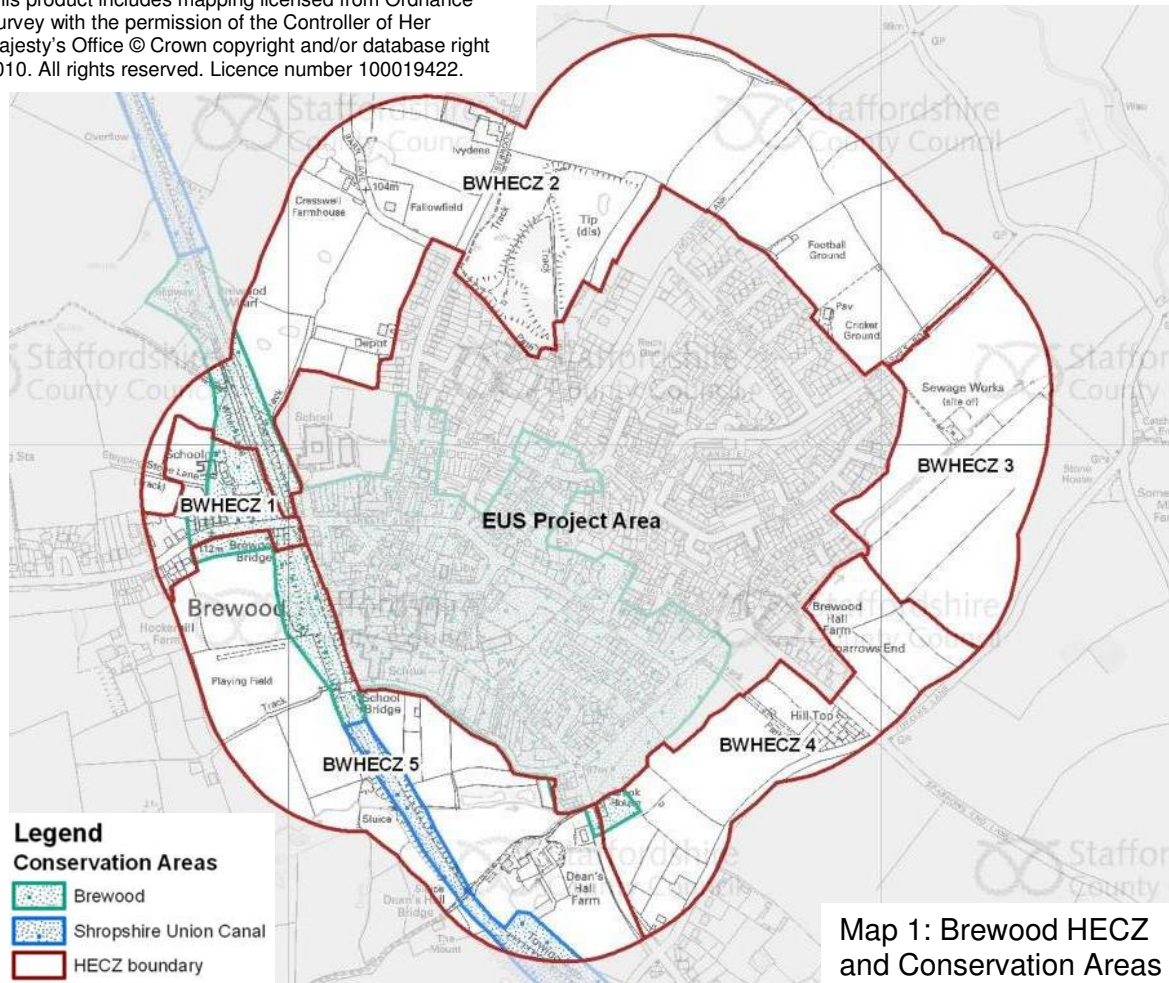


APPENDIX 1: Brewwood and Codsall

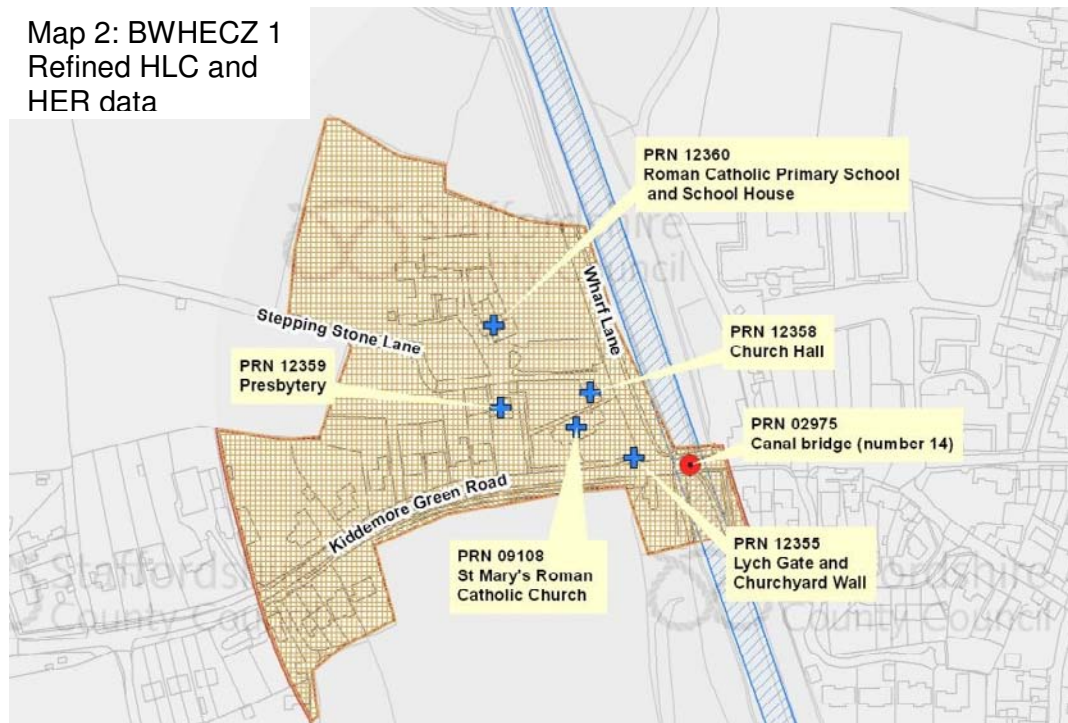
1. Brewwood

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1.1 BWHECZ 1 – Brewwood Bridge

Map 2: BWHECZ 1
Refined HLC and
HER data



Legend

HER data

- + Building or Structure
- Monument
- Staffordshire & Worcestershire Canal

Refined HLC

- Post 1880s Settlement
- HECZ boundary

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1.1.1 Statement of heritage significance

The historic character of the zone is dominated by the associated group of Grade II Listed mid 19th century buildings of which St Mary's Roman Catholic Church is the most prominent (cf. Map 2)¹. The group also consists of the presbytery, a primary school and school house, as well as a church hall which has been incorporated into the school². The surrounding churchyard wall and the lych gate are also Grade II Listed. The historic interest of these buildings is further enhanced by the fact that they were designed by the architect A. W. N. Pugin. Their importance to the historic character of the wider settlement is further emphasised by their inclusion within the Brewwood Conservation Area (004) (cf. Map 1 above). The church, churchyard walls and the former church hall are all constructed of stone whilst the presbytery and school are red brick with stone dressings.

¹ Staffordshire HER: PRN 09108

² Staffordshire HER: PRN 12359, PRN 12360 and PRN 12358

The buildings lie to the west of the Shropshire Union Canal and are broadly contemporary with it (cf. Map 2). The construction of the canal was begun in 1827 and was opened in 1835³. Its construction was the work of Thomas Telford and the contemporary 'Brewood Bridge' which crosses the canal lies within the zone. A white-washed brick built cottage overlooks the canal on its western side. It is not currently known whether it was associated with the operation of the canal.

The remaining properties within the zone all date to the late 20th century and generally replaced earlier properties which had stood along Kiddemore Green Road since at least the early 19th century and possibly earlier⁴.

Wharf Lane and Stepping Stone Lane probably have their origins in the medieval period, although the former may have been re-aligned or straightened following the construction of the canal between circa 1830 and 1843. Both lanes are shown on the parish map of 1808 including the dog-leg in Stepping Stone Lane. They may have originated as access routes from Brewood into the surrounding arable open fields.

1.1.2 Heritage values:

Evidential value: The legible heritage assets, comprising the St Mary's complex of buildings and the Shropshire Union Canal, contribute to an understanding of the social, economic and spiritual history of Brewood from the mid 19 th century. The zone lies beyond the historic core of Brewood and has thus been excluded from the EUS project area, however, it is possible that dispersed settlement had occurred within the zone by at least early 19 th century. There is consequently the potential for below ground archaeological remains to survive which could elucidate these origins. Wharf Lane and Stepping Stone Lane possibly represent one of the physical links between the inhabitants of Brewood and the arable open fields upon which the economy was reliant from at least the medieval period.	Medium
Historical value: The legible heritage assets comprising the canal bridge and the Grade II Listed buildings in particular dominate the historic character of the zone. There are clearly strong associations between the Grade II Listed buildings through their design and function. The buildings are also broadly contemporary with the construction of the Shropshire Union Canal. There are strong links within the zone with two eminent historic characters; Thomas Telford and A. W. N. Pugin.	High
Aesthetic value: The integrity of the historic built character is strong and this is emphasised by the number of designated heritage assets; the nationally important buildings (Grade II Listed) and the Brewood Conservation Area. Stepping Stone Lane in particular retains its character as a rural trackway. The remainder of the zone is comprised of late 20 th century domestic properties.	High
Communal value: The heritage assets of the zone clearly form part of the history of the wider area. The canal is an important public leisure amenity and the church and school are community buildings.	High

³ Staffordshire HER: PRN 02218; Greenslade and Midgley 1959: 19; pers. comm. Dr Paul Collins, South Staffordshire Council May 2011

⁴ S.R.O D590/375 and S. R. O. D5827/2/7/7

1.1.3 Recommendations:

The historic character is defined by the mid 19th century heritage assets which make an important contribution to the character of the zone and to Brewwood more widely. This is supported by the designation of the Grade II Listed buildings and the Brewwood Conservation Area (004).

- Development within the zone should take account of the design principles laid out within South Staffordshire's 'Village Design Guide supplementary planning guide' the 'Brewwood Conservation Area Management plan'⁵ and the Brewwood Village Design Statement.
- The protection and enhancement of the listed buildings, the Conservation Area and their settings are covered under PPS 5 policies HE 9 and HE 10⁶. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy 6) and South Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions⁷.
- The conservation of the Stepping Stone Lane as a rural trackway being of possible medieval origin.
- There is an overall low to moderate archaeological potential within the zone. Consequently archaeological evaluation and/or mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12⁸.

⁵ South Staffordshire Council 2009: 54-55; South Staffordshire Council 2010

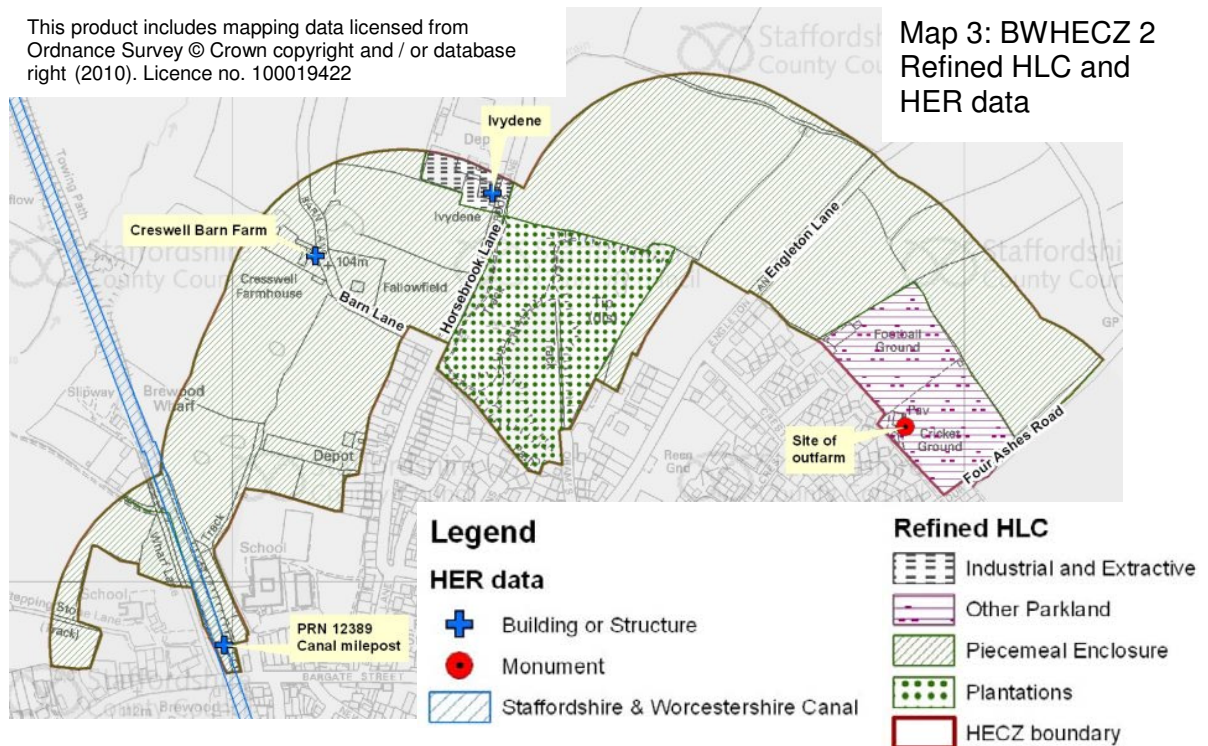
⁶ Communities and Local Government 2010; English Heritage et al 2010: 27-35

⁷ Communities and Local Government 2010; English Heritage et al 2010: 23

⁸ Ibid; English Heritage et al 2010: 23 and 36-41

1.2 BWHECZ 2 - North of Brewwood

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1.2.1 Statement of heritage significance

The zone is dominated by a field system identified as being 'Piecemeal Enclosure' (cf. Map 3). This field pattern was probably created between the 17th century and circa 1800⁹. It is typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries. The historic field pattern remains legible within the landscape despite the removal of a number of internal field boundaries particularly between Horsebrook and Engleton Lanes. This area includes a late 20th century former tip, currently being colonised by woodland as well as a sports ground, although the field boundaries of the latter have been retained (cf. Map 3).

The agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system which in Brewwood apparently comprised at least three large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops¹⁰. The fields were divided into strips which individual landholders held across the various fields. These open fields were an essential part of the economy of Brewwood during the medieval period.

