

Newborough

Historic Character Assessment



Staffordshire Extensive Urban Survey

Newborough

Controlled Document

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Executive Summary

The Project

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the medieval towns within the county.

The project reports for the towns are divided into two sections. Section one covers the location and historical development of the towns. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and through to the present day. Section two covers the characterisation of the town through the creation of Historic Urban Character Areas (HUCAs). The historical significance of each HUCA is assessed and recommendations are put forward.

Four Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 8).

The Historical Development of Newborough

Little historic or archaeological work has been carried out to date within Newborough. There is sporadic evidence for Prehistoric and Roman activity from the wider landscape, much of which comprises stray finds. An enclosure lying 3.5km to the north of Newborough may represent the remains of an Iron Age hillfort, but no detailed work has been carried out upon the site to date.

Newborough lies on the western edge of what had been Needwood Forest until deforestation and enclosure occurred following an Act of Parliament granted in 1801. Placename evidence suggests that small scale settlement was occurring in the area in the early medieval period. The earliest settlement name associated with what later became Newborough was 'Agardsley' which is recorded in a charter of 1008 and in Domesday Book (1086).

Following the Norman Conquest Agardsley was granted to the de Ferrers family (later the Earls of Derby). A hermitage appears to have existed at Agardsley in the early 13th century when the estate was temporarily granted to Tutbury Priory. In 1263 the Earl of Derby was granted a market charter and there is also a borough charter of the same date. References to burgages occur later in the medieval period, but cease in the 17th century. What is unclear is the extent to which the Earl of Derby created a planned town or whether burgage tenure was used to encourage settlers, rather than the desire to create a town as we have come to understand it. There is evidence from limited historic mapping to suggest possible burgage plots along some of the roads. A market place does appear to have been laid out at the door of the medieval chapel (possibly located on the site of the earlier hermitage). However, to date this has not been archaeologically tested

Documentary records suggest that some of the burgages were lying 'within the fields' by the later medieval period, suggesting that they were never taken up or had been abandoned. Historic mapping shows paddocks lying between properties by the early 19th century; a pattern which may have existed from the late medieval period. The earliest known surviving building is the timber framed and thatched Grade II Listed 'The Old Thatch', which dates to the 17th century. Forge House also retains some timber-framing and may date to a broadly similar period. To the east of Yoxall Road rural dispersed settlement survives with two farmsteads surrounded by fields; this pattern may also have had its origins in the post medieval period or may reflect earlier settlement.

The medieval chapel, following later alterations, was finally demolished in the early 20th century. The Grade II Listed All Saints Church which now dominates the skyline of the settlement was constructed between 1899

and 1901 by J. Oldrid Scott. A Methodist chapel was established in the mid 19th century and the much altered building survives in Chapel Lane. The school also dates to the mid 20th century.

Settlement expansion and re-development mostly occurred during the late 20th century, principally as ribbon development along the main roads.

Characterisation and Assessment

- ◆ Historic buildings survive within all four HUCAs and include Listed buildings lying in **HUCA 2** and **HUCA 3**.
- ◆ Mid and late 20th century housing development dominates the character of **HUCA 1** and **HUCA 3**.
- ◆ **HUCA 4** retains a rural character comprising settlement intermixed with paddocks.
- ◆ There is the potential for the survival of below ground archaeological deposits within all four HUCAs.

Introduction

The Staffordshire Extensive Urban Survey (EUS) Project forms part of the national programme of Extensive Urban Surveys initiated and supported by English Heritage. This Historic Character Assessment report for Newborough forms one of twenty-three such reports which make up the EUS for the towns of medieval origin within Staffordshire. The EUS project as a whole intends to increase and synthesise the knowledge and understanding of the heritage assets that contribute to the development and character of the towns in the county.

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns¹. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, merely comprise a handful of houses with few services. Of the nine criteria established for identifying the county's medieval towns Newborough qualified on five counts in that it had a borough charter (or was described as a borough); there are medieval references to burgesses or burgages and it was identified as a town or borough by three eminent historians².

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more

urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond this broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and to apply value to the historic character of these townscapes.

The information gained from the study can be used to support and inform a variety of planning policies from national objectives down to the individual Planning Authorities local plans.

Each of the Historic Character Assessment reports are statements of current knowledge and are not intended to be original research documents. Each report addresses the research questions laid out in the West Midlands Research Framework by synthesising the data gathered on each of the towns. The EUS thereby also provides a basis for future research into the towns.

Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots³ and formal market places whether physically surviving, referenced in historical documents

⁴ Hunt (nd.)

⁵ William Salt Library Contacts Web page:
<http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

⁶ Extensive Urban Survey page on the Staffordshire County Council website:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

⁷ Archaeology Data Service website: <http://ads.ahds.ac.uk/>

or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement⁴.

Aim

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the towns. The towns are evaluated to identify the nature and extent of surviving historic environment assets whether as standing structures, below ground archaeological deposits or in the surviving historic town plan.

Outputs

The results are to be held as part of the Staffordshire Historic Environment Record (HER) in a database and spatially in GIS.

The principal outputs are the Historic Character Assessment reports for each town. These are available as hard copies located at the William Salt Library⁵, but are also accessible through the Staffordshire County Council website⁶. The national programme is currently held on the ADS website⁷.

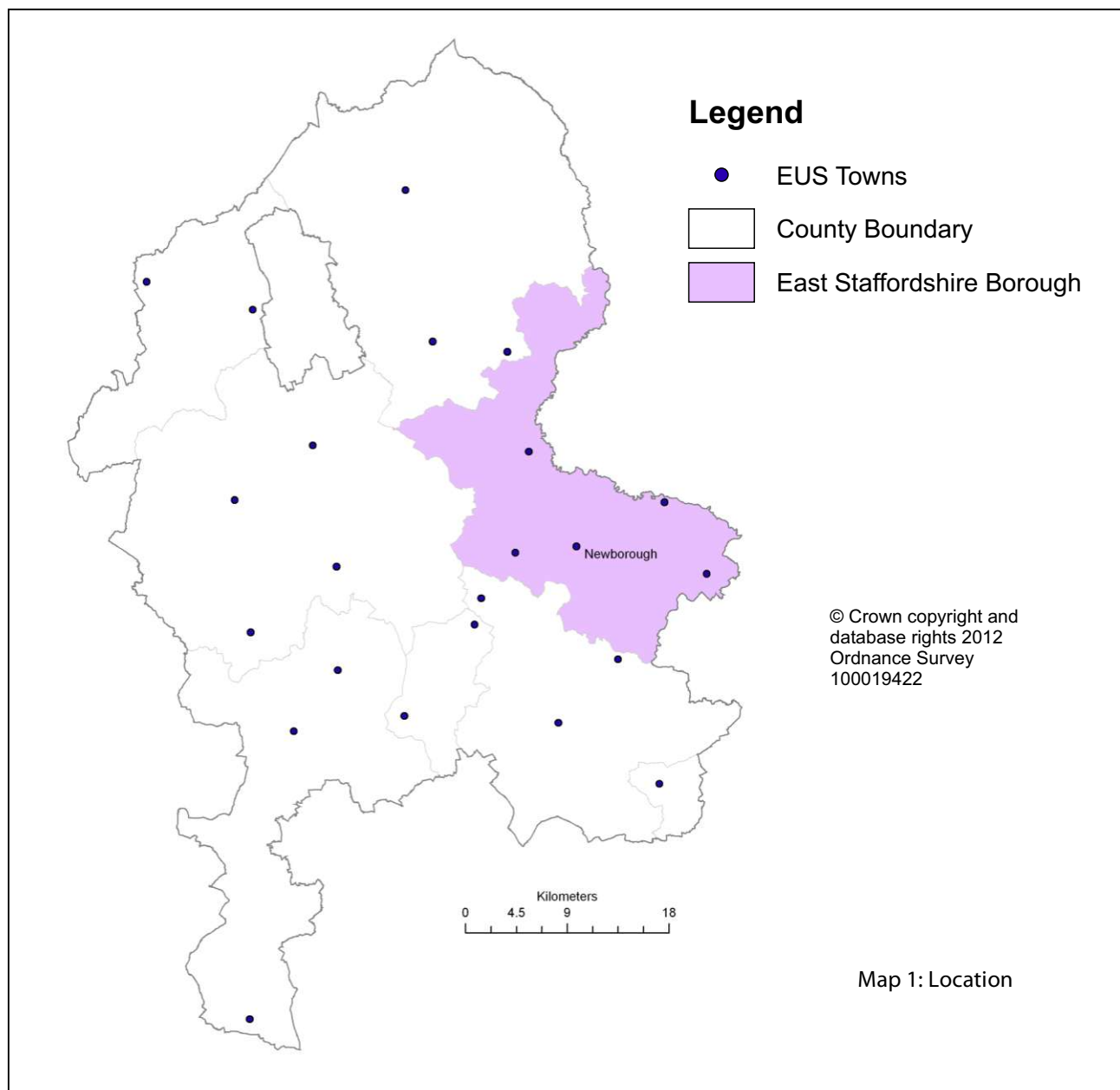
Section Summary

- ◆ Little historic or archaeological work has been carried out to date within Newborough. There is sporadic evidence for Prehistoric and Roman activity from the wider landscape, much of which comprises stray finds. An enclosure lying 3.5km to the north of Newborough may represent the remains of an Iron Age hillfort, but no detailed work has been carried out upon the site to date.
- ◆ Newborough lies on the western edge of what had been Needwood Forest until deforestation and enclosure occurred following an Act of Parliament granted in 1801. Placename evidence suggests that small scale settlement was occurring in the area in the early medieval period. The earliest settlement name associated with what later became Newborough was 'Agardsley' which is recorded in a charter of 1008 and in Domesday Book (1086).
- ◆ Following the Norman Conquest Agardsley was granted to the de Ferrers family (later the Earls of Derby). A hermitage appears to have existed at Agardsley in the early 13th century when the estate was temporarily granted to Tutbury Priory. In 1263 the Earl of Derby was granted a market charter and there is also a borough charter of the same date. References to burgages occur later in the medieval period, but cease in the 17th century. What is unclear is the extent to which the Earl of Derby created a planned town or whether burgage tenure was used to encourage settlers, rather than the desire to create a town as we have come to understand it. There is evidence from the limited historic mapping to suggest possible burgage plots along some of the roads. A market place does appear to have been laid out at the door of the medieval chapel (possibly located on the site of the earlier hermitage). However, to date these theories have not been archaeologically tested.
- ◆ Documentary records suggest that some of the burgages were lying 'within the fields' by the later medieval period suggesting that they were never taken up or had been abandoned. Historic mapping shows paddocks lying between properties by the early 19th century; a pattern which may have existed from the late medieval period. The earliest known surviving building is the timber framed and thatched Grade II Listed 'The Old Thatch', which dates to the 17th century. Forge House also retains some timber-framing and may date to a broadly similar period. To the east of Yoxall Road a rural dispersed pattern of settlement survives with two farmsteads surrounded by fields; this patterning may also have had its origins in the post medieval period or may reflect earlier settlement.
- ◆ The medieval chapel, following later alterations, was finally demolished in the early 20th century. The Grade II Listed All Saints Church which now dominates the skyline of the settlement was constructed between 1899 and 1901 by J. Oldrid Scott. A Methodist chapel was established in the mid 19th century and the much altered building survives in Chapel Lane. The school also dates to the mid 20th century.
- ◆ Settlement expansion and re-development mostly occurred during the late 20th century principally as ribbon development along the main roads.

