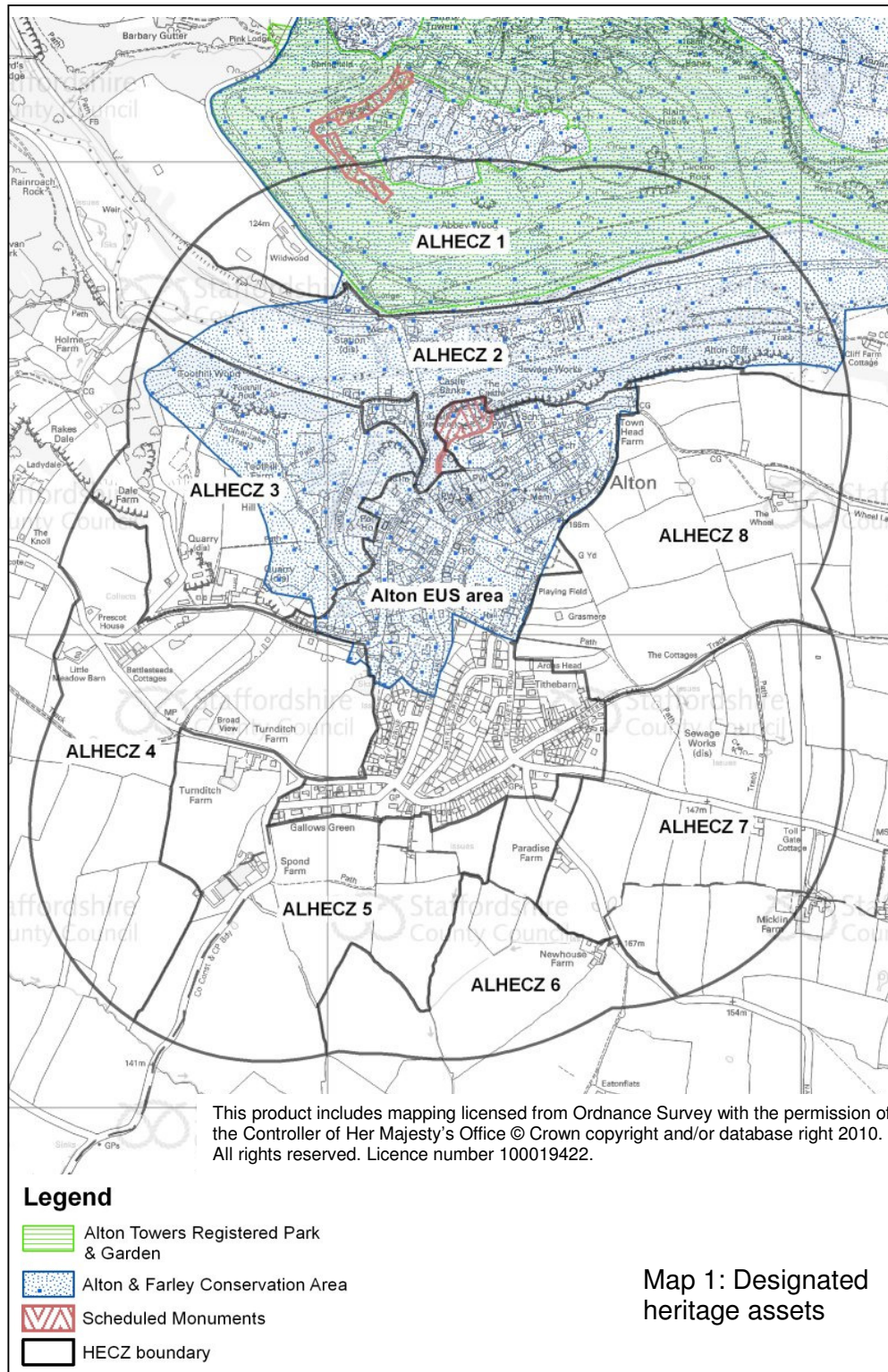


APPENDIX 1 – ALTON



1.1 ALHECZ 1 – Alton Towers and Abbey Wood

1.1.1 Statement of heritage significance

The southern portion of the character zone lies within the Churnet Valley at around 100m AOD and rises steeply to the north to reach around 190m AOD at Alton Towers. The steep slope into the valley is dominated by the woodland of Abbey Wood, which now forms part of the Grade I Registered Park and Garden of Alton Towers which was laid out during the early to mid 19th century by the 15th and 16th Earls of Shrewsbury (cf. maps 1 and 2)¹.

The valley side woodland is likely to have existed since at least the medieval period. However, the highest point above the river within the HECZ also coincides with the site of Bunbury Iron Age hillfort. The surviving rampart along the north western side of the hill is protected as a Scheduled Monument². The remainder of the hillfort has been impacted by the formation of the Registered landscape garden associated with Alton Towers from the early 19th century onwards and subsequently by construction associated with the 'resort'³. A Grade II Listed gate lodge stands on the Farley Lane entrance to the landscape park built circa 1840 by the architect A. W. N Pugin⁴.

That part of the HECZ which lies on the western side of Farley Lane appears to have formed part of Farley landscape park (cf. map 2)⁵. At present little further is known about this parkland.

The southern boundary of the HECZ is contiguous with the lines both of the Churnet Valley Railway and the Uttoxeter Branch of the Caldon Canal⁶. The latter had opened in the early 19th century, but had been closed to facilitate the construction of the railway which opened in 1849. Although the railway no longer operates its earthwork remains continue to contribute to the historic landscape character of the valley and are a monument to its continuing evolution as an industrial area into the 19th century.

