.
[74] Taylor 2013: 2.4.1.1 and 2.4.1.2
[75] Staffordshire Historical Collections volume 7 part 1 and volume 6 part 1 on British History Online web http://www.british-history.ac.uk/ viewed 06/06/2013 - Tenements are recorded in Pleas Rolls during the reign of Edward I (1272 to 1307) and it is described as a vill in 1288. Five tax payers are recorded in the Lay Subsidy of 1327.
[76] Staffordshire HER: PRN 13004, PRN 11331, PRN 11330 and PRN 11329, PRN 11332 and PRN 11336

Leys[77]. This investment may be seen as an Anglican response to the buildings designed by A. W. N. Pugin at Alton Castle for the lord of the manor (which included Denstone), the Earl of Shrewsbury, in the 1840s[78].
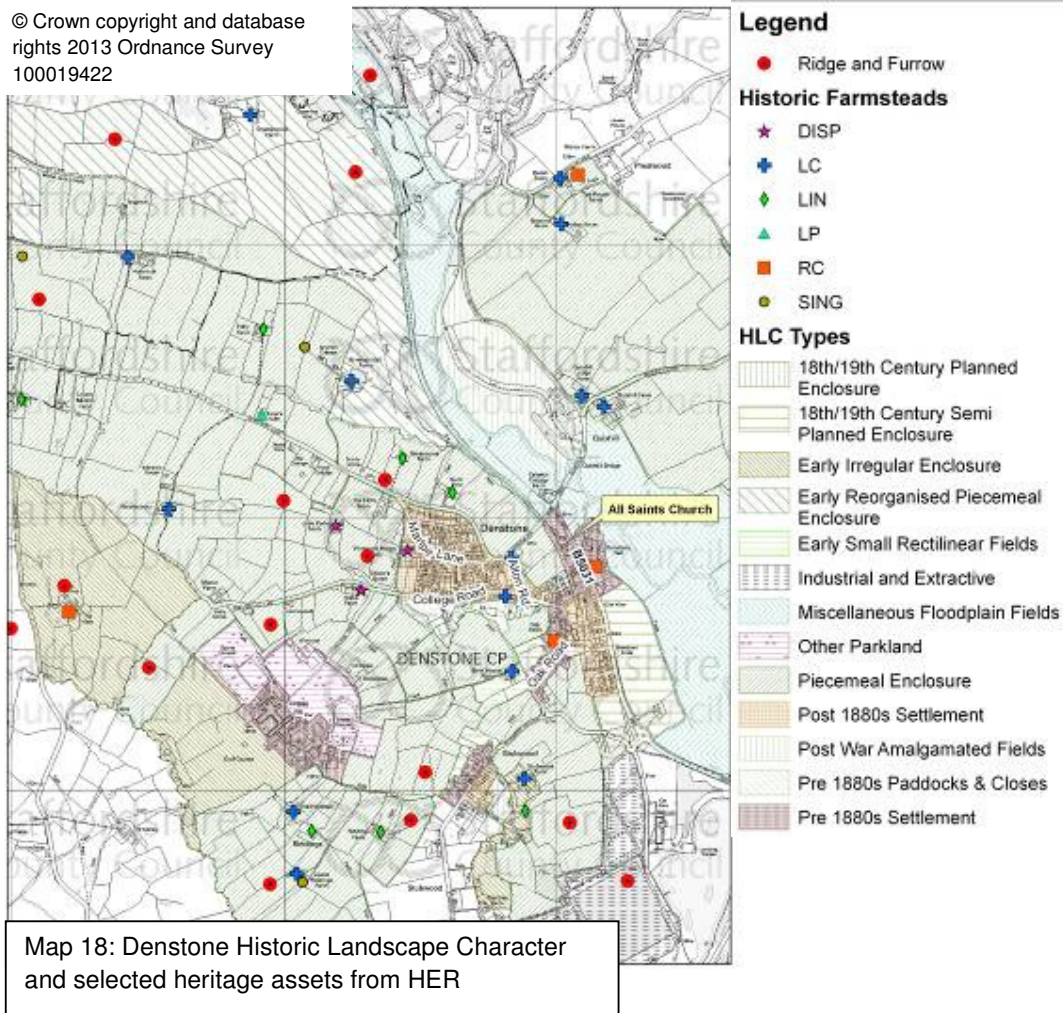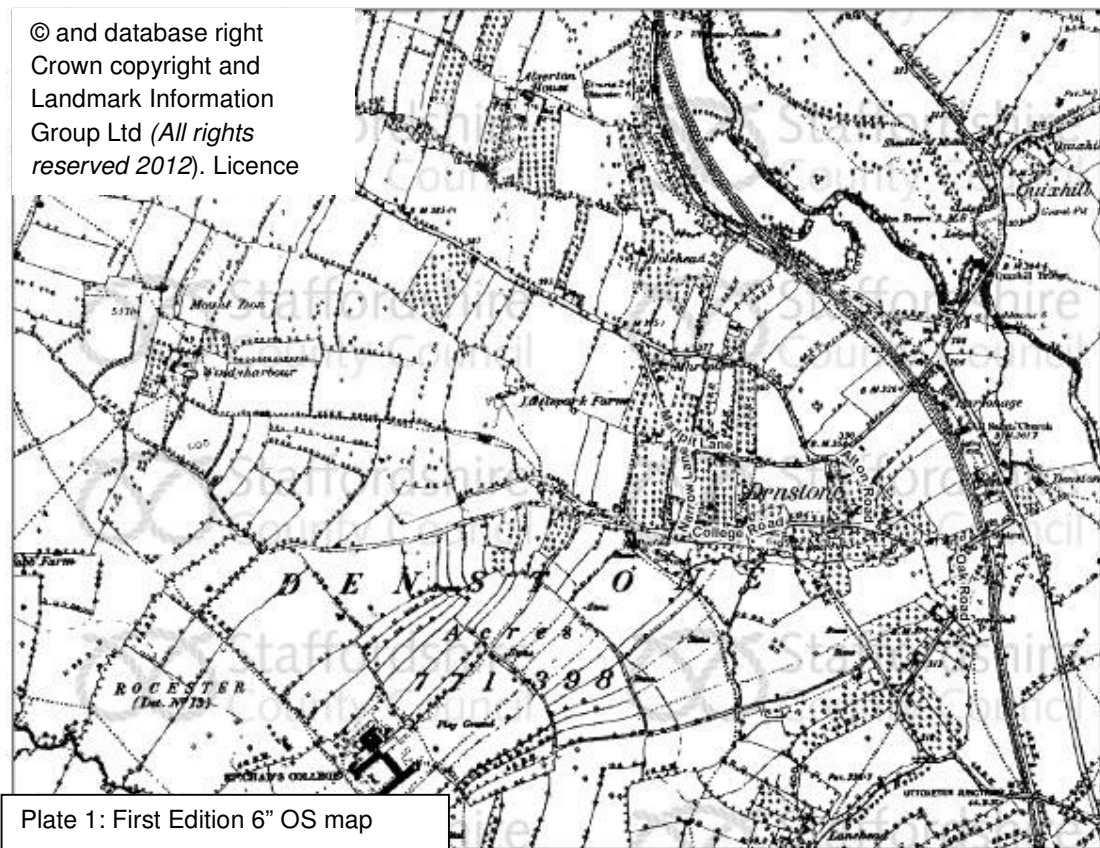

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Legend

- ● Ridge and Furrow

Historic Farmsteads

- ★ DISP
- ✚ LC
- ◆ LIN
- ▲ LP
- ■ RC
- ◉ SING

HLC Types

- 18th/19th Century Planned Enclosure
- 18th/19th Century Semi Planned Enclosure
- Early Irregular Enclosure
- Early Reorganised Piecemeal Enclosure
- Early Small Rectilinear Fields
- Industrial and Extractive
- Miscellaneous Floodplain Fields
- Other Parkland
- Piecemeal Enclosure
- Post 1880s Settlement
- Post War Amalgamated Fields
- Pre 1880s Paddocks & Closes
- Pre 1880s Settlement

Map 18: Denstone Historic Landscape Character and selected heritage assets from HER

Plate 1 reveals that the economy by the late 19th century was also reliant upon market gardening or fruit growing (orchards) in the fields between properties. It is in these areas that the 20th century expansion of Denstone has occurred. Along the historic lanes, 20th century houses were built piecemeal and reveal a range of architectural styles, although the majority are detached. Small housing estates, set within short cul-de-sacs, are also a feature particularly between College Road and Alton Road, as well as to the west of the B5031 (south of the junction with College Road). These areas are represented by a higher proportion of semi-detached houses. Map 18 reveals the areas where the highest concentration of 'Pre 1880s Settlement' and 'Post 1880s Settlement' lies at Denstone. However, because of its previously dispersed settlement pattern individual historic buildings survive among the newer properties and contribute to the local character of the village. The majority

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[77] Kellys Directory 1896: 139 viewed 06/06/2013 on Historical Directories Web www.historicaldirectories.org/hd/
[78] Taylor 2013: HUCA 1

of the historic buildings are of brick and probably date to the 18th/19th century; the exception to this character is the Grade II Listed Stone House (see above), which as its name suggests is built of stone[79].

Plate 1: First Edition 6" OS map

7.3.2.2 Historic Character of the Hinterland

Denstone is surrounded by a well-preserved field system which was enclosed during the post medieval period and which exhibits evidence of its origins as part of the village's medieval open field system (cf. 5.3.1). The extant field pattern, shown as 'Piecemeal Enclosure' on map 18, was created incrementally through the gradual enclosure of open fields and is identifiable by the morphology of the field boundaries which exhibit either a reverse 'S' curve (fossilising the line of the medieval plough) or as dog-legs. The evidence for open fields also survives in the form of ridge and furrow earthworks which have been identified in the landscape around Denstone, but particularly to the south and north west.

The enclosure of open fields during the post medieval period represents a move away from communal farming and towards the creation of individual holdings and often a change towards a more pastoral economy. By the 19th century the land around Denstone was "almost entirely devoted to grazing and dairy produce"[80]. It is likely that Denstone's reliance on cattle began in the 17th century and formed part of

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[79] Staffordshire HER: PRN 08753
[80] Kellys Directory 1896: 140 viewed 06/06/2013 on Historical Directories Web www.historicaldirectories.org/hd/

an agricultural movement which was concentrated in the Dove Valley, approximately 2km to the east, and focused upon the market town of Uttoxeter.

The pattern of dispersed settlement survives across the wider landscape with many small historic farmsteads, although four are also located within Denstone itself. Many of these small farmsteads were probably established in the post medieval period as part of the creation of individual holdings following the enclosure of the open fields, although some may have had medieval antecedents. The majority originated with plan forms suggestive of incremental (unplanned) development and a number are well preserved or largely retain their original plan forms.