1. Setting

1.1 Location

The EUS project area lies on the eastern side of Staffordshire on the edge of what had been Needwood Forest and the Needwood plateau. Newborough lies within East Staffordshire Borough at a crossroads; the east-west route through the settlement links the small medieval towns of Abbots Bromley with the larger town of Burton-upon-Trent (in the medieval period these two towns were both held by Burton Abbey). The north-south route linked Newborough to Marchington to the north and Yoxall to the south. This route is now by-passed by the A515 lying approximately 1.5km to the east of Newborough.



1.2 Geology and topography

The EUS project area lies on a bedrock geology comprised of Mercia Mudstone⁸. Overlying this bedrock geology along the River Swarbourn is a superficial deposit of alluvium associated with episodes of flooding⁹.

Newborough lies within a valley (at around 100m AOD¹⁰) running roughly north-south and associated with the River Swarbourn. To either side of the valley the land rises gently beyond the EUS project area to reach around 130m AOD to both the east and west. Moat Hill lies approximately 650m to the south of Newborough and also rises to around 130m AOD.

1.3 Sources

1.3.1 Historical

One principal source has been used to understand the historical development of Newborough: *The Victoria County History of Tutbury and Needwood* edited by Nigel Tringham and published in 2007¹¹. Other historical sources have also been consulted, but these have not had the history of Newborough as their focus.

1.3.2 Cartographic

The series of Ordnance Survey maps (both 6" and 25") which were published three times between circa 1880 and circa 1920 were also extensively consulted. Aerial photographs, taken in 1963, circa 2000 and circa 2006, were also used to identify change within the mid and late 20th century townscape.

A digital copy of the 1838 tithe map, which appears upon the Staffordshire Record Offices website was also consulted as was William Yates' map of Staffordshire of 1775¹².

1.3.3 Archaeological

Only three small-scale archaeological interventions have been carried out within Newborough to date¹³.

2. Context and Historical Development

The Tutbury and Needwood volume of the Victoria County History for Staffordshire (volume X) was published in 2007 and provides a comprehensive history of Newborough and Needwood Forest. Consequently Section 2 of this document aims to summarise Newborough's historical development and discusses the archaeological work which has been carried out.

2.1 Prehistoric

The only certain evidence for human activity within the wider landscape around Newborough during this period comes from stray finds, which do not significantly contribute to our understanding of how the landscape was utilised. The finds include a possible Palaeolithic flint object, a Mesolithic or Neolithic flint knife, two Bronze Age palstave axes (from different locations) and a late Bronze Age/early Iron Age gold torc found in the mid 19th century¹⁴.

An irregular enclosure located approximately 3.5km to the north of Newborough at Marchington Woodlands has been interpreted as a badly disturbed Iron Age promontory fort¹⁵. Little further is currently known about this site. To the north of this site lies the possible location of a Bronze Age barrow, where bone, metal and charcoal were found, although the feature was apparently destroyed circa 1860¹⁶.

There is currently no evidence for Prehistoric activity from within the EUS project area. Overall the paucity of evidence for prehistoric activity within the wider landscape is probably entirely due to a lack of research within this part of Staffordshire, rather than the complete absence of human occupation.

Despite this apparent lack of activity during particularly the late prehistoric period, work on other Staffordshire river valleys has highlighted considerable archaeological potential for this period. Archaeological investigations in the Trent and Dove valleys have recovered evidence of late Neolithic and mid-Bronze Age ceremonial and burial landscapes, followed by the development of an agricultural landscape into the Iron Age period with farmsteads, field boundaries and drove ways.

This evidence suggests that, while little is known from the area around Newborough, there remains the potential for prehistoric exploitation of the rich resource landscape which a river corridor offered. This archaeology may be buried under masking alluvial deposits, but there remains the potential for its continued survival within and close to the settlement.

2.2 Roman (49AD to 409AD)

The known Roman activity from within the area around Newborough is similarly restricted to stray finds. These comprise two bow brooches and a 3rd/4th century coin¹⁷.

The line of a Roman road linking Leicester and Chester has been suggested as crossing to the south of Newborough (2km away)¹⁸ although this putative line has not been investigated. Again the paucity of evidence is likely to be the result of a lack of research rather than absence of activity in the area.

2.3 Early Medieval (410 to 1065)

2.3.1 Placename

The earliest placename to be associated with settlement within this landscape is Agardsley, which is first mentioned in 1008 and is also recorded in Domesday Book (1086) (cf. 2.4.1.1)¹⁹. This name has been interpreted as

¹⁴ Staffordshire HER: PRN 00721, PRN 60523, PRN 01759, PRN 40005 and PRN 00714 Palstave: A bronze axehead of middle or late Bronze Age date in which the side flanges and the bar/stop on both faces are connected, forming a single hafting aid. Torc: A necklace or armband made of metal. (Scope notes reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

¹⁵ Staffordshire HER: PRN 00727; Promontory fort: A defensive enclosure created by constructing one or more lines of ramparts across a neck of land, in order to defend, or restrict access to, a spur or promontory, either inland or on the coast. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

¹⁶ Staffordshire HER: PRN 01653

¹⁷ Staffordshire HER: PRN 40005, PRN MST17070 and PRN 01766

¹⁸ Staffordshire HER: PRN 54239

¹⁹ Tringham 2007: 181

²⁰ Horovitz 2005: 407

²¹ Ibid: 34

²² Ibid: 181

²³ Ibid: 187

²⁴ Hawkins and Rumble (eds.) 1976: 10,4

²⁵ Ibid; Tringham 2007: 22 and 88

²⁶ Tringham 2007: 185

²⁷ Ibid; Ibid

²⁸ Staffordshire HER: PRN 00172; English Heritage National Heritage List No. 1010124

²⁹ Tringham 2007: 185

³⁰ Ibid: 180

³¹ Ibid: 186

'Eadgar's leah' the suffix meaning either wood, wood clearing or wood pasture²⁰. The name Newborough relates to later settlement (cf. 2.4.1.2).

2.3.2 Settlement

Tringham identified that all the placenames with the suffix 'leah' (with one exception) were located on the edge of Needwood forest and suggests that they probably all represent settlements lying with woodland clearings²¹. The location of the earlier settlement of Agardsley is currently unknown, but is believed to have been located in the area of the present settlement²².

2.3.3 Economy

It is assumed that the virgate of land recorded in Domesday Book (1086) relates to arable land which originated as a woodland clearing during this period²³. It is possible that the wood pasture recorded in the entry for Marchington also lay in the vicinity of Agardsley (cf. 2.4.1.1).

2.4 Medieval (1066 to 1499)

2.4.1 Settlement

2.4.1.1 Domesday Book

(Land of Henry de Ferrers) Henry holds Marchington himself. Two hides. One virgate of land in Agardsley. Wulfric held it; he was a free man. Land for seven ploughs. In lordship two, with one slave; 18 villagers and 9 smallholders with three ploughs. Meadow, 40 acres; woodland pasture three leagues long and one and half leagues wide. Value 100s²⁴.

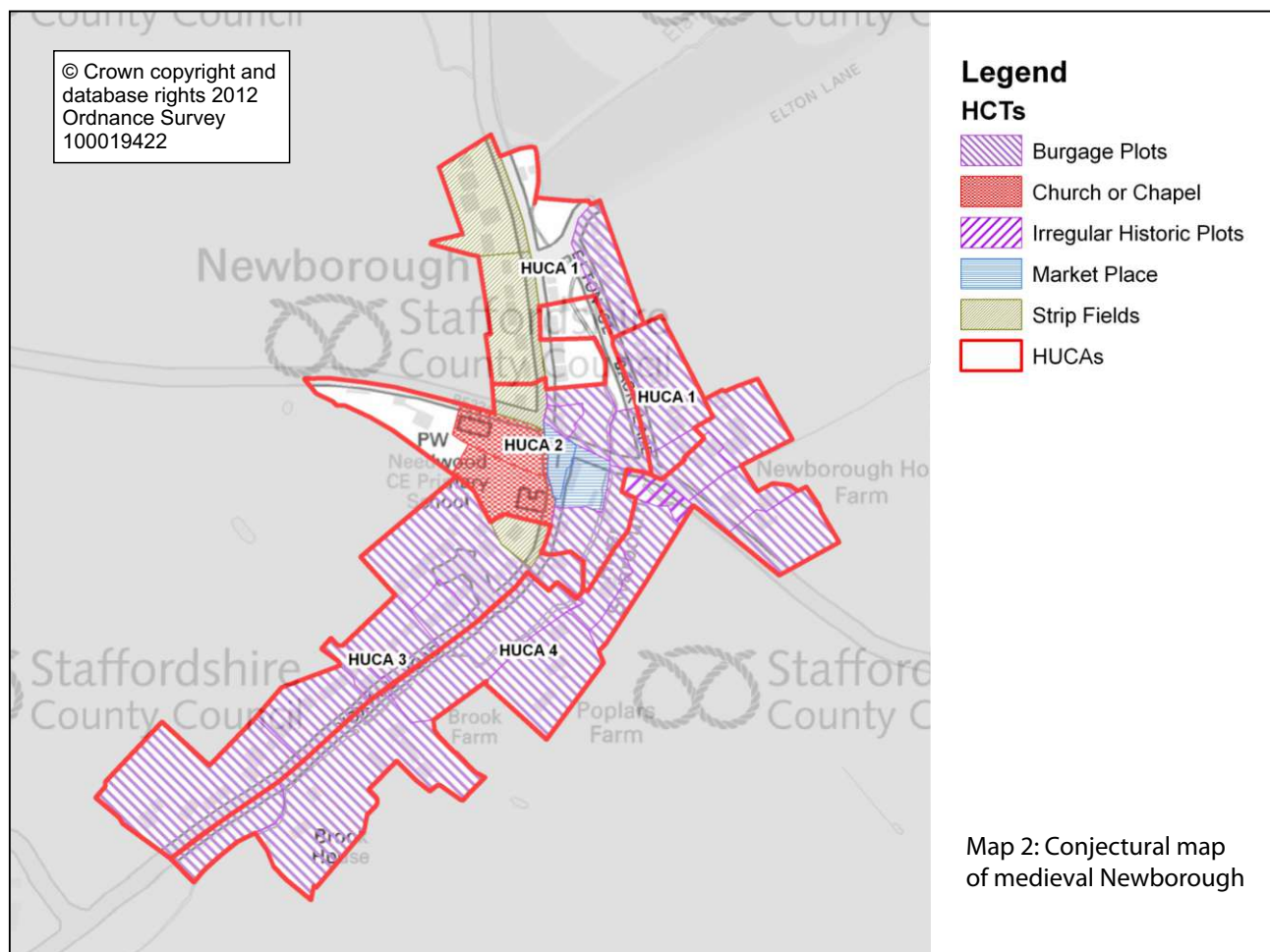
2.4.1.2 Lordship

By 1086 Agardsley was held by the de Ferrers family, who were created the earls of Derby in 1138²⁵. The de Ferrers' briefly granted the manor to Tutbury Priory in the early 13th

century, but had regained it by 1263 (cf. 2.4.3)²⁶. The manor passed to King Henry III's younger son Edmund Earl of Lancaster in 1265/6, following the Earl of Derby's involvement with the Baron's War of 1264-65 which had ended with Simon de Montfort's death at the Battle of Evesham on the 4th August 1265²⁷.