¹ Staffordshire HER: PRN 40268; Mowl & Barre 2009: 13

² Staffordshire HER: PRN 00064; Scheduled Monument no. 21633

³ Staffordshire HER: PRN 40268 and PRN 06226

⁴ Staffordshire HER: PRN 13199

⁵ Staffordshire HER: PRN 40305

⁶ Staffordshire HER: PRN 50753 and PRN 01226

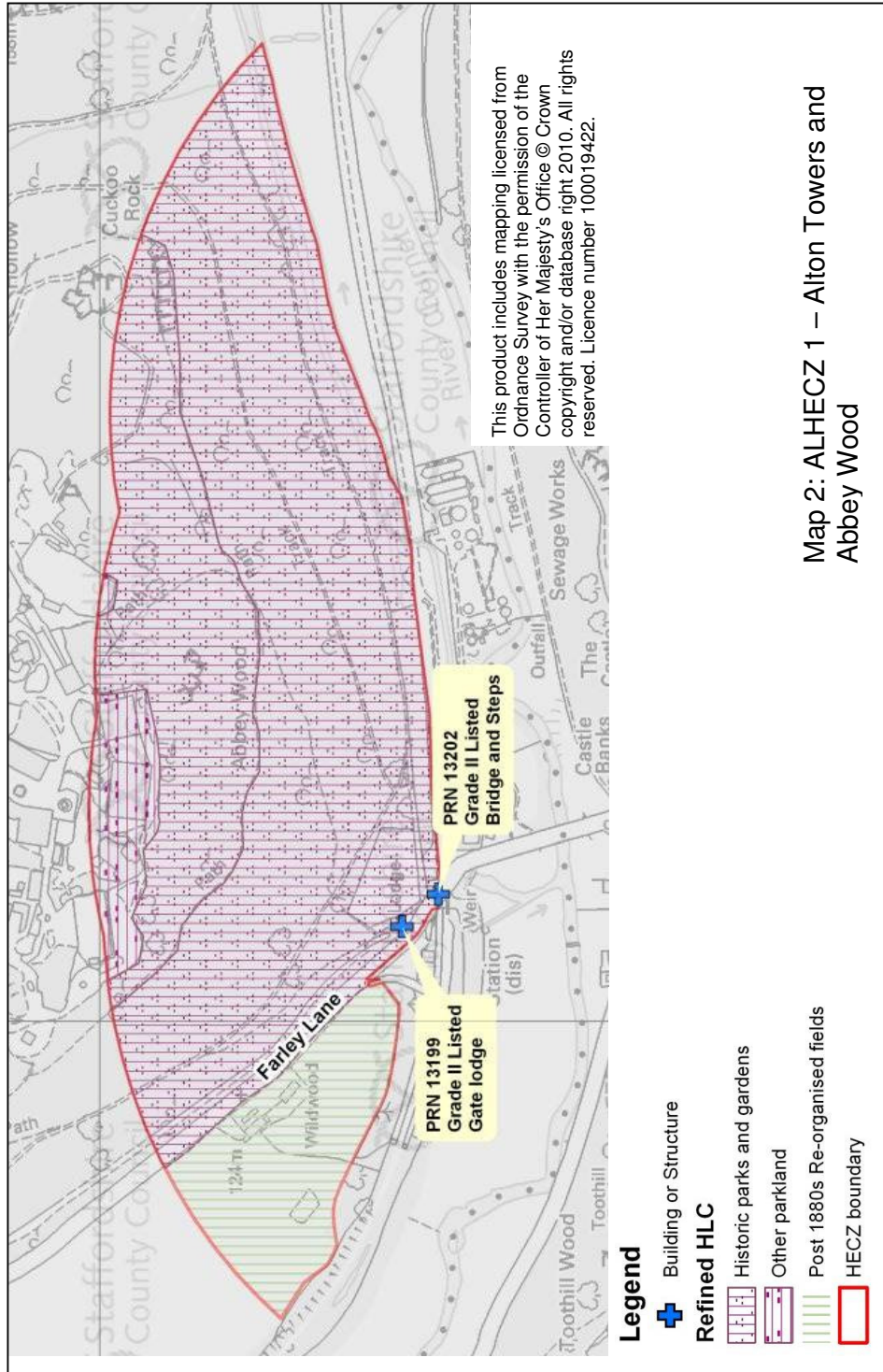
1.1.2 Heritage values:

<p>Evidential value: There are a variety of heritage assets surviving within the zone including the designated assets of the Scheduled Monument, the Registered Park and Garden, the Conservation Area and the Listed Building. There is also the potential for below ground archaeological remains to survive associated with late prehistoric activity and for above or below ground historic parkland features within Alton Park. This would include the historic walks through Abbey Wood, which also forms part of the landscape park⁷. Further research into these heritage assets could contribute to a greater understanding of the evolution of this landscape.</p>	<p>High</p>
<p>Historical value: The legible heritage assets of the zone are associated with Alton landscape park which is designated as a Grade I Registered Park & Garden. These comprise the Grade II Listed gate lodge and the woodland of Abbey Wood. Alton Towers and its parkland are associated with the Earls of Shrewsbury. The construction of Alton Towers is associated with several eminent 19th century architects, but perhaps most significantly with A. W. N. Pugin who designed the gate lodge which lies within the zone. The line of the Churnet Valley Railway is also a significant legible landscape feature. The earthwork remains of the Scheduled hillfort also legible and indicate the earlier origins of the zone.</p>	<p>High</p>
<p>Aesthetic value: All but a small area to the west of Farley Lane (see map 2) lies within the Grade I Registered Park and Garden. The importance of this historic landscape and its aesthetics has also been identified by its incorporation into the Alton and Farley Conservation Area (032).</p>	<p>High</p>
<p>Communal value: The area of the historic parkland and the earthwork remains of the hillfort lie within the Alton Towers Leisure Park. The interpretation of the hillfort in particular would enable a greater appreciation of time depth of settlement in this area and could form a basis for understanding the wider landscape during the late prehistoric period.</p>	<p>High</p>

1.1.3 Recommendations:

The number of the designated heritage assets within the zone reaffirms its historic importance not only within Staffordshire, but nationally. Planning within the majority of the zone will be guided by the authorities responsible for the Conservation Area and the Grade I Registered Park and Garden.

⁷ Parks & Gardens Register: GD 1097; Staffordshire HER: PRN 40268



1.2 ALHECZ 2 – Churnet Valley

1.2.1 Statement of heritage significance

The zone follows the Churnet Valley on a roughly east-west alignment, at just under 100m AOD. The steep valley slopes are characterised by woodland, but only those to south are incorporated within this zone. The highest point of the zone lies at Alton Cliff to the east of the zone at approximately 150m AOD. To the west the high point lies at Castle Banks at around 140m AOD. The HECZ largely lies within the Alton and Farley Conservation Area (032) (cf. map 1).

Alton Castle, which stands on the southern side of the wooded valley at approximately 150m AOD above the river, dominates the views along this section of the Churnet Valley and makes a positive contribution to the sense of place (cf. map 3). The castle itself lies within the Alton Extensive Urban Survey Area but its importance to the historic landscape of the Churnet Valley and therefore this zone will be outlined here. It has 12th century origins and substantial medieval masonry survives which form a Scheduled Monument and Grade I Listed Building⁸. In the mid 19th century the Earl of Shrewsbury commissioned the architect A. W. M. Pugin to design a house on part of the footings of the medieval structure. This building is Grade II* Listed and is built in a style reminiscent of the Rhine Valley castles⁹. Part of the likely medieval approach route to Alton Castle, however, lies within this zone and leads up to the twin towered gatehouse on the south western side of the castle. This approach route forms part of the Scheduled Monument¹⁰. The woodland on the slopes is likely to be associated with deliberate landscaping by the Earls of Shrewsbury who owned the site in the 19th century¹¹.

The importance of the River Churnet for powering early industry within northern Staffordshire is attested within the zone by the presence of two watermills and their associated water management features. Alton ‘Old Mill’ lies to the north of the River Churnet and the Grade II Listed road bridge which crosses it (cf. map 3)¹². The watermill may have medieval origins; a 17th century document records it as having belonged to the Cistercian monks of Croxden Abbey¹³. This watermill was certainly extant by the early 18th century when it was converted to a brass wire and slitting mill. By 1817 it was said to employ fifty workmen, suggesting it was an important part of Alton’s local economy¹⁴. During the 19th century it appears to have been used as a paper mill and may also have been used as a flint mill, although this latter use is not proven. It was still in operation by the early 20th century when it was used as a saw mill. Many of the extant buildings are probably 19th century in date, although there is the potential for earlier buildings to survive within current structures. The complex includes an extant barn although this has not

⁸ Staffordshire HER: PRN 00092; English Heritage SM no. 12002

⁹ Staffordshire HER: PRN 06018

¹⁰ Staffordshire HER: PRN 00092; English Heritage SM no. 12002. The castle itself lies within the area covered by the Extensive Urban Survey.

¹¹ Scott Wilson 1998: 3.4

¹² Staffordshire HER: PRN 04841 (watermill) and PRN 13206 (bridge)

¹³ Staffordshire HER: PRN 04841

¹⁴ Pitt 1817: 227

been closely dated¹⁵. There is also the potential for below ground deposits to survive associated with the earlier activity on the site. Closely associated with this site is the extant mill race which flows east from the mill finally rejoining the River Churnet beyond the limit of the zone¹⁶. A mill pond lay on the western side of Farley Lane, although it is not currently known to what extent this feature survives above ground¹⁷. However, a further extant watercourse and associated weir, lying to the west of the road bridge, appear to have acted as an overflow system from the mill pond¹⁸.

The site of a second watermill also lies within the zone, approximately 850m to the east of Alton 'Old Mill'. It seems that the mill had been established in the late 18th century as a cotton mill, but when this venture failed it was converted to a corn mill. It was operating in this latter capacity in 1817 and into the 1830s when it was known as 'Alton Corn Mill'¹⁹. There is the potential for both above and below ground archaeological deposits to survive associated with this site. The modern mapping suggests that the mill leat which brought water to the site from the River Churnet survives as an earthwork and is possibly water-filled²⁰.

