

PLANNING ISSUES

Use the FARMSTEAD ASSESSMENT FRAMEWORK to demonstrate how development proposals comply with national and local planning policy. The National Planning Policy Framework stresses the importance of:

- Retaining and enhancing local character and distinctiveness.
- Conserving heritage assets in a manner appropriate to their significance and putting them to viable uses consistent with their conservation.

Local plan policy generally supports the re-use of significant historic buildings, and includes specific requirements and planning considerations, particularly in relation to residential additions and alterations, neighbourhood issues and taking account of biodiversity. It is important to identify any heritage assets and other designations where specific policies might apply, including listed buildings, conservation areas, or the Green Belt.

Use the FARMSTEAD ASSESSMENT FRAMEWORK four stages to identify and consider the need and potential for change at the earliest stage of considering change for a farmstead or farm building.

1 SITE SUMMARY

This comprises a brief description of the whole site and its landscape context, and identification of other key issues such as site access, services and designations. It provides the essential first step and can be easily completed by the applicant or developer without specialist knowledge.

2 ASSESS HERITAGE SIGNIFICANCE

Assess heritage significance of the building and site, from its contribution to local character to the significance of individual buildings.

3 NEED AND POTENTIAL FOR CHANGE

Use the understanding gained from Stages 1 and 2 to consider constraints and opportunities for sympathetic change and development, and the type of sustainable change most most to be acceptable in the planning process.

4 SITING AND DESIGN ISSUES

Design issues for the site and its buildings, and the siting of new buildings.

For English Heritage research and guidance see its HELM web pages at <http://www.helm.org.uk/farmbuildings>

This guidance follows the development of an evidence base for the historic character and survival of the county's farmsteads, which has been entered on the county's Historic Environment Record at <http://www.staffordshire.gov.uk/Historic-Environment-Record>. It includes the mapping of historic character, survival and use of farmsteads across the county as part of the West Midlands Farmsteads and Landscapes Project (see <http://www.english-heritage.org.uk/wmidlandfarmsteads>).

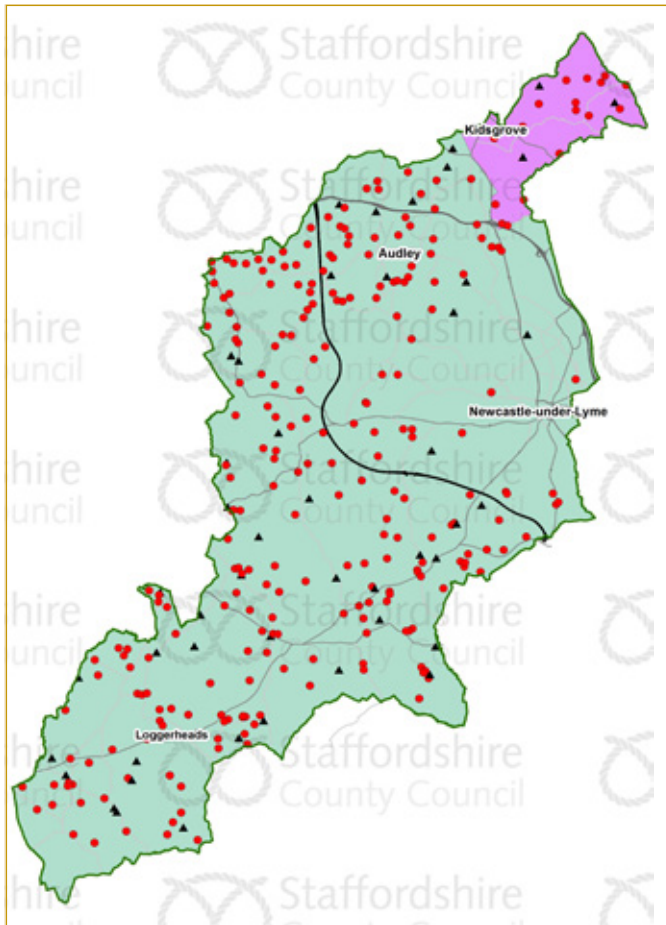
SUPPORTING DOCUMENTS IN THE STAFFORDSHIRE FARMSTEADS GUIDANCE

STAFFORDSHIRE FARMSTEADS CHARACTER STATEMENT provides fully-illustrated guidance on the character and significance of Staffordshire's traditional farmsteads and buildings in their landscape and settlement context, and the areas into which it subdivides.

AREA SUMMARIES for the areas into which the county subdivides, based on analysis of its farmsteads in their landscape context.

For planning policies in Newcastle-under-Lyme Borough see http://www.newcastle-staffs.gov.uk/planning_index.asp?id=SXC6FB-A780BDA3&cat=1138

TRADITIONAL FARMSTEADS IN NEWCASTLE-UNDER-LYME BOROUGH



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LEGEND

Heritage Potential

- Good Survival of Historic Plan Form
- ▲ Some Survival of Historic Plan Forms

□ District Boundary

Newcastle Borough Character Areas

- Character Area 1
- Character Area 2

HISTORIC FARMSTEAD CHARACTER

- 8% of the county's farmsteads lie within the Borough. The farmsteads tend to be associated with hamlets or form loose clusters, with only a small number forming isolated farmsteads. Farmsteads are now largely absent to the east of the District due to urban expansion and former extractive industrial sites.
- Small-scale farmsteads (38%) including linear plans, dispersed cluster plans and loose courtyard plans with working buildings to only one or two sides of the yard slightly outnumber the large-scale courtyard farmsteads (35%). The farmsteads are associated with a mix of planned and irregular field patterns.
- 20% of the farmsteads are defined as regular courtyard L-plans and are concentrated to the south around Ashley Heath/Loggerheads and to the north between Audley/Balterley and the county boundary. These farmsteads are associated with small-scale dairying and are particularly characteristic of the Borough.

SIGNIFICANCE

Farmsteads which have retained traditional buildings and/or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not. The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.

The heritage potential of traditional farmsteads, based on the

survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER).

- 63% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 11% (county average 9.5%) have some heritage potential because they have retained less than 50% of their historic form.

The remainder may have retained a house (which may be a listed building) or have lost all of their buildings. These may still retain archaeological deposits which can be revealed through development.

PRESENT AND FUTURE ISSUES

Research led by English Heritage (see text box on first page) has shown that historic farm buildings have been more prone to both neglect and development than any other historic building type. They are also associated with high levels of home-based business use.

- 23% of listed working farm buildings have evidence for non-agricultural reuse (23% being residential and these being associated with a very high proportion of directorships).