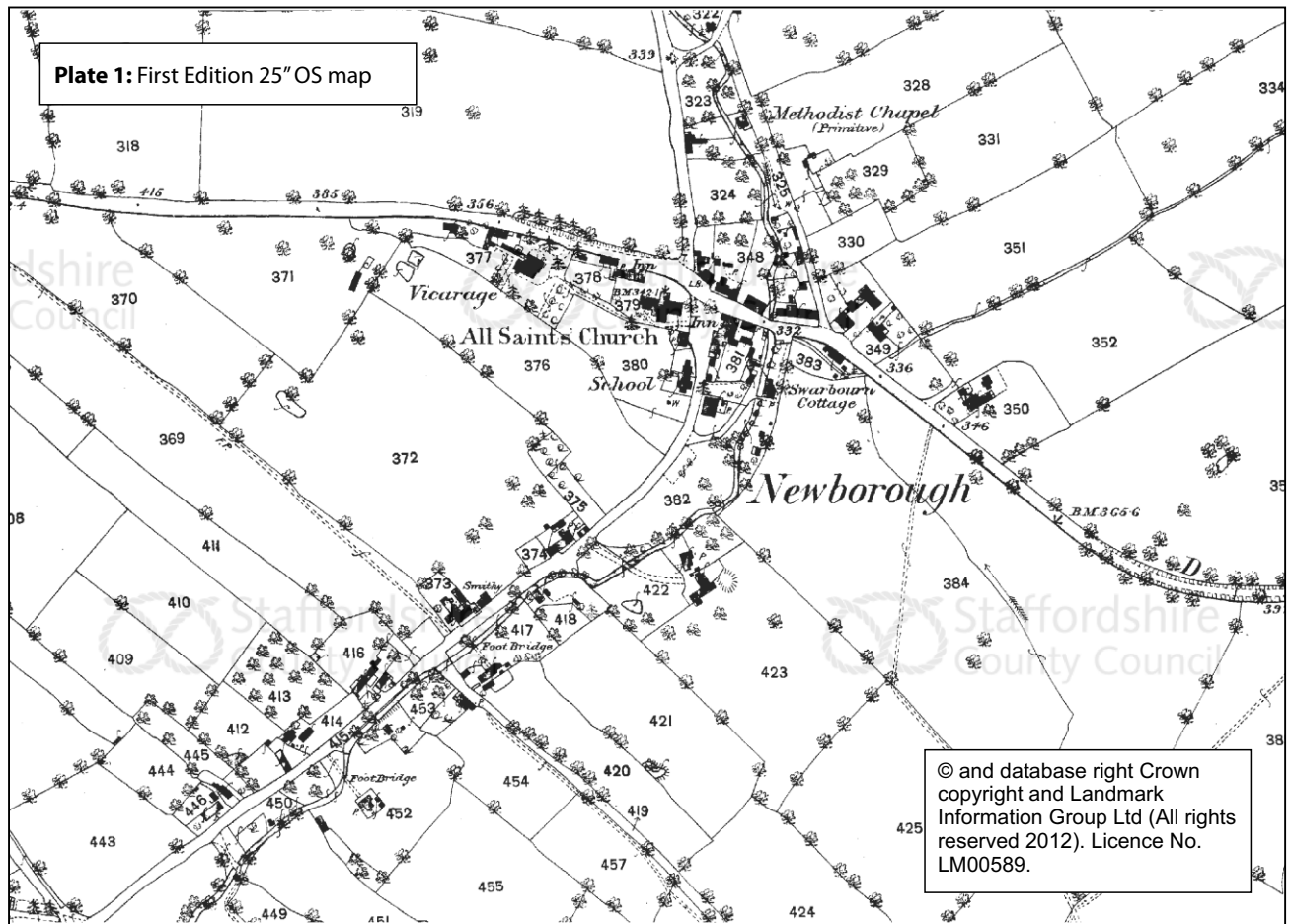
Two moated sites lie within 500m of the EUS project area. Newborough Hall moated site, a Scheduled Monument with associated fishponds and mill pond, lies to the north²⁸. It appears to have originated as the location of the manor house, which existed by the late 13th century²⁹. In 1310 it was let to Robert de Whitefield and no longer functioned as Newborough's manor house. It continued to be tenanted throughout the centuries (with the exception of a brief period in the 17th century)³⁰. The Moat Hall moat, to the south, appears to have been the centre of a freehold estate which existed by the mid 14th century and which is likely to have been held by the de la Pole family³¹.

³² Palliser 1972: 69; Tringham 2007: 181
³³ Ibid. (cf. Taylor 2012)
³⁴ Ibid; Slater 2007: 29; Tringham 2007: 181
³⁵ Tringham 2007: 180; Wrottesley 1886 and Wrottesley 1889 both on British History Online web viewed 04/12/2012 <http://www.british-history.ac.uk> (compared with 22 at Marchington and 12 at Hanbury in 1332)
³⁶ Ibid.



2.4.1.3 Town plan and buildings

The earliest reference to a charter conferring borough status to Newborough occurs in 1263 where the lord of the manor grants a burgage plot of 1 acre and 2 acres of arable land³². An earlier reference to a 'new borough' in 1139 is generally now believed to refer to the expansion of Tutbury³³. In the early 14th century 101 burgages are recorded, although Tringham states that by the 1320s that were less than fifty were occupied³⁴. There are inherent difficulties in trying to assess medieval populations, but only 18 tax payers were recorded in 1327 and 14 in 1332³⁵. The 1377 poll tax suggested that there were twice the number of households in Newborough than in Hanbury³⁶.



Overall there is little physical evidence for the origins of Newborough as an urban centre in the medieval period and it was clearly not a success³⁷. Map 2 conjectures the areas where the medieval settlement may have been laid out, based partly upon the narrow field systems shown on the late 19th century mapping (cf. plate 1). The evidence is not overwhelmingly convincing due to the lack of a common rear boundary demarcating the end (and extent) of settlement, although this may be the result of centuries of change as plots were potentially abandoned and reoccupied. The majority of commentators are agreed that there is little evidence for medieval town planning within the settlement³⁸. It is also possible that, given the date of the charter, that the settlement failed to develop in the usual form due to the change in ownership following the civil war in 1264 to 1265. It has been suggested that, like Colton, it was the privileges and freedoms attached to burgage tenure which was important in order to attract settlers to the area, rather than relating to a specific idea of town planning (cf. 2.4.2.2)³⁹.

There is some indication to suggest that the narrow plots shown on the first edition 25 inch OS map may have, alternatively, originated as part of an open field system particularly on the eastern side of Yoxall Road where the presence of the River Swarbourne may have discouraged settlement (cf. map 2). Two small scale archaeological interventions carried out on land lying between Yoxall Road and the River Swarbourne (HUCA 3 and HUCA 4) have suggested that the area had long formed part of the river floodplain and there was no evidence of settlement⁴⁰.



Plate 2: Site of Market Place

The most convincing evidence for planning is the market place where a widening at the junction of Yoxall Road and Duffield Lane is still legible within the settlement (cf. HCT 'Market Place' on map 2; plate 2). However, the location of a market place lying before the church is a common association in many market settlements and is not unique to urban environments.

Further evidence which suggests that Newborough was either not planned as a town in our usual understanding of the term, or failed to develop, is the lack of occupational diversity within the documentary evidence which is seen as a clear sign of urban life⁴¹. Furthermore, Tringham notes that in the later medieval period there are references to burgages described as 'lying in the fields', suggesting the abandonment of individual plots and perhaps indicating their conversion to agriculture⁴².

2.4.2 Economy

2.4.2.1 Needwood (Chase) Forest

Newborough lies on the western side of the former Needwood Forest. It originated as a private chase belonging firstly to the de Ferrers family and later to the Earls of Lancaster, although the former referred to it as a forest⁴³. It became a de facto royal forest when the duchy of Lancaster passed into the hands of the Crown with the accession of the Henry de Bolingbroke as King Henry IV⁴⁴.

⁴⁵ Tringham 2007: 181

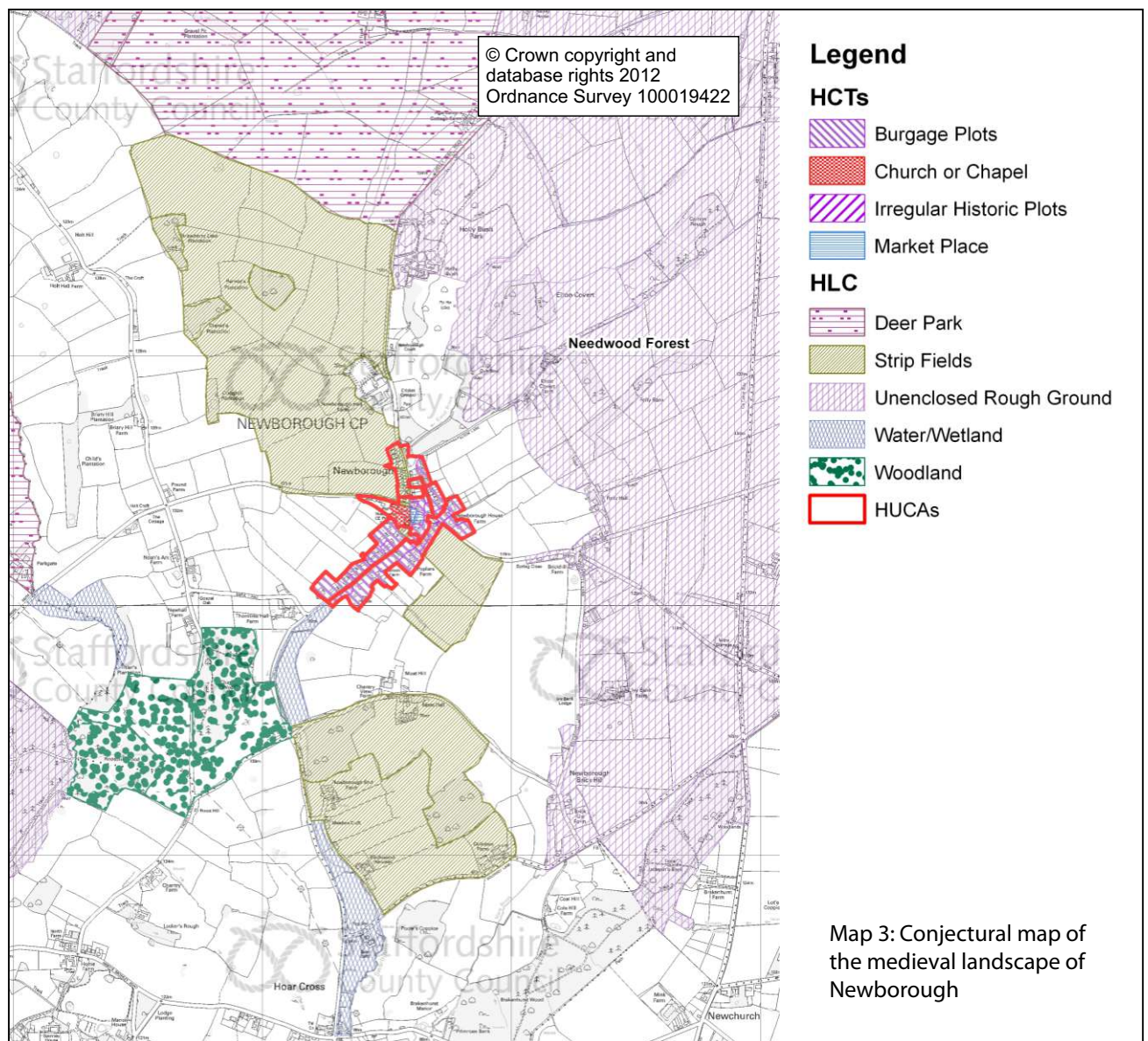
⁴⁶ Ibid: 185

⁴⁷ Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

2.4.2.2 Agriculture

The mid 13th century borough charter (cf. 2.4.1.3) mentions the privileges to be granted to the burgage holders, which provides an insight into the economic benefits of settling in Newborough. The grant included not only 2 acres of arable for each settler, but also rights to pasture various animals across Needwood Forest (for a fee)⁴⁵. By the end of the 13th century the lord of the manor (the earls of Lancaster) farmed 97 acres of arable land (with a further 100 acres having been created from clearing land within the forest)⁴⁶.