The line of the disused Churnet Valley branch line of what had once been the London and North Western Railway is well preserved within the landscape as well as within Denstone itself. The railway was opened in 1849, but passenger trains were withdrawn in 1965 and goods trains not long after[81]. The section of the line between Denstone and Oakamoor (to the north west) now forms a public footpath/cycleway. The railway station, which once stood off College Road, has since been demolished but the platform remains as a feature. The line of the railway through Denstone also fossilises the earlier route of the Caldon Canal.

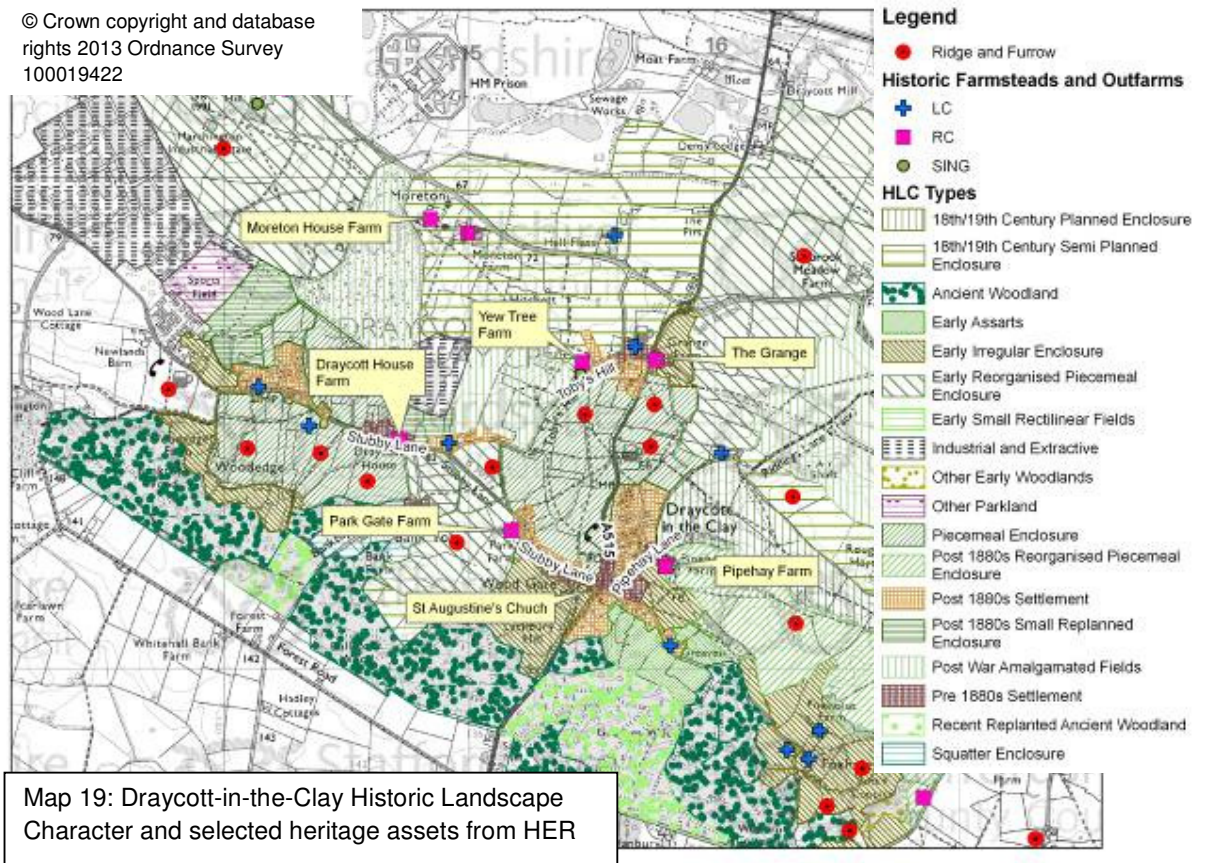*7.3.2.3 Potential for unknown Heritage Assets*

Little is currently known about the wider landscape around Denstone in the prehistoric or Roman period, although this is likely to be a result of limited fieldwork and study rather than evidence of the absence of past activity (cf. 5.2). The archaeological potential is likely to be high within the area given its location adjacent to the Dove and Churnet valleys, the confluence of these rivers lying 3km to the south of the village. Rocester, which originated as a Roman fort and settlement, lies 1.75km to the south east.

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[81] Staffordshire HER: PRN 50754

7.3.3 **Draycott in the Clay** (map 19)

A detailed history of Draycott in the Clay can be found in 'The Victoria History of the counties of England: a history of the county of Staffordshire volume 10: Tutbury and Needwood Forest'[82].

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Map 19: Draycott-in-the-Clay Historic Landscape Character and selected heritage assets from HER

7.3.3.1 *Settlement/Built Character*

Like Denstone (7.2.3.1) Draycott in the Clay also originated as a dispersed settlement laid out along a network of lanes, the framework of which survive in the extant Toby's Hill and Stubby Lane (plate 2). The main route through the settlement is now along the A515. This route was established circa 1766 as a turnpike road linking Ashbourne, Sudbury and Yoxall, its creation effectively by-passing the earlier route along Toby's Hill[83]. The late date of the A515 is identifiable by the lack of development between the junctions of Toby's Hill (to the north) and Stubby Lane (to the south) on late 18th and mid 19th century maps[84]. Further changes to the road network were made between the late 18th and early 19th century with the straightening of part of Stubby Lane to the south east of its junction with Toby's Hill;

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[82] Tringham 2007: 148-156. This volume is made accessible at the Staffordshire Record Office; contact details can be found at http://www.staffordshire.gov.uk/leisure/archives/contact/sro/home.aspx Other copies may be available in the county's libraries http://www.staffordshire.gov.uk/leisure/librariesnew/libraries.aspx
[83] Ibid: 150; Higgins 2008: 144
[84] Yates' 1775; David & Charles (1" OS map)

the original route survives as a narrow lane (cf. plate 2). Two Grade II Listed mileposts survive at Draycott, one associated with the 1766 route and the other with the later Stubby Lane route[85].

Draycott is recorded in Domesday Book (1086) and until the 20th century it lay within the large parish of Hanbury. It did not possess its own church until the extant St Augustine's Church, a corrugated iron structure with belfry, was built in 1923 at the junction of the A515 and Stubby Lane[86]. This road junction has become the principal focal of point of Draycott since the mid/late 19th century with the construction of a National School and the contemporary red brick properties which lie adjacent (cf. map 19). One of the earliest settlement foci, possibly from the medieval period, may have been in the area around the extant The Grange farmstead and the northern section of Toby's Hill[87]. The earliest known properties within the project area are located along the latter comprising two Grade II Listed mid 18th century farmhouses (Toby's Hill Farm and Yew Tree Farm) (cf. map 19)[88].

Other settlement focal points, existing by at least the late 18th century, included along the eastern end of Stubby Lane in an area known as Wood Gate and further west along Stubby Lane (plate 2). At Wood Gate a farmstead, a number of red brick cottages and a 19th century Wesleyan Methodist Chapel survive, although further houses were added in the mid and late 20th century (cf. 'Pre-1880s Settlement' and 'Post-1880s Settlement' on map 19). The settlement further west along Stubby Lane lay in the vicinity of the extant Draycott House Farm and the Grade II Listed Draycott Lodge, which has been dated to the late 18th century[89]. Documentary evidence records that this settlement, marked as 'Stubby Lane' on Yates' map (1775) existed as a separate hamlet in the mid 16th century[90].

Further historic dispersed settlement survives on the eastern side of the A515 along Pipehay Lane where detached cottages, principally of red brick, survive (cf. map 19). The pattern is suggestive of possible squatter settlement, whose origins are currently unclear. The name of the lane was taken from an estate presumably centred upon the extant Pipehay Farm which existed by the early 13th century[91]. It is probable that the estate was formed through assarting and the name of the continuation of this lane (Riddings Lane) appears to support this hypothesis (cf. 7.3.3.2).

The location of historic farmsteads, which all existed by the late 19th century, reinforce the character of dispersed settlement in and around Draycott (map 19; cf. 7.3.3.2).

Expansion during the 20th century has concentrated, in the form of small estates, along the eastern side of the A515 (cf. map 19). Ribbon development has concentrated on the north side of Stubby's Lane from its junction with the A515 whilst other modern houses have been built as infill or expansion on Toby's Hill.

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[85] Staffordshire HER: PRN 51371 and PRN 11252
[86] Staffordshire HER: PRN 55772
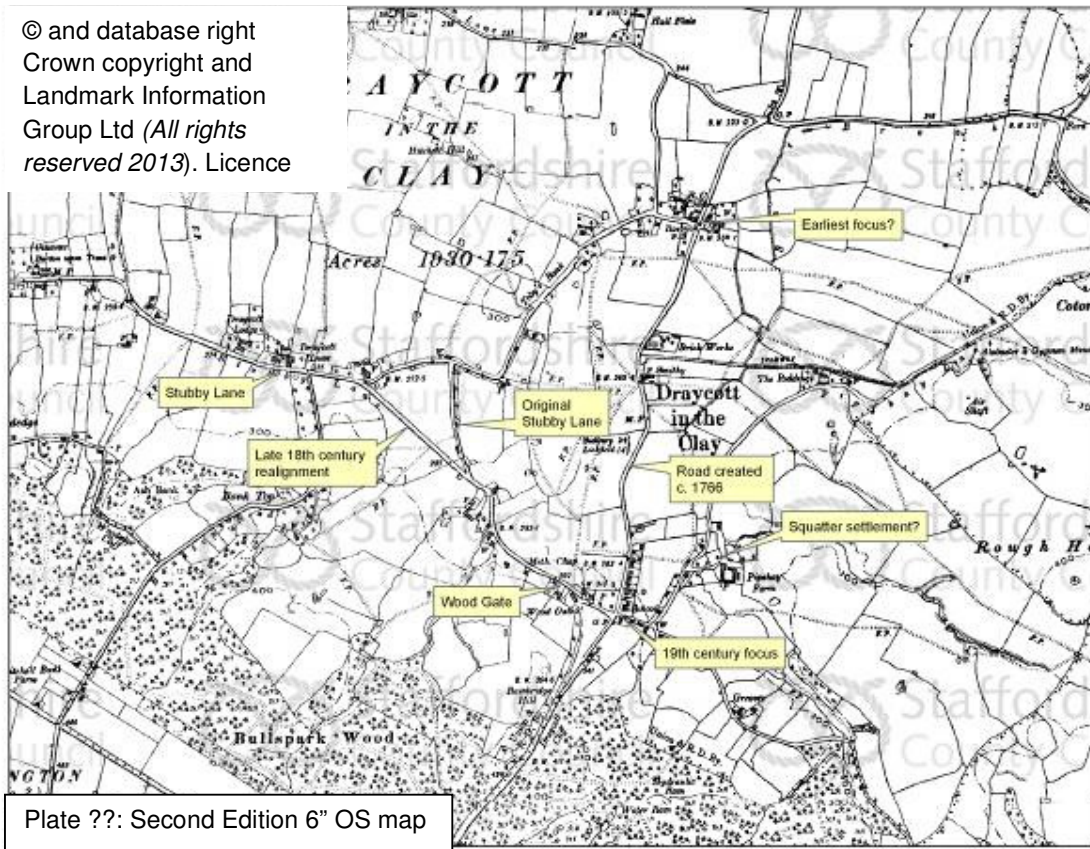[87] Tringham 2007: 149
[88] Staffordshire HER: PRN 11253 and PRN 11254
[89] Staffordshire HER: PRN 11251
[90] Tringham 2007: 149
[91] Ibid: 152-3