The valley was also important for early transportation routes serving local industrial sites. The earliest of these was the Uttoxeter Branch of the Caldon Canal which opened in the early 19th century to transport brass and copper to and from Oakmoor and Alton²¹. The canal was closed to facilitate the construction of the Churnet Valley Railway, which opened in 1849²². Two Grade II Listed railway buildings survive; a rare Italianate style waiting room located on the station platform and the former Station Master's House adjacent²³. The railway bridge taking Farley Lane over the line and the steps leading down to the two platforms are also Grade II Listed²⁴. A Second World War non-standard stone pillbox stands on the bridge above the railway line²⁵. It is not clear whether this was purpose built but disguised to look like a cottage or whether it represents the conversion of an earlier storage building. The building is characteristic of the local vernacular.

Located approximately 150m to the south of the railway bridge is a further Grade II Listed bridge which carries Farley Lane over the River Churnet. This bridge was constructed in the early 19th century²⁶.

There is the potential for further below ground archaeological remains to survive within the zone associated with later prehistoric and Roman activity given its proximity to the Iron Age hillfort to the north of the river (see ALHECZ 1) and its river valley location. To date there is little known evidence for later

¹⁵ Staffordshire HER: PRN 51111

¹⁶ Staffordshire HER: PRN 53942

¹⁷ Staffordshire HER: PRN 53943 (at May 2010).

¹⁸ Staffordshire HER: PRN 53944

¹⁹ Staffordshire HER: PRN 53946; Pitt 1817: 227

²⁰ Staffordshire HER: PRN 53947

²¹ Staffordshire HER: PRN 01226

²² Staffordshire HER: PRN 50753 and

²³ Staffordshire HER: PRN 03263 and PRN 13204

²⁴ Staffordshire HER: PRN 13202

²⁵ Staffordshire HER: PRN 05572

²⁶ Staffordshire HER: PRN 13206

prehistoric activity and the Roman evidence comprises a collection of nine coins found near the cliff beneath Alton Castle²⁷.

1.2.2 Heritage values:

<p>Evidential value: There is a high potential for known heritage assets contribute to an understanding of the social and economic history not only within the zone but more significantly to the town of Alton and of the Churnet Valley as a whole. The above and below ground remains associated with the watermills could contribute significantly to an understanding of the way industry was organised and operated during the 18th and 19th centuries. At Alton Mill there is the potential for medieval remains to survive which may relate to the activities of the Cistercian monks of Croxden Abbey, which may illuminate the extent to which they were involved in either agriculture or industry within the Staffordshire Moorlands at this early date. This evidence would further an understanding of the activities of this order in the remoter parts of the country. There is also the potential for archaeological deposits to survive associated with later prehistoric or Roman activities.</p>	<p>High</p>
<p>Historical value: There are significant heritage assets lying both within and adjacent to the zone which are highly legible in the landscape. The Grade II Listed railway buildings have been recognised as being of national importance and are associated with the development of transportation within this zone; the line of the railway itself being a significant feature of the historic landscape of the zone. The non-designated historic buildings, Alton Mill and the pillbox, also contribute to the legibility of the historic environment within the zone. The water management systems associated with watermills are also visible historic features within the zone and are important contributors to the wider history of industry within the Churnet Valley from at least the 18th century and possibly earlier. The views of Alton Castle, although not lying within the zone, are an important aspect of the historic environment and landscape character of this portion of the Churnet Valley.</p>	<p>High</p>
<p>Aesthetic value: The importance of the historic landscape character of this zone is reflected in the designation of this area as part of the Alton & Farley Conservation Area (032) and the recognition of the national importance of the historic buildings associated with Alton Railway Station and the bridges over both the railway and the River Churnet (Grade II). The heritage assets, both designated and undesignated contribute significantly to the aesthetics of the zone and the views and setting of Alton Castle from the Churnet Valley area also of particular importance and are vulnerable to change²⁸.</p>	<p>High</p>
<p>Communal value: The heritage assets of the zone are important contributors to the local sense of place. They are not accessible to the public, but most can be appreciated from public rights of way.</p>	<p>Medium</p>

1.2.3 Recommendations

The heritage assets lying within and beyond the zone make a significant contribution to the appreciation of the historic landscape of this portion of the