There is evidence within the field patterns of the wider landscape suggesting the location (and existence) of open fields (cf. map 3)⁴⁷. The evidence is slight due to later alterations to the field systems around the settlement probably associated with improvements to agricultural practices in the 18th and 19th centuries.



⁴⁸ Tringham 2007: 181

⁴⁹ Ibid.

⁵⁰ Ibid: 190

⁵¹ Ibid.

⁵² Staffordshire HER: PRN 08826

⁵³ Tringham 2007: 181 and 190

⁵⁴ Tringham 2007: 187

⁵⁵ Ibid.

⁵⁶ Ibid.

⁵⁷ Ibid: 182; Palliser 1972: 69

2.4.2.3 Economy/Industry

There is currently little information concerning the occupations or trade held by the inhabitants of Newborough during the medieval period.

2.4.2.4 Markets and fairs

The 1263 borough charter also granted the inhabitants the right to hold a market and a fair (cf. 2.4.1.3 for location)⁴⁸. The charter also granted the inhabitants the right to a path across Needwood Forest linking Newborough to de Ferrers' larger market town (and administrative centre) at Tutbury⁴⁹.

2.4.3 Religion

Newborough lay within Hanbury parish, but a chapel existed in the settlement by the early 13th century⁵⁰. At this date it also appears to have had its own burial ground, although this seems to have been short-lived, apparently abandoned by the 1380s⁵¹.

It is likely that Newborough's church formed part of the creation of the settlement in the mid 13th century, particularly given its association with the market place. The current Grade II Listed All Saints Church was entirely rebuilt at the turn of the 20th century on a new site⁵². The original site was located closer to the road junction as shown on the first edition 25" OS map (cf. plate 1 and plate 4) and thus overlooked the market place. Tringham has suggested that the church may have been founded upon the site of a hermitage, which documentary evidence suggests existed by at least the 13th century when it was granted to Tutbury Priory (cf. 2.4.1.2)⁵³.

2.5 Post Medieval (1500 to 1699)

2.5.1 Settlement

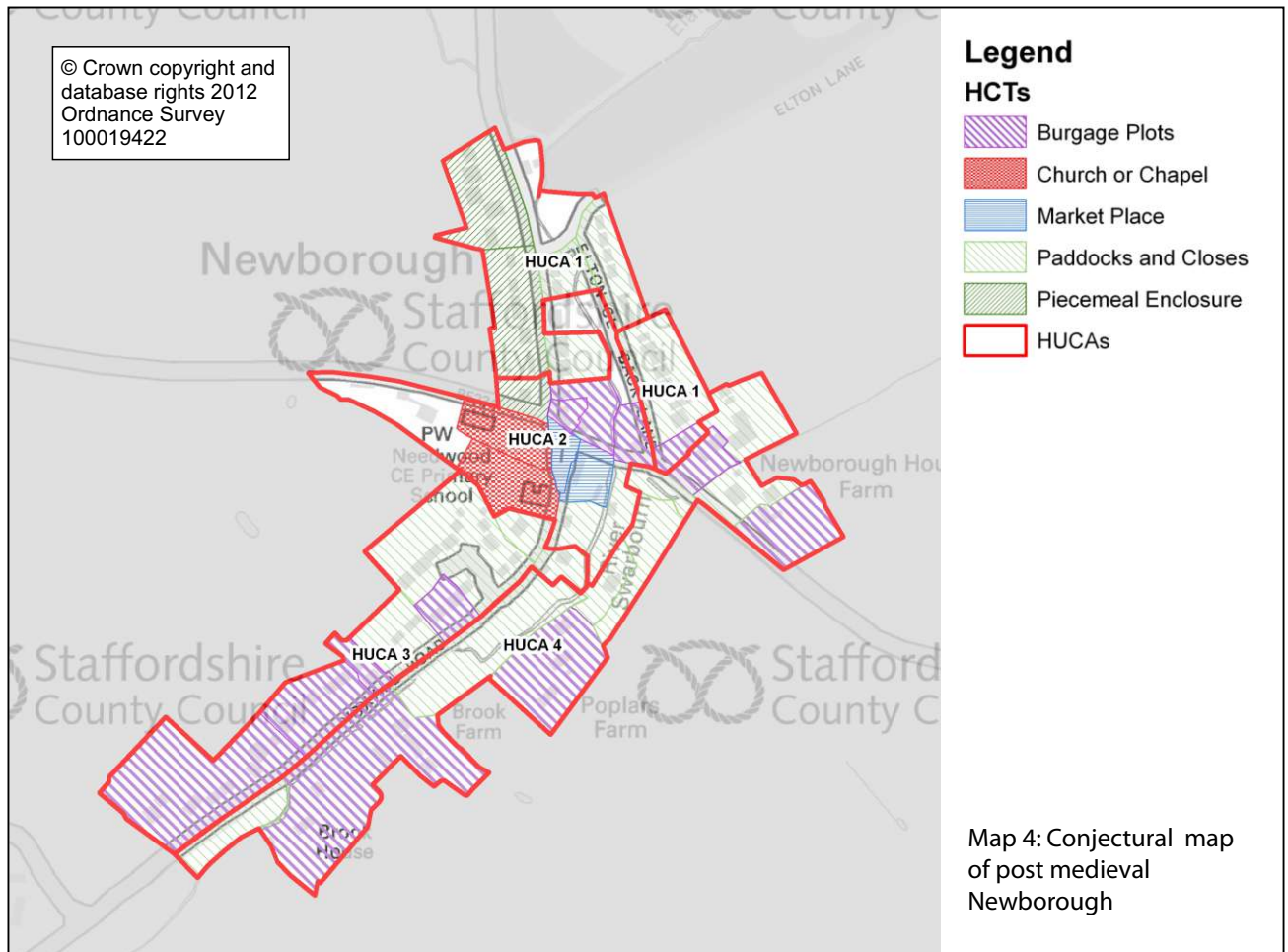
2.5.1.1 Lordship

The Newborough Hall estate belonged to the Whittington family from the 14th century until 1575⁵⁴. In 1575 it passed to the Egerton family who received what was known as Agardsley manor (including Newborough) in 1668⁵⁵.

2.5.1.2 Settlement

It is similarly difficult to establish the nature and extent of settlement at Newborough during this period (cf. 2.4.1.3). Estimates of population are also difficult to establish. The documentary evidence suggests that in the early 16th century there were 29 households, indicating a smaller population than at Hanbury, but the Hearth Tax of 1666 suggested that Newborough was the larger settlement⁵⁶. It is possible that this may reflect a pattern of expansion and contraction at Newborough, but would need to be supported by other evidence before it could be accepted.

The encouragement of settlement at Newborough continued into the early 17th century by burgage tenure, but this is not mentioned after this period⁵⁷.



The earliest known building at Newborough does, however, date to this period. The Grade II Listed Old Thatch, standing on the western side of Yoxall Road, is a one and half two storey timber framed property dating to the 17th century⁵⁸. It may even be an indicator of continuity of settlement within this area. Other early buildings from this period, or even earlier, may have stood along this road, but substantial redevelopment occurred here during the late 20th century (cf. 2.7). A second timber framed building fronting onto the area of the market place may also date to this period or possibly earlier⁵⁹.

2.5.2 Economy

2.5.2.1 Agriculture

Little is currently known about the history of the agricultural landscape around Newborough, although Needwood Forest still existed at this date. The evidence from historic field systems suggest that the areas identified as having formed open fields in the medieval period were initially enclosed incrementally through agreements between landholders; the resulting field pattern being referred to in the Historic Landscape character project as 'Piecemeal Enclosure' (map 4). However, there is no documentary evidence to support the existence of open fields associated with Newborough. Documentary evidence suggests that in Staffordshire more generally this form of enclosure occurred between the 14th and 18th centuries⁶⁰.

2.5.2.2 Economy/Industry

Some documentary evidence survives for occupations during this period relating to wood working, which may suggest that these particular inhabitants were not necessarily living within Newborough itself, but rather in the still wooded areas adjacent⁶¹.

Little is currently known about the occupations of the inhabitants within Newborough, but they are likely to have been primarily based upon agriculture and exploitation of woodland and pasture resources.

2.5.3 Religion

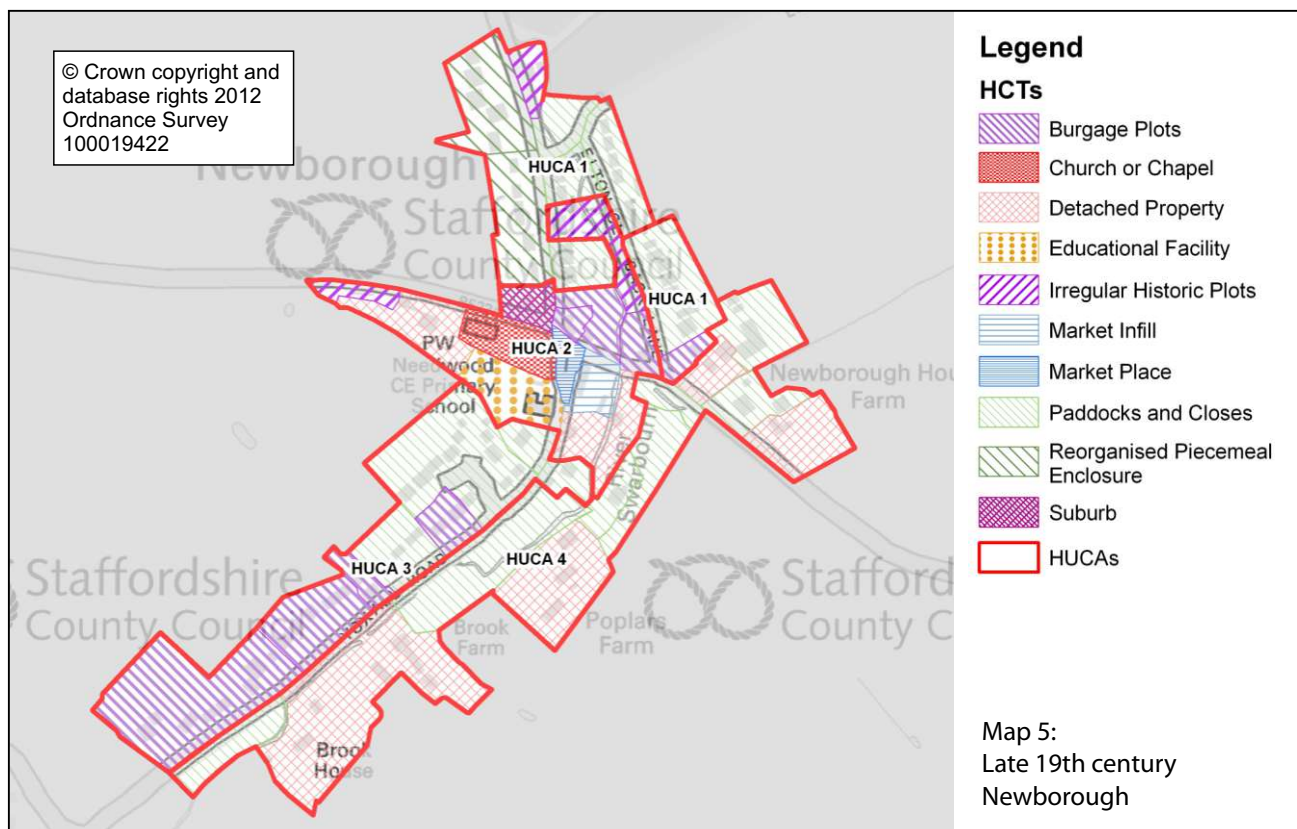
Hanbury church remained the parish church during the period, but the chapel in Newborough apparently survived the Reformation in the mid 16th century⁶².

