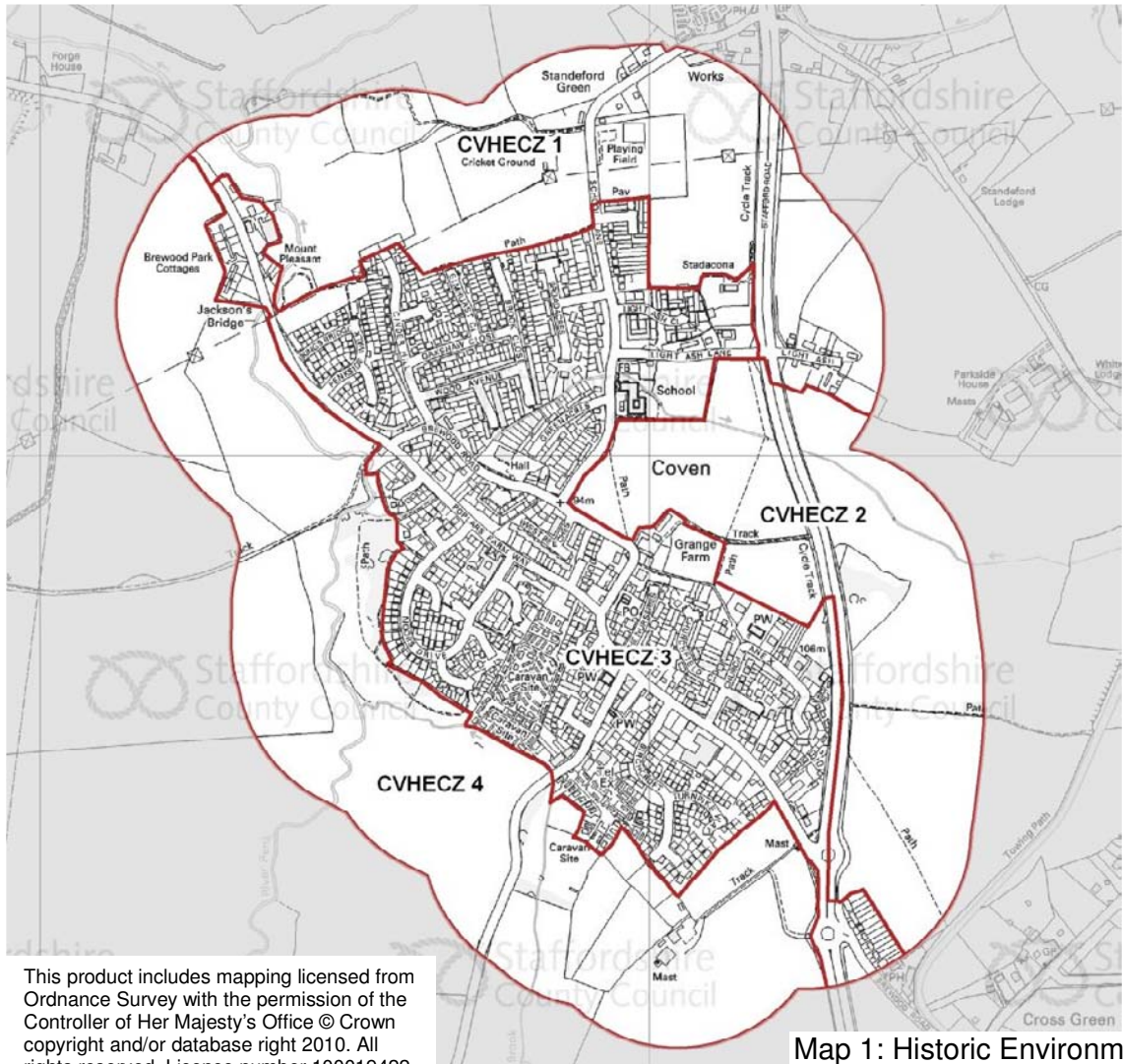


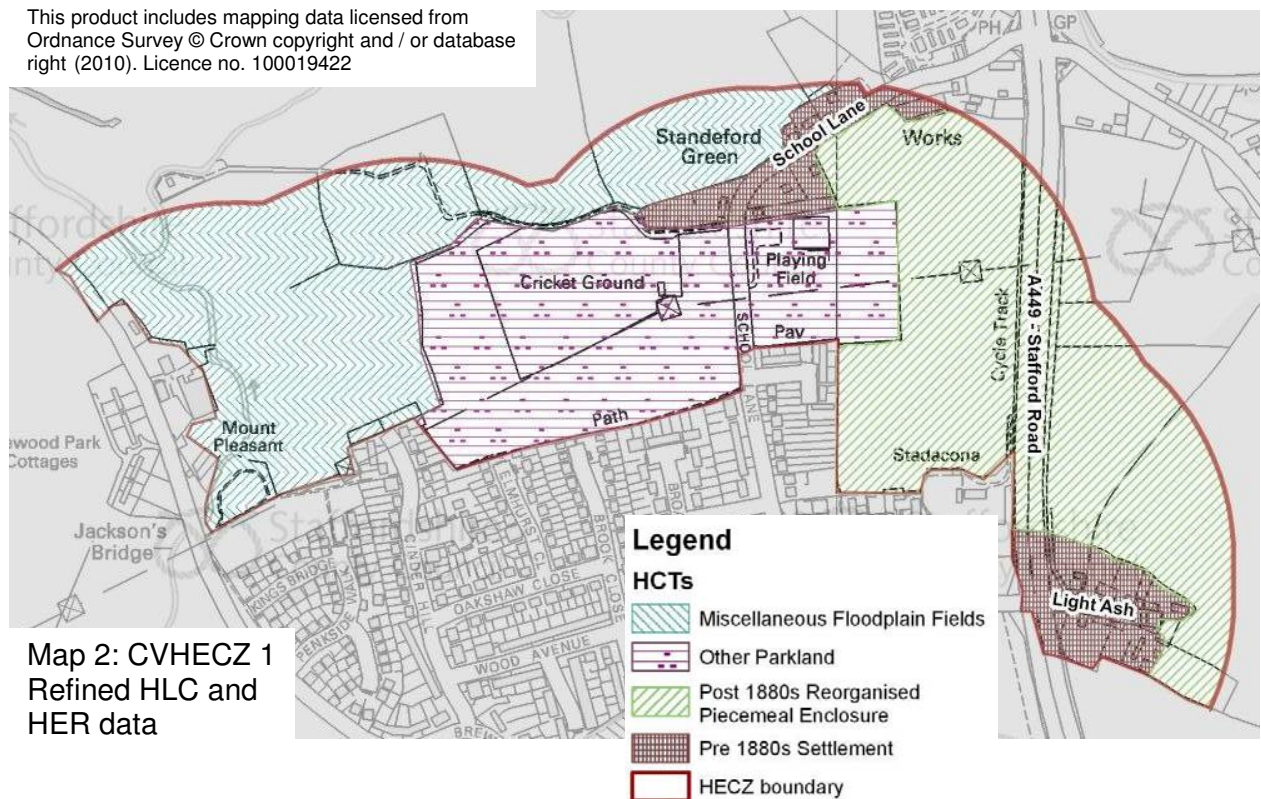
## APPENDIX 2: Coven, Essington and Featherstone

### 1. Coven



## 1.1 CVHECZ 1 – North of Coven

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Map 2: CVHECZ 1  
Refined HLC and  
HER data

### 1.1.1 Statement of heritage significance

The lines of two Roman roads pass less than 200m either side of the zone and the Scheduled Roman forts and settlement of *Pennocrucium* and the Roman villa at Engleton lie 3km to the north and north west respectively. Prehistoric activity within Staffordshire survives within the river valleys where it lies sealed beneath the alluvium. Consequently it is possible that prehistoric activity may be located within the zone associated with the confluence of the rivers Penk and Saredon, although none to date is recorded on the Staffordshire HER.

The historic landscape character of the western portion of the zone is dominated by field systems within the floodplain of the rivers Penk and Saredon whose confluence lie in this area (cf. Map 2). The origins of the field system are currently unknown, but it is possible that this area had provided meadow land during the medieval period.

The Map 2 shows 'Post 1880s Reorganised Piecemeal Enclosure' to the east of the zone which relates to an earlier field system probably enclosed incrementally in the 16<sup>th</sup> or 17<sup>th</sup> century<sup>1</sup>. The original 'Piecemeal Enclosure' was typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries. However, the majority of the historic field patterns which are associated with this enclosure were removed prior to the early 1960s and may be associated with the construction of the A449 dual-carriageway which

<sup>1</sup> Greenslade and Midgley 1959: 38

crosses through the zone on a north-south alignment<sup>2</sup>. The 'Other Parkland' was created in the mid to late 20<sup>th</sup> century and once formed part of the 'Piecemeal Enclosure'. The agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system which may have been associated with the manor of Coven or with the small settlement of Standeford to the north east, which until 1834 had apparently lain within Somerford manor<sup>3</sup>. Open fields were usually 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.

Settlement within the zone is concentrated in two areas; Standeford Green to the north and Light Ash to the east. Standeford was mentioned in medieval records (although the 'stony ford' is mentioned in a 10<sup>th</sup> century boundary charter)<sup>4</sup>. However, it is likely that the earliest settlement was probably concentrated to the east beyond the project area; the suffix 'green' suggests secondary settlement at a later date. Settlement is indicated in School Lane by the late 18<sup>th</sup> century<sup>5</sup>. The extant settlement is dispersed along the lane and includes three cottages which were present by the late 19<sup>th</sup> century. The remaining five detached properties all date from the mid/late 20<sup>th</sup> century. The origins of Light Ash are less clear and settlement is not shown in this area on Yates' 1775 map. Several historic buildings survive down a dead-end lane in Light Ash.

### 1.1.2 Heritage values:

<b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with prehistoric and Roman activity. Such sites would add considerably to our understanding of the exploitation of the landscape within South Staffordshire particularly and Staffordshire more widely.	Medium
<b>Historical value:</b> The legibility of the historic fields of the zone has been impacted by the removal of field boundaries probably associated with the construction of the dual-carriageway and the park. Historic buildings are legible at Standeford Green and Light Ash which contribute to an understanding of settlement within the zone.	Medium
<b>Aesthetic value:</b> The integrity of the historic landscape has been impacted by the 20 <sup>th</sup> century changes. The historic buildings at Standeford Green and Light Ash contribute to local distinctiveness.	Medium
<b>Communal value:</b> Further research would elucidate the role of the zone within the wider history of Coven. However, there are few Rights of Way which would enable access into the landscape.	Low

### 1.1.3 Recommendations:

The historic landscape character of the zone has largely been impacted by the removal of field boundaries and the construction of the dual-carriageway in particular. However, historic buildings survive at both Standeford Green and Light Ash which contribute to local distinctiveness. There is also the potential

<sup>2</sup> Hunting Surveys Ltd 1963: Run 15: 6007

<sup>3</sup> Greenslade and Midgley 1959: 18

<sup>4</sup> Horowitz 2005: 507; Hooke 1983: 83

<sup>5</sup> Yates 1775

for below ground archaeological sites to survive particularly within the river valleys.