Plate ??: Second Edition 6" OS map

7.3.3.2   Historic Character of the Hinterland

Historic sources suggest that, despite its apparent dispersed nature, the agricultural economy of Draycott in the Clay by at least the 14th century was based upon an open field system comprising at least three fields (Holywall, Coton and Hay)[92]. The location of these individual fields is not known with any confidence, but evidence for the open field system survives within the modern landscape. Large areas of ridge and furrow earthworks survive around Draycott, which represent the fossilisation of the individual strips that each inhabitant would have farmed (cf. map 19). The historic field pattern, which is well preserved (along with the ridge and furrow), survives in the area between the recognised historic cores along Toby's Hill, Stubby Lane and the A515, as well as further west along Stubby Lane (in the area of Draycott House and Draycott Lodge) as 'Piecemeal Enclosure' (cf. map 19). This field pattern was created incrementally through the gradual enclosure of the open fields and is identifiable by the morphology of the field boundaries which exhibit either a reverse 'S' curve (fossilising the line of the medieval plough) or as dog-legs (cf. 5.3.1). Documentary sources for Draycott suggest that this process began on land owned by the lord of the manor in the 15th century, but the land farmed in common by the inhabitants only began to be enclosed from the later 17th century[93]. Later changes to the 'Piecemeal Enclosure' probably associated with improvements to agricultural management from the later 18th century are legible within the

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[92] Ibid: 153
[93] Ibid.

landscape to the north east and west in the form of 'Early Reorganised Piecemeal Enclosure' (cf. map 19). In these areas it is straight field boundaries which indicate the changes to earlier field patterns, but the earlier 'S' curve and dog-legs also survive.

To the east of the A515 an area of fields has been classified as '18th/19th Century Planned Enclosure' on map 19 which suggests the complete re-planning of a field system or a new enclosure out of heath or meadow land as part of this same process of agricultural improvement.

The majority of the historic farmsteads around Draycott are small to medium in size, but represent a mix of both regular and loose courtyard plan forms. Regular courtyard farmsteads (which included Pipehay Farm, Park Gate Farm and The Grange) suggest that the extant buildings may also have been constructed as part of the improvements to agricultural productivity from the 18th century onwards (map 19). However, this may represent re-building rather than new holdings being established, as shown by Pipehay Farm which documentary records suggests has medieval origins (cf. 2.3.3.1). Larger regular courtyard farmsteads, where considerable investment appears to have been made in order to improve agricultural productivity, can be found in the wider landscape and includes Draycott House Farm and Moreton House Farm (cf. map 19). Some of the regular courtyard farmsteads can be seen to be associated with field systems where investment in their reorganisation is also apparent, particularly with areas of 'Early Reorganised Piecemeal Enclosure' and '18th/19th Century Semi Planned Enclosure' (cf. map 19). Loose courtyard farmsteads, all of which are small or medium in size, may represent those farmers who were not in a position to invest in wholesale rebuilding, but rather developed in a piecemeal fashion.

Greater landscape change, dating from the later 20th century, can be found to the north east of Draycott in the vicinity of Coton in the Clay where fields have been considerably enlarged to increase productivity. Elsewhere the integrity of the historic landscape character has been retained.

7.3.3.3   Potential for unknown Heritage Assets

Only a few sites are currently known relating to prehistoric and Roman activity in the wider landscape around Draycott. These include two sites, neither of which has been investigated, but which may represent prehistoric activity. They are both located on hill tops or higher land and are almost equidistant from Draycott; one at Row Hill lying approximately 1.9km to the north east and the other at Forest Bank approximately 2.5km to the west[94]. The latter, which survives as a mutilated earthwork, has been interpreted as a possible Iron Age promontory fort. A small number of prehistoric finds have been found across the wider landscape including a Neolithic/Bronze Age polished flint axe, bronze palstave and a socketed spearhead both dating to the Bronze Age[95]. These items confirm that humans were active during the period, but they do not contribute to an understanding of how the landscape was being utilized. In conclusion there remains the potential for
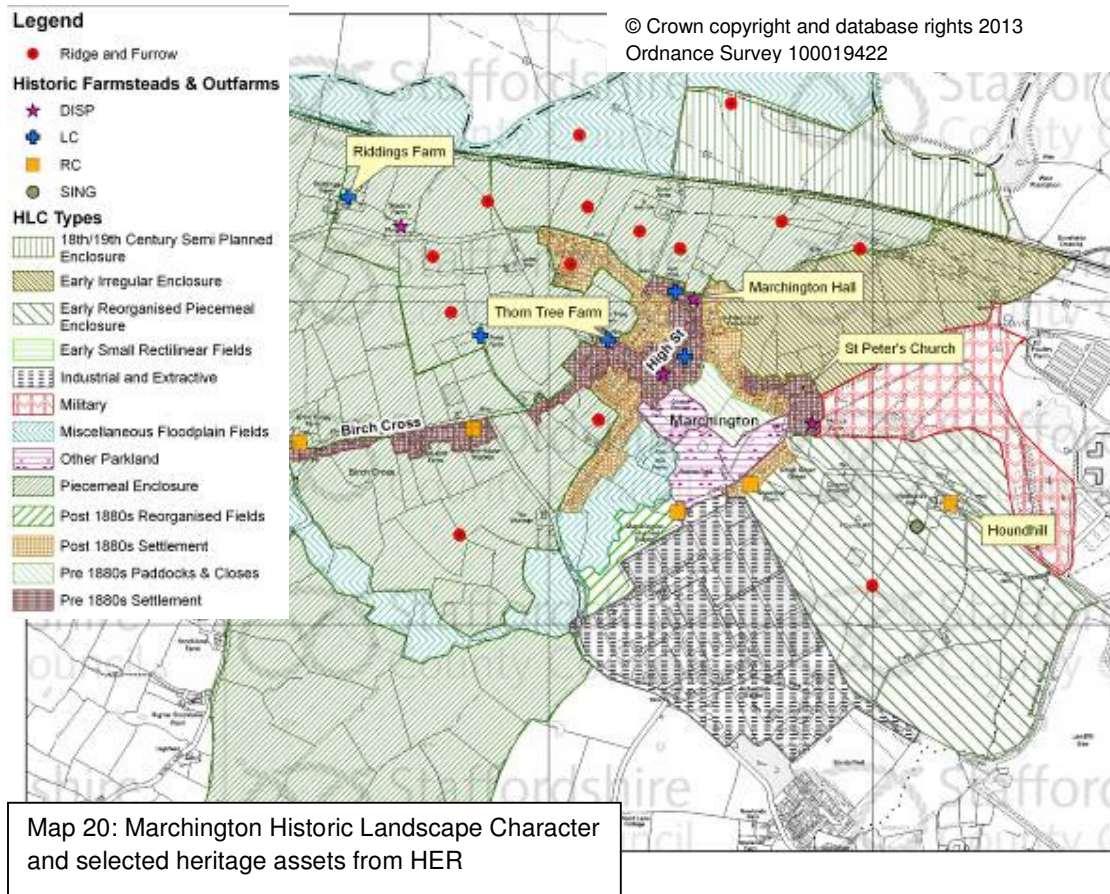
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[94] Staffordshire HER: PRN 04084 and PRN 00727
[95] Staffordshire HER: PRN 00722, PRN 01759 and PRN 60880

prehistoric activity around Draycott potentially associated with the possible hillfort and other enclosures.

7.3.4 Marchington (map 20)

A detailed history of Marchington can be found in 'The Victoria History of the counties of England: a history of the county of Staffordshire volume 10: Tutbury and Needwood Forest'[96].

Map 20: Marchington Historic Landscape Character and selected heritage assets from HER

7.3.4.1 Settlement

The earliest references to an estate at Marchington occurs in a grant of land made in 951 AD and in Domesday Book (1086) where it is recorded as a large settlement, by Staffordshire's, standards with 27 households based on a mixed economy of arable, meadow and woodland resources[97]. Like Draycott in the Clay it lay in Hanbury parish until the late 19th century when a separate parish was formed[98]. A dependant chapel existed at Marchington, however, by the 12th century, which is assumed to

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[96] Tringham 2007: 156-172. This volume is made accessible at the Staffordshire Record Office; contact details can be found at http://www.staffordshire.gov.uk/leisure/archives/contact/sro/home.aspx Other copies may be available in the county's libraries http://www.staffordshire.gov.uk/leisure/librariesnew/libraries.aspx
[97] Staffordshire HER: PRN 02503; Hawkins & Rumble 1976: 10:4
[98] Tringham 2007: 156 and 166

have been located upon the site of the extant Grade II* St Peter's Church[99]. The latter was built of red brick in the mid 18th century by Richard Trubshaw in a classical style. Its tower topped by a cupola is a particularly distinctive feature of the landscape. A manor house is recorded as being under construction in the 13th century, which by the late 15th century was being tenanted[100]. The location of this medieval manor house is unknown, but it has been suggested that it may have stood on or within the vicinity of the extant Grade II* Marchington Hall[101].

Like Denstone and Draycott, Marchington also retains the character of a dispersed settlement. By the late 18th century it existed along several lanes: Church Lane, The Square, High Street and much of Bag Lane, which is largely covered by the Marchington Conservation Area. The densest concentration of housing occurred along the High Street/The Square axis, where several post medieval buildings survive (cf. plate 3). The earliest known of these is James House farmhouse which dates from the late 16th/early 17th century and retains decorative timber framing in one gable end[102]. There are two 17th century timber framed properties in the High Street; a small Grade II Listed timber framed house, associated with a later farmstead, and further south another, unlisted timber framed property possibly of similar date[103]. The number of post medieval properties, particularly farmhouses, may be associated with the rise in the number of freeholders within the settlement from the 17th century[104].