Historically there has been little settlement within the zone and the extant buildings comprise two historic farmsteads, a late 20th century detached house and a late 20th century industrial estate. The two farmsteads comprise white rendered farmhouses, although Cresswell Barn Farm's outbuildings

⁹ Greenslade and Midgley 1959: 38

¹⁰ Ibid.

retain their original red brick appearance¹¹. Cresswell Barn Farm lies on Barn Lane and it is likely that the lane takes its name from this farmstead which is shown as 'Cresswell's Barn' on the 1808 map¹². The core of the farmstead is therefore likely to date to at least the late 18th century and may have been established as a new holding. As such its construction may be closely associated with the enclosure of this landscape. The farmstead now known as 'Ivydene' lies on Horsebrook Lane and a complex of buildings is marked in this location on the tithe map of 1838 which is likely to have included at least the farmhouse¹³. The rear of the farmstead has developed as a small industrial estate in the late 20th century (HCT 'Industrial and Extractive' on Map 3). Further research could elucidate the origins of both of these farmsteads and their role in the social and economic history of Brewwood and its hinterland.

Horsebrook Lane, Engleton Lane and Barn Lane all retain their historic character as narrow hedge-lined rural lanes.

1.2.2 Heritage values:

Evidential value: There is a degree of potential for surviving below ground archaeological remains to survive relating to the prehistoric or Roman period from the known sites across the parish (cf. 5.2 in main report). However, it is clear that from at least the medieval period the zone was principally in agricultural use.	Low
Historical value: The historic field pattern forms the basis of the character of the whole zone. The medieval origin of this landscape is still coherent in the form of the surviving field boundaries. Many of the hedgerows contain mature vegetation and are testimony to this early enclosure. The field system is associated with the medieval origins of Brewwood and therefore forms an important element of the historical development of the settlement.	High
Aesthetic value: The overall integrity of the historic field pattern is still legible despite the removal of a number of field boundaries. The surviving hedgerows and the mature in-hedge trees all contribute to the aesthetic appreciation of the zone.	Medium
Communal value: The historic landscape and heritage assets are accessible to the local community and the wider public from the Rights of Way network and the lanes which cross the zone. The understanding of the contribution of the landscape to the history of Brewwood would be enhanced through further research, interpretation and presentation.	Medium

¹¹ Google Maps UK 2010

¹² S.R.O D590/375

¹³ S.R.O D5827/2/7/7

1.2.3 Recommendations

The zone is very lightly settled comprising two historic farmsteads of at least late 18th/early 19th century date and a late 20th century detached property. The historic field system formed an important part of the economic landscape of Brewood from at least the medieval period. The overall dispersed settlement pattern and the historic field system mean that large-scale change would fundamentally alter the historic landscape character of the zone.

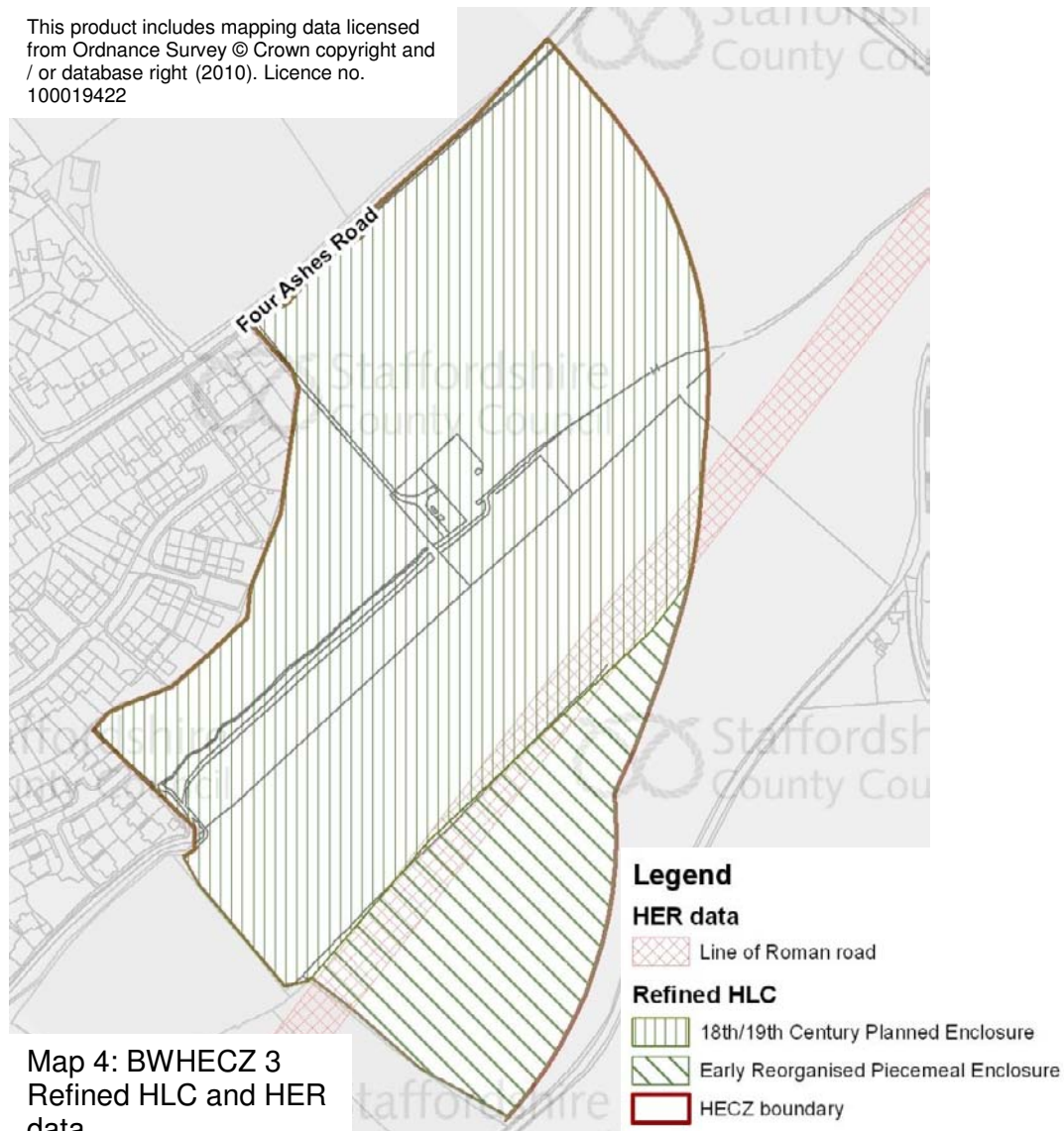
- The conservation of the fabric of the historic landscape which comprises the historic field pattern and its association with the medieval settlement of Brewood is desirable.
- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document it should seek to complement the very low settlement density and the conservation of the fabric and legibility of the historic landscape character. Such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)¹⁴. Reference should also be made to South Staffordshire's Village Design Guide and the Brewood Village Design Statement for guidance on the local vernacular and building materials¹⁵.
- There is a low level potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

¹⁴ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

¹⁵ South Staffordshire Council 2009: 55-55 and Section 6 94-130

1.3 BWHECZ 3 - Four Ashes Road

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Map 4: BWHECZ 3
Refined HLC and HER
data

1.3.1 Statement of heritage significance

A comparison between the 1808 and the 1838 maps suggests that the straight boundaries of the '18th/19th Planned Enclosure' shown on Map 4) were laid out during this period¹⁶. An earlier field pattern shown on the 1808 map is irregular in form perhaps suggesting that it had been enclosed incrementally. The internal field boundaries of this planned enclosure within the zone have been removed in the period during the mid to late 20th century resulting in the erosion of the historic character of the field pattern.

The stream crossing the zone was also either straightened or re-aligned and a hydraulic ram constructed during this period, possibly relating to water management for some unknown purpose. The construction of the former

¹⁶ S.R.O D590/375 and S.R.O D5827/2/7/7

sewage works during the early 20th century also appears to have resulted in the alteration of the stream and the digging of water channels. Hard landscaping and buildings survive at the site of the sewage works although it is screened from view by a mature hedgerow. The access to the site is still legible within the landscape¹⁷.

The 'Reorganised piecemeal enclosure' to the south east of the zone on map 4 forms part of a larger field system which appears to have had its origins as part of the open field system associated with the arable economy of settlements from at least the medieval period. In Brewood manor at least three large hedge-less fields were farmed on a rotational basis between arable, fallow and other crops¹⁸. The fields were divided into strips which individual landholders held across the various fields. The open fields were gradually enclosed probably between the 17th century and circa 1800; although in this area the piecemeal enclosure appears to have undergone subsequent reorganisation possibly through the re-planning of individual field boundaries or through their removal¹⁹. In this area the reorganisation of the field system has been identified as having largely occurred during the 19th century, although the small area covered within this zone has lost all of its internal field boundaries in the period since the late 19th century.

The line of the Roman road from the Roman settlement and forts at *Pennocrucium* to the north east also potentially crosses the zone (5.2 in main report). This alignment has been confirmed by its identification as a cropmark on aerial photographs crossing Ackbury Heath approximately 2km to the south west of this HECZ²⁰.

1.3.2 Heritage values:

Evidential value: There is a high potential for archaeological deposits to survive relating to the line of the Roman road and possibly with sites associated with it. Any new information concerning the road or associated sites would contribute significantly to our understanding of the history of the Roman period within Staffordshire.	High
Historical value: There are few legible heritage assets, although some of the water channels within the zone may relate to the early 19 th century water management regime. Few historic field boundaries survive, although the early 20 th century sewage works is of local historic interest in terms of the development of Brewood during this period.	Medium
Aesthetic value: The overall integrity of the historic landscape has been impacted through the removal of field boundaries during the 20 th century.	Low
Communal value: There are few legible heritage assets to contribute to a wider interpretation of the history of the zone although this could be improved through further research.	Low

¹⁷ Google Maps UK 2010 (accessed 12/10/2010)

¹⁸ Ibid.

¹⁹ Greenslade and Midgley 1959: 38

²⁰ Staffordshire HER: PRN 01897

1.3.3 Recommendations

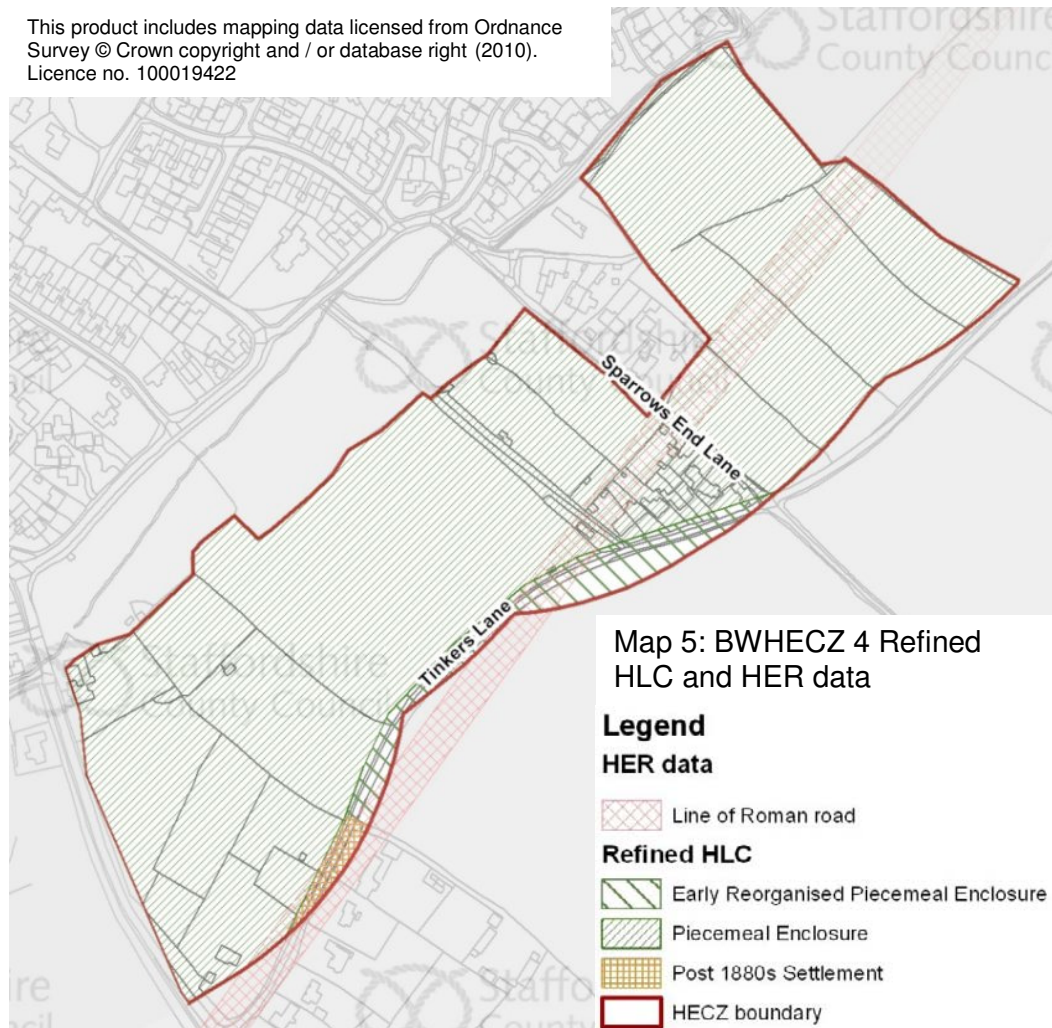
The historic landscape of the zone has seen a number of changes from the post medieval enclosure of the open fields in the south east of the zone to the early 19th century re-planning of the fields to the north and the straightening of the stream. The sewage works also had its impact upon the history of the zone as has the removal of the field boundaries in the later 20th century.

- There is a high potential for below ground archaeological remains to survive within the zone. Consequently there may be a requirement for a Heritage Statement to be submitted as part of any planning application and archaeological evaluation and/or mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12²¹.

²¹ Ibid; English Heritage et al 2010: 23 and 36-41

1.4 BWHECZ 4 – Hill Top and Tinkers Lane

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1.4.1 Statement of heritage significance

The historic landscape character is dominated by 'Piecemeal Enclosure' which was probably created between the 17th century and circa 1800 (cf. map 5)²². It is typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries. This field pattern is largely unchanged from the late 19th century and aerial photography suggests that the fields are bounded by well preserved mature hedgerows.

The origins of this field pattern lie in at least the medieval period having formed part of the open field economy upon which Brewwood was largely reliant. Within the manor of Brewwood there were at least three large hedgeless fields which were farmed on a rotational basis between arable, fallow and other crops²³. The fields were divided into strips which individual landholders

²² Greenslade and Midgley 1959: 38

²³ Ibid.

held across the various fields. The evidence for these strips, the result of ploughing, survives as ridge and furrow earthworks within one of the fields to the north of Tinkers Lane (cf. Map 5)²⁴.