2.6 18th and 19th century (1700 to 1899)

2.6.1 Settlement

2.6.1.1 Lordship

The Newborough Hall estate, along with the manor, descended to the Chetwynd family (later the Earls of Talbot) who by the early 19th century were the principal landowner in the area⁶³. The Crown also retained an interest within the wider township. Earl Talbot sold his estate in 1844 and by 1852 the manor belonged to Hugo Charles Meynell of Hoar Cross⁶⁴.



2.6.1.2 Town and buildings

By the early 19th century and probably earlier, farmsteads had come to dominate the built character of the south eastern and eastern parts of Newborough, along Duffield Lane and east of Yoxall Road (cf. map 5). A decline in the population during the later part of the 19th century apparently led to a deterioration in the condition of the housing⁶⁵. However, by the end of the century two large villas (one of which was originally the Vicarage) had been constructed along the western section of Duffield Lane. Five smaller scale properties survive in Chapel Lane, Holly Bush Road and on Duffield Lane.

2.6.2 Education

A school was first mentioned in the 17th century and a school house, which probably stood in the south eastern corner of the churchyard, existed by the early 18th century⁶⁶. The extant school was built in 1858 and the old school was converted to the master's house (plate 3)⁶⁷.



Plate 3: Primary School, Yoxall Road

2.6.3 Economy

2.6.3.1 Agriculture

Needwood Forest was enclosed following an Act of Parliament passed in 1801. This resulted in a fundamental change in the landscape character of the area, which was not entirely unopposed at the time, to create the grid-plan pattern of fields and straight roads which still characterise the area today⁶⁸. This significant redesign of the landscape resulted in an increase in agricultural land at the expense of the woodland character and economy.

The landscape immediately surrounding Newborough also exhibits evidence of the re-planning of field systems which probably dates to the later 18th/early 19th century. Straight field boundaries within field systems of predominantly sinuous boundaries, indicative of former open fields, suggest this process (HCT 'Reorganised Piecemeal Enclosure' on map 5).

2.6.3.2 Economy/Industry

In the later 18th century bleaching and cloth weaving are recorded and several bleaching yards existed associated with the River Swarbourn within Newborough⁶⁹. A linen weaver was recorded at Newborough as late as the mid 19th century⁷⁰.

There were two public houses or inns recorded in the early 19th century only one of which, the Red Lion, survives located at the junction of Yoxall Road and Duffield Lane⁷¹. Both of the innkeepers, in the mid 19th century, were also engaged in other trades; the keeper of the Red Lion was a butcher and the licensee of the White Hart was also a saddler⁷². The White Hart, which stood on Duffield Lane, was demolished in the late 19th century⁷³. Two beer houses were also recorded in 1851⁷⁴.

Other trades recorded in the mid 19th century provide a picture of a typical rural settlement

⁷⁵ Ibid.
⁷⁶ Ibid (only three shopkeepers are recorded at Hanbury for example and none at Marchington)
⁷⁷ Ibid.
⁷⁸ Tringham 2007: 191; White 1851 on Historical Directories online www.historicaldirectories.org viewed 05/12/2012
⁷⁹ White 1851 on Historical Directories online www.historicaldirectories.org viewed 05/12/2012
⁸⁰ Tringham 2007: 191 and 192

⁸¹ Staffordshire HER: PRN 00826
⁸² Ibid; Tringham 2007: 192
⁸³ White 1851 on Historical Directories online www.historicaldirectories.org viewed 05/12/2012; Tringham 2007: 191

with two blacksmiths, three wheelwrights, a carrier and a tailor⁷⁵. For a small settlement there were also five shopkeepers, suggesting that Newborough continued to act as a local centre for the surrounding area⁷⁶. A carrier was also recorded going to Uttoxeter on Wednesdays, Burton upon Trent on Thursdays and Lichfield on Fridays⁷⁷.



Plate 4: All Saints Church (the area to the right of the path is the site of the original church)

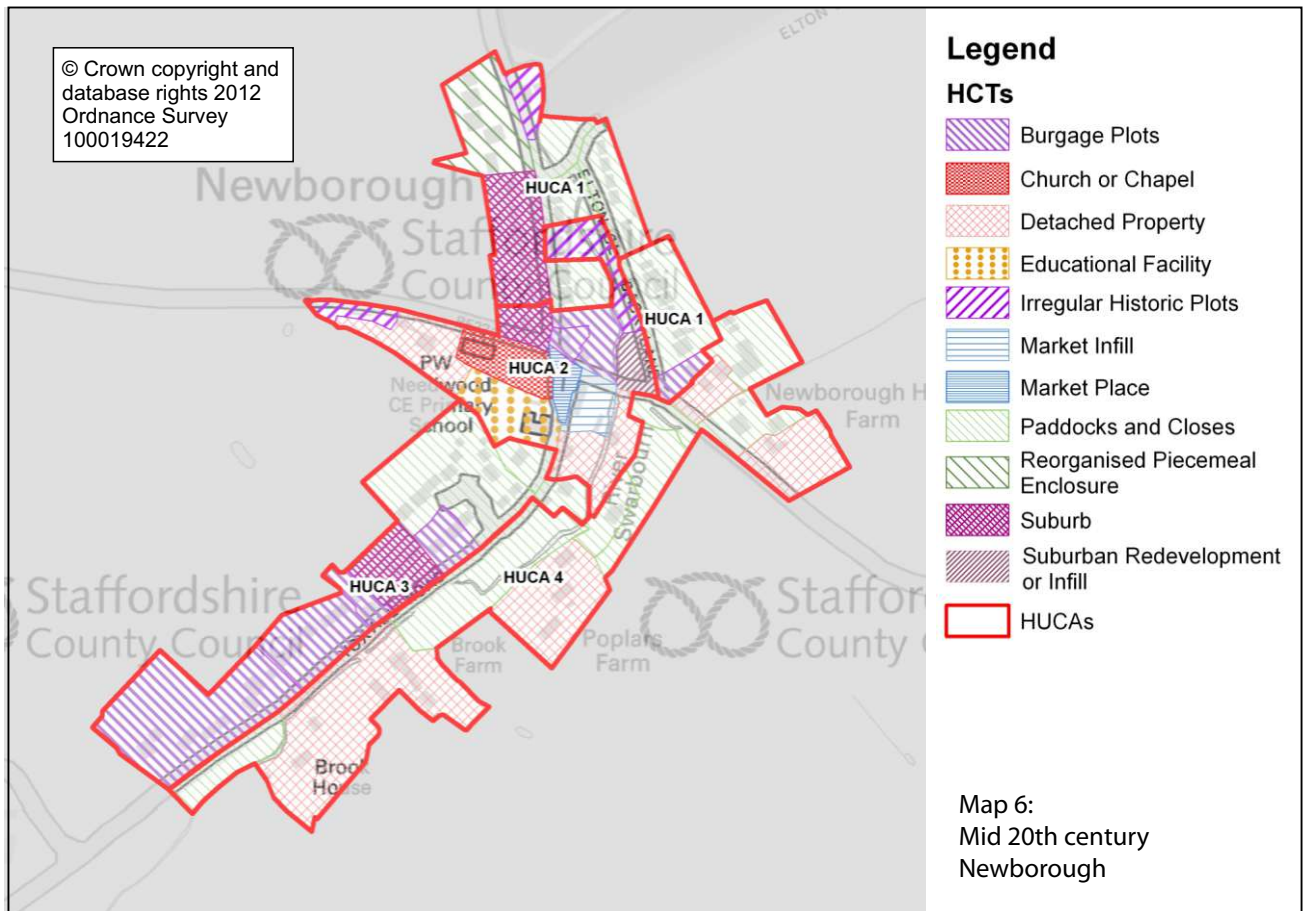
2.6.4 Religion

The original church, located adjacent to the Yoxall Road (cf. plate 1), was rebuilt in the late 18th century and was enlarged and repaired in 1837⁷⁸. In the mid 19th century it was described as a white-washed building with a tower⁷⁹. A south transept was added to the church in 1865, but it was entirely demolished in *circa* 1900⁸⁰. It seems that there was no provision for burials at the church; these

presumably took place at the parish church in Hanbury.

The Grade II Listed All Saints' Church was built between 1899 and 1901 on a new site located approximately 20m to the west of the earlier buildings (plate 4)⁸¹. It was designed by the architect J. Oldrid Scott, but the tall hexagonal tower may not have formed part of the original design, but is a distinctive landmark of the wider landscape⁸².

A New Connexion Methodist Chapel was opened in Chapel Lane in 1851; it closed to the congregation in 1969⁸³.



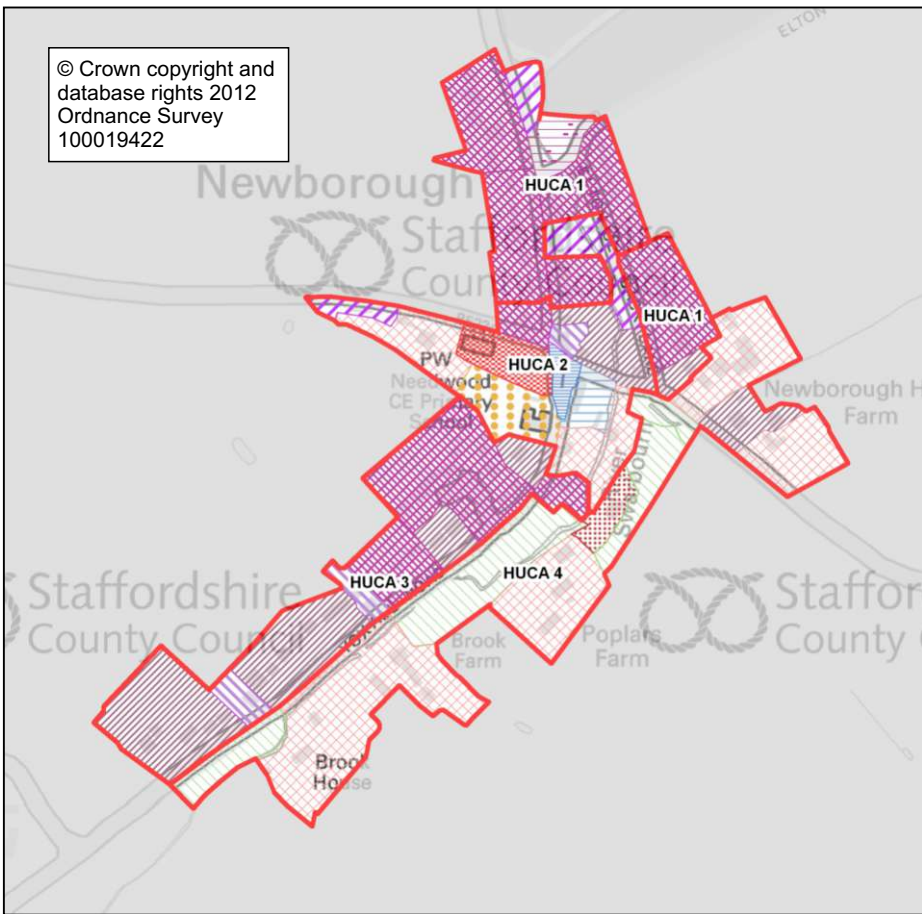
2.7 20th and 21st century (1900 to 2009)

The majority of the houses in Newborough were built in the mid and late 20th century, some of which were built on the site of earlier housing (cf. HCT 'Suburban Redevelopment or Infill' on map 7).

By the mid 20th century over half of the population were commuting to work in Burton, Marchington and at the gypsum mine at Fauld⁸⁴.

The school became a primary school in 1945 and was extended in 1961⁸⁵.