The Square at the northern end of this principal axis is the focus of a number of historic buildings, the focal point of which is the Grade II* Marchington Hall, dated to 1690, which is an imposing red brick property built by the then lord of the manor (either John Egerton, earl of Bridgwater or his son Charles)[105]. Standing adjacent, to the east, is the Grade II Listed Tetley House, an ostensibly early 19th century red brick property of three storeys, which retains internal structural evidence for 17th century origins[106]. To the south of a triangular green lie the Grade II Listed former almshouses, of red brick with ashlar dressings, built in the mid 19th century for the Chawner family of Marchington Hall[107].

The High Street represents a mix of properties being dominated by modest red brick cottages of probable 19th century date, whilst the north is dominated by larger detached houses standing in their own grounds. Some redevelopment and infilling has occurred along this axis during the mid and late 20th century. The southern end of High Street, at its junction with Bag Lane, is dominated by two large Grade II red brick farmhouses, including James House with its early origins and Yew Tree Farmhouse, which is a three storey property dating to the mid 18th century[108].

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[99] Staffordshire HER: PRN 08791
[100] Tringham 2007: 160
[101] Staffordshire HER: PRN 08794
[102] Staffordshire HER: PRN 08798
[103] Staffordshire HER: PRN 11282
[104] Tringham 2007: 163
[105] Ibid: 160-1
[106] Staffordshire HER: PRN 08793
[107] Staffordshire HER: PRN 11283
[108] Staffordshire HER: PRN 08797

Settlement also focuses around St Peter's Church on Church Lane where historic buildings also survive. However, none of these buildings have been closely dated, although timber framing was reported to survive to the rear of an informal row of two storey red brick cottages[109]. Modern housing has been constructed to the south of Church Lane on land which had formed part of a field system (cf. 7.3.4.2).

The only other known post medieval buildings, are two Grade II Listed 17th century timber framed properties, which lie beyond the main areas of settlement along the western end of Bag Lane (St Anne's Cottage) and further west at Birch Cross (Christmas Cottage) (cf. map 20)[110]. A number of farmsteads, testament to Marchington's rural economy, are still legible within the settlement plan. This includes Thorn Tree Farm, which incorporates a Grade II Listed farmhouse, of mid 18th century date standing on Bag Lane[111].

Earthworks, interpreted as possible house platforms, were reported as lying to the north of the church[112]. This evidence may suggest that settlement within Marchington has shifted, although there is currently no dating evidence for when this may have occurred. It does, perhaps, offer a possible history for the development of the village, which may have been based upon the two foci of church and manor house, although this is dependent upon whether these buildings can be shown to stand upon the site of their medieval predecessors. In this scenario the earliest settlement may be seen to be associated with the site of the 12th century chapel. A degree of settlement re-planning may have occurred possibly in the 13th century associated with the construction of the manor house away from the chapel (cf. map 20). The Square/High Street may therefore represent an attempt by the lord of the manor to refocus the settlement along this axis with the manor house as its focal point. To date no archaeological work has been carried out in Marchington which could assist with an understanding of its historical development.

The late 19th century Ordnance Survey plan (plate 3) reveals that orchards once existed within small enclosures in and around the areas of historic settlement, although not as extensive as those around Denstone (cf. 7.3.2.1). Documentary evidence reveals that during the 17th century several farmers were making cider, and it is possible that the orchards represent the remnants of that industry[113]. Paddocks were also a feature of the landscape lying between the areas of settlement, but these have mostly disappeared for housing development during the mid and late 20th century (cf. plate 3 and map 20). Modern housing has also extended, as ribbon development, along Church Lane, Allens Lane, the south side of Moisty Lane and the east side of Jacks Lane during the late 20th century (cf. 'Post 1880s Settlement' on map 20).
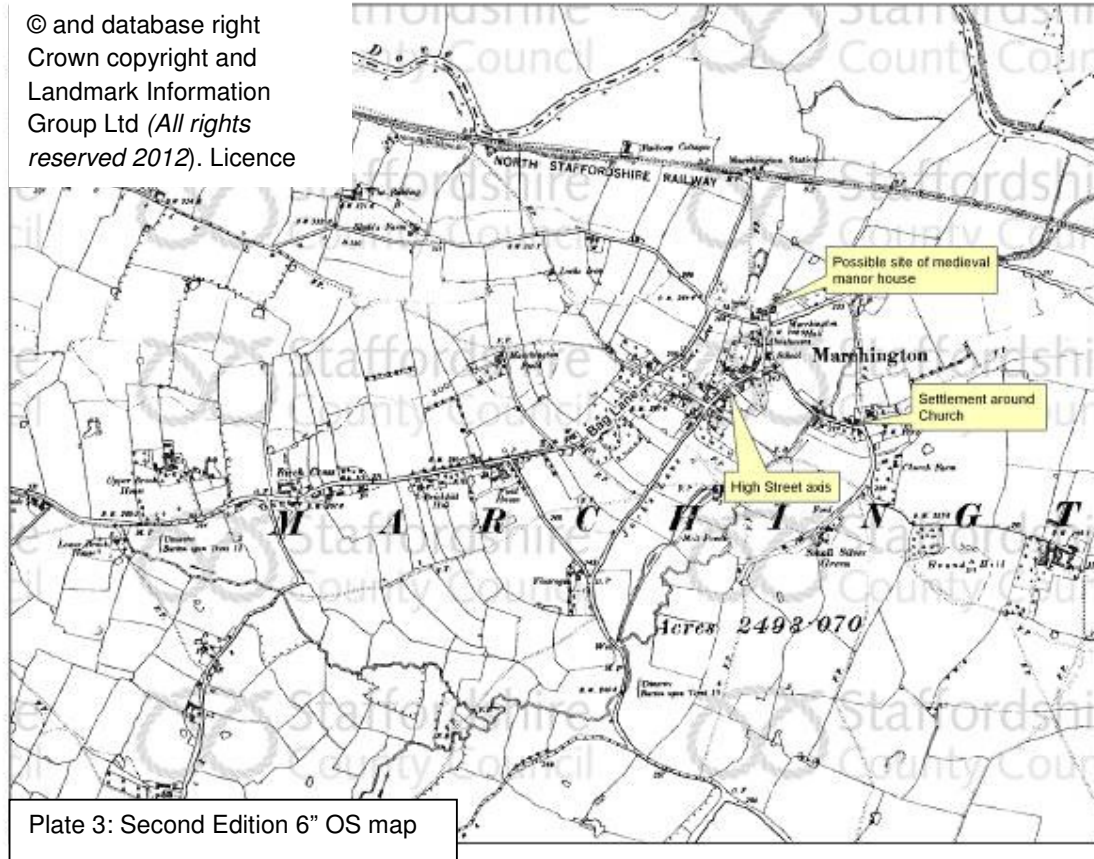
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[109] Staffordshire County Council c.1970
[110] Staffordshire HER: PRN 08800 and PRN 11278
[111] Staffordshire HER: PRN 53088 and PRN 11276
[112] Staffordshire HER: PRN 03752
[113] Tringham 2007: 163

Plate 3: Second Edition 6" OS map

7.3.4.2   Historic character of the hinterland

Open fields are mentioned in medieval documents, with four being recorded by the mid 16th century[114]. The remains of the open fields are fossilised within the landscape in the form of ridge and furrow earthworks, which survive across large areas in and around Marchington (cf. map 20; cf. 5.3.1). The open fields were enclosed incrementally by private agreements between individual landholders during the post medieval period resulting in a field pattern known as 'Piecemeal Enclosure' (cf. map 20; 5.3.1).   This field pattern is well preserved around Marchington, particularly to the north, west and south, and is identifiable by the morphology of the field boundaries which exhibit either a reverse 'S' curve (fossilising the line of the medieval plough) or as dog-legs. The fields lying alongside the River Dove to the north ('Miscellaneous Floodplain Fields' on map 20) probably originated as open meadow land in the medieval period (40a being recorded in Domesday Book), which was probably enclosed during a similar period to the 'Piecemeal Enclosure'.

To the south east of the main village core a cricket ground and playing fields have been established during the 20th century to serve the growing population. Further south east lies a large industrial estate ('Industrial or Extractive' on map 20), which originated as part of a large army camp and depot established over a considerable area to the east of Marchington between 1941 and the late 1960s when the army

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[114] Ibid: 163

left[115]. Part of the former MoD site is still legible within the landscape to the east of the church where one possible Nissen hut survives, along with the bases of others and the road network (HLC Type 'Military' on map 20)[116]. Within the area of the former army base stands the Grade II Listed 17th century Houndhill Hall and its fields. The field pattern around the hall originated in the medieval period as part of an open field system which was also enclosed to form 'Piecemeal Enclosure'. However, it is clear that later re-planning of the field system and of the farmstead itself, occurred probably in the 18th or 19th century, associated with wider agricultural improvements at this date ('Early Reorganised Piecemeal Enclosure' on map 20; cf. 5.4). Despite these changes the origins of the landscape are still clear in certain field boundaries which retain a reverse 'S' curve form. Houndhill Hall, originated as the focus of an estate first mentioned in the late 12th century when it was granted by the overlord William de Ferrers, Earl of Derby, to Engenulph de Houndhill. A manor house certainly existed at Houndhill by the late 14th century apparently located to the south east of the extant hall as depicted on an estate map of 1720[117]. The extant farmstead has been identified as a large regular courtyard with multiple yards which suggests that it was substantially rebuilt probably from the 18th century.

The settlement pattern across the wider landscape is dominated by dispersed historic farmsteads; although six are concentrated within the two settlement foci discussed in 2.3.4.2. Within the village the farmstead plan forms are dominated by small loose courtyards and larger dispersed clusters. Both plan forms are indicative of the incremental development of the farmsteads over time, rather than representing a single phase of development (as is often the case in regular courtyard forms). These, along with the date of three of the farmhouses to the 17th or 18th centuries, suggest that they could have originated at an early, possibly even medieval, date. Farmsteads of similar form can be found in the wider landscape particularly to the west of Marchington. It is possible that in this area they may represent the colonisation of newly enclosed land (out of the open fields) from the 15th century onwards. The name of Riddings Farm, to the north, may suggest that it was created at an earlier date and be associated with the conversion of woodland or heathland to farmland during the medieval period.

A number of farmsteads within this landscape are regular courtyards, of varying size, but suggesting a single phase of construction. They may represent either new or rebuilt farmsteads of 18th/19th century date. This is probably associated with the increasing importance of dairy farming within this landscape from the early 18th century onwards[118]. These farmsteads, therefore, probably reflect the desire of local farmers to invest in the latest agricultural innovations, which included building design, to maximise their productivity in this period (cf. 5.4).