The majority of the properties which form the small settlement of Hill Top, lying along Sparrows End Lane and Tinkers Lane, comprise late 20th century detached properties. However, a red brick cottage stands on the corner of the two lanes and further along Sparrows End Lane a row of small cottages also survives although it was partially rendered during the late 20th century; all of these properties have been significantly altered during the 20th century²⁵. The cottages on Sparrows End Lane appear to have been constructed between 1808 and 1838 from map evidence²⁶. On appearance the red brick cottage appears to be mid- to late 19th century in date and the map evidence suggests it replaced an earlier building²⁷. Two further properties are indicated as part of this settlement along Tinkers Lane on the 1808 map suggesting settlement here from at least the late 18th century²⁸.

Overall Tinkers Lane retains its rural character although its relationship with the historical development of Brewood is currently unclear.

A small portion of the Brewood Conservation Area (004) lies within the HECZ covering Brook House which lies on Coven Road. This single property dates to at least the early 19th century being shown on the 1838 tithe map²⁹.

The line of the Roman road from the Roman settlement and forts at *Pennocrucium* to the north east also potentially crosses the zone (cf. 5.2 in main report). This alignment has been confirmed by the identification of it as a cropmark on aerial photographs crossing Ackbury Heath approximately 1.3km to the south west of this HECZ³⁰.

²⁴ Staffordshire HER: PRN 54162

²⁵ Google Maps UK 2010 (accessed 12/10/2010)

²⁶ S.R.O D590/375 and S.R.O D5827/2/7/7

²⁷ Stephen Dean pers. comm.; S.R.O D590/375 and S.R.O D5827/2/7/7

²⁸ S.R.O D590/375

²⁹ S.R.O D5827/2/7/7

³⁰ Staffordshire HER: PRN 01897

1.4.2 Heritage values:

Evidential value: The survival of the historic field boundaries and the earthwork remains of the ridge and furrow contribute to an understanding of the development of the agricultural economy during the medieval and post medieval periods. The historic buildings also contribute to this history, although further research would be required to understand the role of these properties within the social and economic hierarchy of Brewood during the 19 th century. There is also the potential for archaeological deposits to survive relating to the earlier settlement at Hill Top and its relationship to the local economy. Below ground archaeological deposits may survive associated with the line of the Roman road; there is also the potential for currently unknown Roman sites to survive within the zone. Any new information concerning the road or associated sites would contribute significantly to our understanding of the history of the Roman period within Staffordshire.	High
Historical value: The legibility of heritage assets is strong within the zone and there are clearly associations between the well preserved historic field pattern and the earlier earthwork remains of the ridge and furrow. Many of the hedgerows contain mature vegetation and are testimony to the early enclosure. The field system is associated with the medieval origins of Brewood and therefore forms an important element of the historical development of the settlement.	High
Aesthetic value: The integrity of the historic landscape character of the zone is strengthened by the well preserved historic field system with its mature hedgerows and the association within the legible ridge and furrow. The rural lanes also contribute to the historic character with their high mature hedgerows. A small portion of the Brewood Conservation Area (004) also lies within the zone.	High
Communal value: Only one Right of Way crosses the zone and the high hedgerows limit visibility from the road way. However, there are sufficient surviving heritage assets that an understanding of the contribution of the zone to the history of Brewood could be enhanced through further research, interpretation and presentation.	Medium

1.4.3 Recommendations

The zone is dominated by the well preserved field system which was probably created between in the 17th or 18th century. The historic field system formed part of the important economic landscape of Brewood from at least the medieval period as is evidenced from the ridge and furrow earthworks. Settlement within the zone is concentrated upon Hill Top and probably had its origins in the late 18th century although the surviving historic buildings are probably mid to late 19th century in date. It is likely that large-scale change would fundamentally alter the historic landscape character of the zone.

- The Conservation Area and its setting are covered under PPS 5 policies HE 9 and HE 10³¹. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy 6) and South

³¹ Communities and Local Government 2010; English Heritage et al 2010: 27-35

Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions³².

- The conservation of the fabric of the historic landscape, which comprises the historic field pattern of mature hedgerows and the ridge and furrow earthworks, is desirable to retain the legible associations with the medieval settlement of Brewood.
- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)³³. Reference should also be made to South Staffordshire's Village Design Guide and the Brewood Village Design Statement for guidance on the local vernacular and building materials³⁴.
- There is a high potential for below ground archaeological remains to survive within the zone. Consequently there may be a requirement for a Heritage Statement to be submitted as part of any planning application and archaeological evaluation and/or mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12³⁵.

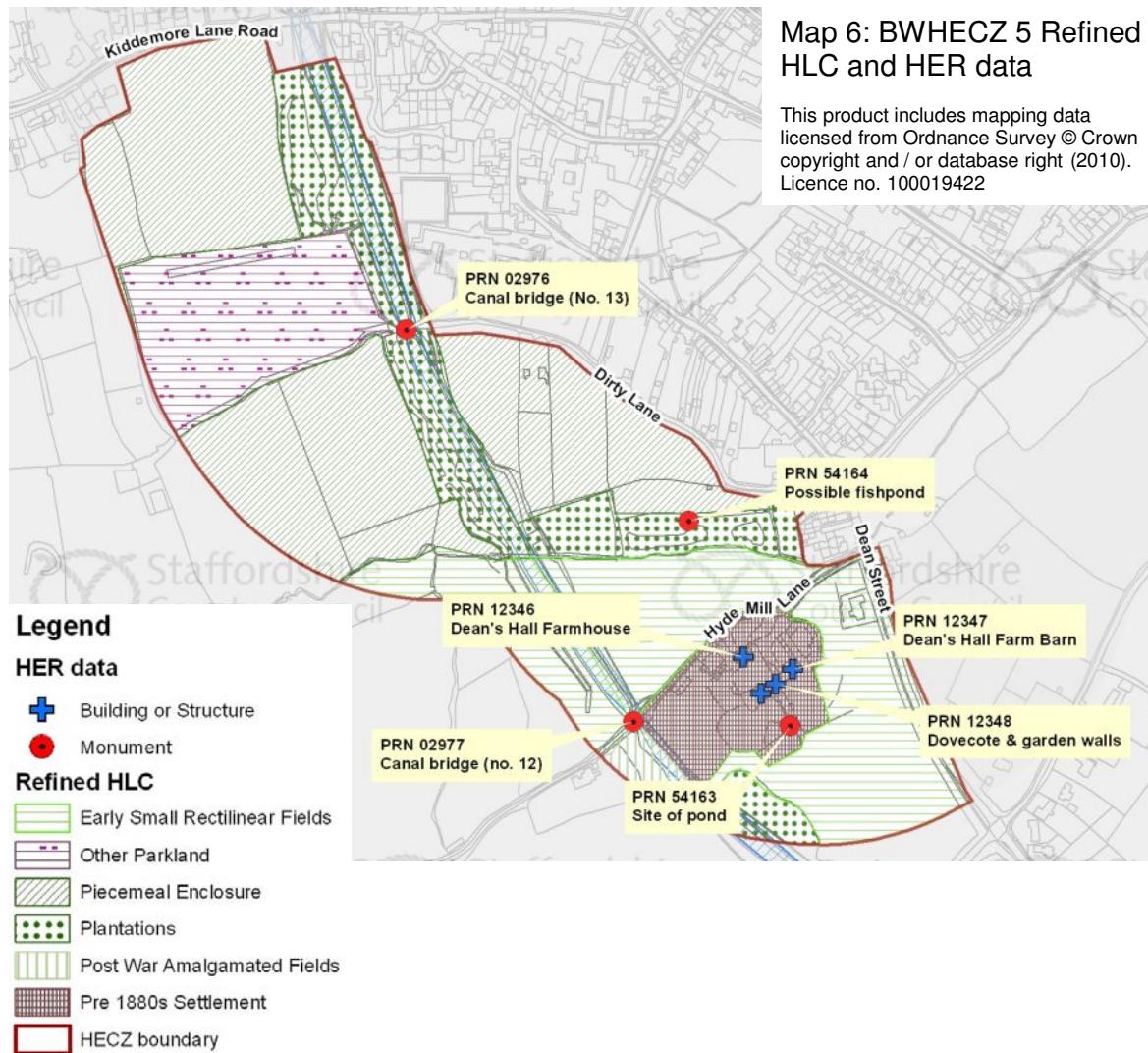
³² Communities and Local Government 2010; English Heritage et al 2010: 23

³³ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

³⁴ South Staffordshire Council 2009: 52-53 and Section 6 94-130

³⁵ Ibid; English Heritage et al 2010: 23 and 36-41

1.5 BWHECZ 5 – Dean’s Hall and Dirty Lane



1.5.1 Statement of heritage significance

The Shropshire Union Canal crosses through the length of the zone and partially lies within the Brewwood Conservation Area (004) as well as forming its own Conservation Area (081) (cf. Map 1 above). The canal was constructed between 1827 and 1835³⁶. Its construction was the work of Thomas Telford and there are two Grade II Listed contemporary canal bridges crossing it: Dean’s Hall Bridge (no. 12) and School Bridge (no. 13)³⁷.

The canal lies within a cutting to the west of School Road where its slopes are lined by ‘Plantation’. To the south of this bridge only the south-western side is lined by woodland. Field systems dominate the remainder of the historic landscape character of the zone the majority of which relates to the ‘Piecemeal Enclosure’ which is likely to have occurred within Brewwood manor

³⁶ Staffordshire HER: PRN 02218; Greenslade and Midgley 1959: 19; pers. comm. Dr Paul Collins, South Staffordshire Council May 2011

³⁷ Staffordshire HER: PRN 02977 and PRN 02976

between the 17th century and the end of the 18th century (cf. Map 6)³⁸. This field pattern is typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries. The historic field pattern remains legible within the landscape despite the removal or replacement by fences of a number of these historic field boundaries, which appears to have largely occurred by the early 1960s³⁹. A playing field ('Other Parkland' on Map 6) has also been formed within this field system. The origins of the 'Piecemeal Enclosure' lies in at least the medieval period having formed part of the open field economy upon which Brewood was largely reliant. Within the manor of Brewood there were at least three large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops⁴⁰. The fields were divided into strips which individual landholders held across the various fields.

To the south of the zone the historic landscape character of the field pattern has been identified as 'Early Small Rectilinear Fields' (cf. Map 6). The lines of the historic field boundaries partially survive as mature hedgerows⁴¹. The precise origin of this field system is currently unclear although it is geographically associated with Dean's Hall Farm.

The Dean's Hall Farm complex comprises three Grade II Listed buildings; the farmhouse, barn, dovehouse and gardens⁴². The earliest identified structural elements survive within the barn which is essentially a late 18th/early 19th century threshing barn. However, the building retains timbers that are not earlier than the late 14th/early 15th century in date⁴³. An analysis of the building suggested that the earlier medieval building from which the timbers were re-used stood on the same alignment as the extant barn and was likely to have also been in agricultural use⁴⁴. The farm name and the presence of a significant medieval agricultural building suggest that this site formed part of an estate belonging to the Dean of Lichfield Cathedral between circa 1176 and 1868⁴⁵. Dean's Hall is first specifically recorded in documentary sources in the early 17th century and the extant farmhouse dates to circa 1700 with an earlier, 17th century, service wing surviving to the rear⁴⁶. It is unclear at present whether this site had formed the Dean's main residence in Brewood during the medieval period although 14th century sources suggest that he certainly resided in the town⁴⁷. However, archaeological deposits may survive within and around the former farmstead which could elucidate the origins and status of this site in the medieval and later periods. Earthworks speculated to be the remains of a pond or ponds survive to the south of the site. Their function and origins are unknown but they may have served as fish ponds or possibly as a mill pond⁴⁸. Alternatively they may be related to an ornamental landscaping scheme at some unknown period. It is preferable that the

³⁸ Greenslade and Midgley 1959: 38

³⁹ Hunting Surveys Ltd 1963: Run 16: 6152

⁴⁰ Greenslade and Midgley 1959: 38

⁴¹ UK Perspectives 2000

⁴² Staffordshire HER: PRN 12346, PRN 12347 and PRN 12348

⁴³ Staffordshire HER: PRN 12347; Meeson 1998: 9

⁴⁴ Meeson 1998: 9

⁴⁵ Greenslade and Midgley 1959: 35

⁴⁶ Ibid: 36; Staffordshire HER: PRN 12346

⁴⁷ Meeson 1998: 3

⁴⁸ Ibid: 5; Staffordshire HER: PRN 54163

earthworks should be preserved *in-situ* although archaeological research could elucidate their origins and function.

A further former pond has been identified to the north of Hyde Lane, which it has been speculated may be the site of the manorial fishpond in the medieval period⁴⁹. The two fishponds which lie within the earthwork are probably late 20th century in origin.

Two lanes/trackways cross the zone. Hyde Mill Lane currently terminates at Hyde approximately 600m beyond the zone. However, it appears that it was a historically important route and Yates' map of 1775 suggests that it linked Brewwood with the village that once existed at Chillington⁵⁰. The Coven Road which forms the northern boundary of the zone is the main route out of the village, however, Yates' map suggests that this route either did not exist or was so minor as to not be eligible for inclusion⁵¹. However, Coven Road existed by 1808, whilst the lane to Chillington only existed as far as its current course⁵². Dirty Lane which crosses the Shropshire Union Canal over School Bridge is also shown on the 1808 map and so existed prior to the construction of the canal⁵³. It is likely to have originated in the medieval period as a lane into the open field; its close course to the rear of the property boundaries on Dean Street (within the EUS project area) may also reaffirm this suggestion where it probably operated as a 'back lane'.

1.5.2 Heritage values:

Evidential value: Dean's Hall Farm is of particular historic and archaeological importance within the zone. The historic buildings reveal the legible history of the development of the site from the medieval period onwards. The earthworks and the potential for below ground archaeological deposits could contribute significantly to the understanding of the history of the Dean's Brewwood estate, in terms of its form, social status and function, from the medieval period onwards.	High
Historical value: The legible heritage assets contribute significantly to the historic character of the zone and include the Grade II Listed buildings at Dean's Hall Farm as well as the two Grade II canal bridges on the Shropshire Union Canal. However, the historic field pattern has been impacted through the removal and replacement of the internal field boundaries. Despite this the origins of this landscape as part of the medieval agricultural economy of the town can still be read in many of the surviving boundaries.	High

⁴⁹ Ibid: 4-5; Staffordshire HER: PRN 54164

⁵⁰ Meeson 1998: 4

⁵¹ Ibid.

⁵² S.R.O. D590/375

⁵³ Ibid.