- 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)<sup>6</sup>. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials<sup>7</sup>.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness.
- 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.
- 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 development<sup>8</sup>.

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<sup>6</sup> Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

<sup>7</sup> South Staffordshire Council 2009: Section 6 94-130

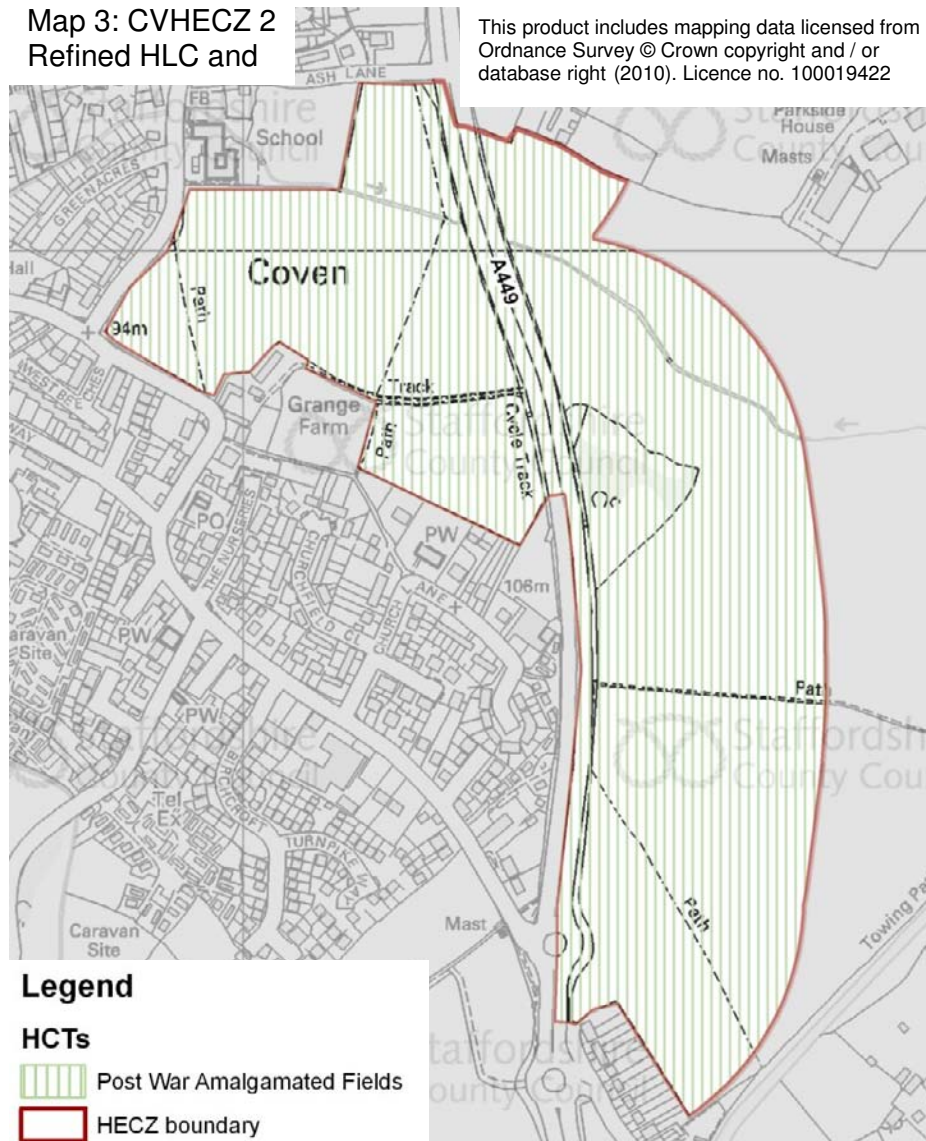
<sup>8</sup> English Heritage et al 2010: 23 and 36-41



## 1.2 CVHECZ 2 – East of Coven

Map 3: CVHECZ 2  
Refined HLC and

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### 1.2.1 Statement of heritage significance

The historic landscape character has been significantly impacted by the removal of field boundaries which was possibly associated with the construction of the A449 'dual-carriageway' which cuts the zone on a north-south alignment (cf. Map 3)<sup>9</sup>.

The south eastern corner of the zone lies adjacent to the Staffordshire and Worcestershire Canal, which has been designated as a Conservation Area (073).

The zone lies between the course of two probable Roman roads which leave the Scheduled Roman forts and settlement of *Pennocrucium* which lies

<sup>9</sup> Hunting Surveys Ltd 1963: Run 15: 6007

approximately 4km to the north east. There is therefore the potential for archaeological sites to survive which may relate to activity relating to these two Roman roads.

### 1.2.2 Heritage values:

<b>Evidential value:</b> There is the potential for archaeological sites to survive associated with Roman activity. Such sites would contribute significantly to our understanding of the exploitation of South Staffordshire's landscape at this period and the wider history of Staffordshire's Roman period.	Medium
<b>Historical value:</b> There are few known legible heritage assets lying within the zone.	Low
<b>Aesthetic value:</b> The south eastern corner of the zone lies adjacent to the Staffordshire and Worcestershire Canal Conservation Area and as such forms part of its setting.	Low
<b>Communal value:</b> There are few heritage assets to be appreciated within the zone and its contribution to the history of the wider area is currently poorly understood.	Low

### 1.2.3 Recommendations

There are few known heritage assets within the zone although there is the potential for below ground archaeological sites to survive.

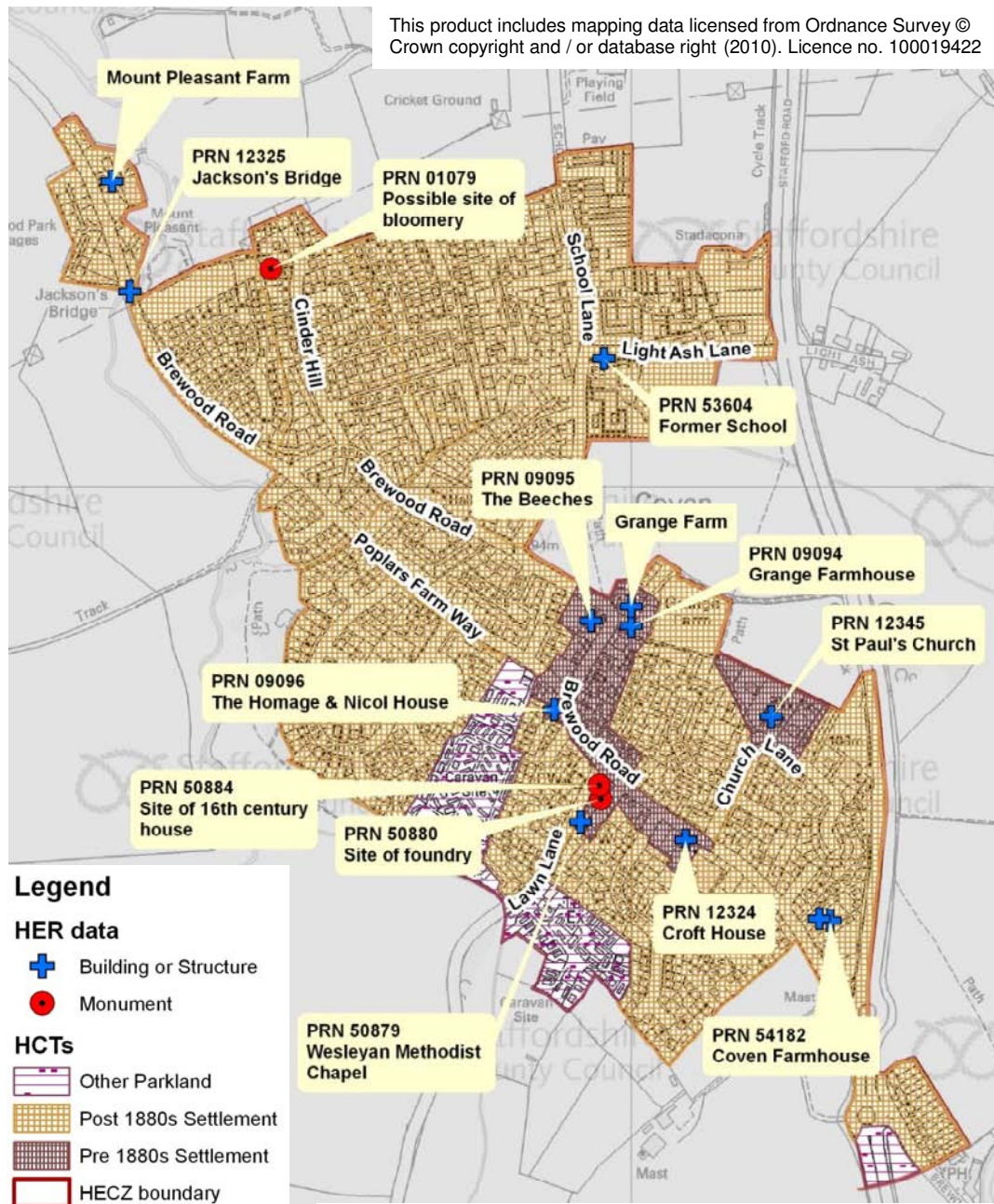
- There is a moderate to low level potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policies HE 6 and HE 12 will largely be dependent upon the location and scale of development<sup>10</sup>.
- The protection and enhancement of the Staffordshire & Worcestershire Canal Conservation Area and its setting are covered under PPS 5 policies HE 9 and HE 10<sup>11</sup>. Where development may impact upon the Conservation Area or its setting a Heritage Statement would be required as part of the planning application (PPS 5 policy 6)<sup>12</sup>.