²⁷ Staffordshire HER: PRN 01764

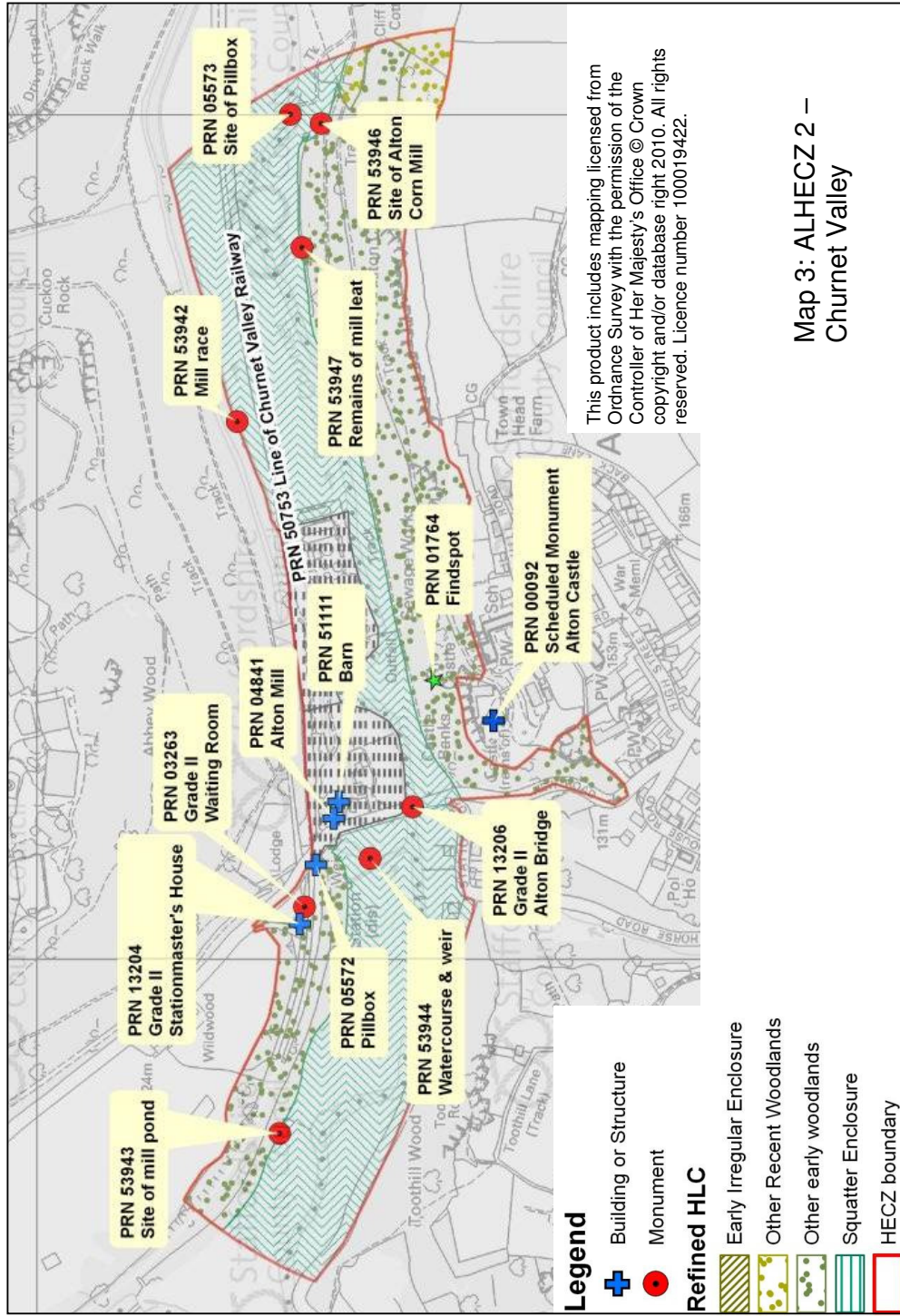
²⁸ Cf. to HE 10 of PPS 5 and English Heritage et al 2010 p.33 - 35

Churnet Valley. To date no settlement has impinged into the zone, probably due to flooding risks and topography.

Advice on planning within the Conservation Area should be sought from the Staffordshire Moorlands Conservation Officers. The setting of the designated assets (including the Scheduled monument (within the EUS area) and Registered park and garden (ALHECZ 1) are covered by PPS 5 policy HE 10; advice on both should be sought initially from English Heritage.

The conservation and enhancement of the heritage of the zone could include:

- The incorporation of Alton Mill and the air raid shelter onto a local list to 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.
- There is a moderate to high level of archaeological potential within the zone as reflected in the high evidential values above. Any proposals within the zone will require a Heritage Statement as part of the planning application covering all historic environment considerations including the archaeological potential. It should seek to demonstrate the ways in which the proposals will conserve and enhance the heritage assets.



1.3 ALHECZ 3 – Toothill

1.3.1 Statement of heritage significance

The zone is dominated by Toothill and two narrow valleys, Rakes Dale to the west and Horse Road valley to the east. The northern boundary of the HECZ follows the Churnet Valley which rises up from around 100m AOD to Toothill Rock at around 145m AOD. Rakes Dale drops gently down to the north west. Horse Road follows the eastern valley to the north from around 135m AOD from the eastern boundary of the zone to 105m AOD just prior to the junction with Red Road in the Churnet Valley. Toothill Wood, part of Toothill Lane and the Horse Road valley are incorporated into the Alton and Farley Conservation Area (032).

Toothill Wood has possible medieval origins and is located on the southern steep slope of the Churnet Valley. The broadleaved woodland is characteristic of the landscape of the Churnet Valley and is in the ownership of the National Trust. It is not clear to what extent woodland covered the remainder of the zone during the medieval and post medieval periods. The origins of the irregular enclosure, which covers the central portion of the zone, is presently unclear but it may well have originated as assarts. The field pattern has seen only minimal boundary removal since the late 19th century. The field boundaries within the area of irregular enclosure are predominantly stone walls, which are particularly characteristic of the upland areas of the Staffordshire Moorlands.

Two disused quarries also survive as earthworks in this area, which appear to have been operational in the later 19th century and were probably extracting sandstone for local building works²⁹. The Alton & Farley Conservation Area Appraisal identified the local sandstone as the main building material for at least the period between the 17th and 19th centuries as is evidenced by the numerous extant historic properties³⁰.