Aesthetic value: The historic importance of the heritage assets of the zone have been identified in the designation of the nationally important buildings and structures (Grade II listing) and its incorporation into two Conservation Areas (Brewwood (004) and the Shropshire Union Canal (081)). The aesthetics of the historic character of the zone could be enhanced to improve the setting of these heritage assets and to reaffirm the associations of the historic field pattern within the town through the re-establishment of the historic hedgerows along their former alignments.	High
Communal value: The Shropshire Union Canal is an important public leisure amenity which meanders through the historic landscape. The public amenities of the zone are reinforced by the presence of the Staffordshire Way a promoted route through the length of the county ⁵⁴ . These amenities provide opportunities to interpret the history of the zone and its contribution to the story of Brewwood.	High

1.5.3 Recommendations

The heritage assets of the zone are particularly legible and have been identified as being of particular historic importance through the designation of the Conservation Areas and the Listed buildings. There is the potential for archaeological deposits to survive associated with the settlement at Dean's Hall Farm and the possible former manorial fishpond.

- The Listed buildings, the Conservation Areas and their settings are covered under PPS 5 policies HE 9 and HE 10⁵⁵. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy 6) and South Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions⁵⁶.
- The enhancement of the historic landscape character through the re-establishment of the historic hedgerows along their original alignments is desirable.
- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)⁵⁷. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials⁵⁸.

⁵⁴ Staffordshire County Council 2010 accessed on 13/10/2010

⁵⁵ Communities and Local Government 2010; English Heritage et al 2010: 27-35

⁵⁶ Communities and Local Government 2010; English Heritage et al 2010: 23

⁵⁷ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

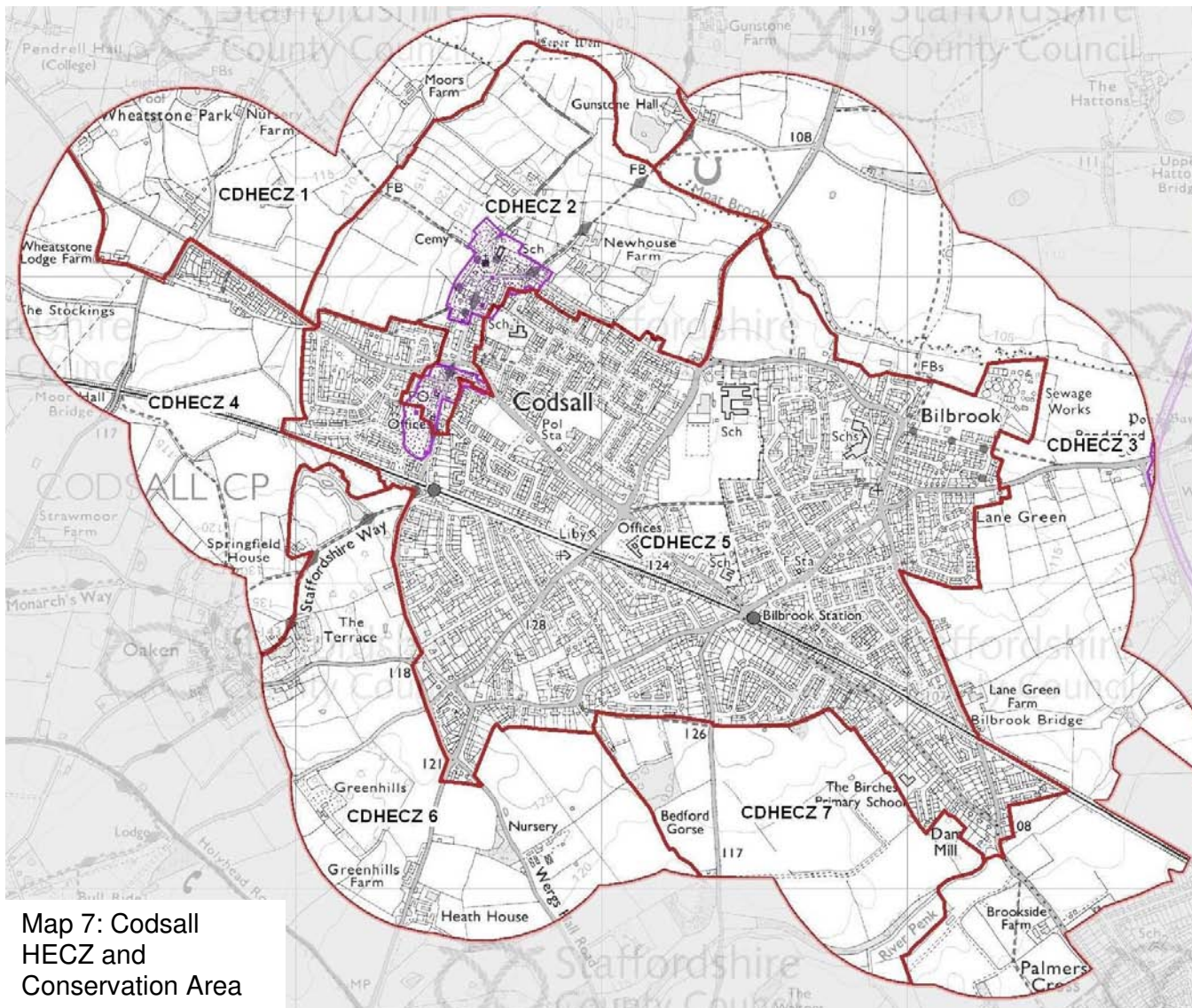
⁵⁸ South Staffordshire Council 2009: 55-55 and Section 6 94-130

- The conservation of the earthworks identified within the zone is desirable to preserve their legibility and their potential for surviving archaeological deposits. Where this is not feasible there archaeological evaluation and/or mitigation is likely to be required to fulfil PPS 5 policies HE 6 and HE 12 dependent upon the nature and extent of the works⁵⁹.
- A requirement for a Heritage Statement to be submitted as part of any planning application will be required for development within the zone as forming part of the setting of the listed buildings and the Conservation Areas (PPS 5 policy 6)⁶⁰.

⁵⁹ Ibid; English Heritage et al 2010: 23 and 36-41

⁶⁰ Communities and Local Government 2010; English Heritage et al 2010: 23

2. Codsall

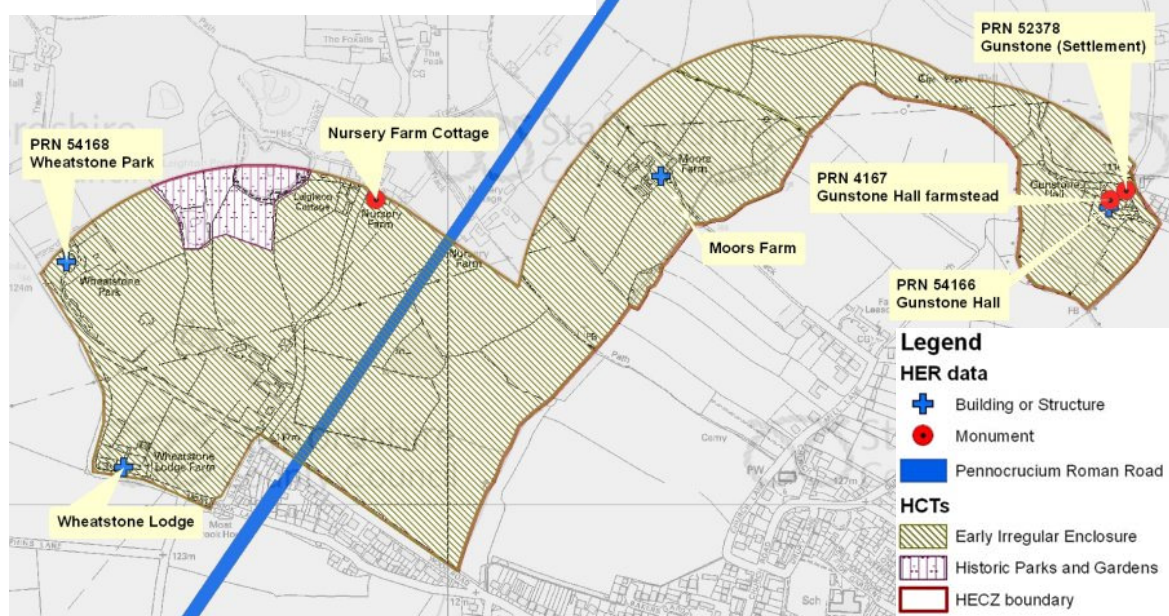


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2.1 CDHECZ 1 - Gunstone and Wheatstone

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Map 8: CDHECZ 1 Refined HLC and HER data



2.1.1 Statement of heritage significance

The historic landscape character of the zone is dominated by an irregular field system whose origins are obscure, but which may have its origins in the medieval or post medieval period (cf. HCT 'Early Irregular Fields' on Map 8). It is possible that over time the re-alignment of field boundaries has obscured the history of the field pattern which may have formed part of an open field given its proximity to Codsall (cf. CDHECZ 2). Alternatively it may have been created as assarts in woodland or on common pasture land. Further research may be able to elucidate its origins more clearly. On the whole there has been minimal field boundary loss since the late 19th century. The fields are bounded by hedgerows; mature trees, both singularly and in small copses, these also form a particular feature of the historic landscape.

The settlement of the zone is dispersed in nature and principally comprises three historic farmsteads and detached properties along the southern end of Chillington Lane and on Wood Road.

The farmsteads all display a regular 'L' plan form which suggests that they either developed incrementally (where the buildings are not attached) or possibly as single event; the latter usually being of late 18th or 19th century date⁶¹. Moors Farm has been significantly altered since the late 19th century, but still retains historic farm buildings within its plan. However, historic maps suggest that the farm was constructed as a new holding during the mid to late 19th century. Wheatstone Lodge Farm has earlier origins than Moors Farm

⁶¹ Lake and Edwards 2008: 15 (and 13)

and may be indicated on Yates' map of Staffordshire (1775). An analysis of the historic farm buildings of these two farmsteads may elucidates their origins more clearly and their historic role in the economy of Codsall Parish.

Gunstone Hall farm lies within Brewood Parish and, like Moors Farm, has been substantially altered during the 20th century although some historic farm buildings survive⁶². The large farmhouse was built circa 1840 and it is possible that the farm buildings date to a similar period⁶³. However, it is clear from historic maps that a farmstead has stood on this site since at least the first decade of the 19th century⁶⁴. Settlement at Gunstone is recorded from at least the late 13th century and by circa 1680 ten houses were present, although it is likely that these were largely dispersed across the landscape or clustered in small groups⁶⁵. It was described as a manor by the mid 13th century and a principal residence is recorded at a similar period. Gunstone Hall was recorded by name in 1618, but its location is uncertain⁶⁶. However, it is possible that it was located upon the site of the later Gunstone Hall, although only further research could determine the likelihood of this.

Wheatstone Park on Wood Road is a large detached property which dates to the 1850s. It is evidence of the beginning of a change in the social and economic fabric of Codsall from a predominantly agricultural economy to a commuter village. This drift is probably the result of the opening of the Shrewsbury & Birmingham Branch of the Great Western Railway in 1849⁶⁷. The other houses within the zone mostly date to the 20th century, although Slate House on the corner of Wood Road and Chillington Lane was present by the late 19th century. Nursery Farm on Chillington Lane appears to have replaced an outfarm present by the late 19th century.

Just to the north of Wheatstone Park lies the remains of part of a late 19th century landscape park associated within Pendrell Hall⁶⁸. Historic features associated with the parkland survive including Leighton Pool and the surrounding woodland.

Just to the north of the zone lies the 'Leper's Well' a Scheduled monument and Grade II Listed structure⁶⁹. This sulphur well may date to the 18th century, although it is recorded in the late 17th century being used to cure people and animals of scabs and itches⁷⁰. A house for lepers was apparently built in Gunstone, although this is assumed to be associated with the Grade II Listed Leper House Farm, which has 17th century origins⁷¹. The farm and well lie beyond the HECZ boundary, but as designated sites they and their settings should be considered in any proposals for the zone.

⁶² Staffordshire HER: PRN 54167

⁶³ Greenslade and Tringham 1959: 32; Staffordshire HER: PRN 54166

⁶⁴ S.R.O. D590/375

⁶⁵ Greenslade and Tringham 1959: 18 and 32; Staffordshire HER: PRN 52378

⁶⁶ Ibid: 32

⁶⁷ Clark 1967: 313

⁶⁸ Staffordshire HER: PRN 40090

⁶⁹ Staffordshire HER: PRN 00229; English Heritage SM no. 249

⁷⁰ Greenslade and Midgley 1959: 20

⁷¹ Ibid; Staffordshire HER PRN 12398 and PRN 12399

The line of the Roman road from the Roman settlement and forts at *Pennocrucium* to the north east also potentially crosses the zone (cf. 5.2 in main report and Map 8). This alignment has been confirmed by the identification of it as a cropmark on aerial photographs crossing Ackbury Heath approximately 3km to the north east of this HECZ⁷².

2.1.2 Heritage values:

Evidential value: There is the potential for below ground archaeological deposits to survive associated with the medieval origins of Gunstone. Such information would contribute to our understanding of the history of this small settlement. The historic buildings of the zone also have the potential to contribute to an understanding of the social and economic history of Codsall and Brewwood. An improved understanding of the origins of the field system could also contribute to this social and economic history. Across the wider zone there remains the potential for archaeological deposits to survive relating to the line of the Roman road and possibly with sites associated with it. Any new information concerning the road or associated sites would contribute significantly to our understanding of the history of the Roman period within Staffordshire.	High
Historical value: There are numerous heritage assets within the zone including the well preserved irregular fields. The relationship between the field system and the extant historic farmsteads is currently unclear. The historic dispersed settlement pattern is also largely preserved. Features of the historic parkland associated with Pendrell Hall are also still legible within the western portion of the zone including the Leighton Pool.	High
Aesthetic value: The integrity of the historic landscape character is well preserved with the surviving irregular fields and the dispersed settlement pattern is largely intact. The conservation of the parkland associated with Pendrell Hall would enhance the overall historic landscape character of the zone.	High
Communal value: Only two Rights of Way provide access into the historic landscape of the zone. There is the potential for further research to enhance the understanding of the contribution of the zone to the history of both Brewwood and Codsall parishes and to the community and public more widely.	Medium

2.1.3 Recommendations

The predominant historic character of the zone is one of a well preserved irregular field pattern and dispersed settlement comprising three farmsteads and 19th and 20th century detached properties. Settlement at Gunstone has medieval origins and Gunstone Hall may stand on the site of the original manor house.

- The conservation of the fabric of the historic landscape, which comprises a dispersed settlement pattern, irregular fields bounded by hedgerows and the individual mature trees and copses is desirable.