<sup>10</sup> English Heritage et al 2010: 23 and 36-41

<sup>11</sup> Communities and Local Government 2010; English Heritage et al 2010: 27-35

<sup>12</sup> Communities and Local Government 2010; English Heritage et al 2010: 23

### 1.3 CVHECZ 3 - Coven



Map 4: CVHECZ 3 Refined HLC and HER data

#### 1.3.1 Statement of heritage significance

Coven is recorded in Domesday Book (1086) suggesting it existed before the Norman Conquest (1066). Four households were recorded in Domesday Book and twelve tax payers were recorded in the early 14<sup>th</sup> century; testimony that there was settlement in this area during the medieval period<sup>13</sup>. By circa 1680 40 houses existed in Coven and these were probably largely scattered across the wider landscape. However, at least four properties within the zone,

<sup>13</sup> Hawkins and Rumble 1976: 11: 62; Staffordshire Lay Subsidy 1332-3

one of which was demolished circa 1980, have been identified as having at least 16<sup>th</sup> or 17<sup>th</sup> century origins, suggesting that there was some nucleation within the area of 'Pre 1880s Settlement' indicated on Map 4. These properties are all located upon Brewood Road and by the early 19<sup>th</sup> century the settlement was concentrated between Grange Farm and the junction of Poplars Farm Way<sup>14</sup>.

The three extant early properties in Coven include Grange Farm, a large Grade II Listed farmstead<sup>15</sup>. The timber framed farmhouse has been the subject of an archaeological building recording which identified two early phases<sup>16</sup>. The southern wing was dated to the late 16<sup>th</sup> century, but the northern wing retained evidence of earlier origins, the precise date is not known, but is probably at least late medieval<sup>17</sup>. Grange Farm may represent the northern limits of settlement along Brewood Road in the medieval and early post medieval period. Coven Farm, to the far east of the zone and now surrounded by 20<sup>th</sup> century houses (within the area of 'Post 1880s Settlement' on Map 4) probably has late 16<sup>th</sup> or 17<sup>th</sup> century origins. It is a timber framed property which has been much altered during the 20<sup>th</sup> century. Red brick farm buildings survive as part of the farmstead, which has been identified as having a loose courtyard plan form which has a long history in England<sup>18</sup>. The location of Coven Farm approximately 425m east of the settlement core shown on the early 19<sup>th</sup> century map confirms the overall dispersed nature of settlement associated with Coven in the medieval and post medieval periods. The southern limits of the medieval/post medieval settlement core may be represented Lawn Lane where a 16<sup>th</sup> century property once stood on the corner with Brewood Road<sup>19</sup>. The property was demolished circa 1980 along with adjacent mid 19<sup>th</sup> century foundry buildings (see below)<sup>20</sup>. Settlement along Brewood Road may have been subject to contraction and expansion on several occasions in the past and archaeological investigations could determine the nature and extent of the settlement from the medieval period onwards.

A group of historic buildings survive on the corner of Poplars Farm Way including a lime-washed brick Grade II Listed 17<sup>th</sup> century house, since divided into two properties<sup>21</sup>. Two Grade II Listed red brick properties of 18<sup>th</sup> century date are also located along Brewood Road. The Beeches stands opposite Grange Farm and is a three-storied property constructed in the mid to late 18<sup>th</sup> century<sup>22</sup>. Croft House probably originated as a farmhouse and lies to the east of Lawn Lane<sup>23</sup>. The associated farm buildings were demolished in the late 20<sup>th</sup> century to make way for extant garage.

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<sup>14</sup> S. R. O. D590/375

<sup>15</sup> Staffordshire HER: PRN 09094

<sup>16</sup> Ibid; AOC Archaeology Group 2007.

<sup>17</sup> Ibid.

<sup>18</sup> Google Maps UK 2010; Lake 2009: 19

<sup>19</sup> Staffordshire HER: PRN 50884; Greenslade and Midgley 1959: 24

<sup>20</sup> Staffordshire HER: PRN 50884

<sup>21</sup> Staffordshire HER: PRN 09096

<sup>22</sup> Staffordshire HER: PRN 09095

<sup>23</sup> Staffordshire HER: PRN 12324



The Grade II Listed St Paul's Church, on Church Lane, forms a second focus of 'Pre 1880s Settlement' shown on Map 4<sup>24</sup>. The church was built in 1857 of coursed sandstone blocks and was granted its own chapelry within Brewood parish the following year<sup>25</sup>. Historic maps show that the earliest settlement along Church Lane was constructed between 1808 and 1838 and is represented by the white painted 'Oaklands Cottage'<sup>26</sup>. The red brick property 'The Oaklands', which stands adjacent, was built in the late 19<sup>th</sup> century. Also isolated from the historic core is the former school building lying on the corner of School Lane and Light Ash Lane, which is now surrounded by late 20<sup>th</sup> century housing<sup>27</sup>. This building may be the school recorded in Coven by the mid 19<sup>th</sup> century and its location may have been dictated by the need to be accessible to those people living at Standeford and other outlying areas around Coven<sup>28</sup>.

A second focus of settlement was located at 'Lower Green' around the junction of Brewood Road and Cinder Hill. Settlement existed here by at least the late 18<sup>th</sup> century and two cottages on the junction, much altered and extended, are the only survivors following the late 20<sup>th</sup> century expansion<sup>29</sup>.

A forge existed on the River Penk approximately 800m to the north east of the zone which may be that which was constructed in the early 17<sup>th</sup> century and was still operating in the 18<sup>th</sup> and early 19<sup>th</sup> centuries<sup>30</sup>. A possible bloomery was identified in the area of Cinder Hill, the evidence coming from the garden of Cinder Hill House in the late 1950s. It is possible that such a site may have been contemporary with the forge on the River Penk. Cinder Hill House had been redeveloped for housing in the late 20<sup>th</sup> century. By 1834 three lockmakers were recorded as residing in the village, although the industry had declined by the 1870s<sup>31</sup>.

The Village foundry, which had been located on the corner of Brewood Road and Lawn Lane, was constructed in 1860 to manufacture steam engines<sup>32</sup>. The proprietor was John Smith, a local landowner, who was also responsible for providing the land for the extant Methodist Chapel in Lawn Lane<sup>33</sup>. The chapel was built at a similar period to the foundry complex which had stood adjacent. The mid 19<sup>th</sup> century foundry buildings survived into the late 20<sup>th</sup> century, but the site has since been re-developed. John Smith may also have occupied the 16<sup>th</sup> century property which had also stood in this location until circa 1980 (see above). The foundry failed by the end of the 19<sup>th</sup> century and the site was subsequently used by a firm of agricultural contractors; when the brief foray into industrialisation ended the economy of the settlement returned to its agricultural roots<sup>34</sup>.

<sup>24</sup> Staffordshire HER: PRN 12345

<sup>25</sup> Staffordshire HER: PRN 12345; Greenslade and Midgley 1959: 40

<sup>26</sup> S. R. O D590/375 and D5827/2/7/7; Google Maps UK 2010

<sup>27</sup> Staffordshire HER: PRN 53604

<sup>28</sup> Greenslade and Midgley 1959: 47

<sup>29</sup> Google Maps UK 2010

<sup>30</sup> Staffordshire HER: PRN 01067; Greenslade and Midgley 1959: 20-21

<sup>31</sup> Greenslade and Midgley 1959: 20

<sup>32</sup> Staffordshire HER: PRN 50880

<sup>33</sup> Staffordshire HER: PRN 50879

<sup>34</sup> Staffordshire HER: PRN 50880

A pair of red brick houses, dated to 1896, face onto Brewood Road adjacent to Coven Farm.

Poplars Farm Way, on the Brewood Parish map (1808), terminates after a short distance perhaps indicating that it probably originated as a field lane into the medieval open fields belonging to the village<sup>35</sup>. What is now known as Church Lane may also have originated as a field lane. Poplar Farm Road was extended to by-pass the winding original route between Lower Green and Coven along the surviving Brewood Road in the late 20<sup>th</sup> century<sup>36</sup>. This was presumably associated with the construction of the A449 'dual-carriageway' and forms part of the overall expansion of Coven during this period. The earliest housing estates were focused upon Church Lane and School Lane and were had been constructed by the early 1960s<sup>37</sup>.

The 'Other Parkland' lying to the south of Coven relates to the two mobile home parks which had been established as caravan sites by the early 1960s<sup>38</sup>.

The early 19<sup>th</sup> century bridge across the River Penk survives and is designated as a Grade II Listed structure<sup>39</sup>.

### 1.3.2 Heritage values:

<b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive within the zone relating to previous settlement activity. Such evidence would contribute to an understanding of the developmental history of the settlement over the medieval and post medieval periods. Archaeological deposits may also survive associated with the two metal working sites within the zone. Historical building recording has identified an earlier core to The Grange and it is possible that other historic buildings within Coven hide earlier origins within their fabric.	Medium
<b>Historical value:</b> The legible heritage assets relate to the historic built environment and include six Grade II Listed buildings and structures. All of the historic buildings, including those which are undesignated, all contribute to the local character of the village and are testimony of its historical development. The winding character of Brewood Road is also testimony to its origins as a country lane.	Medium
<b>Aesthetic value:</b> The integrity of the historic character of the village has been altered through its expansion during the mid to late 20 <sup>th</sup> century. However, historic buildings, including those identified as being of national importance, survive to contribute to local distinctiveness within the modern settlement.	Medium
<b>Communal value:</b> The heritage assets of the zone contribute to an understanding of the development of Coven and its role in the social and economic history of Staffordshire. Further research would enable an improved appreciation of these heritage assets which could be disseminated to the community and wider public.	Medium

<sup>35</sup> S. R. O. D590/375

<sup>36</sup> Ibid (the road is not present when this aerial photograph was taken in 1963).

<sup>37</sup> Hunting Surveys Ltd 1963: Run 15: 6007

<sup>38</sup> Ibid

<sup>39</sup> Staffordshire HER: PRN 12325

### **1.3.3 Recommendations**

Coven has medieval origins, but settlement was probably largely dispersed across a wider area. However, it is clear that the heart of the settlement was located along the Brewood Road where the majority of the Grade II Listed buildings survive. Undesignated historic buildings also survive across the zone.