Along the Horse Road valley there appears to have been an increase in the amount of woodland present during the second half of the 20th century. A cottage had stood at the bottom of Horse Road in the 19th and early 20th centuries, which may have originated as a squatter's enclosure³¹. The croft of the cottage appears to survive on the modern mapping. Indeed prior to the growth of woodland the landscape along Horse Road appears to have been comprised of squatter enclosures of probable post medieval origin. The historic landscape character of squatter enclosure survives on the land above the woodland and is associated with Toothill Farm³². This smallholding exhibits a linear plan form, typical of upland areas, and the farmhouse has been dated to the 18th century, perhaps providing a date of origin for the surrounding field pattern³³. The historic landscape character of the remote Rakes Dale is also one of probable post medieval squatter enclosures. A historic farmstead has also been identified near the top of the dale which also

²⁹ Staffordshire HER: PRN 53959 and 53960

³⁰ Staffordshire Moorlands District Council 2008: 40

³¹ Staffordshire HER: PRN 53949

³² Staffordshire HER: PRN 53950 and 53951

³³ Staffordshire Moorlands District Council 2008: 35

exhibits a linear plan form. The integrity of the squatter enclosures in both areas of the zone is well preserved.

The historic landscape and the settlement pattern of these two valleys is therefore typical of squatter enclosure where the inhabitants combined small scale farming with industrial activities such as quarrying³⁴. As noted above there is evidence for 19th century quarrying within this zone and earlier, as yet unidentified, quarry sites may also survive. Development has intensified to some degree along Cedar Hill to the south of the zone during the 20th century although one or two earlier properties may also survive here. There has been minimal 20th century development across the remainder of the zone.

1.3.2 Heritage values:

<p>Evidential value: The character of the surviving historic landscape and settlement pattern contribute significantly to an understanding of the history of the zone which could be enhanced by further research. There is the potential for above and below ground remains to survive relating to squatting activities and small scale extractive industry from the post medieval period and possibly earlier. The Iron Age hillfort of Bunbury lies approximately 600m to the north on the opposite side of the Churnet Valley and it is possible that this zone formed part of its territory.</p>	<p>High</p>
<p>Historical value: There may be associations between the surviving historic woodland and the irregular enclosure which may represent assarting within the zone. The legible heritage assets also comprise the surviving field pattern and associated historic farmsteads which also contribute significantly to the local character of the wider area and to the sense of place.</p>	<p>High</p>
<p>Aesthetic value: The Toothill Wood forms part of the characteristic woodland which lines much of the length of the Churnet Valley. The extant squatter enclosures and associated farmsteads as well as the stone walled irregular fields are all characteristic of the historic landscape of the Staffordshire Moorlands. The importance of the historic landscape has been identified through the incorporation of the eastern portion of the zone in the Alton and Farley Conservation Area (032). There have been only minimal 20th century alterations to the settlement and enclosure patterns.</p>	<p>High</p>
<p>Communal value: Several rights of way cross the zone allowing the public to access the historic landscape and its contribution to the sense of place in what has been promoted by at least one walking guides as being 'the quieter side of Alton'³⁵.</p>	<p>Medium</p>

1.3.3 Recommendations

The zone is dominated by historic field patterns associated with a dispersed settlement pattern largely comprising small farmsteads. Woodland is also particularly characteristic of the zone. The 20th century housing appears to have developed incrementally and is concentrated in one area upon Cedar Hill. Consequently the historic landscape character has little capacity to

³⁴ Lake & Edwards 2008: 26

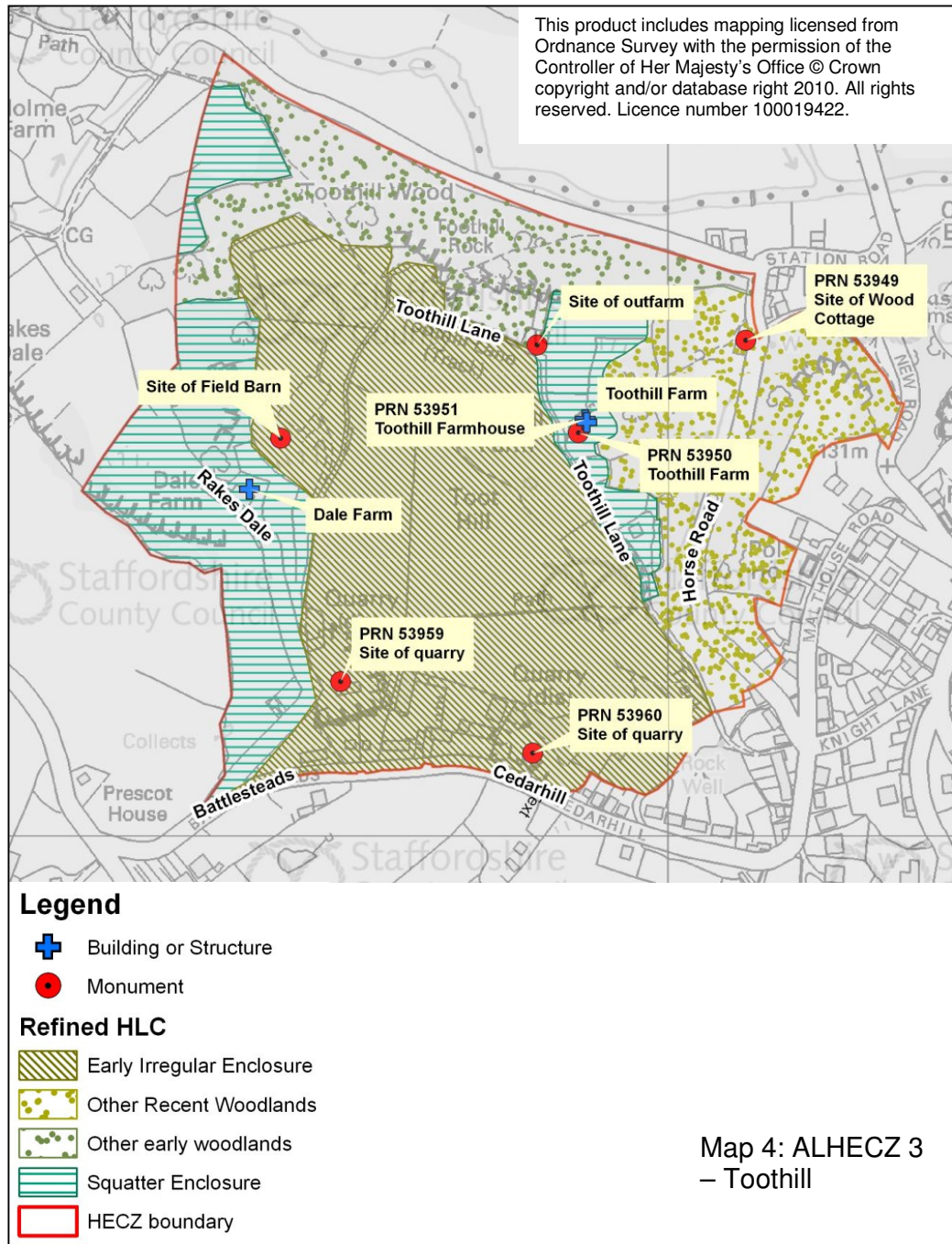
³⁵ The AA: Walks & bike rides: the quieter side of Alton <http://www.theaa.com/walks/the-quieter-side-of-alton-420986>