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Legend

HCTs

-  Burgage Plots
-  Church or Chapel
-  Detached Property
-  Educational Facility
-  Irregular Historic Plots
-  Market Infill
-  Market Place
-  Other Non-Residential Development
-  Other Parkland
-  Paddocks and Closes
-  Suburb
-  Suburban Redevelopment or Infill
-  HUCA's

Map 7:
Early 21st century
Newborough

Part Two: Characterisation and Assessment

Section Summary

- ◆ Historic buildings survive within all four HUCAs and include Listed buildings lying in HUCA 2 and HUCA 3.
- ◆ Mid and late 20th century housing development dominates the character of HUCA 1 and HUCA 3.
- ◆ HUCA 4 retains a rural character comprising settlement intermixed with paddocks.
- ◆ There is the potential for the survival of below ground archaeological deposits within all four HUCAs.

3. Statement of Historic Urban Character

3.1 Definition of Historic Character Types (HCTs)

The HCTs used within the Extensive Urban Survey have been chosen to reflect the townscape character and consequently have differed from those chosen for the broader Historic Landscape Character (HLC). A list of the HCTs used within the EUS forms Appendix 1.

The HCTs were based upon the current character and upon an understanding of the development of the town as identified within the background summarised in Part One.

The HCTs are dated by period of origin and the over arching periods are broken down as follows:

Early Medieval	410 AD to 1065 AD
Medieval	1066 to 1485
Post Medieval	1486 to 1799
Early 19th century	1800 to 1834
Mid 19th century	1835 to 1864
Late 19th century	1865 to 1899
Early 20th century	1900 to 1934
Mid 20th century	1935 to 1964
Late 20th century	1965 to 1999
Early 21st century	2000 to 2009

Table 1: Periods

3.2 Statement of Historic Urban Character (HUC)

The Historic Urban Character Areas have been defined using the HCT's to identify areas of similar origin, development and character. Four HUCAs have been identified for Newborough.

Each of the statements of HUC are not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available⁸⁶.

This is followed by a table covering the Heritage values (which will have been outlined in the 'Statement of significance' paragraph) and a series of recommendations specific to each HUCA.

3.2.1 Heritage values

These values are based upon the guidelines produced by English Heritage in 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008) and identifies four areas for discussion. It should be noted that within each HUCA it is specifically the historic environment which is under consideration and that this judgement is based upon an interpretation of the available evidence. Other individuals or organisations may choose to ascribe alternate values to the historic environment of an area; key to this process of understanding is the degree of transparency by which these judgements are reached. The scope of this project precludes any analysis of non-heritage values which are equally valid in terms of valuing the character of historic towns.

⁸⁶ In line with English Heritage 2008: paragraph 38

<p>Evidential value*</p>	<p>The extent to which each HUCA can contribute to an understanding of past activities and how that can contribute to the town's wider history. This can be either legible or intangible within the townscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits*. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence.</p>
<p>Historical value</p>	<p>The extent to which the heritage assets are legible within the townscape and how they interact – this can include townscapes/street patterns and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets and their contribution to heritage-led regeneration will also be considered.</p>
<p>Aesthetic value</p>	<p>Addresses the ability to identify how a place has evolved whether by design or the 'fortuitous outcome of evolution and use'. It assesses the integrity and aesthetics of the place through the historic components of the townscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement to form part of a heritage-led regeneration of the town.</p>
<p>Communal value</p>	<p>Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets to be used to engage the community/public with the heritage, not only of each HUCA, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.</p>

Table 2: Heritage values

3.2.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes⁸⁷.

<p>Evidential value (see * below for regarding archaeological potential)</p>	<p>High</p>	<p>There is a high potential for the heritage assets with the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Staffordshire and more widely.</p>
	<p>Medium</p>	<p>There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development.</p>
	<p>Low</p>	<p>There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed.</p>

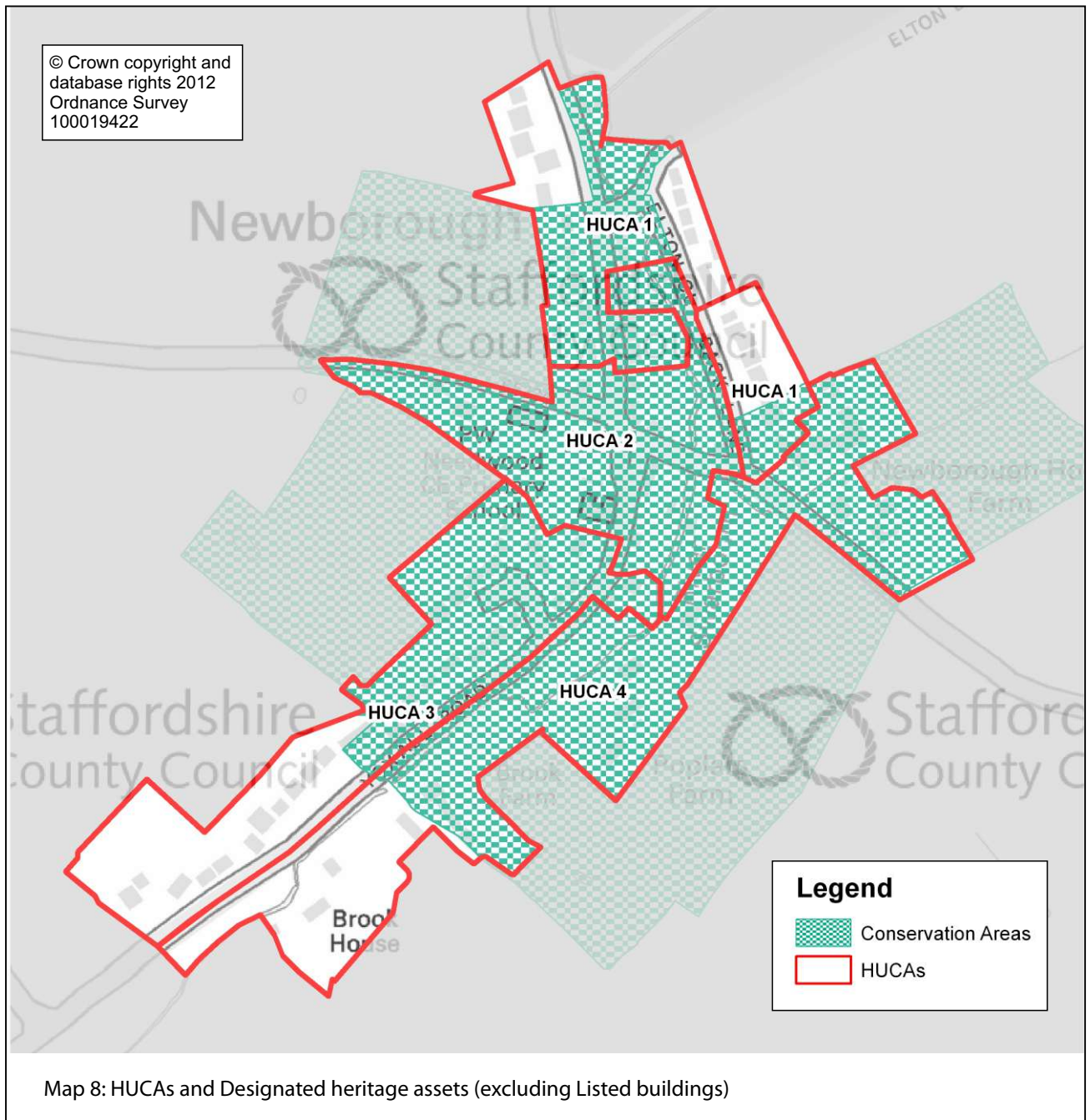
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character.
	Medium	Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
	Low	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.
Aesthetic value	High	The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas.
	Medium	The components of the townscape are legible, but there may have been considerable impact by 20th or 21st century re-development of elements of the historic character. It is not possible within this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics.

	Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.
Communal value	High	Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
	Medium	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
	Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

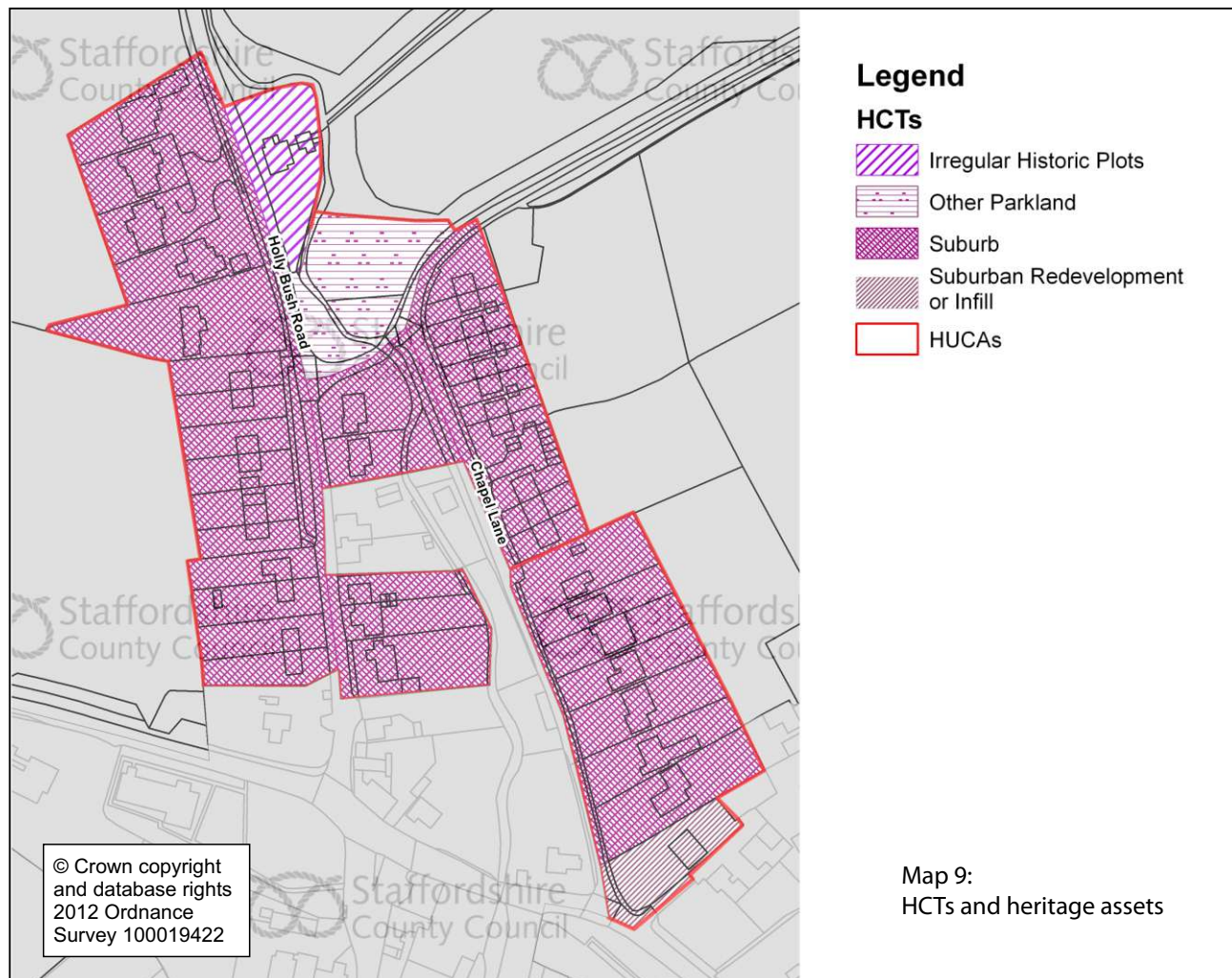
Table 2: Assessment of Heritage values

*The potential for below ground archaeological remains to survive will not be comprehensively addressed within the EUS project. Due to the nature of the project and its time constraints it will not be possible to model archaeological deposits based upon probability and impacts of current development therefore this project must be seen as a guide to potential but that ultimately the decision as to whether archaeological mitigation is an appropriate measure will be decided as part of the planning process.