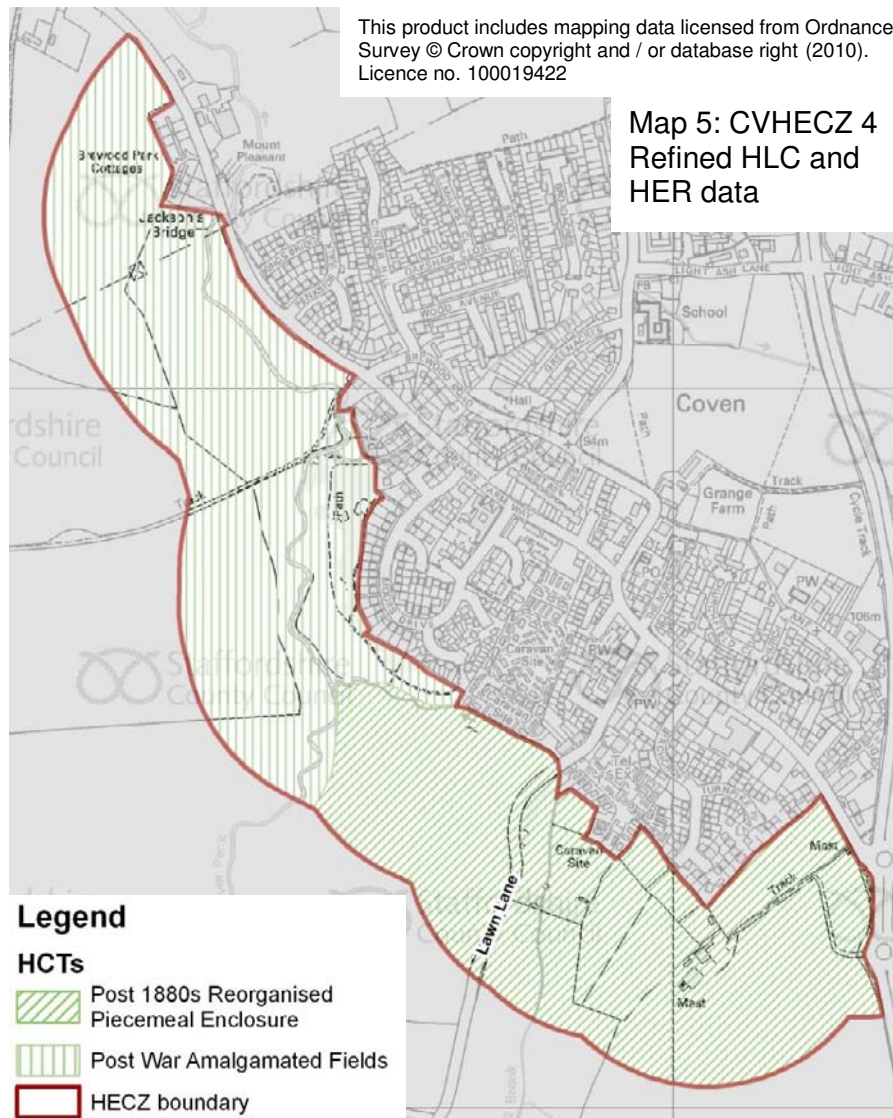
- The Listed buildings and their settings are covered by PPS 5 policy HE 9 and 10<sup>40</sup>. Where any future development may impact upon designated heritage assets the South Staffordshire Conservation Section should be consulted prior to any plans being submitted.
- The incorporation of distinctive 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 materials<sup>41</sup>.
- There is a low to moderate potential for below ground archaeological remains to survive within the zone. There may also 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.

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<sup>40</sup> English Heritage et al 2010: 27-35

<sup>41</sup> South Staffordshire Council 2009: Section 6 94-130

## 1.4 CVHECZ 4 – West of Coven



#### **1.4.1 Statement of heritage significance**

The historic landscape character is dominated by field systems which have seen considerable change during the mid to late 20<sup>th</sup> century (Map 5).

The landscape to the south has been classified as 'Post 1880s Reorganised Piecemeal Enclosure' which has similar origins as the field pattern in **CVHECZ 1**. It originated as 'Piecemeal Enclosure' which was probably created incrementally during the 16<sup>th</sup> and/or 17<sup>th</sup> century and was typified by reverse 'S' field boundaries<sup>42</sup>. The agricultural origins of the 'Piecemeal Enclosure' lie in at least the medieval period as part of an open field arable system which may have been associated with the manor of Coven or with the small hamlet of Standeford to the north east, which until 1834 had apparently

<sup>42</sup> Greenslade and Midgley 1959: 38



lain within Somerford manor<sup>43</sup>. Open fields were usually farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across various fields. Despite the removal of the majority of the historic field boundaries there are mature hedgerows surviving within this area adjacent to the settlement.

The western field system, whilst similarly having been impacted by field boundary removal during the mid to late 20<sup>th</sup> century, has a different history. It forms part of a larger field system lying between Coven and Chillington to the west which retains an overall rectilinear plan form. The fields to the west of the River Penk had formed part of Brewood Park, which had been established in the early 13<sup>th</sup> century as part of the Bishop of Lichfield's Brewood manor<sup>44</sup>. Documentary evidence suggests that during the 17<sup>th</sup> century much of the park had been ploughed and only a few deer were being retained<sup>45</sup>. It is possible, therefore, that some of the surviving field boundaries in this area were established in the 17<sup>th</sup> century.

The strip of land on the eastern side of the River Penk may have formed part of an open field the majority of which lies beneath the housing estates in **CVHECZ 3**. Woodland has become established on the edge of the settlement on the eastern boundary of the zone.

The line of a Roman road passes less than 200m to the west of the zone and the Scheduled Roman forts and settlement of *Pennocrucium* and the Roman villa at Engleton lie 3km to the north and north west respectively. A series of cropmarks identified on aerial photographs lies approximately 150m to the south of the zone. These features comprise an area of pits as well as ditches and possible trackways, and which may relate to prehistoric or Roman settlement and agricultural activity in the area.

#### 1.4.2 Heritage values:

<b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with prehistoric and Roman activity. Such sites would add considerably to our understanding of the exploitation of the landscape within South Staffordshire particularly and Staffordshire more widely. There is also the potential for above and below ground remains to survive associated with the former deer park.	Medium
<b>Historical value:</b> The legibility of the historic field pattern has been impacted by 20 <sup>th</sup> century changes although some mature field boundaries survive.	Low
<b>Aesthetic value:</b> The integrity of the historic landscape has been impacted by the removal of many of the field boundaries. However, the historic landscape could be enhanced through the re-establishment of hedgerows on their historic lines to complement the surviving field boundaries and strengthen the connection between Coven and its hinterland.	Low

<sup>43</sup> Ibid: 18

<sup>44</sup> Staffordshire HER: PRN 01068; Greenslade and Midgley 26

<sup>45</sup> Ibid

<b>Communal value:</b> Further research would elucidate role of the zone within the wider history of Coven. However, there are few Rights of Way which would enable access into the landscape.	Low
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### ***1.4.3 Recommendations***

The historic landscape character of the zone has largely been impacted by the removal of field boundaries, although a few mature hedgerows survive to the south and woodland has become established on the western edge of the village. There is also the potential for below ground archaeological sites to survive relating to prehistoric or Roman activity and associated with the former deer park.

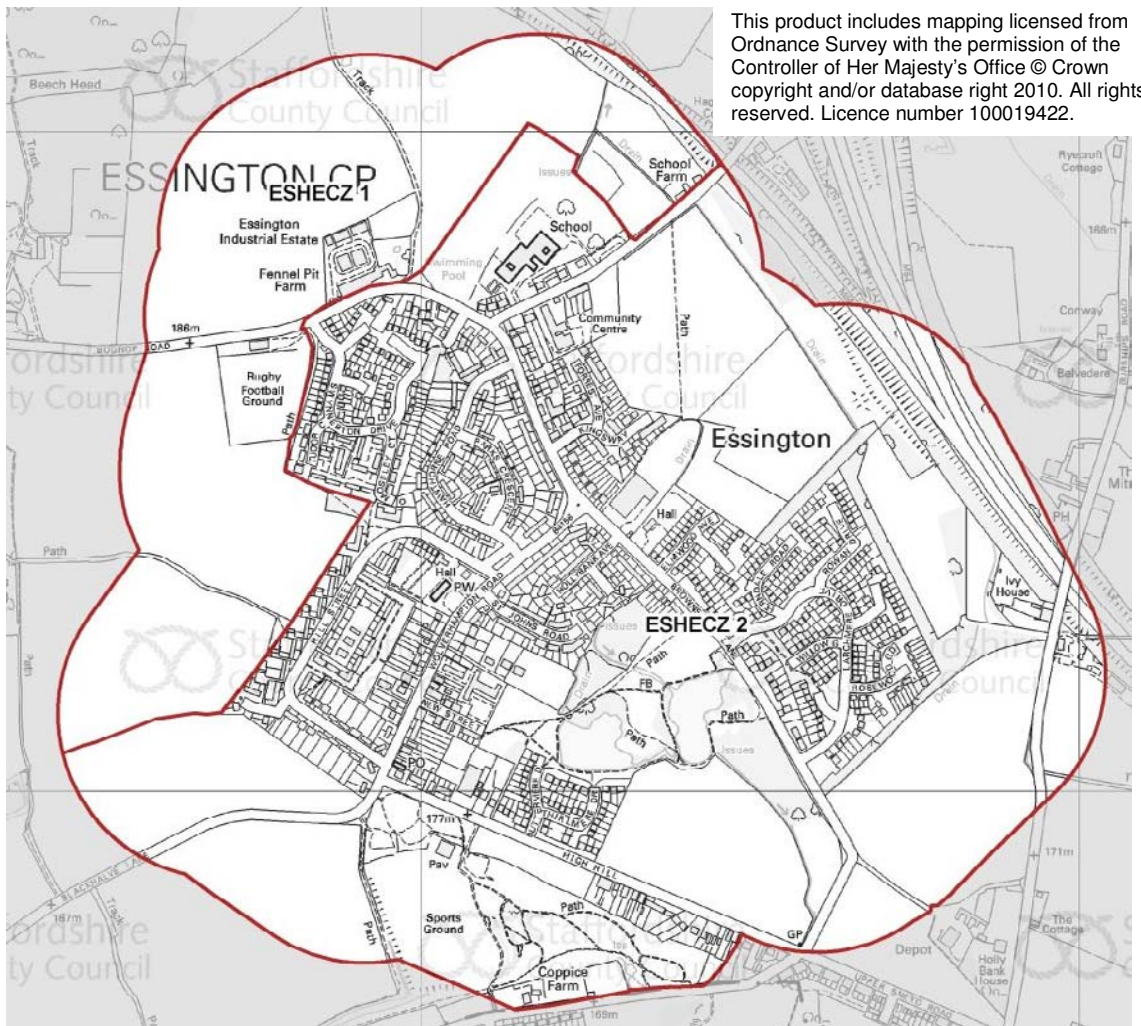
- If the District deems development to be appropriate within the zone it should seek to respect the local vernacular in terms of its scale and architectural form (PPS 5 policy HE 7.5)<sup>46</sup>. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials<sup>47</sup>.
- There is a low to 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 development<sup>48</sup>.