Linear settlement at Birch Cross probably represents the establishment of settlement during a later period (but by the late 18th century)[119]. The Grade II Listed Field House is the earliest known property on this axis dating to the late 18th century and

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[115] Tringham 2007: 159
[116] Staffordshire HER: PRN 50756 and PRN 50757
[117] Tringham 2007: 161-162 and fn.11 (p.162)
[118] Ibid.
[119] Yates 1775

associated with a probably contemporary (and extant) regular courtyard farmstead with working buildings aligned on three sides of the central yard.

7.3.4.3   Potential for unknown Heritage Assets

Only a few sites are currently known relating to prehistoric and Roman activity in the wider landscape around Marchington (which overlaps partly with Draycott). One site which has not been investigated, but which may represent prehistoric activity is an earthwork enclosure lying on Forest Bank approximately 1.5km to the south[120]. It survives as a mutilated earthwork and has been interpreted as a possible Iron Age promontory fort. A small number of prehistoric finds have been found across the wider landscape including a Neolithic/Bronze Age polished flint axe, bronze palstave and a socketed spearhead both dating to the Bronze Age[121]. Roman finds, including two coins, were found in Kingstone parish to the north west[122]. These items confirm that humans were active during the period, but they do not contribute to an understanding of how the landscape was being utilized. In conclusion there does remain the potential for prehistoric activity around Marchington associated with the possible hillfort and other enclosures.
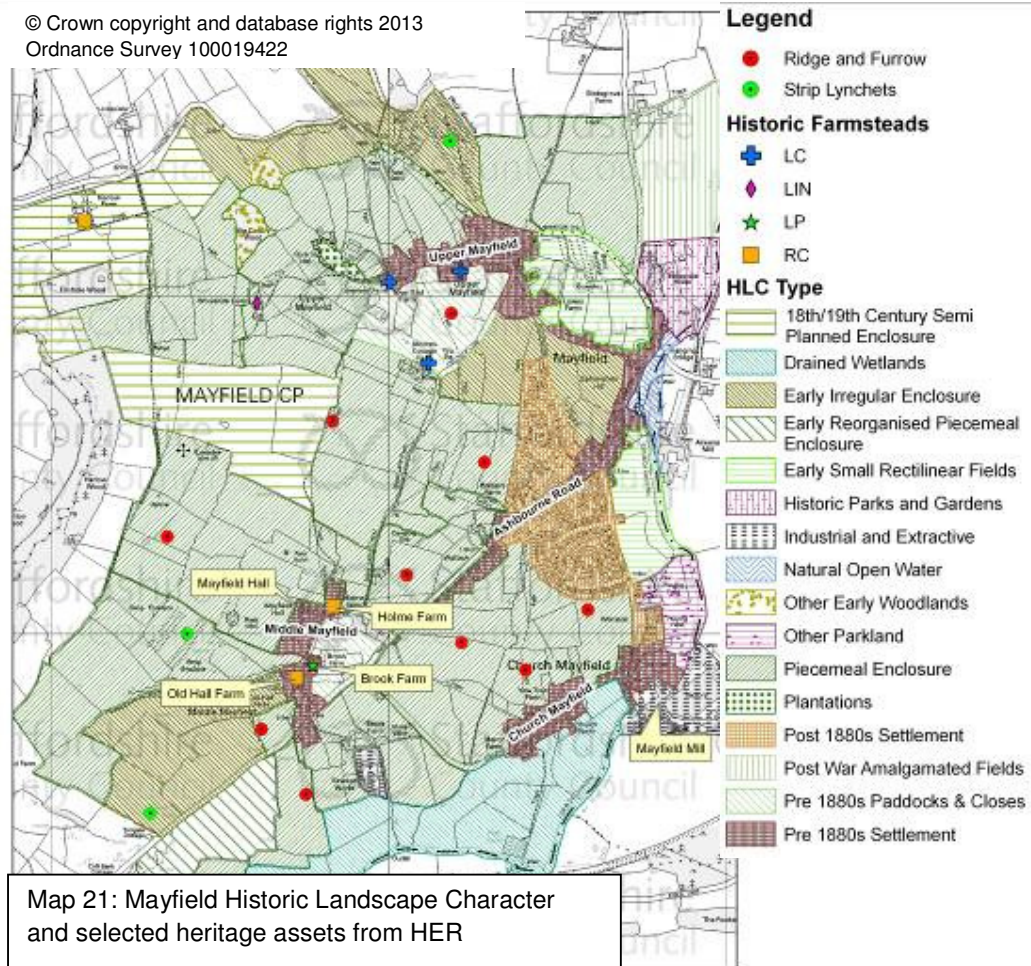
The proximity of the River Dove does suggest the potential for prehistoric activity within the river valley close to Marchington. Archaeological investigations elsewhere along the River Dove (at Uttoxeter Quarry) have recovered evidence of late Neolithic pit digging and Bronze Age burial activity. Late prehistoric activity within other river valleys within the east of the county is also known (such as the River Trent and the River Tame).

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[120] Staffordshire HER: PRN 04084 and PRN 00727
[121] Staffordshire HER: PRN 00722, PRN 01759 and PRN 60880
[122] Staffordshire HER: PRN 60510

7.3.5 (Church & Middle) Mayfield (map 21)

Map 21: Mayfield Historic Landscape Character and selected heritage assets from HER

The project area concentrates upon the two historic settlements of Church and Middle Mayfield, with the hamlet of Upper Mayfield largely lying out of scope although it is considered as part of the wider landscape (cf. 7.3.5.2).

7.3.5.1 Settlement

An estate at Mayfield, which included dependent settlements probably referring to Woodhouses, Cotton and Butterton is recorded in Domesday Book (1086) when it was held by the King. The entry suggests 12 households and a priest resided on the estate[123]. The precise settlement development which led to the existence of the three separate hamlets of Church, Middle and Upper Mayfield is currently uncertain.

The presence of a priest recorded in Domesday Book (1086) suggests that a church existed, possibly having been established in the early medieval period (pre-1066). This may have been located on the site of the extant Grade I Listed St John's Church in Church Mayfield where the earliest fabric has been dated to the late 12th

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[123] Staffordshire HER: PRN 02506; Hawkins & Rumble 1976: 1/23

century[124]. This would suggest that Church Mayfield may have originated as an early focus for settlement, possibly from the early medieval period.

That there were several settlement foci by at least the late 13th century may be evidenced by references to "Over Matherfeud (sic)" in 1293 which Horovitz suggests may refer to Church Mayfield[125]. It is recorded as "Kirkematherfeld" in 1386 and three separate settlements are first recorded in the late 16th century as "Over Mathefylde, Mydle Mathefeld and Nether Mathefylde"[126]. Yates' map (1775) records the extant Upper Mayfield as 'Over Mayfield' and it is possible the name recorded in 1293 may in fact refer to this settlement. Yates' map suggests that the settlement at Church and Middle Mayfield was dispersed in nature (although there is a suggestion of nucleation at Upper Mayfield) with Church Mayfield appearing to be the smallest of the three hamlets. It also shows that Middle Mayfield was strung out along the extant Hall Lane/Hermitage Lane which is the original route; it was by-passed by the present B5032 circa 1766[127].

Since the 18th century Church Mayfield has expanded to a greater degree than Middle Mayfield. This was due to the development of the cotton mill on the River Dove from the 1790s. The Grade II Listed Mayfield House lying to the north of the mill, dated to the 18th century, originated as the mill owner's house with its own garden[128]. Mill workers' cottages dominate the area to the south west of the mill and its planned nature creates a model village feel[129]. The Church Mayfield Conservation Area Appraisal noted that historic mill buildings and the model village are characteristic of a "Pennine mill town"[130]. Stone properties dominate this area, but two red brick terraces are also present to the north on Coneygree Lane built in 1913 and 1914[131]. The church lies to the west at a distance from the mill settlement. The church is the earliest building with fabric dating to the medieval period. The earliest known domestic building in this area is the Grade II Listed pair of houses (The Vicarage) dated to the late 18th century[132]. Former agricultural red brick buildings lie adjacent and opposite to The Vicarage and contribute to the rural character of this part of Church Mayfield. Housing expansion has occurred to some degree during the later 20th century as infill among earlier properties.

A larger number of nationally Listed buildings survive at the small settlement of Middle Mayfield. This settlement retains a strong rural character in its setting and in the surviving historic buildings. Some of the earliest known buildings within the parish lie within Middle Mayfield which date to the 17th century. These properties, all Grade II Listed, comprise Devron Cottage in Hollow Lane; Brookhouse Farmhouse and Holme Farmhouse, as well as the Grade II* Old Hall Farmhouse[133]. All of these properties are of stone construction, with timber framing surviving internally at Devron Cottage and Old Hall Farm. The manor of Mayfield was granted to the Priory

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[124] Staffordshire HER: PRN 00588
[125] Horovitz 2005: 384
[126] Ibid.
[127] Higgins 2008: 107
[128] Staffordshire HER: PRN 13085 and PRN 40185
[129] East Staffordshire Borough Council 2008a: 11
[130] Ibid: 18
[131] Staffordshire HER: PRN 55772 and PRN 55771
[132] Staffordshire HER: PRN 50523
[133] Staffordshire HER: PRN 11382, PRN 08812, PRN 08816 and PRN 08819

of Tutbury in the medieval period and documentary evidence suggests that they had a house there by at least the early 14th century[134]. The nature and location of this property is unknown. The origins of the property 'Old Hall' is equally unclear and it would only be speculation to suggest that the two may be in some way associated. It is possible that 'Old Hall' has its origins in the post-Dissolution period when the manor was sold to the Aston family[135].

The Grade II Listed Mayfield Hall, which lies at the northern end of Middle Mayfield, dates to the late 18th century, although documentary evidence and a fireplace (with the date "1608") suggests that it may have originated in at least the early 17th century[136]. However, it should also be considered that the fireplace may have been removed from another property (elsewhere or an earlier property on this site) and inserted into this building. Other evidence at old Hall include barrel vaulted stone cellars have also been cited as evidence for an earlier building, some suggesting possibly even of medieval origin[137]. Bearing in mind this evidence however, it is reasonable to suggest that an earlier house on this site may be a contender for any earlier house belonging to the priory or the post-Dissolution manor house. The gardens at Mayfield Hall have been shown to be largely unaltered from a plan of 1764. It has been speculated that it may represent a terraced garden of late 17th century origin, although other periods of origin, including of the mid 18th century, have been postulated[138].