4. Assessment of Historic Urban Character Areas (HUCA)



4.1 HUCA 1: Holly Bush Road



4.1.1 Statement of heritage significance and built character

The character of the HUCA is dominated by housing development, the majority being constructed in the late 20th century and comprising detached properties. Semi-detached houses lying on the western side of Holly Bush Road represents the earliest phase of expansion dating to the mid 20th century. The earliest building within the HUCA is the cottage lying at the northern-most point which dates to at least the early 19th century (HCT 'Irregular Historic Plots' on map 9).

The recreation ground represents the development of social improvements within the settlement and was laid out in the late 20th century. The site had previously been a paddock, but historic mapping reveals that a property had stood here by the 1880s.

Map 2 suggests that the western part of the HUCA had probably formed part of an open field as suggested by the morphology of the field pattern on historic maps (cf. 2.4.2.2). The eastern portion of the HUCA, however, may have formed part of the medieval borough (cf. 2.4.1.3).

4.1.2 Heritage values

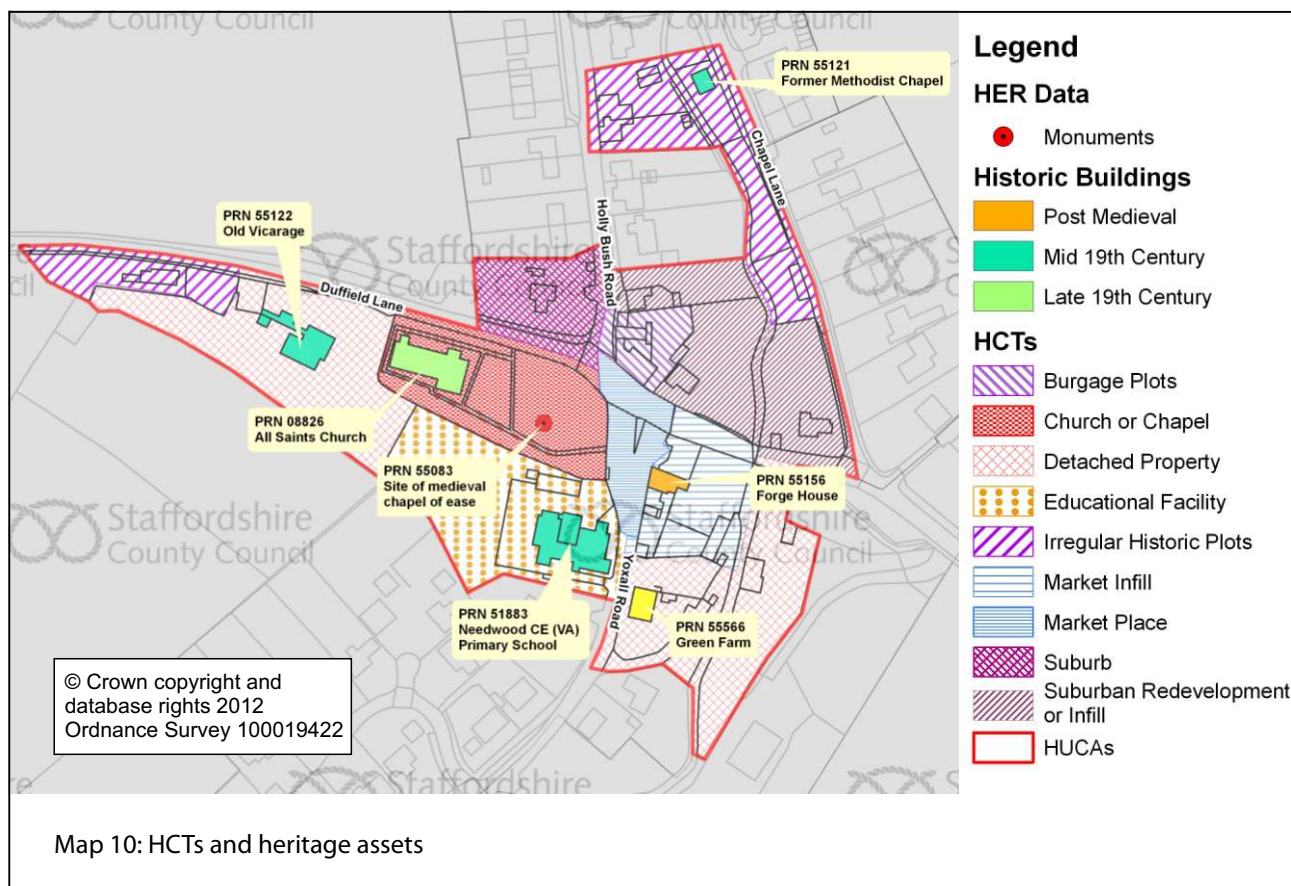
Evidential value: There is the potential for archaeological deposits to survive which could be invaluable for clarifying the location and origins of settlement within Newborough. Such evidence may also enable the town's economic fortunes to be analysed through evidence of occupation and desertion.	Medium
Historical value: The cottage is the only known legible heritage assets within the HUCA. Its presence enhances our understanding of the development of Newborough prior to the 20th century changes.	Low
Aesthetic value: The HUCA is dominated by housing of mid to late 20th century. The surviving historic cottage contributes to the wider historic character and this has been previously acknowledged in its inclusion in the Newborough Conservation Area.	Low
Communal value: The HUCA is comprises private housing, but the cottage contributes to an understanding of Newborough's earlier history.	Low

4.1.3 Recommendations

The heritage significance and values have identified the contribution of the historic building to the wider local character and for the potential for surviving below ground archaeological deposits.

- ◆ The sympathetic restoration or enhancement of historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF⁸⁸. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)⁸⁹.
- ◆ Change within the HUCA should be sympathetic to the wider historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁹⁰.

4.2 HUCA 2: Duffield Road



4.2.1 Statement of heritage significance and built character

The HUCA incorporates the site of the medieval chapel and the probable location of the market place which lies at the crossroads (cf. map 2; plate 2). At least part of the latter is still visible within the townscape (HCT 'Market Place' on map 10). Settlement is likely to have concentrated around this crossroads during the medieval period, although the field morphology to the north of Duffield Lane suggests that it had formed part of an open field in the medieval period (HCT 'Open Field' on map 2 and map 3). The field morphology along the remaining roads may suggest that they originated as burgage plots (cf. 2.4.1.3), but the development of Newborough is currently poorly understood. Potential early burgage plots survive to the north of the 'market place' (cf. map 10).

The medieval chapel was located closer to the road than the extant building (see below and 2.4.3) in an area which still forms part of the churchyard (cf. plate 1 and plate 4)⁹¹.



Plate 5: Green Farm, Yoxall Road

The earliest known building within the HUCA may be Forge House, which appears to have originated as a timber framed building probably of post medieval date (or possibly earlier)⁹². The building, from its location, may have originated as infilling within an enlarged market place. An archaeological watching brief to the south identified a metalled surface, which was interpreted as a yard, possibly associated with Forge House, as well as a possible associated structure, but no dating evidence was found to confirm any possible relationships⁹³. The remaining historic buildings all appear to date to the 19th century and include development along Chapel Lane and Holly Bush Road to the north and along the south side of Duffield Lane (HCTs 'Irregular Historic Plots' on HUCA 2 map). Green Farm on Yoxall road is probably late 18th/early 19th century in date (cf. plate 5). The latter includes the mid 19th century former Vicarage⁹⁴. Whilst the majority of these buildings are domestic in nature they also include a high proportion of non-residential properties including the mid 19th century school and the late 19th/early 20th century All Saints' Church (cf. 2.6; plate 3 and plate 4)⁹⁵. A small mid 19th century Methodist Chapel survives as a much altered garden building on Chapel Lane⁹⁶.

4.2.2 Heritage values

<p>Evidential value: There is the potential for archaeological deposits to survive which could be invaluable for clarifying the location and origins of settlement within Newborough as well as evidence of the medieval chapel. Such evidence may also enable the town's economic fortunes to be analysed through evidence of occupation and desertion.</p>	<p>High</p>
<p>Historical value: Numerous historic buildings survive within the HUCA which contribute to an understanding of the developmental history of the settlement.</p>	<p>High</p>
<p>Aesthetic value: The historic character of the HUCA is dominated by historic buildings and the legible remains of the probable market place. The HUCA makes a positive contribution to the wider historic character and this has been previously acknowledged in its inclusion in the Newborough Conservation Area.</p>	<p>High</p>
<p>Communal value: The HUCA is comprises private housing, but the cottage contributes to an understanding of Newborough's earlier history.</p>	<p>Low</p>

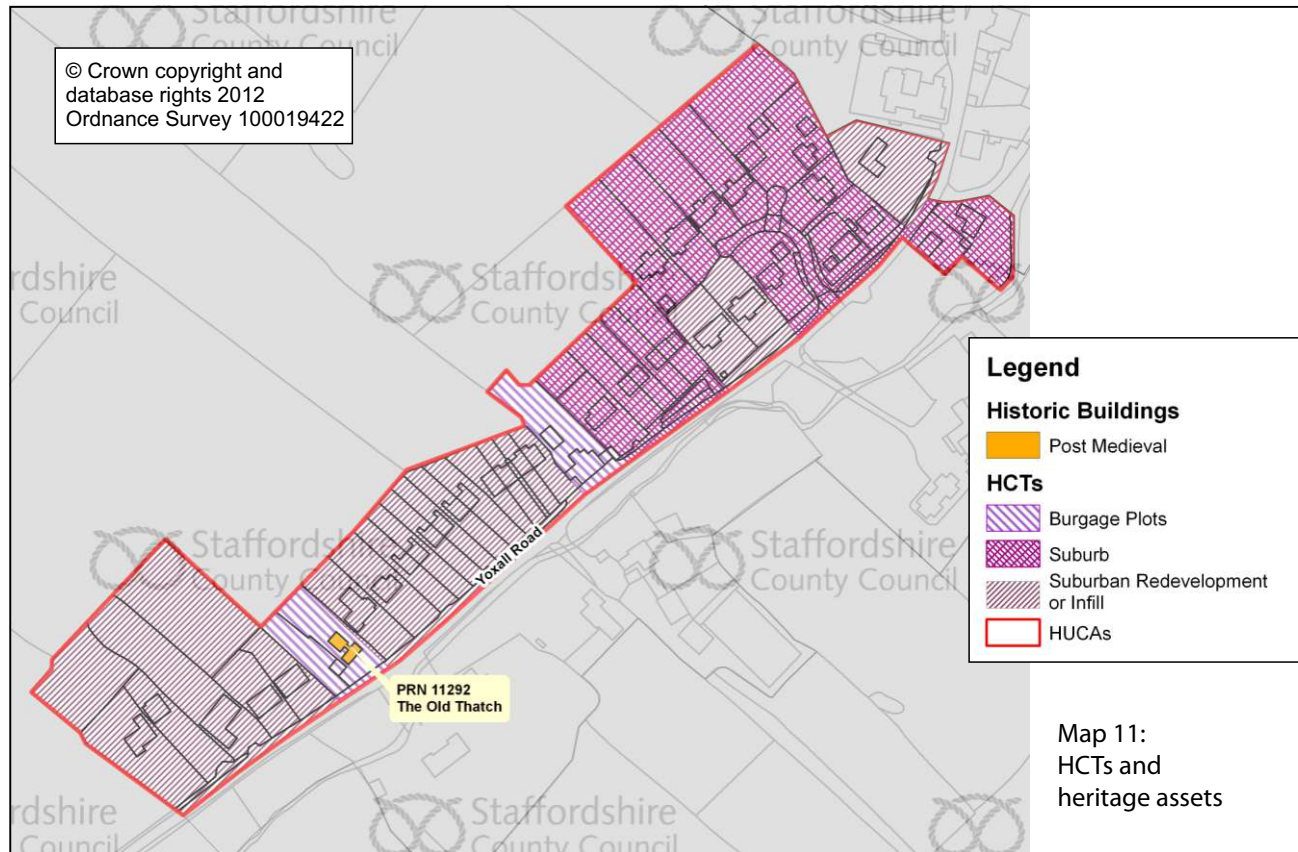
4.2.3 Recommendations

The heritage significance and values have identified the contribution of the historic building to the wider local character and for the potential for surviving below ground archaeological deposits.