<sup>46</sup> Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

<sup>47</sup> South Staffordshire Council 2009: 58-59 and Section 6 94-130

<sup>48</sup> English Heritage et al 2010: 23 and 36-41

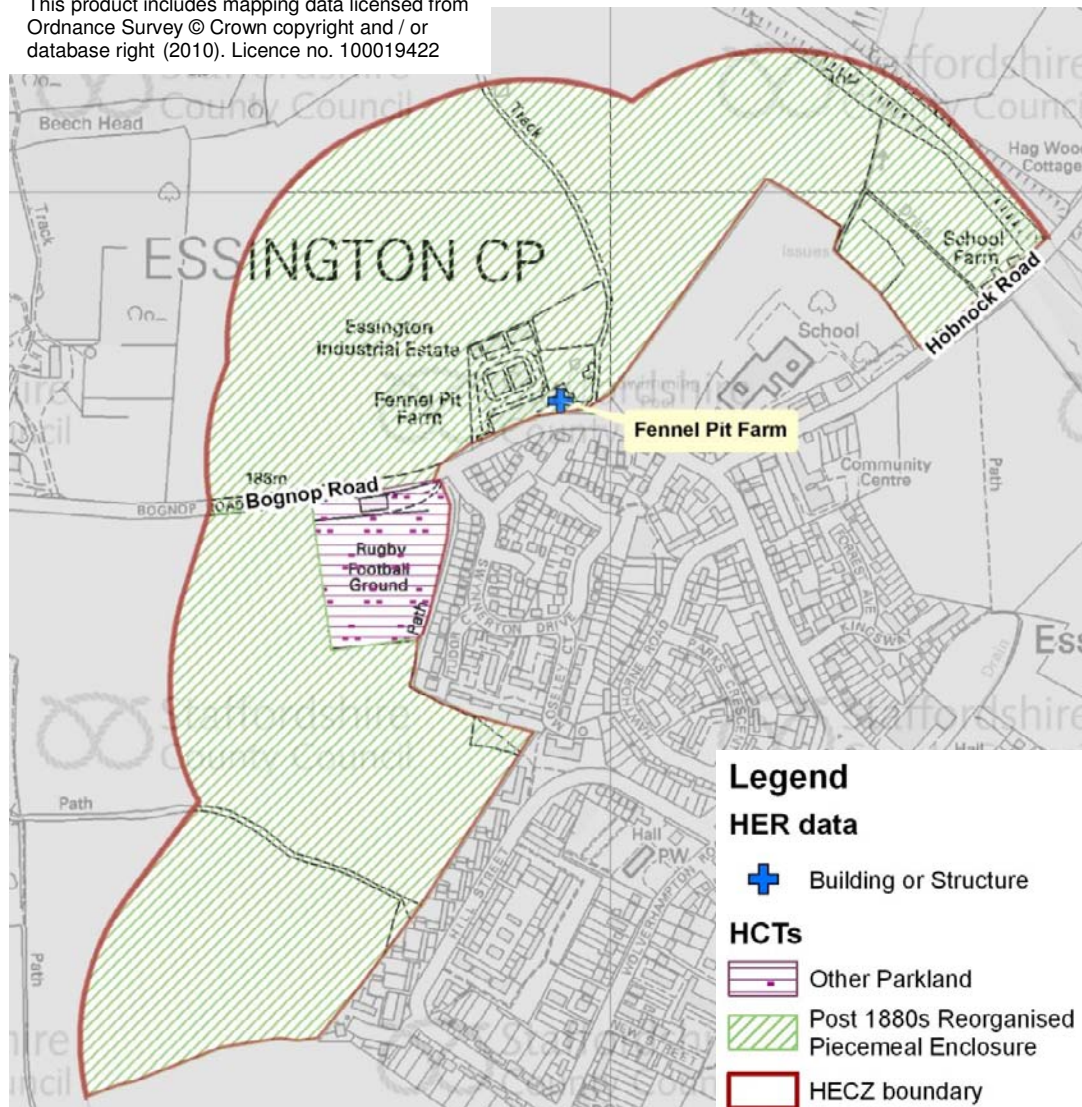
## 2. Essington



Map 6: Historic Environment Character Zones (HECZs)

## 2.1 ESHECZ 1 – North west of Essington

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### Map 7: ESHECZ 1 Refined HLC and HER data

### **2.1.1 Statement of heritage significance**

Map 7 shows the predominant historic landscape character type as 'Post 1880s Reorganised Piecemeal Enclosure'. This is a field pattern which has seen considerable field boundary loss since the late 19<sup>th</sup> century; the exceptions being along the two trackways to the north and west of the zone and in a small area to the north east of the zone on Hobnock Road. In the late 19<sup>th</sup> century the field pattern was typical of 'Piecemeal Enclosure' which is identifiable by dog-leg and/or reverse 'S' field boundaries. These field boundaries strongly suggest that the agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system. The fields were divided into strips which individual landholders held across the various fields.

The open fields belonged to the small village of Essington, which lay approximately 400m to the west of the project area where Essington House,



Pool Farm and Manor Farm survive today. Essington was a manor recorded in Domesday Book (1086) which was reliant upon arable agriculture worked by 17 households, although woodland was also recorded<sup>49</sup>. Despite lying within Cannock Forest until approximately the mid 14<sup>th</sup> century it is likely that the open fields associated with this manor were being worked from before the Norman Conquest (1066) (cf. 5.3 in main report)<sup>50</sup>.

The area of 'Other Parkland' on Map 7 relates to a rugby football ground which was created in the late 20<sup>th</sup> century, but had originally formed part of the wider 'Piecemeal Enclosure'<sup>51</sup>.

Fennel Pit Farm retains historic buildings within its complex including a white rendered farmhouse. The plan form of the farmstead has been identified as being of a dispersed multi-yard type, which may be the result of incremental development<sup>52</sup>. The small industrial estate to the rear of the farmstead dates to the late 20<sup>th</sup> century and was constructed upon the site of an old clay pit, possibly the Fennel Pit. The clay pit is probably evidence for one of the parish of Essington's principle historic industries: brick and tile making<sup>53</sup>. The placename 'Fennallspitts' is first recorded in 1514 and the farmstead was certainly present by the mid 19<sup>th</sup> century<sup>54</sup>.

### 2.1.2 Heritage values:

<b>Evidential value:</b> There are few known heritage assets within the zone with the exception of the historic farmstead. It is possible that this is the site of earlier settlement, suggested by the 16 <sup>th</sup> century reference to this site. There is little evidence for Prehistoric or Roman activity from the wider parish with the exception of a couple of stray finds to the south and to the east comprising a prehistoric stone tool and Roman coins. Any evidence for past activity within the zone would contribute enormously to the understanding of the history of Essington.	Low
<b>Historical value:</b> The legible heritage assets are limited to the surviving buildings associated with Fennel Pit Farm. The farmstead contributes to an understanding of settlement within Essington parish which would be enhanced by a better understanding of its origins.	Low
<b>Aesthetic value:</b> The integrity of the historic landscape has been impacted by the 20 <sup>th</sup> century changes, although Fennel Pit Farm contributes to an architectural local distinctiveness.	Low
<b>Communal value:</b> Further research would elucidate role of the zone within the wider history of Essington.	Low

### 2.1.3 Recommendations

The historic landscape character of the zone has been impacted by the removal of field boundaries during the mid to late 20<sup>th</sup> century. Fennel Pit Farm is a historic farmstead which contributes to the sense of place.

<sup>49</sup> Hawkins and Rumble 1976: 12: 22

<sup>50</sup> Cantor 1968: 46 and fig. 2

<sup>51</sup> Hunting Surveys Ltd 1963: Run 13: 5894 (where it is not shown).

<sup>52</sup> Edwards 2009: 50

<sup>53</sup> Staffordshire County Council 2003a.

<sup>54</sup> Horowitz 2005: 254

- 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)<sup>55</sup>. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials<sup>56</sup>.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness.
- 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.
- There is a low to moderate potential for below ground archaeological remains to survive within the zone particularly relating to Fennel Pits Farm. There may also 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.

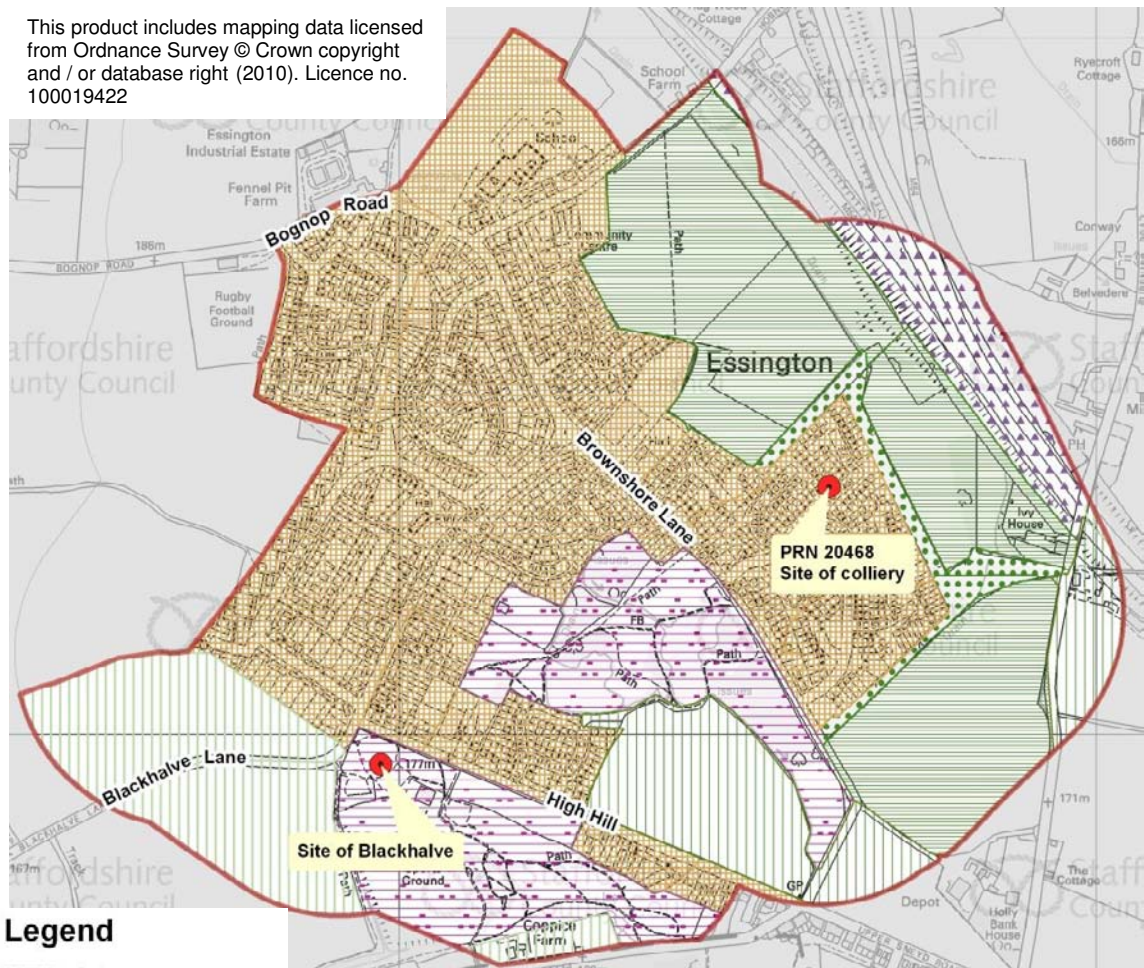
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<sup>55</sup> Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