Three farmsteads contribute to the rural character of Middle Mayfield associated with Old Hall Farm, Brook Farm and with Holme Farm to the north. The Grade II Listed farmhouse of the latter also dates to the 17th century, and is a two storey stone built property, which contributes to the sense of early settlement. Two of the farmsteads, whilst probably originating in at least the post medieval period, retain historic buildings of regular courtyard plan forms. Old Hall Farm was the larger of the two farmsteads being a full regular courtyard with buildings on four sides of a central yard; the eastern side being formed by the farmhouse. The farm buildings of Holme Farm are arranged as a regular courtyard 'L' plan which form two sides of a yard area. The form of these farmsteads suggests that they were re-planned probably in the late 18th/19th century as part of the wider improvements to agriculture that were occurring in this period (cf. 5.4). In both cases the farmsteads have been expanded beyond their historic plans. The earliest surviving of these three farmsteads is the Grade II Listed Brook Farm which dates to the 17th century and comprises a farmhouse and attached outbuilding[139]. It represents a small farmstead typical of upland landscapes.

Other historic buildings include the Grade II Listed mid 18th century The Hermitage and other detached houses (including the early 19th century Grade II Listed Brook House) and cottages, the majority of which date to the 19th century, located on the

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[134] Wrottesley 1889 BHO online viewed 17/06/2013 http://www.british-history.ac.uk
[135] East Staffordshire Borough Council 2008b: 4
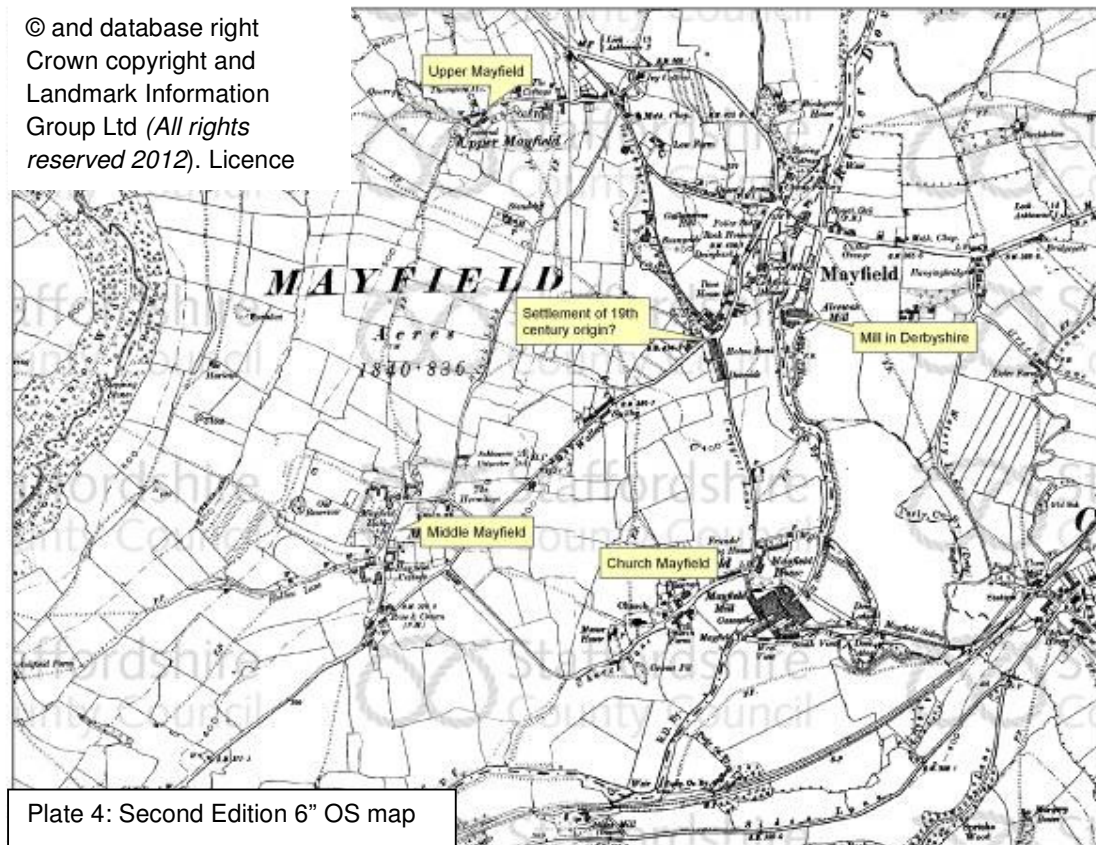[136] Staffordshire HER: PRN 08825; Mowl & Barre 2009: 10; East Staffordshire Borough Council 2008b: 4
[137] East Staffordshire Borough Council 2008b: 4
[138] East Staffordshire Borough Council 2008b 2; Staffordshire HER: PRN 40186
[139] Staffordshire HER: PRN 08812

Ashbourne Road (B5032) and its junction with Hall Lane/Hermitage Lane[140]. There has been minimal development during Middle Mayfield during the 20th century.

The majority of 20th century residential expansion around Mayfield has concentrated on housing estates lying on either side of the Ashbourne Road to the north of Church Mayfield (cf. 'Post 1880s Settlement' on map 21). Settlement in this area expanded during the 19th century, where properties of this date survive, which was probably associated with the development of Alrewas Mill lying on the eastern side of the River Dove in Derbyshire (cf. plate 4).

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Plate 4: Second Edition 6" OS map

7.3.5.2   Historic character of the hinterland

The landscape around the three historic settlements of Church, Middle and Upper Mayfield is dominated by a well-preserved field system enclosed during the post medieval period and which exhibits evidence of its origins as part of the village's medieval open field system (cf. 5.3.1). The extant field pattern, shown as 'Piecemeal Enclosure' on map 21, was created incrementally through the gradual enclosure of the open fields and is identifiable by the morphology of the field boundaries which exhibit either a reverse 'S' curve (fossilising the line of the medieval plough) or as dog-legs. The evidence for open fields also survives in the form of ridge and furrow earthworks and strip lynchets which have been identified in the landscape around the villages (cf. map 21). The enclosure of the open fields during the post medieval

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[140] Ibid: 2; Staffordshire HER: PRN 08813 and PRN 08808

period often represents a move away from communal farming towards the creation of individual holdings and often a change towards a more pastoral economy.

There is a dispersed settlement pattern of small hamlets with few isolated farmsteads. The majority of historic farmsteads are located within Middle Mayfield (cf. 7.3.5.1) and Upper Mayfield. Three isolated farmsteads are represented lying to the north east and include two small farmsteads typical of upland landscapes.

7.3.5.3   Potential for unknown Heritage Assets

There is evidence for prehistoric activity in the landscape around the Mayfields in the form of Bronze Age barrows. Three survive as earthworks: Row Low barrow, a Scheduled Monument, lying 1.17km south west of Middle Mayfield; Harlow Barrow (although largely ploughed down) lying 750m to the north west of Middle Mayfield and Mayfield Low, associated with probable medieval strip lynchets (all of whose earthworks are also Scheduled) lying 350m to the east of Upper Mayfield[141]. There is little evidence to date for Roman activity although a paved surface recorded in 1845 was interpreted as being evidence for a Roman road[142]. In conclusion there does remain the potential for prehistoric activity around the Mayfields associated with the Bronze Age barrows

7.3.6   Yoxall (map 22)

A detailed history of Yoxall can be found in 'The Victoria History of the counties of England: a history of the county of Staffordshire volume 10: Tutbury and Needwood Forest'[143].

7.3.6.1   Settlement/Built Character

In contrast to the previous villages Yoxall appears to be more nucleated in its form with a linear village being depicted on Yates' map of 1775. It lay, however, in a wider landscape dominated by dispersed settlement comprising small hamlets such as Bond End to the south; Morrey to the south west; Woodhouses to the east and Hadley End to the north west. This is a pattern which is still discernible in the modern landscape (cf. map 22 and plate 5). Furthermore documentary evidence suggests that the development of Yoxall itself may be the result of several settlement foci which have coalesced (cf. plate 5). In the 14th century these foci were known as 'Reeve End' which lay to the north west of the church, 'Smelles or Snelles End' (now Snails End) to the far north, 'Bridge End' presumed to lie near Town Hill and 'Bond End'[144]. In the late 19th century the latter lay 325m to the south of Yoxall with little development linking the two (cf. plate 5). The northern part of Bond End became incorporated into Yoxall village in the later 20th century with the construction of small

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[141] Staffordshire HER: PRN 00071, PRN 00458 and PRN 00469; English Heritage National Heritage No. 1009410 and 1002963
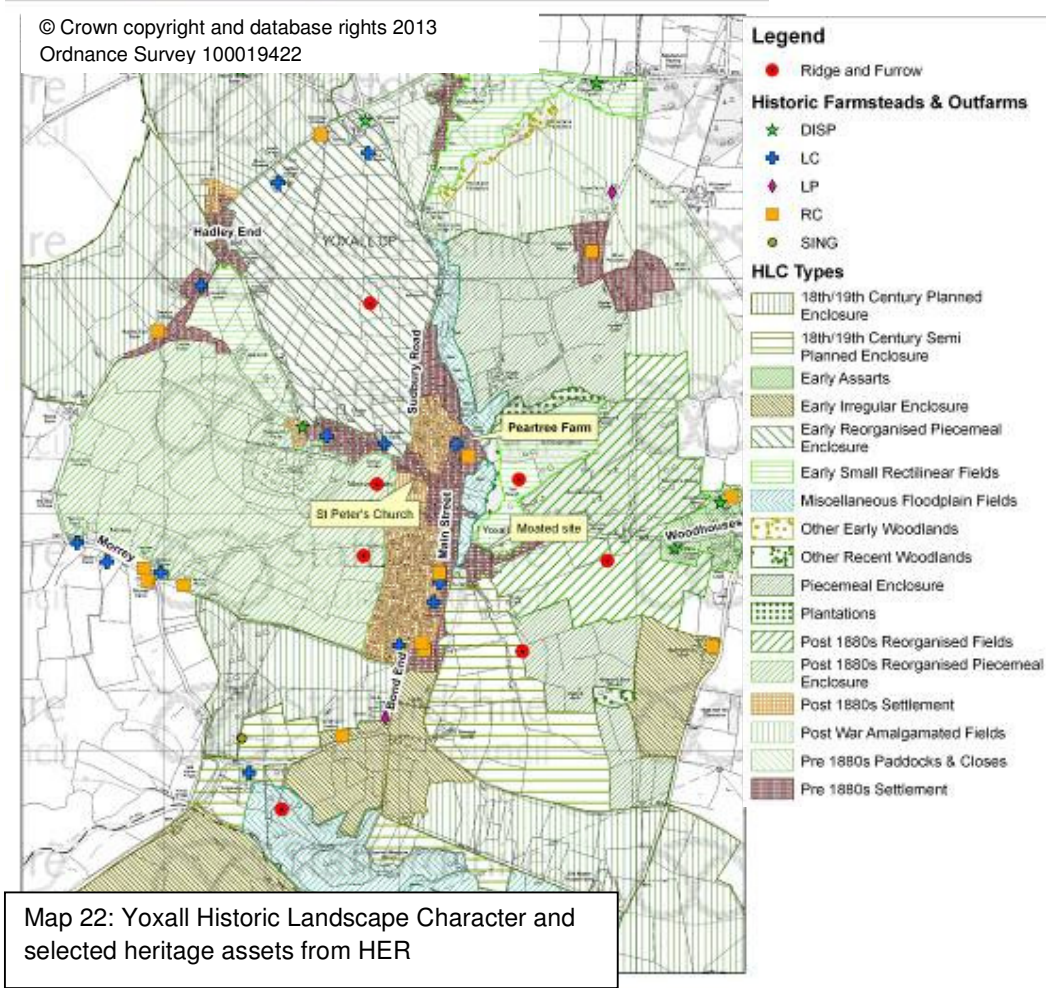[142] Staffordshire HER: PRN 00457
[143] Tringham 2007: 281-306. This volume is made accessible at the Staffordshire Record Office; contact details can be found at http://www.staffordshire.gov.uk/leisure/archives/contact/sro/home.aspx Other copies may be available in the county's libraries http://www.staffordshire.gov.uk/leisure/librariesnew/libraries.aspx
[144] Tringham 2007: 284