absorb change. Advice on planning within the Conservation Area should be sought from the Staffordshire Moorlands Conservation Officers.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The maintenance and conservation of the distinctive historic landscape character and dispersed settlement pattern is recommended.
- The management of incremental development within the zone through the planning system is desirable to protect this fragile historic landscape. Should development be deemed appropriate by SMDC it should reflect the existing historic settlement pattern and its design should strengthen local distinctiveness in its scale and architectural form (PPS 5 policy HE 7.5)³⁶.
- There is a low to moderate archaeological potential within the zone. There may be a requirement to submit a Heritage Statement with planning applications dependent upon the location and nature of the proposals (PPS 5 policy HE 6). Mitigation works may be required to fulfil PSS 5 HE 12.

³⁶ English Heritage 2010: 26 and 35



1.4 ALHECZ 4 – South of Toothill

1.4.1 Statement of heritage significance

The topography of the zone rises up from Toothill to the north to around 180m AOD at Turnditch Farm (just south of the zone in ALHECZ 5). The south western portion of the zone begins to drop away again towards the south towards the valley of a small stream (beyond the zone) at around 150m AOD. A small portion of the Alton & Farley Conservation Area (032) lies within the zone to the east incorporating Fernlea Cottages and their gardens within its boundary.

The historic landscape character is dominated by piecemeal enclosure of probable post medieval date, which is typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries. The historic field pattern is well preserved; few field boundaries have been removed in the period since the late 19th century. The agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system comprising two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The open fields were associated with specific settlements and it is likely that the strips within this zone had belonged to the small village of Bradley in the Moors lying approximately 400m to the south west and the town of Alton to the north west.

The properties on Battlesteads mostly date to the 1890s. These houses are typical of those late 19th century terraces which are more usually found within settlements. They are evidence of the deliberate planning of industrial workers housing within a rural area³⁷. The adjacent pair of semi-detached houses were probably constructed to house the foremen or managers and it is not untypical for such 19th century development to plan settlements which located the workers and management in close proximity³⁸. Their presence in the zone is a reminder that the recent history of Alton included much industrial activity.

The site of a quarry lies on Battlesteads which also appears to have been established in the 1890s possibly to extract sandstone³⁹. It seems that the quarry was still operational into the early 20th century and formed an important element in the local economy and possibly contributed to the continuing predominance of sandstone buildings within the parish. A brickworks had been established adjacent to the quarry at some point in the early 20th century, although it was disused by 1924⁴⁰. The brickworks appear to have been worked on a small scale and only the clay pit appears to survive. A further small quarry existed to the south of Cedarhill, to the east of the zone which had been established by at least the 1890s, but which had gone out of

³⁷ Staffordshire HER: PRN 53956

³⁸ Staffordshire HER: PRN 53958

³⁹ Staffordshire HER: PRN 53957

⁴⁰ Staffordshire HER: PRN 04840

use by the turn of the 20th century. A house and garden had been constructed within its extent by the 1920s.