<sup>56</sup> South Staffordshire Council 2009: 68-69 and Section 6 94-130

## 2.2 ESHECZ 2 – Essington

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### Legend

#### HER data

- Monument

#### HCTs

- 18th/19th Century Planned Enclosure
- Communications
- Other Parkland
- Plantations
- Post 1880s Settlement
- Post 1880s Small Replanned Enclosure
- Post War Amalgamated Fields
- HECZ boundary

Map 8: ESHECZ 2  
Refined HLC and  
HER data

### 2.2.1 Statement of heritage significance

The origins of the settlement within this zone are unclear although properties are indicated on the south side of Brownshore Road and along Bognop Road in particular by the late 18<sup>th</sup> century<sup>57</sup>. Two properties lying to the south of Fennell Pit Farm (cf. ESHECZ 1) on Bognop Road may date to at least this period. The medieval settlement, first recorded in Domesday Book (1086) appears to have concentrated approximately 900m to the west in the area around the extant Essington Hall, Pool Farm and Manor Farm.

<sup>57</sup> Yates' 1775

Historic buildings, of 19<sup>th</sup> century date, also survive on the eastern side of Wolverhampton Road and New Street many of which have been considerably altered. These properties are probably associated with an initial expansion of settlement within the zone which was associated with coal mining in particular.

Documentary records suggest that coal mining within the parish was occurring by the 17<sup>th</sup> century<sup>58</sup>. Two areas of 'Other Parkland' on Map 8 have been established on the site of two collieries which had already ceased operating by the late 19<sup>th</sup> century. The two large pools on the most northerly of these two sites existed by the early 20<sup>th</sup> century. Essington Wood Colliery, on the northern side of Brownshore Road, was still operating into the early/mid 20<sup>th</sup> century<sup>59</sup>. The houses which have since been constructed on this site date to the late 20<sup>th</sup> century.

High Hill was created following an Act of Enclosure (1815) as was the field system lying to the north (cf. Map 8). The site of a farmstead is located on the corner of Blackhalve Road and High Hill had exhibited a loose courtyard plan form suggesting it had developed incrementally over a period of time. This property appears to have been present by the late 18<sup>th</sup> century when it was called 'Black Halve'<sup>60</sup>. Blackhalves is first mentioned in documentary records in the early 17<sup>th</sup> century, which may relate to this site and/or the farmstead further west along Blackhalve Road still called 'Blackhalve Farm'<sup>61</sup>. One of three moated sites which lie just beyond the project area can also be found in the vicinity of Blackhalves. This moated site (Moat House) is a Scheduled monument lying approximately 80m to the west of the zone and may have been constructed as a result of illegal assarting within Cannock Forest during the 12<sup>th</sup> or 13<sup>th</sup> centuries<sup>62</sup>.

The field system lying to the east of the moat, within the zone, has been identified as 'Post War Amalgamated Fields' (cf. Map 8). This field system and the two areas of 'Post 1880s Small Replanned Field Systems' to the east have all been impacted by changes to the internal field boundaries during the mid to late 20<sup>th</sup> century. This mostly relates to the removal of the internal field boundaries. Despite these changes Brownshore Lane to the east of the zone retains its character as a rural lane bounded by mature hedgerows.

There was little expansion of the settlement in the period between the late 19<sup>th</sup> century and the Second World War. The first housing estates were constructed in the mid 20<sup>th</sup> century and it continued to grow into the late 20<sup>th</sup> century.

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<sup>58</sup> Staffordshire County Council 2003a.

<sup>59</sup> Staffordshire HER: PRN 20468

<sup>60</sup> Yates' 1775

<sup>61</sup> Horowitz 2005: 125

<sup>62</sup> Staffordshire HER: PRN 00189; English Heritage SM no. 13470; Roberts and Wrathmell 2002: 58; Cantor 1968: 44 and fig. 2



**2.2.2 Heritage values:**

<b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive within the zone relating to early settlement including along Bognop Road and the site of Blackhalve farmstead. There is also potential for above and below ground deposits to survive associated with coal mining within the zone. This potential would increase the current understanding of the social and economic history of settlement within the zone.	Medium
<b>Historical value:</b> A number of historic buildings survive to contribute to a visual history of settlement within the zone. Despite subsequent alteration these houses contribute to a sense of place. The 19 <sup>th</sup> century properties on Wolverhampton Road are probably associated with coal mining. Two of the three former collieries within the zone are retained as legible features (although it is not currently known to what extent colliery features e.g. spoil heaps are visible).	Medium
<b>Aesthetic value:</b> The integrity of the historic character of the village and the field systems around it has undergone expansion and alteration during the mid to late 20 <sup>th</sup> century. However, historic buildings survive to contribute to local distinctiveness within the modern settlement. Brownshore Lane retains its character as a rural lane. The field systems to the west of the zone lie adjacent to the Moat House Scheduled Monument.	Medium
<b>Communal value:</b> The parkland provides a public amenity and is closely associated with coal mining upon which the economy of the parish relied during the 19 <sup>th</sup> century. Consequently there is the potential for the social and economic history of Essington to be interpreted for the benefit of the community and visitors. Further research would enhance the current understanding.	Medium

**2.2.3 Recommendations**

The zone is dominated by a mid to late 20<sup>th</sup> century character comprising housing and field systems. Historic buildings survive within the settlement area some of which are associated with the coal mining which occurred within the parish during the 19<sup>th</sup> century.

- The protection and enhancement of the Moat House Scheduled Monument and its setting are covered under PPS 5 policies HE 9 and HE 10<sup>63</sup>. Where development may impact upon the Scheduled Monument or its setting advice should be sought from English Heritage in the first instance and a Heritage Statement would also be required as part of the planning application (PPS 5 policy 6)<sup>64</sup>.
- 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

<sup>63</sup> Communities and Local Government 2010; English Heritage et al 2010: 27-35

<sup>64</sup> Communities and Local Government 2010; English Heritage et al 2010: 23

area and reference should be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials<sup>65</sup>.

- The retention of features associated with the collieries within the areas of 'Other Parkland' subject to Health and Safety Regulations.
- 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.

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<sup>65</sup> South Staffordshire Council 2009: Section 6 94-130

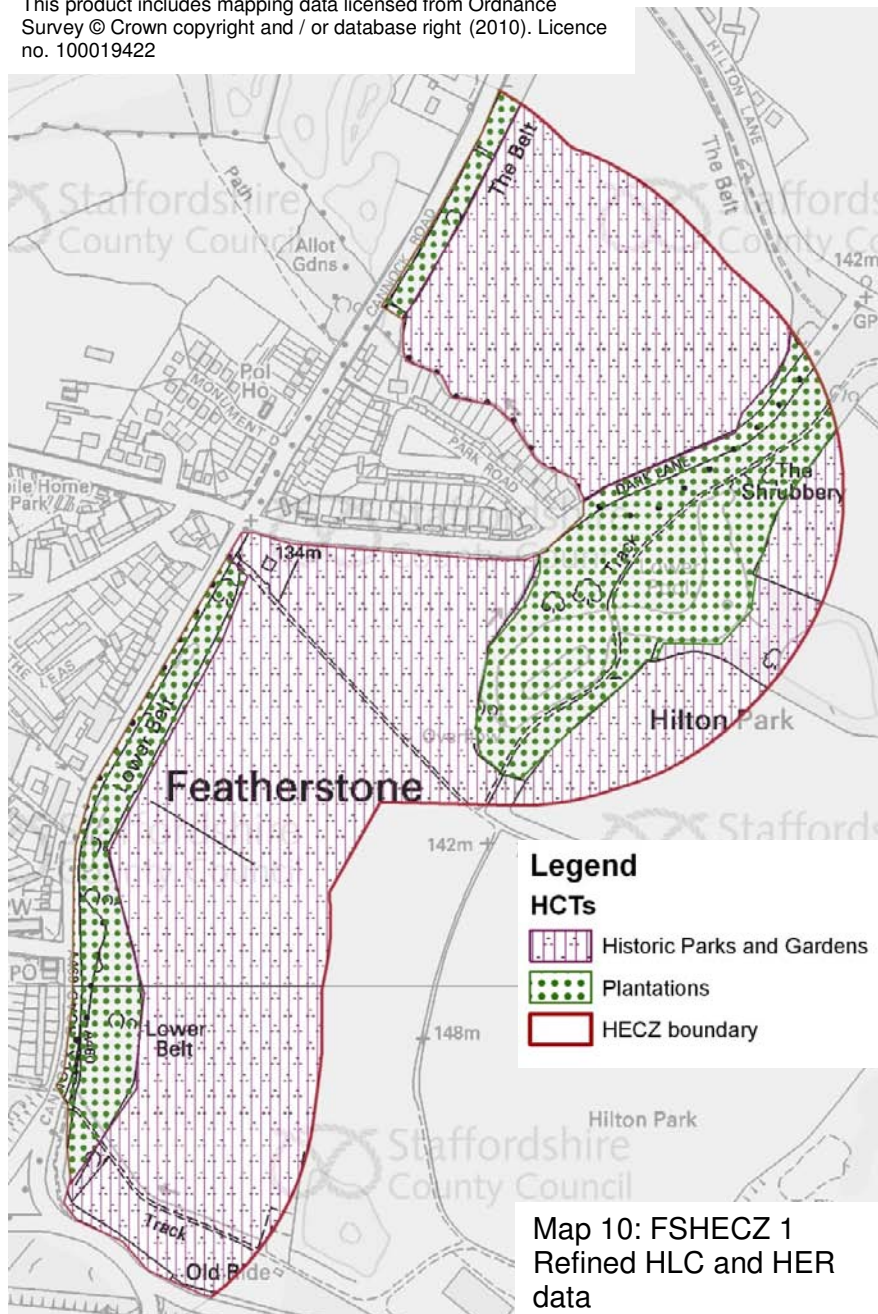
### 3. Featherstone

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### 3.1 FSHECZ 1 – Hilton Park

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### 3.1.1 Statement of heritage significance

The historic landscape character of the zone is dominated by the remains of the landscape park associated with the Grade I Listed Hilton Hall and its Grade II Listed outbuildings, which lie approximately 350m to the east<sup>66</sup>. The extant hall was built between 1720 and 1730 for the Vernon family, probably upon the site of an earlier property of which only the re-landscaped moat

<sup>66</sup> Staffordshire HER: PRN 20732 and PRN 09119



survives<sup>67</sup>. It is likely that at least part of the current extent of parkland was established at this period, if not earlier. The parkland is also associated with the late 18<sup>th</sup> century landscape gardener, Humphrey Repton<sup>68</sup>.