housing estates along the length of the eastern side of Main Street and Bond End (cf. 'Post 1880s Settlement' on map 22).

Map 22: Yoxall Historic Landscape Character and selected heritage assets from HER

It appears that Bridge End may have become incorporated into the main village by the post medieval period as it is not recorded in later documents. Similarly houses at Reeve End were counted with the main settlement in the 1530s. There were 11 houses recorded at Snails End at this date, which presumably lay along a northern continuation of the extant Victoria Street which is no longer legible within the settlement. The location of the extant properties at Snail End, whose long gardens front onto Sudbury Road, recalls the probable location of this earlier settlement[145]. The date at which this early north-south route became supplanted by the Sudbury Road is unknown, but it predated Yates' map of 1775. It may be associated with the creation of a turnpike route linking Yoxall Bridge (or Hall Bridge) to Ashbourne. Sudbury Road is now the northern continuation of King Street, although it is clear that the latter has at least medieval origins. This is supported by the presence of the Grade II Listed Reeve End Cottage which may date to as early as the 14th century[146].

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[145] Hunt 2007
[146] Staffordshire HER: PRN 11040

Settlement at Yoxall may have early medieval origins; the manor is recorded in Domesday Book (1086) where it formed part of the bishop of Chester's (later of Lichfield and Coventry) holdings in Staffordshire[147]. A separate entry is not given for Yoxall so it is unclear how many households there were or what resources were present. The location of this settlement is unknown, but it likely that it lay along the extant Main Street located around the site of the Grade II* Listed St Peter's Church[148]. The origins of the church are unclear and it is not known whether there was a church pre-dating the extant building whose earliest fabric dates to circa 1200. The medieval manor house was probably located to the west of Yoxall, on Town Hill, where the earthwork remains of a moated site survive[149]. It is generally believed that moated sites in the West Midlands dated to the 13th century or later, which leads to the possibility that an earlier manorial site existed potentially associated with the property known as 'Old Hall', which once stood to the south of Savey Lane[150]. Documentary evidence suggests that a manor house existed by 1272 possibly associated with the Ferrer family ownership of the manor by at least the mid 13th century[151]. The moated site is seen as being peripheral to Yoxall, but it may have formed part of settlement at Bridge End, although the nature of this activity is currently unknown.

A high proportion of early historic domestic buildings survive within Yoxall, all of which are Grade II Listed with the exception of Pear Tree Farmhouse which is Grade II*. The earliest known of these are Reeve End Cottage and Pear Tree Farmhouse which have been identified as retaining elements suggestive of 14th century origins[152]. The latter is testimony to the early origins of Victoria Street which had formed part of the original north-south route through the village. Two houses have been dated to the 16th century and a further 21 have been dated to the 17th century. The majority are located along Main Street, Victoria Street, Hadley Street and Bond End. The majority of these properties originated as timber framed houses, although many have since been either re-fronted in brick or rendered. A number retain visible timber framing which contributes to the local historic character of Yoxall. The majority of the remaining historic buildings both listed and unlisted are of red brick and date to the 18th and 19th centuries. Given the number of earlier timber framed houses which have been re-fronted and otherwise altered, there remains a high potential for further historic buildings to retain earlier architectural fabric within their structures.

The nucleation of Yoxall principally dates to the 20th century when further housing was constructed either as small estates beyond the original historic cores or as infill properties between earlier houses (cf. map 22). The historic cores of Yoxall are still characterised by the historic buildings and this is reflected in the designation of the Yoxall Conservation Area.

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[147] Staffordshire HER: PRN 02612; Hawkins & Rumble 1976: 2/22
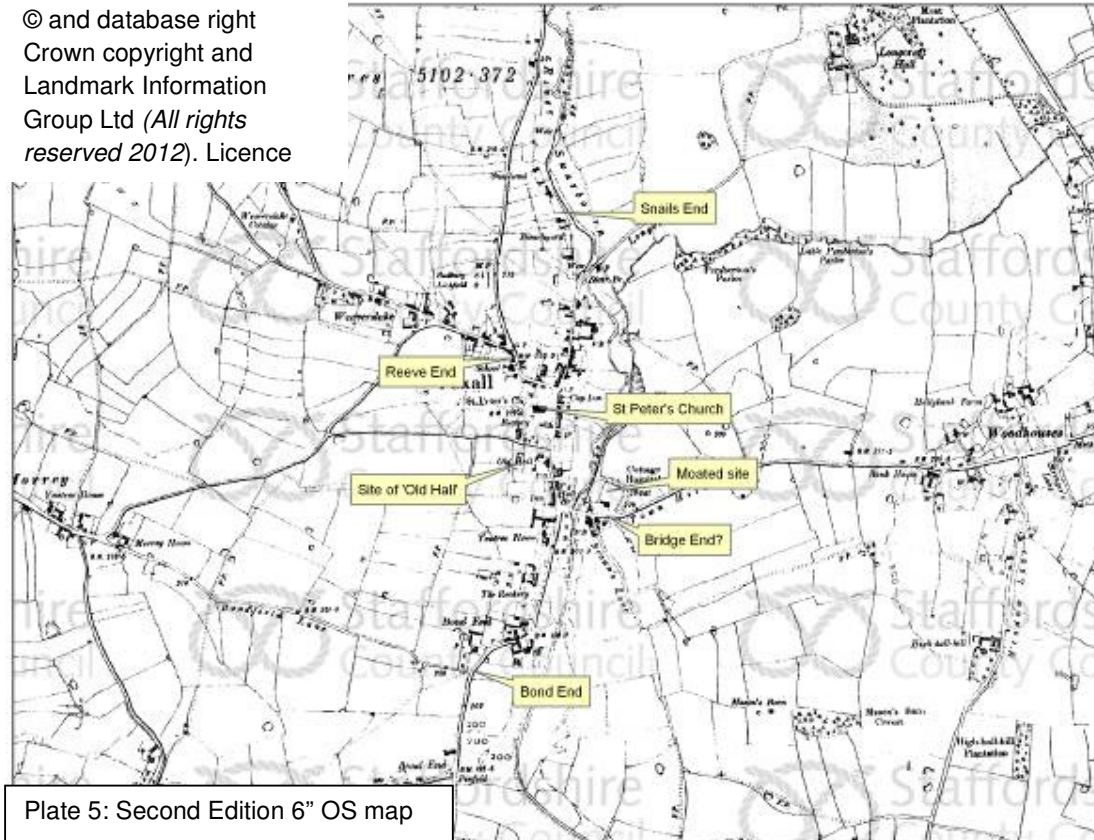[148] Hunt 2007; Staffordshire HER: PRN 08652
[149] Staffordshire HER: PRN 00934
[150] Hunt 2007
[151] Tringham 2007: 287
[152] Staffordshire HER: PRN 11040 and PRN 08655

Plate 5: Second Edition 6" OS map

7.3.6.2   Historic character of the hinterland

There are a number of historic field systems surviving around Yoxall exhibiting
evidence for a diversity of origins. Within the immediate vicinity of the settlement
they originated as open fields in the medieval period (cf. 5.3.1). Three open fields,
known as Hall, Stockyng (sic) and "the field of the bondmen", are recorded in the 14th
century[153]. Other fields are recorded later including Church field, Northcroft and
Bridge field[154]. Ridge and furrow earthworks, which fossilise the line of the plough
across the open field, have been identified on aerial photography in a number of
areas around Yoxall (cf. map 22). The open fields were enclosed incrementally by
private agreements between individual landholders, a process recorded as taking
place by the mid 17th century, resulting in a field pattern known as 'Piecemeal
Enclosure' (cf. map 22)[155]. 'Piecemeal Enclosure' survives across two areas to the
north east and south east of Yoxall (map 22). The large area described as 'Early
Piecemeal Enclosure' on map 22 has a morphology which suggests some re-
planning of the post medieval field pattern probably associated with improvements to
agricultural management from the later 18th century (cf. 5.4). In this area it is
straightened field boundaries which indicate the changes to the field patterns, but the
earlier 'S' curve and dog-legs boundaries also survive. These changes to the
landscape represent change in the agricultural economy from a rotational cropping
system carried out by the whole community to the creation of individual holdings and

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[153] Tringham 2007: 289
[154] Ibid.
[155] Ibid.

a greater emphasis on pasture. Around Yoxall the pasture was to facilitate dairy farming; a process which was under way in the 16th and 17th century and continued to be important to the local economy into the 19th century[156].

The field system to the west of Yoxall had also originated as part of the medieval open fields being enclosed as 'Piecemeal Enclosure'. During the post-war period this field pattern has seen the removal of many boundaries to facilitate increased arable productivity (cf. 'Post 1880s Reorganised Piecemeal Enclosure' on map 22). Despite this many of the distinctive field boundaries ('S' curve and dog-leg) survive so that the origins of the field pattern is still legible within the landscape.

Elsewhere around Yoxall the historic field patterns predominantly originated in the later 18th/19th century and are typified by straight field boundaries, which were clearly laid out by surveyors (cf. '18th/19th Planned Enclosure' and '18th/19th Semi Planned Enclosure' on map 22; 5.4). These field systems lying to the south of Yoxall are probably associated with the creation of a water meadow system which lined the River Trent. The features comprising the water meadows in this area are generally well-preserved and include the earthwork remains of the panes as well as associated structures.