⁷² Staffordshire HER: PRN 01897

- The conservation and enhancement of the landscape park, including the pool, associated with Pendrell Hall is also desirable.
- A Scheduled monument and Grade II Listed buildings lie adjacent to the north of the zone. These designated heritage assets and their settings are covered under PPS 5 policies HE 9 and HE 10⁷³. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy HE 6) and South Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions⁷⁴.
- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)⁷⁵. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials⁷⁶.
- There is a high potential for below ground archaeological remains to survive within the zone. The historic buildings may also retain information relating to their earlier history. Consequently archaeological evaluation and/or mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12⁷⁷.

⁷³ Communities and Local Government 2010; English Heritage et al 2010: 27-35

⁷⁴ Communities and Local Government 2010; English Heritage et al 2010: 23

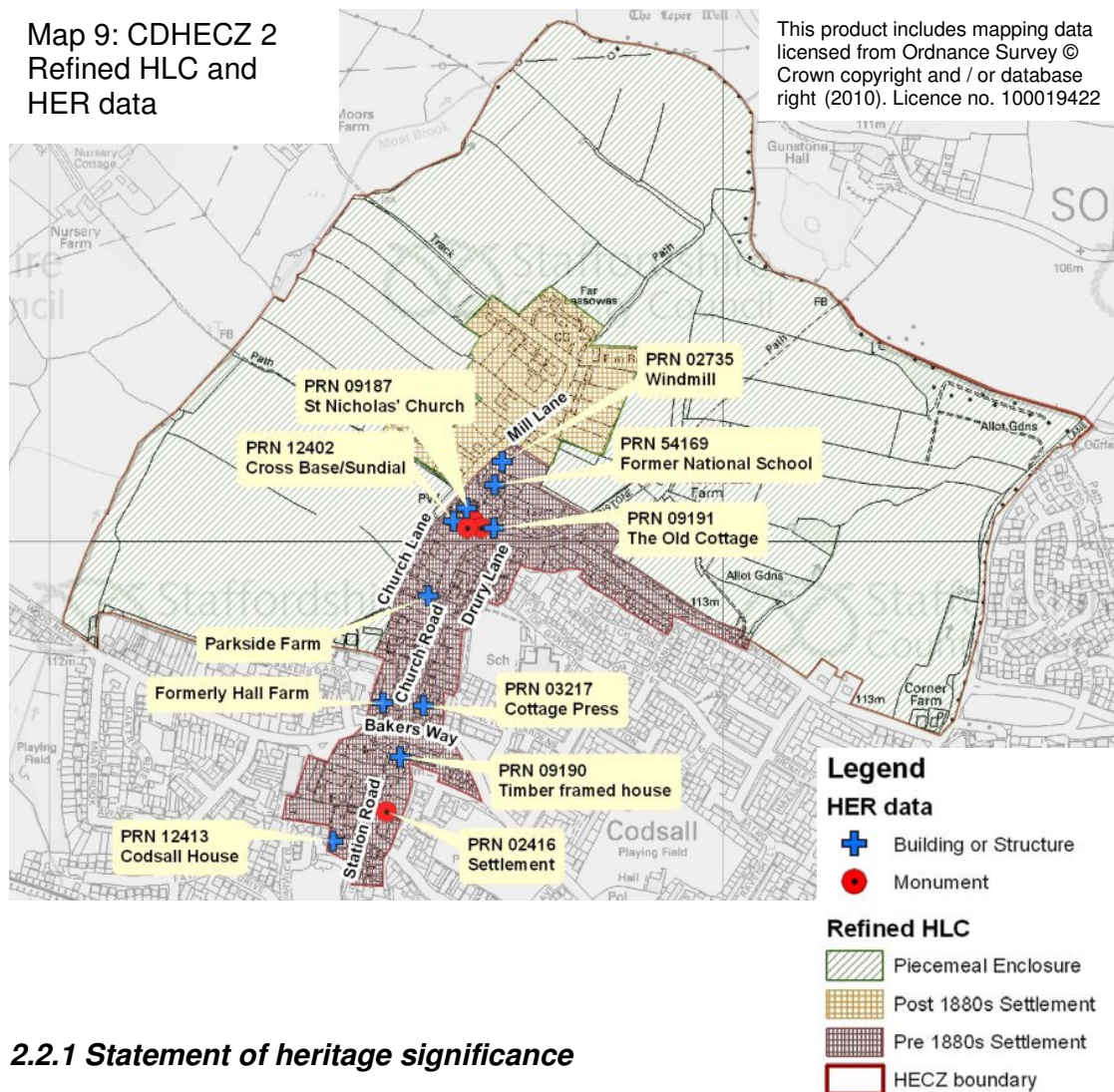
⁷⁵ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

⁷⁶ South Staffordshire Council 2009: Section 6 94-130

⁷⁷ Ibid; English Heritage et al 2010: 23 and 36-41

2.2 CDHECZ 2 – Codsall historic core

Map 9: CDHECZ 2
Refined HLC and
HER data



2.2.1 Statement of heritage significance

The historic landscape character of the zone is dominated by a well preserved field system and the built heritage of the historic core of Codsall (cf. Map 9). The historic importance of this zone is demonstrated by the number of designated heritage assets including the Codsall Conservation Area (047) (cf. Map 7). There are eight Listed buildings and structures within the zone; St Nicholas' church is Grade II* and four Grade II Listed structures lie within the churchyard⁷⁸. Two houses are also Grade II Listed, one lying adjacent to the church and the other further south facing onto Wolverhampton Road⁷⁹.

It is likely that Codsall has early medieval origins; a settlement existed by the time of Domesday Book (1086) where six households are recorded⁸⁰. It is likely that the original settlement was clustered around the church on Church Hill. It has been conjectured that by the 12th or early 13th century this extended as far south as the junction between Church Road and Church

⁷⁸ Staffordshire HER: PRN 09187, PRN 12402, PRN 12403, PRN 12404 and PRN 12405

⁷⁹ Staffordshire HER: PRN 09191 and PRN 09190

⁸⁰ Hawkins and Rumble 1976: 17: 1

Lane⁸¹. Both Church Lane and Drury Lane may have originated as back lanes during the medieval period. Therefore the medieval layout has been fossilised in the area of the church.

The Grade II* St Nicholas' church retains a 12th century doorway and a 14th century tower, testimony to the early origins of the settlement⁸². From at least the mid 13th century Codsall manor was largely held by the dean of St Peter's Church, Wolverhampton⁸³. A Grade II Listed timber-framed house survives adjacent to the church which has been dated to the 17th century⁸⁴. Other historic buildings survive around the church. These include the tower of an 18th century windmill, now incorporated into a domestic dwelling and the former 19th century red brick school⁸⁵. Other historic buildings have also been identified as making a positive contribution to the Codsall Conservation Area along Church Lane, Church Road, Sandy Lane and Church Hill⁸⁶. Some of these clearly date to the 19th century, but other properties may have earlier origins and retain structural evidence for much earlier buildings within their present form. Settlement expansion has also occurred in this area particularly along Drury Lane and Mill Lane. The Mill Lane extension ('Post 1880s Settlement' on Map 9) comprises large detached properties mostly of mid to late 20th century date although three properties, High Elms, Browhill and The Brae were constructed during the late 19th/early 20th century.

It is possible that by the early 14th century, given general economic prosperity and population increase across the country during the 13th century, the settlement may have expanded southward to reach the original crossroads between Church Road, Wolverhampton Road and Station Road⁸⁷. A Grade II Listed timber framed building survives facing onto the Wolverhampton Road which has been dated to the late 16th/early 17th century proving that settlement had extended to this point by at least this date⁸⁸. The historic street pattern of the village has been interrupted in this area by the late 20th century 'Bakers' Way' which effectively provides a by-pass to the original historic route along Wolverhampton Road. The creation of this by-pass led to re-development along the southern section of Church Road and this has consequently been excluded from the Conservation Area.

The southern portion of the Codsall Conservation Area includes other historic buildings some of which have been identified as retaining timber framing within their structures including The Crown Public House and 15 to 19 Wolverhampton Road⁸⁹. Codsall House is a Grade II Listed building dating to the late 18th century⁹⁰. However, documentary evidence suggests that this may be the site of Codsall's medieval manor house. By the early 17th century this site was the principal property of the lord of the manor, the dean of

⁸¹ Hunt 2006

⁸² Staffordshire HER: PRN 09187

⁸³ Tringham et al 1984: 81; Hunt 2006

⁸⁴ Staffordshire HER: PRN 09191

⁸⁵ Staffordshire HER: PRN 02735 and PRN 54169

⁸⁶ South Staffordshire Council 2010: 33-34

⁸⁷ Hunt 2006

⁸⁸ Staffordshire HER: PRN 09190

⁸⁹ South Staffordshire Council 2010: 35

⁹⁰ Staffordshire HER: PRN 12413

Wolverhampton, and it may therefore be the site of a 'hall' recorded in a tax record of the early 14th century⁹¹.

The field systems to the north west and north east of Church Hill have been included within this zone because of their close association with the historic settlement. The fields have been identified as 'Piecemeal Enclosure' (cf. Map 9) which is well preserved within the zone being enclosed by mature hedgerows. The narrow fields to both the east and west of Church Lane are particularly characteristic of piecemeal enclosure exhibiting the reverse 'S' curve boundaries typical of this field system. The origins of this field system lie in the medieval period when it had formed part of two of Codsall's arable open fields. The open fields were large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. Within the Codsall manor Moor Field (later Church Field) lay to the north west of the Church whilst Caldwell Field lay to the north east⁹². Documentary evidence suggests that enclosures had been made in Church Field by the mid 17th century and in Caldwell Field by the early 18th century although parts of both were still open as late as 1779 and so the documentary evidence supports the field morphology of an enclosure pattern created over a long period of time⁹³. The good survival of the typical piecemeal enclosure may be due to the late enclosure date.

2.2.2 Heritage values:

<p>Evidential value: There is the potential for the heritage assets of the zone to contribute significantly to an understanding of the social and economic history of Codsall. The extant historic buildings may retain architectural fragments for instance which could contribute to an understanding of their development. There is also the potential for below ground remains to survive associated with potentially two phases of medieval settlement to the north around Church Hill and further south at the historic crossroads. There is also the potential for archaeological deposits to survive around Codsall House which could relate the origins of this site as a medieval manor house. The surviving piecemeal enclosure also contributes significantly to an understanding of the economic change and its association with the fortunes of the village from the medieval period onwards.</p>	High
<p>Historical value: The legible heritage assets dominate the historic character of the zone despite 20th and 21st century re-development in the form of the historic street pattern, particularly around the church as well as the historic buildings and the well preserved field system. The importance of the historic built character is reflected in the designation of the Codsall Conservation Area. There is a strong association between the well preserved piecemeal enclosure and the historic settlement centred upon the Grade II* St Nicholas' Church. The legibility of the heritage assets enables the community and the public to understand the development of Codsall and also contributes significantly to the sense of place.</p>	High

⁹¹ Tringham et al 1984: 81

⁹² Ibid: 84

⁹³ Ibid.

Aesthetic value: The importance of the heritage assets of the zone have been identified through the designation of the Codsall Conservation Area and the presence of three historic buildings identified as being of national importance (Listed buildings). The setting of the Conservation Area, particularly around the Church, is enhanced by the survival of the piecemeal enclosure.	High
Communal value: The historic character of the zone can be appreciated from the lanes and streets, as well as the Rights of Way which cross the 'Piecemeal Enclosure'. The zone includes the Church which is a public place of worship and the church yard is also accessible to the public. The Wolverhampton Road and Station Road axis is the commercial heart of the settlement where two historic buildings operate as public houses.	High

2.2.3 Recommendations

The heritage assets of the zone are particularly legible and have been identified as being of particular historic importance through the designation of the Conservation Area and the Listed buildings. There is an historic association between the historic settlement and the well preserved field system. There is also the potential for archaeological deposits to survive within the historic core and associated with Codsall House.

- A Heritage Statement will be required to be submitted as part of any planning application within the zone due to its historical and archaeological importance in line with PPS 5 policy HE 6.1⁹⁴.
- The Listed buildings, the Conservation Area and its setting are covered under PPS 5 policies HE 9 and HE 10⁹⁵. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy 6) and South Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions⁹⁶.
- The conservation of the historic field pattern is desirable to retain a legible link between it and the historic settlement. The conservation of the street pattern around Church Hill is also desirable.
- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)⁹⁷. Reference should also be made to South Staffordshire's Village Design Guide for guidance on

⁹⁴ Communities and Local Government 2010.

⁹⁵ Communities and Local Government 2010; English Heritage et al 2010: 27-35

⁹⁶ Communities and Local Government 2010; English Heritage et al 2010: 23

⁹⁷ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

the local vernacular and building materials as well as to their Conservation Management Plan for the Conservation Area⁹⁸.

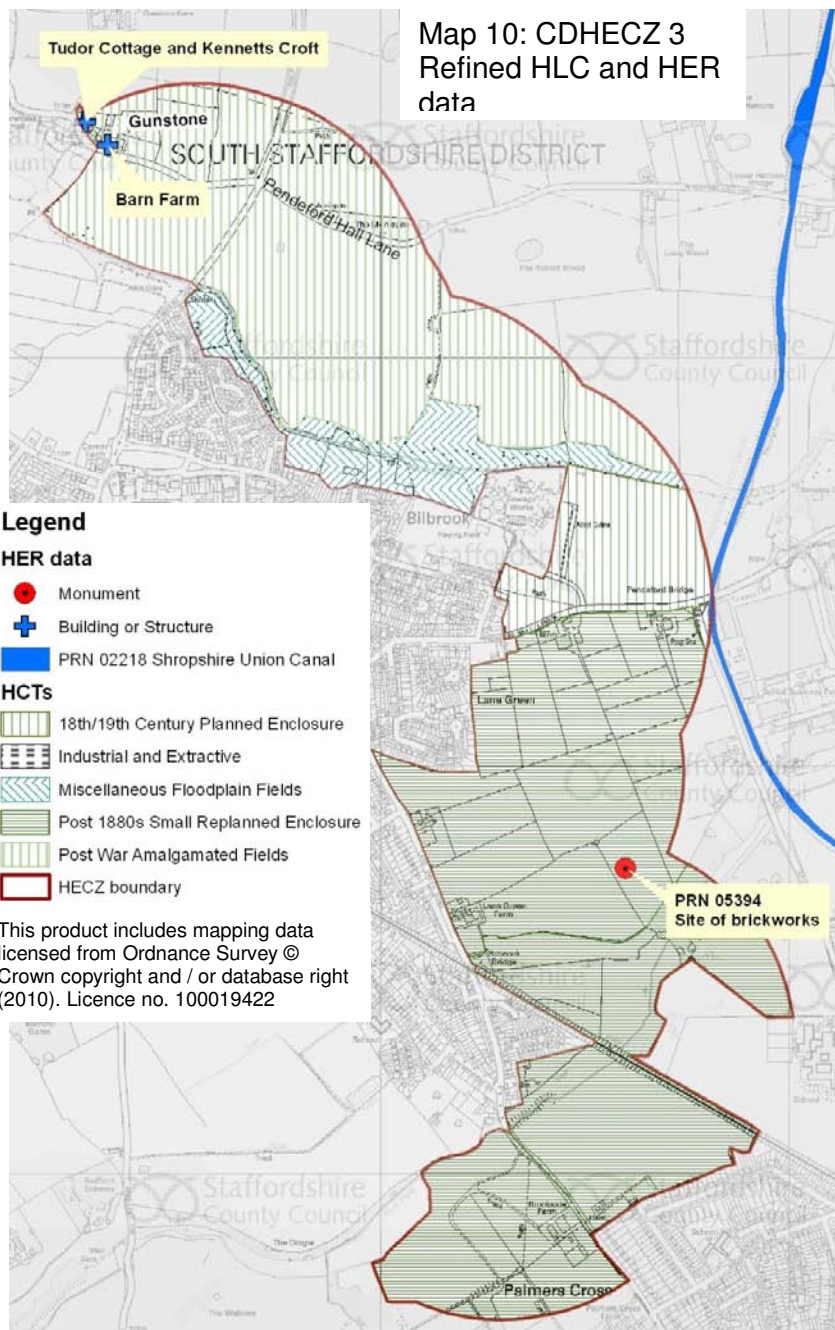
- There is a high potential for below ground archaeological remains to survive within the zone. The historic buildings may also retain information relating to their earlier history. Consequently archaeological evaluation and/or mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12⁹⁹.