The landscape park had reached its apogee by the early 19<sup>th</sup> century. Several of the extant shelter belts and other blocks of woodland are clearly shown on the early/mid 19<sup>th</sup> century 1" OS map including Lower Belt, The Belt and The Shrubbery which contains Lower Pool ('Plantations' on Map 10). A comparison of the 2000 aerial photographs and the first edition 6" OS map show that a few parkland trees survive within the zone. The integrity of the historic parkland is greater to the east of the zone, however, the shelter belts and surviving inland trees are important components in understanding and appreciating Hilton Park. Historic parkland continues to form an important element in the South Staffordshire landscape and the enhancement of this landscape park would contribute to the history of this tradition in the District (cf. 5.5 in main report).

The origin of the moated site is unknown, although Hilton is recorded in Domesday Book (1086) where the canons of Wolverhampton collegiate church held land and six households were noted<sup>69</sup>. The impact of the medieval estate upon the wider landscape is currently unknown.

### 3.1.2 Heritage values:

<b>Evidential value:</b> An examination of historical documents would greatly enhance the understanding of the development of the Hilton Park estate from the medieval period to the apogee of the landscape park in the 19 <sup>th</sup> century. It would also place Hilton within the hierarchy of landscape parks within South Staffordshire. There is also the potential for above and below ground archaeological evidence to survive associated with the medieval and post medieval estate which could contribute to the historical development of this zone and its origins. There may also be the potential for currently unknown above and below ground archaeological remains to survive associated with the creation and evolution of the historic landscape park from the early 18 <sup>th</sup> century onwards.	High
<b>Historical value:</b> The legible heritage assets of the zone relate to the components of the historic landscape park, the majority of which lies to the east beyond the project area. The shelter belts and infield trees contribute to an understanding of the wider landscape park. The park is also associated with one of the leading 18 <sup>th</sup> century landscape gardeners.	High
<b>Aesthetic value:</b> The parkland character forms part of the setting to the Grade I Listed Hilton Hall and its associated outbuildings. The integrity of the wider parkland would be greatly enhanced through the retention and recreation of this part of the park. Historic parklands make an important contribution to the landscape character of South Staffordshire as a whole.	High
<b>Communal value:</b> The ability to interpret the contribution of the heritage assets of the zone for the community/public is currently	Low

<sup>67</sup> Staffordshire HER: PRN 09119 and PRN 01690

<sup>68</sup> Staffordshire HER: PRN 20732

<sup>69</sup> Hawkins and Rumble 1976: 7: 10

<p>limited by the current understanding of the historical development. However, it is likely that further research could considerably enhance the understanding the contribution of the heritage assets to the wider history of South Staffordshire and the impacts of the estate upon the wider landscape and community. However, access to the heritage assets is currently limited.</p>	
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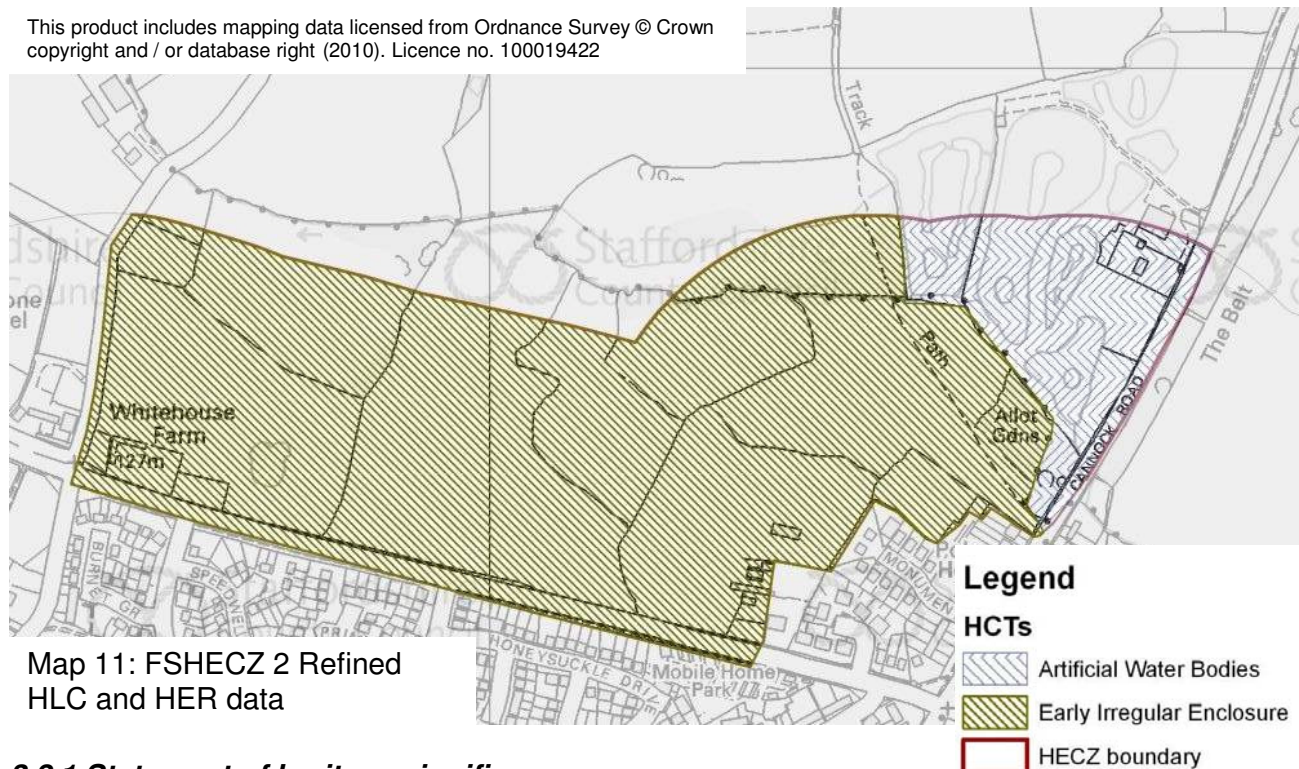
### **3.1.3 Recommendations**

The surviving heritage assets of the historic landscape park which lie within this zone comprise the shelter belts, woodland and lake which are important components to understanding the history and design of Hilton Park. The landscape also forms part of the setting to the Grade I Listed Hilton Hall and its associated listed outbuildings and landscape buildings. The zone could form part of the Green Infrastructure Plan for the District.

- The conservation and enhancement of the parkland character, within and beyond the project area, and its association with the Grade I Listed Hilton Hall is desirable.
- The Listed buildings and their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon the designated heritage assets or their setting a Heritage Statement would be required as part of the planning application.
- There is a moderate to low potential for below ground archaeological remains to survive within the zone. There may be a requirement for a Heritage Statement to be submitted as part of any planning application dependent upon the location and nature of the proposals in line with Policy PPS 5 HE 6. Mitigation works may be required to fulfil PPS 5 Policy HE 12.

### 3.2 FSHECZ 2 – North of Featherstone

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#### 3.2.1 Statement of heritage significance

The historic landscape character of the zone is dominated by 'Early Irregular Fields', as shown on Map 11, which has seen only minimal field boundary removal since the late 19<sup>th</sup> century. The fields are enclosed by mature hedgerows with in-hedge trees. To the north east of the zone are a series of large fishponds which were established in the late 20<sup>th</sup> century.

The origins of the historic field pattern are not known, but they may represent assarting within Cannock Forest during the medieval period. At the time of Domesday Book (1086) land in Featherstone was held by the canons of Wolverhampton collegiate church which was recorded as being 'waste'<sup>70</sup>. It is likely that this reference to 'waste' relates to the fact that the manor fell within the bounds of Cannock Forest as appears to be for other nearby manors including Pelsall (also held by the Canons of Wolverhampton and now lying within Walsall) and Huntington (held by Richard the Forester cf. Appendix 3)<sup>71</sup>. Illegal assarting is recorded at Featherstone in the Cannock Forest plea rolls during the late 13<sup>th</sup> century, although woodland was still also present during this period<sup>72</sup>. Featherstone was one of many places claiming disafforestation from Cannock Forest in 1300 and this is likely to have been granted by the end of the mid 14<sup>th</sup> century<sup>73</sup>.

<sup>70</sup> Hawkins and Rumble 1976: 7:16

<sup>71</sup> Studd 2000: 127; Hawkins and Rumble 1976: 7: 9 and 13: 10

<sup>72</sup> 'Staffordshire Forest Pleas: 14 Edward I'; 'Plea Rolls for Staffordshire: 22 Edward I'

<sup>73</sup> Cantor 1968: 46 and fig. 2

**3.2.2 Heritage values:**

<b>Evidential value:</b> The heritage assets of the zone comprise the historic field boundaries. The origins of the field system may relate to medieval assarting, but further research would enhance the understanding of the evolution of the landscape around Featherstone and its role in the social and economic history of the county as a whole. There is currently little evidence for Prehistoric or Roman activity from the wider parish apart from two stray finds. Any evidence for past activity within the zone would contribute enormously to the understanding of the history of Featherstone.	Low
<b>Historical value:</b> The historic field system is legible within the landscape and contributes significantly to a sense of place.	High
<b>Aesthetic value:</b> The integrity of the historic field pattern with its mature hedgerows and trees make a significant contribute to the historic character of the local landscape.	High
<b>Communal value:</b> Further research would elucidate role of the zone within the wider history of Featherstone. One public Right of Way crosses the zone which enables the historic landscape to be experienced by the community and visitors.	Low

**3.2.3 Recommendations**

The historic field pattern of irregular enclosure is well preserved with mature hedgerows and trees. It may be associated with assarting during the medieval period.