- ◆ Where alterations or changes are proposed to historic buildings within the Conservation Area the applicant should consult with the East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁹⁷.
- ◆ The sympathetic restoration or enhancement of historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF⁹⁸). The heritage assets also make a positive contribution to the tourist economy of the town. Locally significant buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)⁹⁹.
- ◆ Change within the HUCA should be sympathetic to the wider historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF¹⁰⁰.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the East Staffordshire Borough Planning Delivery team. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document¹⁰¹.

4.3 HUCA 3: Yoxall Road



4.3.1 Statement of heritage significance and built character

The character of the HUCA is dominated by housing development laid out as ribbon development along the Yoxall Road; with one cul-de-sac. The majority of the houses were built in the late 20th century and mostly comprise detached properties, although semi-detached houses are also present. All of the houses are set back off the road in their own grounds, which contributes to the preservation of the road's rural character. The earliest phase of this development occurred in the mid 20th century (cf. map 6).

The earliest building within the HUCA is the Grade II Listed 'The Old Thatch' which is a timber framed cottage with a thatched roof dated to the 17th century¹⁰². The property represents the earliest known and dated building within the EUS project area. It may represent a degree of continuous settlement along Yoxall Road which could have had its origins as medieval burgage plots (map 11; cf. 2.4.1.3). A second property known as 'The Old Buffalo' is marked on late 19th century mapping, although currently undated, may also represent a continuity of settlement in this area (cf. plate 6; HCT 'Burgage Plot' on map 11). The areas of HCT 'Suburban Redevelopment or Infill' on map 11 indicate those areas where 20th century housing has replaced earlier properties, which from mapping evidence probably dated to at least the late 18th century¹⁰³. These buildings may also represent part of a planned medieval town (cf. map 2; 2.4.1.3). However, by the post medieval period part of the HUCA was probably functioning as a field system (cf. map 4; 2.4.1.3).

Plate 6: The Old Buffalo, Yoxall Road



4.3.2 Heritage values

<p>Evidential value: There is the potential for archaeological deposits to survive which could be invaluable for clarifying the location and origins of settlement within Newborough. Such evidence may also enable the town's economic fortunes to be analysed through evidence of occupation and desertion.</p>	<p>Medium</p>
<p>Historical value: The two historic buildings, including the Grade II Listed cottage, are the only known legible heritage assets within the HUCA. Its presence enhances our understanding of the development of Newborough prior to the 20th century changes.</p>	<p>Medium</p>
<p>Aesthetic value: The HUCA is dominated by housing of mid to late 20th century. The historic character is enhanced by the continuing rural feel of the road and the presence of the Grade II Listed cottage whose importance has been previously acknowledged in its national designation and the inclusion of the road in the Newborough Conservation Area.</p>	<p>Medium</p>
<p>Communal value: : The HUCA is comprises private housing, but the cottage contributes to an understanding of Newborough's earlier history.</p>	<p>Low</p>

¹⁰⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

¹⁰⁵ Ibid.

¹⁰⁶ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

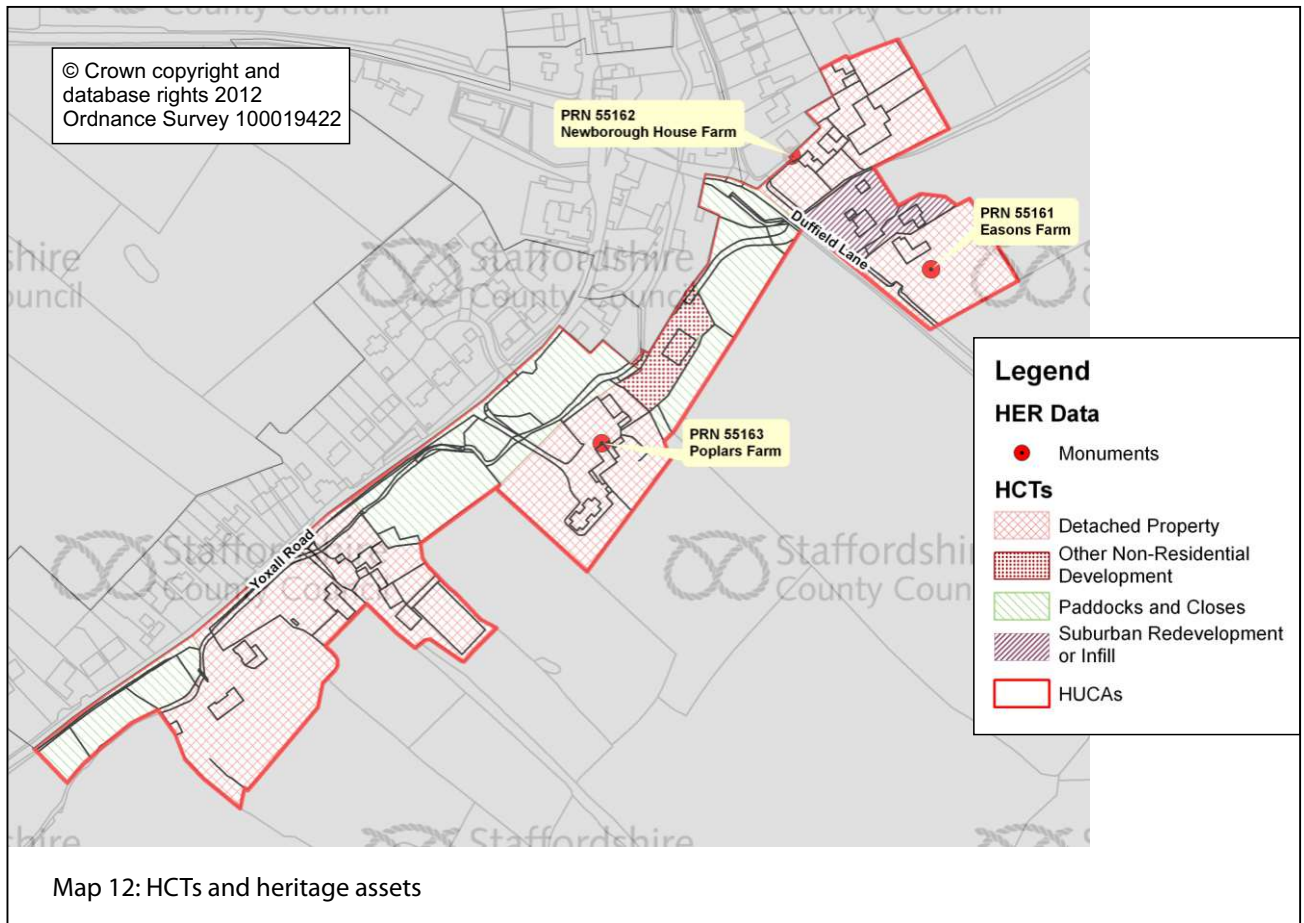
¹⁰⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.3.3 Recommendations

The heritage significance and values have identified the contribution of the historic building to the wider local character and for the potential for surviving below ground archaeological deposits.

- ◆ Where alterations or changes are proposed to Grade II Listed building, which lies within the Conservation Area, the applicant should consult with the East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF¹⁰⁴.
- ◆ The sympathetic restoration or enhancement of historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF¹⁰⁵). The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)¹⁰⁶.
- ◆ Change within the HUCA should be sympathetic to the wider historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF¹⁰⁷.

4.4 HUCA 4: River Swarbourn and Duffield Road



4.4.1 Statement of heritage significance and built character

This HUCA is noticeably different to the other three in that it retains a rural character. This is at least partly due to the presence of the River Swarbourn which flows parallel to Yoxall Road. Mature trees shield from view the few buildings which are located on the eastern side of this road and paddocks continue to form an important component of the HUCA (HCT 'Paddocks and Closes' on map 12).

The built environment comprises at least two farmsteads, Poplar Farm and Brook Farm, lying to the east of Yoxall Road and a further extant farmstead (Easons Farm) lying to the north of Duffield Road (cf. map 12). These farmsteads were present in their current form by the late 19th century, but were clearly in existence by the early 19th century¹⁰⁸. All three complexes retain historic buildings, but have also seen subsequent development in the 20th century. A fourth farmstead, Newborough House Farm, of which only the farmhouse survives, stood at the junction of Duffield Road and Chapel Lane. Farm buildings were constructed on a new site to the north of the farmhouse in the late 20th century. Other buildings, principally domestic, stand on the eastern bank of the River Swarbourn (and Yoxall Road) some of which probably also originated in at least the 19th century.

The farmsteads in particular may have their origins in at least the late 18th century, where Yates' map indicates settlement along the eastern side of both Yoxall Road and the River Swarbourn¹⁰⁹. The origin of this settlement is unclear, but the field morphology on historic mapping suggests that it could have formed part of the planned medieval town (cf. 2.4.1.3). Small-scale archaeological work within the HUCA has yet to find evidence for settlement.

There also remains the potential for the presence of later prehistoric remains flanking the River Swarbourn. Similar activities (including ceremonial and burial monuments) have been identified along smaller river valleys including the Rivers Dove, Mease and Tame.

4.4.2 Heritage values

<p>Evidential value: There remains the potential for below ground archaeological remains to survive associated with earlier phases of settlement, which would contribute to our understanding of the development of Newborough. There is also the potential for survival of later prehistoric remains within the flood plain of the River Swarbourn, possibly masked by alluvial deposits. There is also the potential for the survival of palaeoenvironmental remains within waterlogged deposits. Archaeological evaluation and mitigation should be considered where development proposals are present within the floodplain. The lack of subsequent development within the HUCA improves the likelihood of its survival.</p>	<p>High</p>
<p>Historical value: The legible heritage assets include the historic farmsteads and the areas of paddocks, which respect a pattern of settlement which has existed since at least the early 19th century.</p>	<p>High</p>
<p>Aesthetic value: The historic character is well preserved in terms of the patterning of the settlement with discrete complexes interspersed with paddocks. The rural character dominates the HUCA and its importance to the history and sense of place in Newborough has been acknowledged in its inclusion in the Conservation Area.</p>	<p>High</p>
<p>Communal value: The HUCA is comprises private housing, but the historic character of the settlement contributes to an understanding of Newborough's historic development.</p>	<p>Low</p>

4.4.3 Recommendations

The heritage significance and values have identified the continued rural character of the HUCA which is enhanced by the survival of the settlement pattern and paddocks.

- ◆ Where alterations or changes are proposed within the Conservation Area, the applicant should consult with the East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF¹¹⁰.

¹¹¹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

¹¹² English Heritage 2012: <http://www.helm.org.uk/>

¹¹³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

- ◆ The sympathetic restoration or enhancement of historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF¹¹¹. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)¹¹².
- ◆ Change within the HUCA should be sympathetic to the wider historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF¹¹³.

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Staffordshire Extensive
Urban Survey

Newborough

Historic Character Assessment



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