⁹⁸ South Staffordshire Council 2009: 72-73 and Section 6 94-130; South Staffordshire 2010

⁹⁹ Ibid; English Heritage et al 2010: 23 and 36-41

2.3 CDHECZ 3 – Between Bilbrook and Pendeford

2.3.1 Statement of heritage significance



The field systems of the zone all appear to have had different origins, however, all of them have been impacted by change during the mid to late 20th century. Map 10 shows a landscape of large fields to the north (HLC type 'Post War Amalgamated Fields' on Map 10) which have been created as a result of the removal of the historic field boundaries. Where field boundaries survive they follow their historic alignments and generally comprise mature hedgerows. There is little settlement within the northern portion of the zone with the exception of one property on Pendeford Hall Lane at the 'Moniepits'

and at Gunstone all of which date to the late 20th century. The settlement at Gunstone within the zone incorporates the two historic farmsteads although in both cases only certain buildings survive. Only one red brick barn survives from the four-sided loose courtyard complex at Barn Farm and this has been converted to a domestic dwelling. This farmstead appears to have dated from at least the early 19th century¹⁰⁰. Settlement at Gunstone is recorded from at least the late 13th century and by circa 1680 ten houses were present, although it is likely that these were largely dispersed across the landscape or clustered in small groups¹⁰¹.

To the south the field systems have been identified as 'Post 1880s Small Reorganised Fields' where the fields have been sub-divided into smaller rectilinear paddocks sometimes enclosed by fences. The reorganisation of these southern field systems is probably related to the establishment of five farmsteads in the mid to late 20th century. These farmsteads represent the only settlement in the southern portion of the zone.

The Shropshire Union Canal lies adjacent to the eastern boundary of the zone at Pendeford Bridge¹⁰². The canal was built between 1827 and 1835 by Thomas Telford¹⁰³. The historical and aesthetic importance of the canal is identified in its designation as a Conservation Area (081) and to a degree the landscape of the zone forms part of its setting.

There is currently little evidence for human activity in the Prehistoric or Roman periods within the wider area with the exception of stray finds. Possible enclosures have been identified as cropmarks on aerial photographs to the east of the zone, although their nature and origin have not been identified. The line of a Roman road lies approximately 1.3km to the west of the zone¹⁰⁴.

¹⁰⁰ S. R. O. D590/375

¹⁰¹ Greenslade and Tringham 1959: 18 and 32; Staffordshire HER: PRN 52378

¹⁰² Staffordshire HER: PRN 02218

¹⁰³ Staffordshire HER: PRN 02218; Greenslade and Midgley 1959: 19; pers. comm. Dr Paul Collins, South Staffordshire Council May 2011

¹⁰⁴ Staffordshire HER: PRN 01897

2.3.2 Heritage values:

Evidential value: There is the potential for below ground archaeological deposits to survive associated with the medieval origins of Gunstone in the north west of the zone. Such information would contribute to our understanding of the history of this small settlement. Little is currently understood regarding settlement in the prehistoric and Roman periods in the wider settlement, although there is some potential within the zone from the aerial photographic evidence.	Medium
Historical value: The surviving historic buildings at Gunstone and a few historic field boundaries are the only known legible heritage assets lying within the zone.	Medium
Aesthetic value: The historic landscape character has been impacted by changes to the field patterns of the zone during the mid to late 20 th century although a few of the historic field boundaries survive. At Pendeford Bridge the zone forms part of the setting of the Shropshire Union Canal Conservation Area (081).	Medium
Communal value: The canal which lies adjacent provides an important public amenity. However, there is currently a poor understanding of the historical development of the zone and its contribution to the history of the wider area and little historic landscape character survives.	Low

2.3.3 Recommendations

The field systems of the zone have been impacted by changes made in the mid to late 20th century some of which may be associated with the establishment of five new farmsteads. Historic buildings survive in the hamlet of Gunstone in the north west of the zone and there is the potential for archaeological deposits to survive in this area associated with earlier settlement.

- The Shropshire Union Canal Conservation Area (081) and its setting are covered under PPS 5 policies HE 9 and HE 10¹⁰⁵. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy 6) and South Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions¹⁰⁶.
- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document any proposed development should seek to complement the low settlement density. Any such development should also be designed to enhance the local distinctiveness particularly in the area adjacent to the Shropshire Union Canal and at Gunstone. It should seek to respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)¹⁰⁷. Reference should also be

¹⁰⁵ Communities and Local Government 2010; English Heritage et al 2010: 27-35

¹⁰⁶ Communities and Local Government 2010; English Heritage et al 2010: 23

¹⁰⁷ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

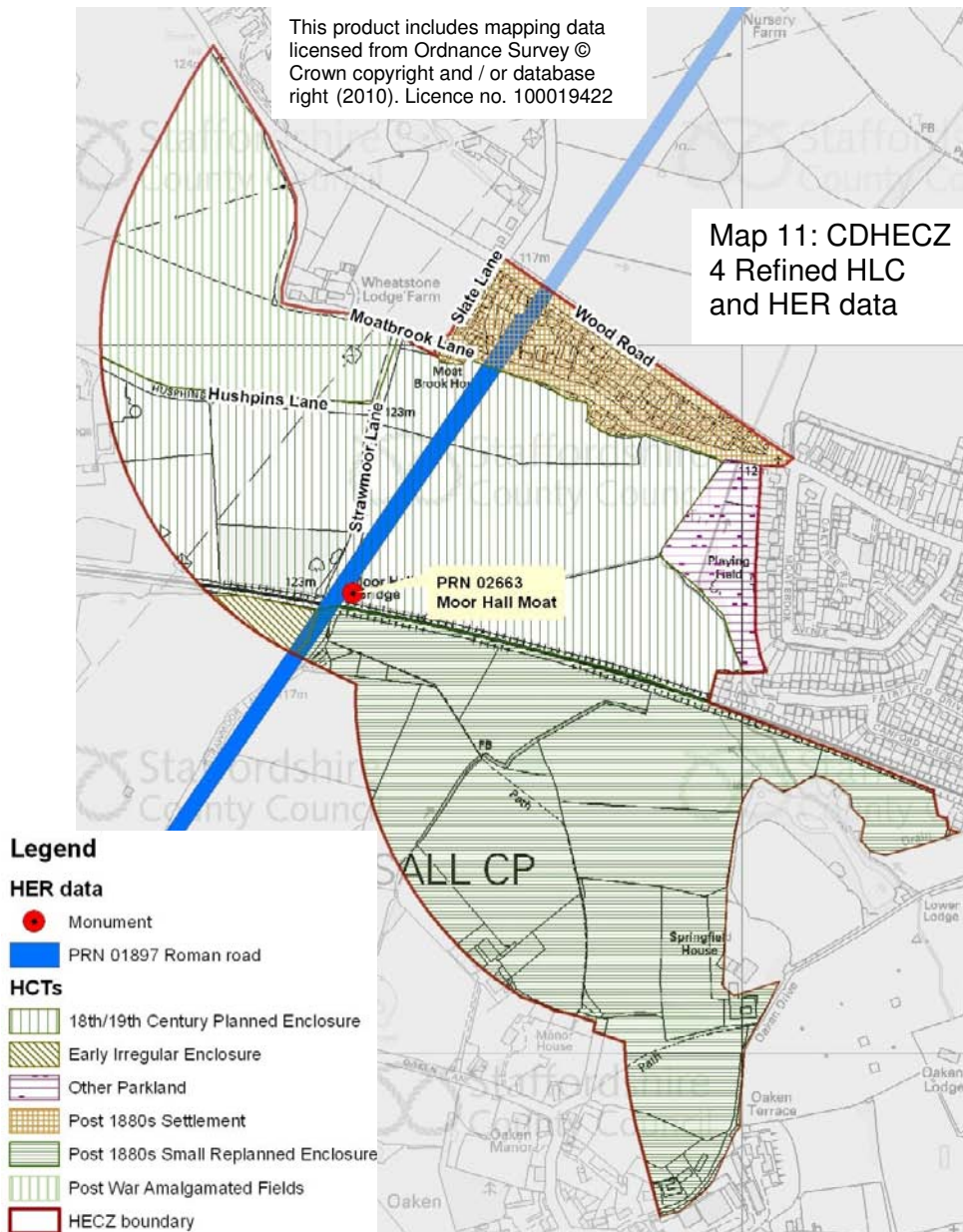
made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials¹⁰⁸.

- There is a moderate level potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policies HE 6 and HE 12 will largely be dependent upon the location and scale of development¹⁰⁹.

¹⁰⁸ South Staffordshire Council 2009: 55-55 and Section 6 94-130

¹⁰⁹ English Heritage et al 2010: 23 and 36-41

2.4 CDHECZ 4 – Moatbrook and Strawmoor Lanes



2.4.1 Statement of heritage significance

The historic landscape character of the zone has been largely affected by changes to the field systems during the mid and late 20th century. Map 11 shows that the landscape to the north of the railway line is largely rectilinear in form and includes an area of '18th/19th Century Planned Enclosure'. This field system was probably created by surveyors who laid the hedgerows out on straight alignments. The field system to the north of Hushpins Lane has had three field boundaries removed since the late 19th century ('Post War Amalgamated Fields' on Map 11), but had previously probably had similar origins as the planned enclosure to the south.

Wood Lane to the north of the zone was created in the 1850s and replaced the earlier route westwards from Codsall which ran along Moatbrook Lane to the south¹¹⁰. Where Moatbrook Lane turns at a right angle on the western edge of the zone it had originally continued straight ahead towards Hushpins Farm (beyond the edge of the zone). The right-angle turn also respects the original route from Codsall to Codsall Wood. Strawmoor Lane, Hushpins Lane and Moatbrook Lane within the zone all retain their historic character as hedge-lined narrow lanes. Even where development has occurred along Moatbrook Lane ('Post 1880s Settlement' on Map 11) the lane is still narrow with mature hedgerows along parts of the southern side. Sandstone walls are also a feature of this lane. Whilst the houses facing onto both Moatbrook Lane and Wood Road are predominantly of late 20th century date earlier buildings also survive. Three properties of at least late 19th century date survive on the southern side of Moatbrook Lane. Infilling has occurred around the two cottages to the east although the original property boundaries survive. Externally Moatbrook House appears to be a rendered gentleman's residence of 19th century date with an extant brick coach house and stables to the rear¹¹¹. However, dispersed settlement had developed along this lane by at least the late 18th century when it was known as 'Codsall Lanes'¹¹². Extant late 19th and early 20th century red brick properties survive on Wood Road, with a terrace of early 20th century houses on Moatbrook Lane. The development of these houses is probably related to the construction of the Shrewsbury & Birmingham Railway in 1849, which also crosses this zone¹¹³.

To the south of the railway line the field system has also seen considerable change during the 20th century ('Post 1880s Small Replanned Enclosure' on Map 11) with only a few original field boundaries surviving as hedgerows. The previous field pattern was comprised of small irregular fields which may have had their origins as assarts during the medieval period. The field system may be associated with the settlement of Oaken to the south and/or with the Moor Hall moated site which existed on Strawmoor Lane¹¹⁴. This site was recorded in 16th century documents and medieval and post medieval pottery has been recovered from the adjacent fields¹¹⁵. The house which stood on the site had apparently been demolished by the late 18th century¹¹⁶. The site was apparently cut by the railway line in the mid 19th century and it is unclear what deposits may survive.

The line of the Roman road from the Roman settlement and forts at *Pennocrucium* to the north east also potentially crosses the zone (cf. 5.2 in main report and Map 8). This alignment has been confirmed by the identification of it as a cropmark on aerial photographs crossing Ackbury Heath approximately 4km to the north east of this HECZ¹¹⁷.

¹¹⁰ Tringham et al 1984: 77

¹¹¹ Google Maps UK 2010; Stephen Dean pers. comm.

¹¹² Tringham et al 1984: 77

¹¹³ Clark 1967: 313

¹¹⁴ Staffordshire HER: PRN 02663

¹¹⁵ Ibid.

¹¹⁶ Ibid; Tringham et al 1984: 82

¹¹⁷ Staffordshire HER: PRN 01897

2.4.2 Heritage values:

Evidential value: There remains the potential for below ground archaeological deposits to be associated with the moated site on Strawmoor Lane; its precise extent is currently unknown and with settlement along Moatbrook Lane. There is also the potential for archaeological deposits to survive relating to the line of the Roman road and possibly with sites associated with it. Any new information concerning the road or associated sites would contribute significantly to our understanding of the history of the Roman period within Staffordshire.	Medium
Historical value: The legible heritage assets relate mostly to the built environment in the survival of historic properties along both Wood Road and Moatbrook Lane which contribute to the character and the history of the wider Codsall area.	Medium
Aesthetic value: The overall historic character of the zone has been impacted by the removal of the historic field boundaries across the majority of the field systems. The narrow country lanes of the zone contribute to the overall historic character of the landscape around Codsall.	Medium
Communal value: There is access into the landscape via the Rights of Way network and the rural lanes. However, the understanding of the contribution of the zone to the overall history of Codsall and Oaken is currently limited. This appreciation could be improved through further research.	Low

2.4.3 Recommendations

The legible heritage assets of the zone include the historic buildings along Moatbrook Lane and Wood Road as well as the country lanes. The historic character of the field systems has been impacted by mid and late 20th century farming practices, which led to the removal of many of the internal hedgerows. There is the potential for archaeological deposits to survive relating to medieval and post medieval settlement as well as associated with the line of the Roman road.