- The conservation of the legibility and fabric of the historic landscape, which comprises the historic field pattern is desirable to ensure the sense of place for the present community and future generations. 68- Should land within the zone be allocated in SSC's SHLAA and Sites Allocation Document it should 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)<sup>74</sup>. Reference should also be made to South Staffordshire's Village Design Guide for guidance on the local vernacular and building materials<sup>75</sup>.
- There is a low 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 development<sup>76</sup>.

<sup>74</sup> Communities and Local Government 2010; English Heritage et al 2010: 26 and 35

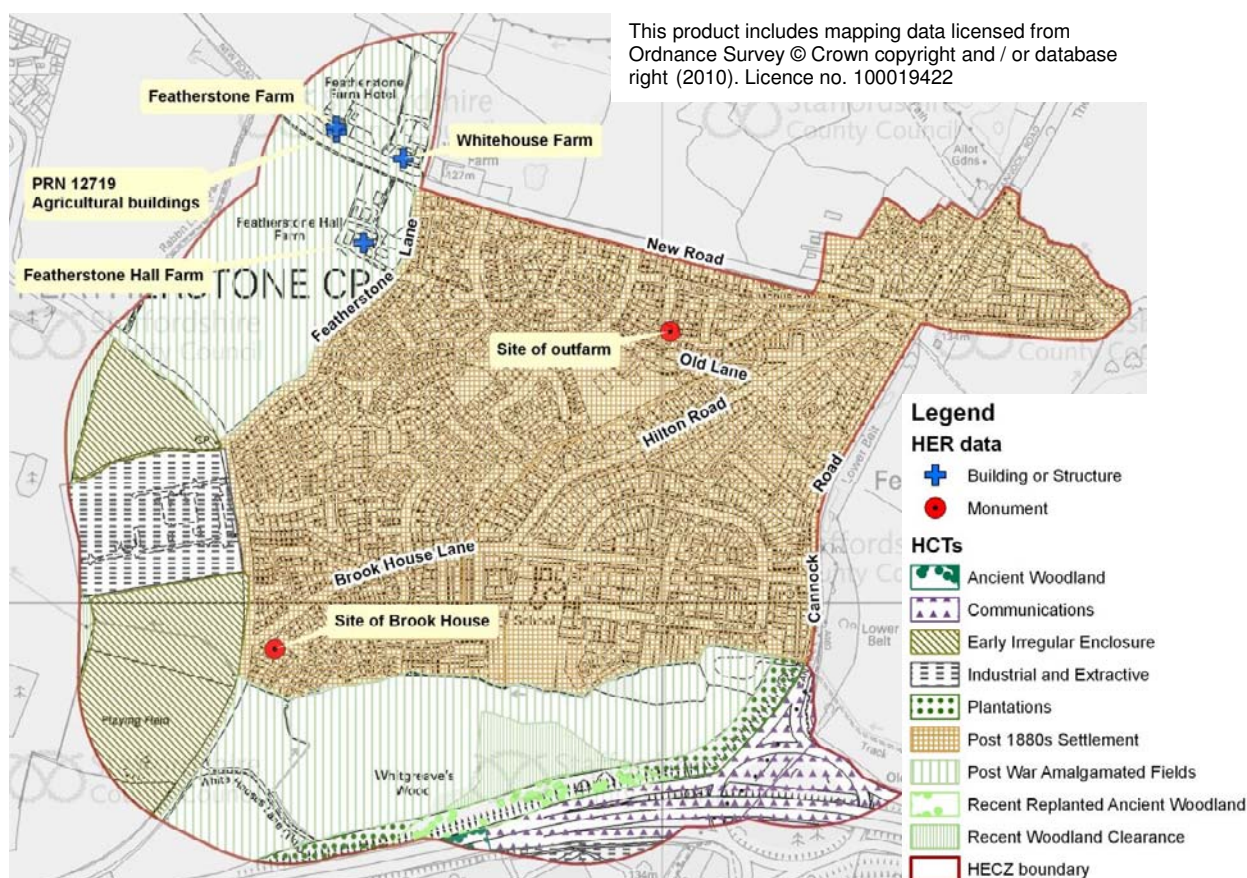
<sup>75</sup> South Staffordshire Council 2009: 66-67 and Section 6 94-130

<sup>76</sup> English Heritage et al 2010: 23 and 36-41



### 3.3 FSHECZ 3 - Featherstone

#### 3.3.1 Statement of heritage significance



Map 12: FSHECZ 3 Refined HLC and HER data

The zone is dominated by the modern village of Featherstone which was constructed from the mid 20<sup>th</sup> century onwards. The earliest houses were laid out along new roads between what is now Hilton Road and Cannock Road prior to the 1960s<sup>77</sup>. To the north east of the zone lies a further area of housing of likely similar date which appears to intrude into Hilton Park (FSHECZ 1). However, it appears from the late 19<sup>th</sup> century Ordnance Survey maps that this area had never formed part of the historic landscape park. The settlement had reached its current extent by the year 2000<sup>78</sup>. New Road, between Featherstone Lane and Cannock Road, following the northern boundary of the zone, was constructed in the mid 20<sup>th</sup> century and can be associated with the initial growth of the settlement in the post war period. The line of the original lane crosses the zone on an east to west alignment survives as a public Right of Way becoming 'Old Lane' at its eastern end. Other historic route ways survive within the zone including Featherstone Lane, the western portion of New Road, Brook House Lane and Hilton Road. The former, in particular, retains its historic character as a narrow rural lane mostly bordered by mature hedgerows.

<sup>77</sup> Hunting Surveys Ltd 1963: Run 14: 5929

<sup>78</sup> UKPerspectives. 2000



Documentary evidence suggests that Featherstone had formed an estate belonging to the collegiate church of Wolverhampton from before the Norman Conquest (1066)<sup>79</sup>. They were certainly holding it by the time of Domesday Book (1086)<sup>80</sup>. As noted in FSHECZ 2 the landscape of Featherstone by the late 13<sup>th</sup> century was gradually being enclosed although woodland was also present. This gradual enclosure was probably the origins of the dispersed settlement pattern, although some settlement may have existed earlier associated with the canons' estate<sup>81</sup>. Six tax payers were recorded in the early 14<sup>th</sup> century for Featherstone including one described as being a shepherd<sup>82</sup>.

The dispersed nature of the settlement pattern dominated Featherstone until the mid 20<sup>th</sup> century. By the late 18<sup>th</sup> century settlement existed on the junction between the western side of New Road and Featherstone Lane, where three historic farmsteads survive. The earliest known building is the Grade II Listed timber framed barn at Featherstone Farm on New Road which has been dated to circa 1700<sup>83</sup>. Four historic farmsteads stood within the zone by the late 19<sup>th</sup> century; Brook Farm to the south was demolished in the late 20<sup>th</sup> century. All four farmsteads were identified as having a regular courtyard plan form. This plan form is associated with the industrialisation of farming in the late 18<sup>th</sup> and 19<sup>th</sup> century<sup>84</sup>. The earlier surviving timber framed barn at Featherstone Farm suggests that there is the potential that these farms were re-developed rather than having been planted into a newly enclosed area.

The historic landscape character on the fringes of Featherstone, within the zone, has been impacted by the removal of field boundaries (particularly within the areas identified as 'Post War Amalgamated Fields' on Map 12. The 'Recent Woodland Clearance' to the south of Featherstone relates to the former extent of Whitgreaves Wood, extant by the early 19<sup>th</sup> century, which was presumably felled to enable the construction of the M54 motorway; a fragment of the wood survives to the south of the motorway. Historic field boundaries survive to the west of Brookhouse Lane associated with 'Early Irregular Enclosure' (cf. Map 13) despite the construction of what may have formed part of the Shell Filling Factory during the Second World War ('Industrial and Extractive' on Map 13). Aerial photography suggests that the buildings on this site have been levelled<sup>85</sup>.

<sup>79</sup> Hooke 1983: 83 and 85, fig. 2viii; Horowitz 2005: 253

<sup>80</sup> Hawkins and Rumble 1976: 7: 16

<sup>81</sup> 'Staffordshire Forest Pleas: 14 Edward I'; 'Plea Rolls for Staffordshire: 22 Edward I'

<sup>82</sup> 'Staffordshire Lay Subsidy 1332-3: Seisdon hundred'

<sup>83</sup> Staffordshire HER: PRN 12719

<sup>84</sup> Staffordshire HER: PRN 54175

<sup>85</sup> UKPerspectives. 2000

### 3.3.2 Heritage values:

<b>Evidential value:</b> There is the potential for the historic farmsteads to retain evidence of the development of these complexes within their built fabric. There is also the potential for below ground archaeological remains to be associated with settlement within the area of the farmsteads. This information would contribute to the history of Featherstone. The above and below ground archaeological remains associated with the site to the west of Brook House Lane, possibly part of the Second World War shelling factory, has the potential to enhance our understanding of this site and its role during the war.	Medium
<b>Historical value:</b> The legible heritage assets comprise the historic farmsteads and the framework of historic lanes upon which the modern village was founded. Featherstone Lane in particular retains its rural character. There are also extant historic field boundaries within the zone particularly to the west of Brook House Lane.	Medium
<b>Aesthetic value:</b> The overall historic character has been impacted by 20 <sup>th</sup> and 21 <sup>st</sup> century changes, but the historic farmsteads and lanes continue to contribute to a sense of place within the project area. The importance of the historic farmsteads has been identified by the inclusion of the timber framed barn as a Grade II Listed building.	Medium
<b>Communal value:</b> Further research would enhance our understanding of the development of settlement within Featherstone parish and elucidate its social and economic role from at least the medieval period onwards. The potential Second World War site would also contribute to an understanding of the development of the social and economic role of Featherstone during the 20 <sup>th</sup> century.	Low

### 3.3.3 Recommendations

The zone is dominated by the 20<sup>th</sup> century settlement of Featherstone, although the earlier dispersed settlement pattern has been retained to in the north west in the form of three surviving historic farmsteads. Many of the field patterns to the west and south of the zone have been impacted by the removal of field boundaries.

- The protection and enhancement of the listed building and its setting is covered under PPS 5 policies HE 9 and HE 10<sup>86</sup>. 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 discussions<sup>87</sup>.
- 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.

<sup>86</sup> Communities and Local Government 2010; English Heritage et al 2010: 27-35

<sup>87</sup> Communities and Local Government 2010; English Heritage et al 2010: 23

- 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 materials<sup>88</sup>.
- 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.

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<sup>88</sup> South Staffordshire Council 2009: 66-67 and Section 6 94-130

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