The planned enclosure to the north west was enclosed under the 1811 Act of Parliament which led to the enclosure of Needwood Forest (cf. 5.4). This landscape had previously comprised heath land and woodland[157].

Beyond Yoxall the historic farmsteads mostly cluster in small hamlets notably Morrey to the west, Woodhouses to the east and Weaverslake to the north west. The majority are smaller farmsteads principally of either loose courtyard plan form or a dispersed plan form (cf. map 22). Also present are larger regular courtyard farmsteads some of which are associated field patterns either created or re-planned during the 18th/19th century. This plan form suggests a single phase of construction, and may represent either new or rebuilt farmsteads during the 18th/19th century. These farmsteads probably reflect the desire of local farmers to invest in the latest agricultural innovations, which included building design, to maximise their productivity in this period.

7.3.6.3   Potential for unknown Heritage Assets

Evidence for prehistoric and Roman activity around Yoxall concentrates within the Trent Valley lying to the south. This is partially due to the intensive study which has been made of this river valley over many years where numerous cropmarks have been identified on aerial photography (cf. 5.2). Our understanding of these periods elsewhere around Yoxall is poor by comparison. However, the evidence does suggest potential for activity within this landscape.

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[156] Ibid: 290
[157] Yates' 1775

7.3.7 Discussion of the Villages

- All of the villages originated as dispersed settlements with the exception of Abbots Bromley, which was promoted as a nucleated market town during the medieval period. Evidence for this historic plan form survives within Abbots Bromley along with numerous historic buildings. The dispersed settlement pattern form most clearly survives among the Mayfield villages where Church Mayfield and Middle Mayfield retain their individual historic character. Dispersed settlement is still legible within Draycott-in-the-Clay with the discrete focal points of Toby's Hill and Stubby Lane. The greatest nucleation which is the result of 19th century road changes occurred along the eastern side of the A515 later in that century; with greater concentrations of development being located there during the 20th century. The dispersed character of both Denstone and Marchington has been impacted by the development of houses during the 20th century including upon paddocks and orchards lying between earlier properties. The nucleation of Yoxall is also largely the result of 20th century development. Larger housing development has concentrated to the north west of Denstone and to the west of Yoxall.

  It is recommended that any development should be located to reinforce the dispersed settlement patterns associated with the Mayfield villages and Draycott-in-the-Clay in particular. It should be born in mind that piecemeal development could, ultimately, lead to the coalescence of discrete settlements and erode the historic dispersed pattern. Any proposed development should be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (cf. Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF)[158].

- Historic buildings, both listed and unlisted, and historic street patterns make important contributions to the historic character of all of the settlements. All designated heritage assets and their settings are covered under para. 132 of NPPF[159]. Locally important buildings and structures should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)[160].

- The historic landscape character is particularly well preserved around Abbots Bromley; Denstone; the north and western sides of Draycott-in-the-Clay; the north, west and southern sides of Marchington; around both of the Mayfield villages and to the north east and south of Yoxall.

  It is recommended that the fabric of the historic landscape, including historic field boundaries and any associated ridge and furrow earthworks, be conserved or enhanced to ensure its legibility for the benefit of present and future generations.

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[158] Ibid.
[159] Department for Communities and Local Government 2012. Web:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf
[160] English Heritage 2012: http://www.helm.org.uk/

- There is the potential for below and above ground archaeological remains to survive within the villages and their hinterlands. Within the villages this may be in the form of archaeological deposits associated with their historic development as well as within the fabric of historic buildings (both listed and unlisted). Within the wider landscape their remains the potential for below ground archaeological remains to survive associated with activity from the prehistoric period onwards. The above ground remains include earthworks such as ridge and furrow and water meadows. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[161].

- Proposals relating to the change of use and conversion of historic traditional farmsteads should refer to the East Staffordshire 'Re-use of Rural Buildings' SPD and the 'Guidance on Traditional Farmsteads in East Staffordshire' (2011)[162]. These documents aim to guide development which respects and enhances these traditional complexes and acknowledges their contribution to the rural landscape.

8. Heritage Curator Contacts

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Wetmore Road
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DE14 1LS

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[161] Ibid.
[162] East Staffordshire Borough Council 2010 web viewed 03/07/2013
http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/SPD/ReuseRedundantBuldingsSPD.pdf ; English Heritage & East Staffordshire Borough Council 2011 web viewed 03/07/2013
http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/SPD/GuidanceonTraditionalFarmsteads.pdf

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** A summary version of Staffordshire HER sites can be viewed online at
http://www.heritagegateway.org.uk/gateway/ or for more detailed information contact
the Cultural Heritage Team directly.

9. Glossary

Anglo-Saxon	Period dating between 410 AD and 1065 AD
Assart	A piece of forest land converted into arable *
Barbed & tanged arrowhead	A triangular arrowhead retouched to form a central tang and lateral barbs. The sides may be straight or concave. *
Barrow	Artificial mound of earth, turf and/or stone, normally constructed to contain or conceal burials.*
Bloomery	A charcoal fired shaft furnace used for the direct reduction of iron ore to produce wrought iron*
Bronze Age	Period dating between 2350 BC to 701 BC
Burnt mound	A mound of fire-cracked stones, normally accompanied by a trough or pit which may have been lined with wood, stone or clay.* The function of these features has been debated.
Croft	An enclosed piece of land attached to a house.*
Cropmark	Monument visible as a mark in standing crops, parchmarks or soilmarks, but where no subsurface deposits have been proven eg by excavation or other ground disturbance *
Dispersed cluster plan form (farmstead)	Little evidence of planning of the farmstead. Most closely associated with small farmsteads where there were few buildings or animals so careful planning in the layout for labour saving was of little importance. Some larger farmsteads were re-organised in the 19th century often utilising an earlier building (Lake & Edwards 2008: 21).
Earthwork	Monument existing as an upstanding earthwork, ditch or artificial watercourse, or as a low stone built feature *
Flake (flint)	A flake of stone struck from the core where the length is less than twice the width. *
Hay	Division or enclosure within a medieval forest
Heritage Asset	A place or asset which is assigned cultural value[163]. This includes, but is not limited to, historic buildings, archaeological remains, monuments, parks and gardens, historic battlefields etc.
Hillfort	A hilltop enclosure bounded by one or more substantial banks, ramparts and ditches*.
Hollow way	A way, path or road through a cutting*.
Inter-war period	The period between the end of the First World War (1918) and the beginning of the Second World War (1939).
Iron Age	Period dating between 800 BC to 42 AD
Irregular enclosure	Field patterns where the predominant boundaries sinuous, although secondary boundaries may be straight or curvilinear. These system may have originated as assarting or squatting on heathland. Some may represent unrecognised piecemeal enclosure. Their period of origins covers a wide period from the medieval period to the 19th century. Further research could elucidate the origins of specific field systems.
Linear plan	A plan of a farmstead where the farm buildings are set in-line, often with the farmhouse being attached to one end (Staffordshire HER).
Lodge	A small building, often inhabited by a gatekeeper, gamekeeper or similar *
Mesolithic	Period dating between 10,000 BC to 4,001 BC

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[163] English Heritage 2009: 36

Messuage	A dwelling-house with outbuildings and land assigned to its use*
Moat	A wide ditch surrounding a building, usually filled with water *
Neolithic	Period dating between 4,000 BC to 2,351 BC
Open Field	An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences).*
Outfarm	Farm buildings detached from the main steading where processes such as the processing and storage of crops; the housing of animals and the production of manure; or tasks such as milking were performed (Lake & Edwards 2008:30)
Palaeolithic	Period dating between 500,000 BC to 10,001 BC
Piecemeal Enclosure	Piecemeal enclosure can be defined as those fields created out of the medieval open fields by means of informal, verbal agreements between farmers who wished to consolidate their holdings. Within Staffordshire this process appears to have been well under way by the late medieval period, and was probably largely enclosed by the 16th century. These areas have field patterns comprised of small irregular or rectilinear fields. At least two boundaries will have 's-curve' or 'dog-leg' morphology, suggesting that that they follow the boundaries of former medieval field strips.
Pit Alignment	A single line, or pair of roughly parallel lines, of pits set at intervals along a common axis or series of axes. The pits are not thought to have held posts*.
Planned Enclosure	These areas are characterised by either small or large fields that share very straight boundaries, giving them a geometric, planned appearance. Laid out by surveyors, these field patterns result from late enclosure during the 18th and 19th centuries. This historic landscape character type, therefore, includes commons that were enclosed by Act of Parliament.
Rectilinear enclosure	Field patterns where the predominant boundaries straight, although secondary boundaries may be sinuous or curvilinear. This differs from planned enclosure for which there will be very little evidence of other forms of boundaries. Their period of origin could date from the medieval period onwards and may include unrecognised piecemeal enclosure. It includes 18th/19th century enclosure for which planning is in question. Further research could elucidate the origins of specific field systems.
Ridge and furrow	A series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic of the medieval period.*
Ring Ditch	Circular or near circular ditches, usually seen as cropmarks. Ring ditches may be the remains of ploughed out round barrows, round houses, or of modern features such as searchlight emplacements*.
Roman	Period dating between 43 AD to 409 AD
Round house (domestic)	Circular structure, normally indicated by one or more rings of post holes and/or a circular gulley, and usually interpreted as being of domestic function*.
Scraper (flint tool)	A flake or blade with retouch along one or more edges.*
Smallholding	A holding on a smaller-scale than an ordinary farm.*
Squatter Enclosure	Areas of very small irregular or rectilinear fields that probably result from the enclosure of former common land by squatters. They may be associated with small cottages, networks of lanes

	and access tracks. Often associated with areas of former mining, quarrying or other industrial activity.
Staffordshire HER	Staffordshire Historic Environment Record (held by Staffordshire County Council)
VCH	Victoria County History for Staffordshire – copies located within the Staffordshire HER
Vicus	A district, suburb or quarter of a town or village adjacent to a fort, with the lowest legal status accorded to a built up area*.
Villa	A term for a type of house, with varying definitions according to period. Roman villas were high-status and usually associated with a rural estate, whereas Georgian and later period villas were often semi-detached, town houses*.
WSL	William Salt Library, Stafford
Watermeadow	An area of land deliberately flooded to fertilize grassland through a series of artificial channels. Typical features include water carriers, panes, drains, sluices and footbridges. The earthwork remains of the panes and drains can be mistake for the remains of "Ridge & furrow". The classic watermeadows are generally seen as being 18th or early 19th century in date, but some may date from as early as the 16th or 17th centuries.
Wood bank	An earthen bank indicating the limit of a wood or coppice.*

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