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of this part of Codsall.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Any development within the zone should seek to complement the low settlement density. It should seek to respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)¹¹⁸. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials¹¹⁹.

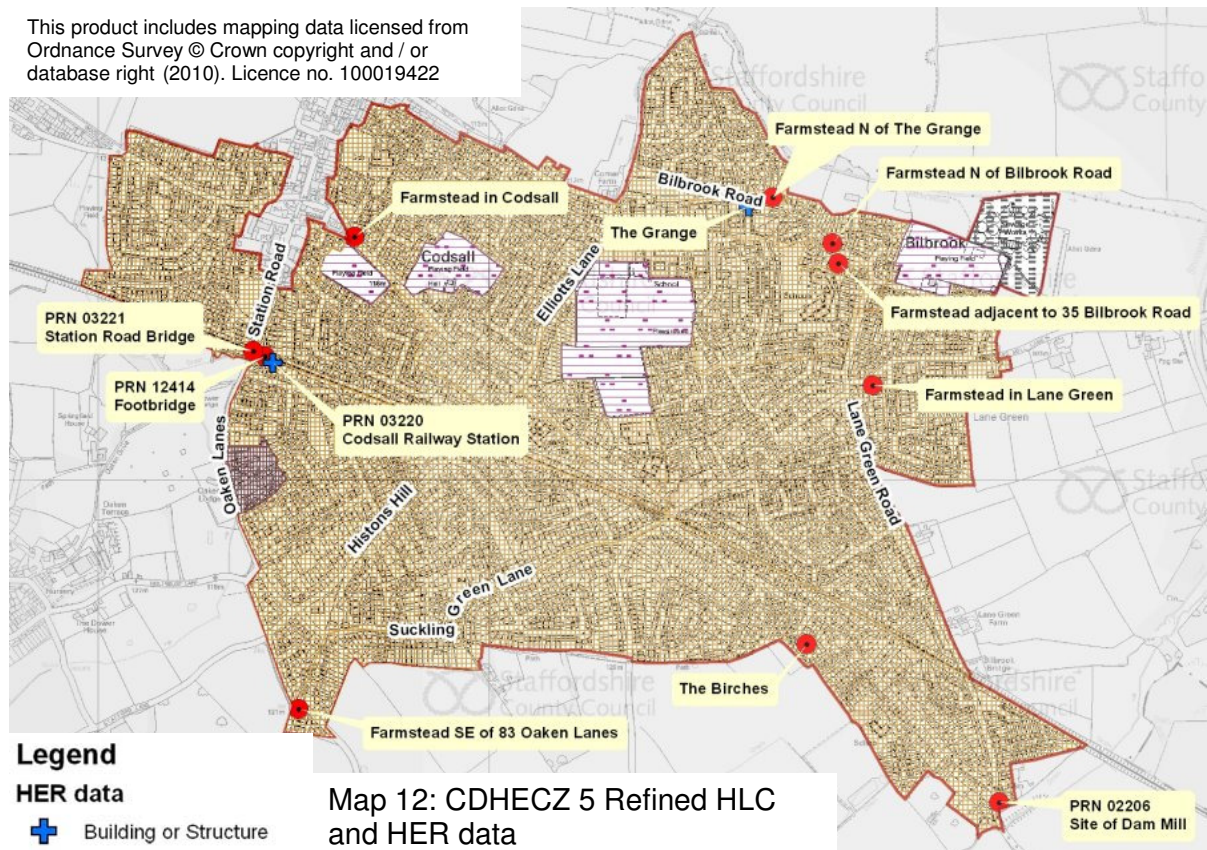
¹¹⁸ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

¹¹⁹ South Staffordshire Council 2009: Section 6 94-130

- There is a moderate potential archaeological potential within the zone, as reflected in the high evidence value above. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be provided as part of the planning application (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy HE 12.

2.5 CDHECZ 5 – Codsall and Bilbrook

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2.5.1 Statement of heritage significance

The zone represents the expansion of Codsall from its medieval and post medieval core (CDHECZ 2). It also incorporates the historic village of Bilbrook which has similarly expanded to the extent that the division between the two settlements can no longer be easily discerned. Consequently Map 12 shows that the entire zone is dominated by 'Post 1880s Settlement' with four areas of 'Other Parkland' representing playing fields (one of which belongs to Codsall High School) and an 'Industrial and Extractive' site to the north east (the sewage works and recycling centre).

To the south east of the zone along Oaken Lanes lies an area of 'Pre 1880s Settlement' on Map 12. This relates to a group of red brick large detached and semi-detached houses which had been constructed by the late 19th

century¹²⁰. Infilling within the gardens of these properties has occurred in the late 20th century and the housing estates around them were present by the early 1960s¹²¹. Sandstone walls are also a feature of the eastern side of Oaken Lanes forming property boundaries. Settlement had apparently originated in the area of Oaken Lanes by at least the early 17th century¹²². Yates' map (1775) shows settlement further north just to the south of the mid 19th century railway line.

A network of historic lanes provides the framework for the 20th century expansion of both Bilbrook and Codsall including Suckling Green Lane, Histons Hill, Elliott's Lane and Bilbrook Road. Along these lanes individual historic properties survive although many others were demolished to accommodate new housing within the growing settlements. In the late 19th and early 20th century large red brick houses were constructed further north along Histons Hill and many other historic properties may be of a similar period. Of particular interest is Tudor House on Histons Hill which was built in the early 20th century by the architect Major Kenneth Hutchinson Smith from the remains of several historic timber framed buildings from across the country¹²³. The slow expansion of Codsall in the late 19th and early 20th century, particularly the large villas, was probably the result of the construction and opening of the Shrewsbury & Birmingham Railway in 1849, which was the beginning of a change in the social and economic fabric of Codsall from a predominantly agricultural economy to a commuter village¹²⁴.

The railway line and Codsall station survive within the zone, both of which had been constructed by 1849. The station building and the rail and foot bridges have all been identified as being of national importance (Grade II Listed)¹²⁵. A row of terraces to the north of Codsall Station are probably contemporary to it representing 'Railway Cottages'. A halt was had been provided at Birches Bridge, Bilbrook in 1934¹²⁶. The 19th and 20th century history of Codsall and Bilbrook is inextricably linked to the railway and its stations.

Five households were recorded in the Bilbrook entry of Domesday Book (1086). Even by the late 19th century the settlement was not large, but by this date it appears to have developed two distinct centres. Bilbrook itself was centred on the modern Bilbrook Road where a number of small white-washed cottages survive among the late 20th century houses¹²⁷. These historic properties include 'Peveril House' and 'The Old Farmhouse' which may have late 17th/early 18th century origins although much altered¹²⁸. The expansion of Bilbrook during the 20th century is associated with the relocation of the Boulton and Paul aircraft factory from Ipswich to Pendeford, north of Wolverhampton, in 1936¹²⁹. Manor House Park was constructed in the 1960s

¹²⁰ Google Maps UK 2010

¹²¹ Hunting Surveys Ltd 1963: Run 13: 5903

¹²² Tringham et al 1984: 79

¹²³ South Staffordshire Council 2010: 43

¹²⁴ Clark 1967: 313

¹²⁵ Staffordshire HER: PRN 03320, PRN 03221 and PRN 12414

¹²⁶ Hunting Services Ltd 1963: Run 13: 5903

¹²⁷ Google Maps UK 2010

¹²⁸ Ibid; Stephen Dean pers. comm.

¹²⁹ Pers. comm. Dr Paul Collins, South Staffordshire Council May 2011

possibly upon the site of the principal medieval or post medieval property¹³⁰. A complex of buildings on this site was known as the 'Manor House' by the late 19th century¹³¹. A green was recorded in Bilbrook in the early 1640s which may be that which partially survives on the corner of Lane Green Road and Duck Lane¹³². Settlement may have been associated with the green by this period and was certainly present by the late 18th century¹³³. The only historic property to survive at Lane Green is 'The Woodman Inn' which existed by 1834¹³⁴.

A watermill existed at Dam Mill in the far south east of the zone by the mid 14th century. It is not recorded after the early 18th century¹³⁵. Settlement was recorded in the area by the late 17th century. A large country house called 'The Birches' stood to the north of Dam Mill, in the area of Greenacre Drive and Meadow Vale, probably by the early 18th century. It was demolished to make way for housing in the 1960s¹³⁶.

2.5.2 Heritage values:

Evidential value: Several historic buildings survive around the zone which may retain evidence for earlier structures. An analysis of these properties could elucidate the social and economic history of both Codsall and Bilbrook. There is also the potential for below ground archaeological deposits to survive associated with earlier settlement particular at Bilbrook, Lane Green and associated with the site of a the Dam Mill. Subsequent development may have impacted upon the potential for these deposits to survive.	Medium
Historical value: A number of historic properties survive which make a positive contribution to local character. There may be opportunities to enhance these assets to contribute to heritage led sustainable economic regeneration. The framework of historic lanes is also an indicator of the history of the two villages. The history of Codsall and Bilbrook from the mid 19 th century onwards is intrinsically linked to the development of the railway and the Grade II Listed Codsall Station. There historic associations between the railway and many of the extant 19 th and early 20 th century houses that survive not just within the zone, but also within the wider project area. The zone is predominantly comprised of 20 th century housing.	Medium
Aesthetic value: The overall historic character has been impacted by 20 th and 21 st century changes, but the historic buildings continue to contribute to a sense of place within the settlement. These include the three Grade II Listed buildings and structures associated with Codsall Station.	Medium
Communal value: The historic buildings contribute to the history of Codsall and Bilbrook, but their role is currently poorly understood. Further research would enhance this understanding for dissemination to the community and wider public.	Low

¹³⁰ Greenslade et al 1984: 12

¹³¹ Ibid.

¹³² Ibid.

¹³³ Yates', W. 1775

¹³⁴ Greenslade et al 1984: 12

¹³⁵ Tringham et al 1984: 85; Staffordshire HER: PRN 02206

¹³⁶ Ibid: 81

2.5.3 Recommendations

The zone is dominated by the 20th and 21st century housing development of Codsall and Bilbrook. Individual historic buildings, including 19th century red brick villas, survive along the network of original lanes.

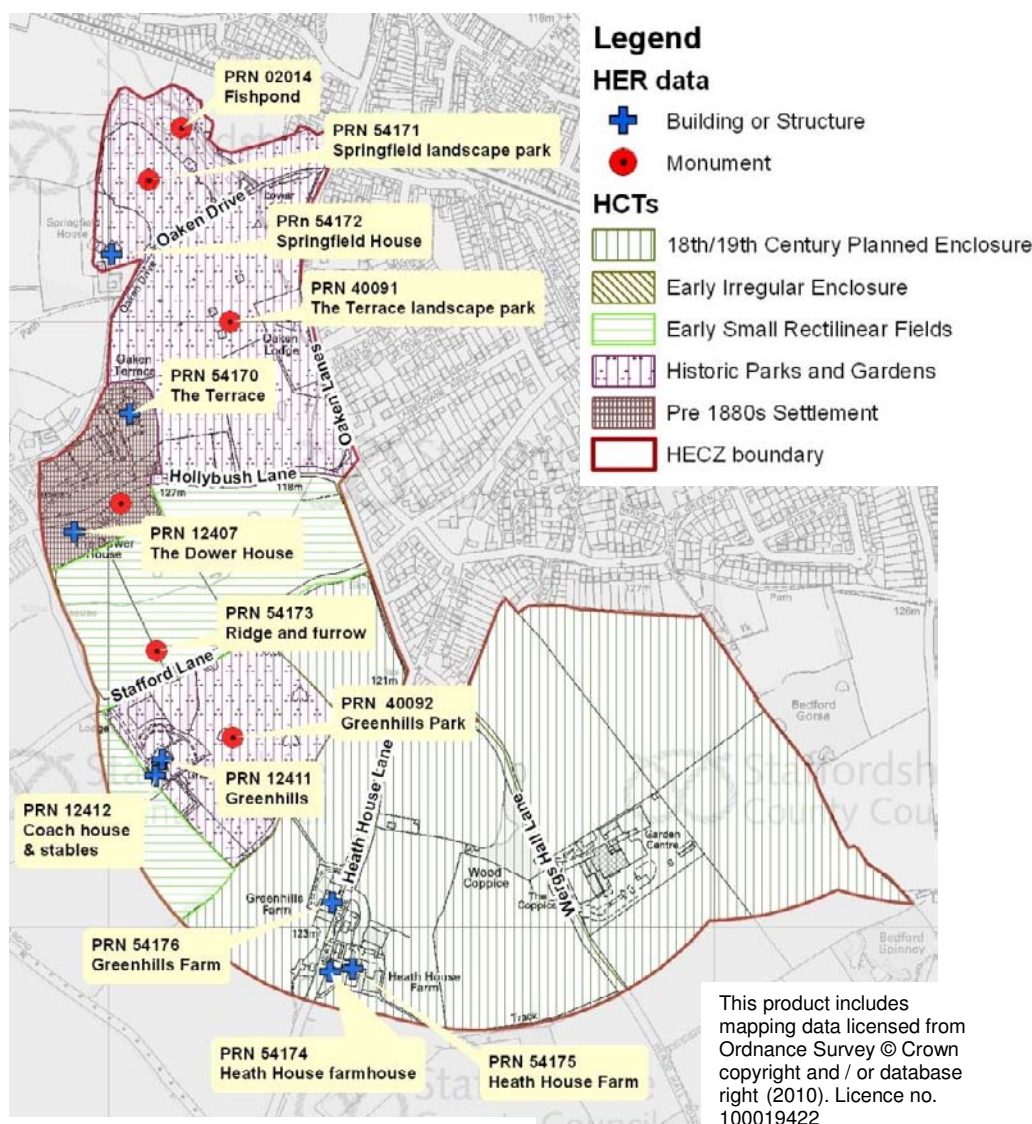
- The protection and enhancement of the listed buildings and their settings are covered under PPS 5 policies HE 9 and HE 10¹³⁷. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy 6) and South Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions¹³⁸.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area and reference should be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials¹³⁹.
- There is a low to moderate potential for below ground archaeological remains to survive within the zone. Mitigation works may be required to fulfil PPS 5 Policy HE 12.

¹³⁷ Communities and Local Government 2010; English Heritage et al 2010: 27-35

¹³⁸ Communities and Local Government 2010; English Heritage et al 2010: 23

¹³⁹ South Staffordshire Council 2009: Section 6 94-130

2.6 CDHECZ 6 - West of Oaken and Heath House



Map 13: CDHECZ 6 Refined HLC and HER data

2.6.1 Statement of heritage significance

The historic landscape character of the zone is dominated by the historic landscape parks associated with three small country houses (cf. HCT 'Historic Parks and Gardens' on Map 13¹⁴⁰). All three of these country houses date to the 19th century; the earliest is The Terrace which was built in the early 19th century to the east of Oaken¹⁴¹. Both Greenhills, to the south east of Oaken, and Springfield House to the north of The Terrace, date to the mid 19th century¹⁴². All three are associated with men of 'new money' from Wolverhampton. The historic character of the three landscape parks is well preserved and the importance of the Greenhills property, the house and its

¹⁴⁰ Staffordshire HER: PRN 40091, PRN 54171 and PRN 40092

¹⁴¹ Staffordshire HER: PRN 54170

¹⁴² Staffordshire HER: PRN 12411 and PRN 54171

associated stable and coach house, is confirmed by their designation as Grade II Listed buildings¹⁴³.

The zone also incorporates part of the small village of Oaken which, like Codsall and Bilbrook, was recorded in Domesday Book (1086). At this date the manor belonged to Lord Stafford and eight households were recorded along with their plough land¹⁴⁴. In 1176 land in Oaken had been granted to Croxden Abbey in north Staffordshire who proceeded to establish a grange¹⁴⁵. The location of the grange is unknown and although the park established by the monks probably lay to the west around Oaken Park Farm it is still possible that the grange itself may have stood within this zone¹⁴⁶. The principal property lying within that portion of Oaken which falls within the zone is the Grade II Listed Dower House a mid to late 18th century red brick house¹⁴⁷. Documentary evidence suggests that the Dower House replaced, or even incorporates, an earlier property extant by at least the late 17th century¹⁴⁸.

Whilst plough land was recorded in Domesday Book (1086) for Oaken the names and locations of any medieval open fields are unknown. However, ridge and furrow earthworks have been identified on aerial photographs to the north of Stafford Lane¹⁴⁹. Their location suggests that they are probably associated with Oaken, although it is possible that they are outliers of an unrecorded open field associated with Codsall. The extant field pattern has not been identified as being the classic 'Piecemeal Enclosure' which usually results in the parcelling up of the medieval open fields ('Early Small Rectilinear Fields' on Map 13). However, this may be due to alterations to field boundaries at a subsequent date or that the field boundaries never faithfully followed the alignment of the earthworks left behind by the medieval ploughing.

The remainder of the enclosure pattern within the zone is dominated by straight hedgerows which suggest that it was created by surveyors from the 18th century onwards ('18th/19th Planned Field Systems' on Map 13). These fields may be associated with two historic farmsteads which survive on Heath House Lane to the east of the zone, although several of the field boundaries have been removed since the late 19th century. Heath House farm is a large farmstead which exhibits the regular courtyard plan form often associated with the industrialisation of agriculture during the 18th/19th century¹⁵⁰. Regular courtyard plan forms generally do not pre-date the late 18th century¹⁵¹. However, the farmstead at Heath House may have been present by the late 17th century, although the extant farmhouse and complex probably dates to the 19th century¹⁵². Greenhills Farm, on the opposite side of the lane, was built of red brick in 1860 and may represent a model farm associated with the

¹⁴³ Staffordshire HER: PRN 12411 and PRN 12412

¹⁴⁴ Hawkins and Rumble 1976: 11:45

¹⁴⁵ Staffordshire HER: PRN 03594

¹⁴⁶ Tringham et al 1984: 85; Staffordshire HER: PRN 54178

¹⁴⁷ Staffordshire HER: PRN 12407

¹⁴⁸ Tringham et al 1984: 83

¹⁴⁹ Staffordshire HER: PRN 54173

¹⁵⁰ Staffordshire HER: PRN 54175

¹⁵¹ Lake 2009: 19

¹⁵² Tringham et al 1984: 79; Staffordshire HER: PRN 54174

Greenhills estate¹⁵³. This farmstead also exhibits a strongly planned form with a 'U' shaped courtyard plan.

Low sandstone walls line much of the western side of Heath House Lane and a portion of the eastern side of Stafford Lane including a sandstone gateway clearly associated with the Greenhills estate¹⁵⁴. Low sandstone walls also line the northern side of Hollybush Lane associated with The Terrace landscape park, whilst opposite on the southern side high red brick walls are associated with the Dower House. In a South Staffordshire landscape dominated by hedgerows these estate walls are particularly characteristic of the Oaken and Codsall area.

2.6.2 Heritage values:

Evidential value: An analysis of the historic parkland features of the three landscape parks and their relationships with their country houses could contribute to an understanding of 19 th century garden development within South Staffordshire and in particular the social ambitions of its occupiers. Further parkland features could also survive. The historic farmsteads could also contribute to the economic and social history of this area particularly their association with the surrounding planned landscapes. The historic farm buildings of these complexes could contribute to an understanding of the development of farming from the late 18 th century. The ridge and furrow earthworks could also help to elucidate the economic history of Oaken and/or Codsall from at least the medieval period onwards. The Dower House and Heath House Farm may retain evidence from earlier buildings with their fabric.	High
Historical value: The legibility of heritage assets and their inter-relationships is strong within the zone. The parkland character makes a particular contribution to the local distinctiveness as do the associated historic buildings, including Greenhills Farm, and the stone and brick walls which line many of the lanes. The legible ridge and furrow earthworks are testimony to an earlier history of the zone. There are also associations between the planned enclosure and the two historic farmsteads.	High
Aesthetic value: The overall integrity of the historic landscapes, particularly the distinctive parkland character, is well preserved within the zone. The historic buildings and the stone and brick walls also make positive contributions to the aesthetics of the zone and The Dower House in particular has been recognised as being of national importance (Listed building). Despite the removal of some of the internal field boundaries from the area of the planned enclosure the overall regular pattern is still discernible.	High
Communal value: There are few Rights of Way through the historic landscape, although an appreciation of the parkland character of the zone can be gained from Oaken Drive which runs between the parks of Springfield House and The Terrace. The appreciation of the heritage of the zone could be enhanced through further research, interpretation and presentation.	Medium

¹⁵³ Staffordshire HER: PRN 4176

¹⁵⁴ Google Maps UK 2010

2.6.3 Recommendations

The historic landscape character of the zone is dominated by three 19th century landscape parks, their associated country houses, including the Grade II Listed Dower House, and the stone walls which line the lanes in their vicinity. Evidence of an earlier arable economy survives as ridge and furrow earthworks to the west of Stafford Lane. The two historic farmsteads are associated with a planned field system whose character is still discernible.

- The conservation of the fabric of the historic landscape and in particular its parkland character is of particular importance in order to retain the local distinctiveness of this part of Codsall and Oaken. The retention of the stone and brick walls as well as the ridge and furrow earthworks and the surviving planned enclosure is also desirable as they all contribute to an understanding of the history of the wider Codsall and Oaken area.
- To assess the impact of development upon the historic environment of the zone a heritage statement would be required as part of any planning application in line with PPS 5 policy 6¹⁵⁵.
- The protection and enhancement of the Listed building and its settings is covered under PPS 5 policies HE 9 and HE 10¹⁵⁶. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (PPS 5 policy 6) and South Staffordshire's Conservation Section should be approached for their considerations in any pre-application discussions¹⁵⁷.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area and reference should be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials¹⁵⁸.
- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale

¹⁵⁵ Communities and Local Government 2010; English Heritage et al 2010: 23

¹⁵⁶ Communities and Local Government 2010; English Heritage et al 2010: 27-35

¹⁵⁷ Communities and Local Government 2010; English Heritage et al 2010: 23

¹⁵⁸ South Staffordshire Council 2009: Section 6 94-130

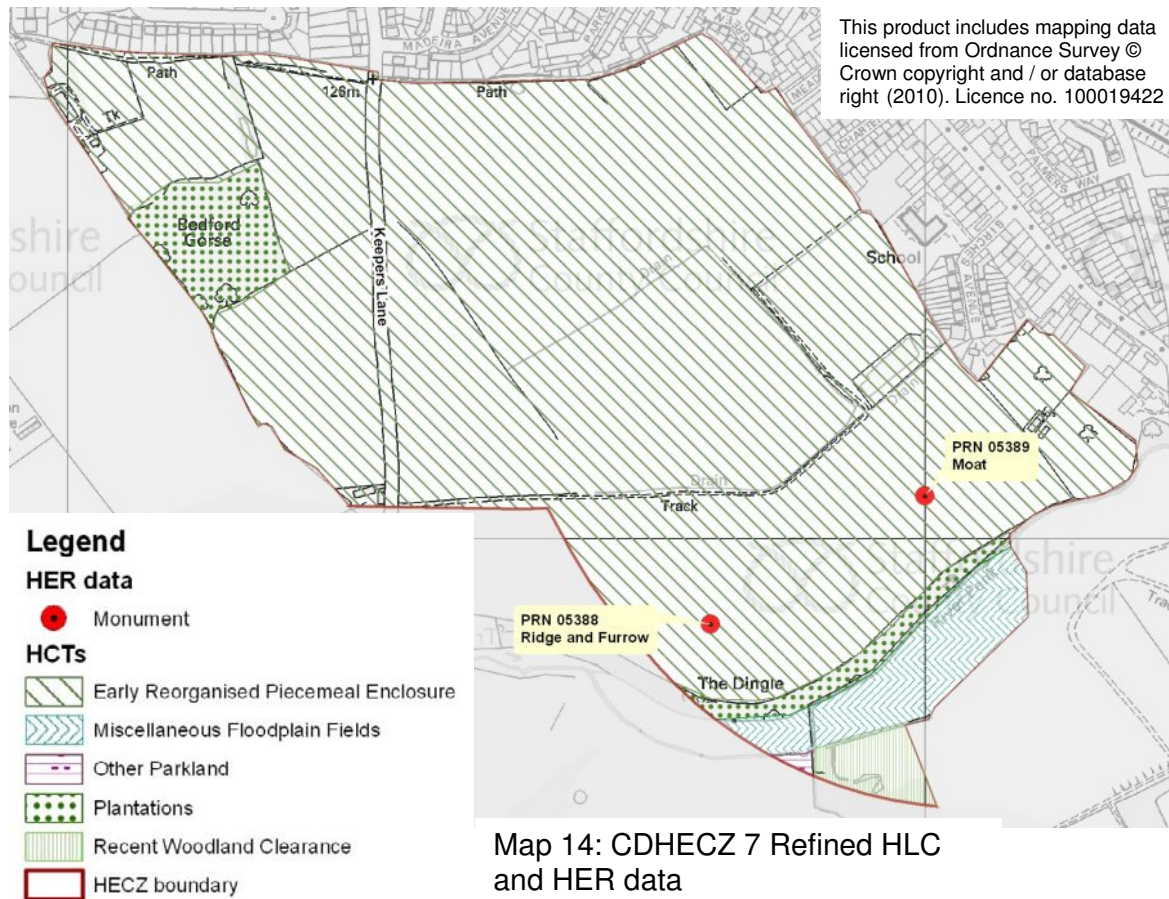
and architectural form (PPS 5 policy HE 7.5)¹⁵⁹. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials¹⁶⁰.

- There is a low potential for below ground archaeological remains to survive within the zone. However, there may be the requirement for building recording on historic buildings dependent upon the nature of any planning applications. Mitigation works may be required to fulfil PPS 5 Policy HE 12.

¹⁵⁹ Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

¹⁶⁰ South Staffordshire Council 2009: 55-55 and Section 6 94-130

2.7 CDHECZ 7 - South of Codsall



2.7.1 Statement of heritage significance

The historic landscape character is dominated by a field system which has its origins in the medieval period when it had formed part of an open field system. The open fields were large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The remains of strips were identified as traces of ridge and furrow earthworks to the south of the zone during fieldwork carried out in the mid 1990s¹⁶¹. Documentary sources suggest that this may have formed part of the open field recorded near Dam Mill in the early 15th century. This open field had apparently been enclosed piecemeal by 1656 and the surviving hedgerows are probably the remains of this period of enclosure¹⁶². However, the morphology of the extant field pattern, which is little changed since the late 19th century had undergone alteration since it was originally enclosed circa 17th century; hence its identification as 'Reorganised Piecemeal Enclosure' on Map14. However, some field boundaries have been removed although lines of mature trees survive to indicate where these hedgerows had previously stood.

¹⁶¹ Staffordshire HER: PRN 05388

¹⁶² Tringham et al 1984: 84

The reorganisation of this field pattern may have occurred during the 19th century and be associated with the two areas of 'Plantation' shown on Map 14: 'The Dingle' lining the River Penk to the south and 'Bedford Gorse' to the north west. Both of these plantations existed by the late 19th century.

A field name recorded on historic maps was also located within the zone suggesting the presence of a medieval moated site¹⁶³. Nothing further is known of this site.

2.7.2 Heritage values:

Evidential value: There is the potential for below ground archaeological deposits to survive associated with the possible medieval moat. Such a site would contribute significantly to our understanding of settlement within Codsall parish during the medieval period. The relationship of this site and the open field would also contribute to the understanding of the development and chronology of settlement as well as the potential for changing emphasis relating to the social and economic history of the medieval period.	High
Historical value: The legible heritage assets relate to the surviving historic hedgerows and any extant ridge and furrow earthworks. The extant historic landscape character is probably associated with the establishment of the two plantations.	Medium
Aesthetic value: The extant hedgerows, mature trees and plantations contribute to the aesthetics of the historic landscape character. There is the potential to enhance the historic landscape through the re-establishment of the lost historic field boundaries.	Medium
Communal value: There are few legible heritage assets to contribute to a wider interpretation of the history of the zone although this could be improved through further research.	Low

2.7.3 Recommendations

The heritage values reflect the high to moderate potential for surviving below ground archaeological deposits to survive associated with the possible site of the moat in particular. The historic landscape character largely survives from the late 19th century along within the plantations.

- The conservation of the plantations and the extant historic field boundaries is desirable. The overall historic landscape character could be enhanced through the recreation of the eroded field boundaries through the recreation of hedgerows along their historic alignments.
- There is a high to moderate potential for below ground archaeological remains to survive within the zone. Consequently there may be a requirement for a Heritage Statement to be submitted as part of any planning application and archaeological evaluation and/or mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12¹⁶⁴.

¹⁶³ Staffordshire HER: PRN 05389

¹⁶⁴ Ibid; English Heritage et al 2010: 23 and 36-41

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