1.4.2 Heritage values:

<p>Evidential value: The heritage assets, as identified above, contribute to an understanding of the history of the zone from the medieval period onwards particularly in relation to the changes to agriculture in the past and its impact upon the social and economic history of the area and its physical impacts upon the landscape. There is also the potential for research into the industrial sites, including the extant houses at Battlesteads, to contribute to an understanding of the industrial history of the parish and of the Churnet Valley more widely. The quarries also contribute to an understanding of the local vernacular architecture within the parish and could be re-opened to provide a sustainable source of local quarried stone (PPS 5 policy HE 3).</p>	<p>High</p>
<p>Historical value: The surviving historic field pattern dominates the character of the zone which is typified by its dog-leg and reverse 'S' shaped field boundaries with their mature hedges and trees. The extant historic buildings represent the deliberate planning of a small settlement constructed in the late 1890s which is likely to have been closely associated with the quarrying industry in the local area. The clay pit associated with the brickworks is likely to survive as an earthwork and the presence of a collection of mature trees enables its location to remain legible within the landscape.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic landscape character, in the well preserved field systems in particular, positively contributes to the aesthetics of the heritage assets. The zone forms part of the setting of the Alton & Farley Conservation Area (032) and Fernlea Cottages, to the far east, lie within it.</p>	<p>Medium</p>
<p>Communal value: The field patterns can be appreciated from the public rights of way, but the remainder of the heritage assets are not accessible.</p>	<p>Low</p>

1.4.3 Recommendations

The field pattern is particularly characteristic of piecemeal enclosure and its importance is enhanced by the survival of the historic field boundaries. The settlement pattern is one of low density; the exception being the collection of late 19th century properties on Battlesteads. Consequently the historic landscape character has little capacity to absorb change. Advice on planning within the Conservation Area should be sought from the Staffordshire Moorlands Conservation Officers.

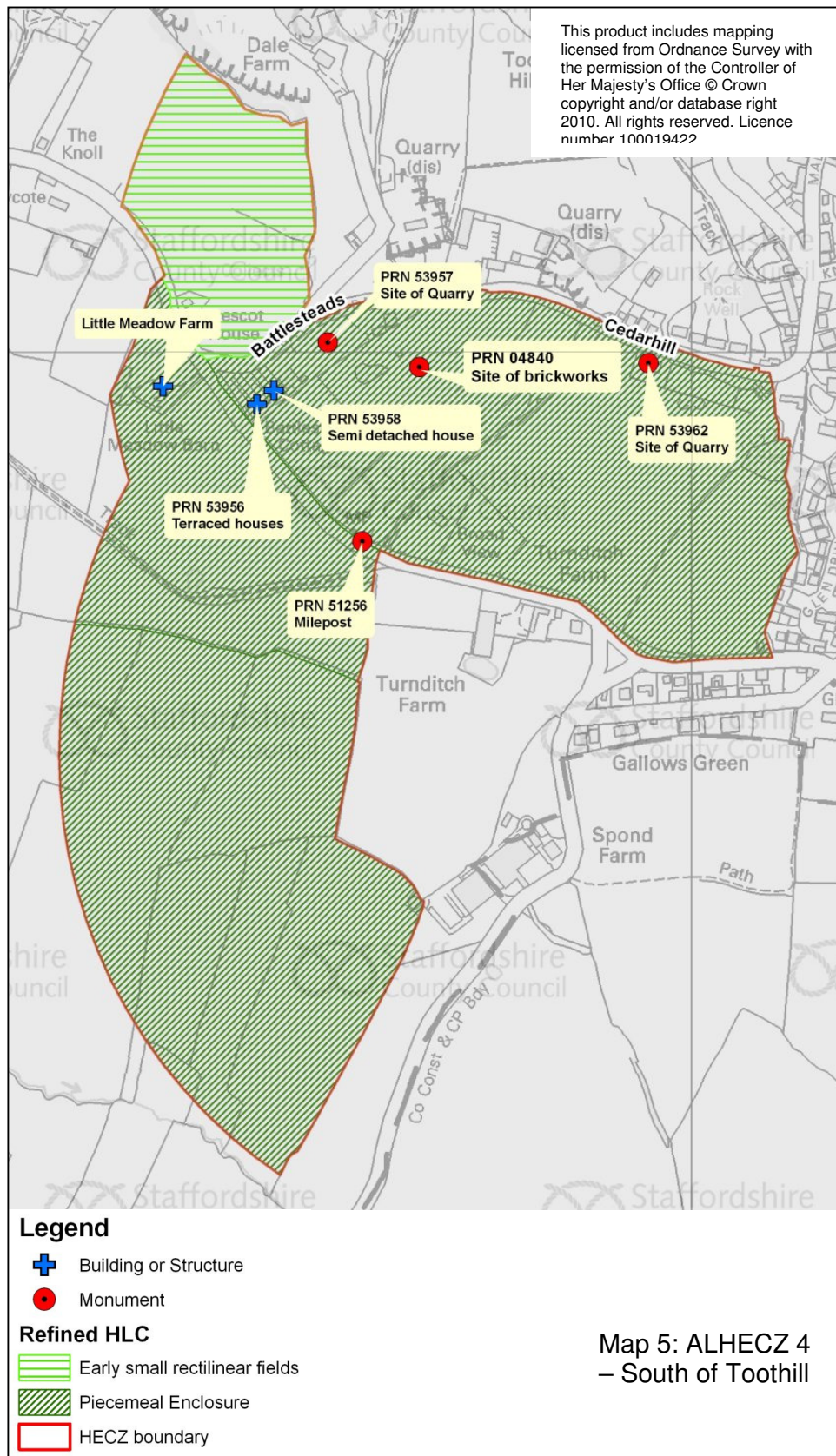
The heritage assets and local character of the zone could be conserved and enhanced through:

- The conservation of the historic landscape character and the low density of settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek conserve the legibility of the historic landscape character through the retention of

the historic field boundaries. Development should also reflect the local vernacular in terms of the scale and architectural form of any potential new development (PPS 5 policy HE 7.5)⁴¹.

- There is a low potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

⁴¹ English Heritage 2010: 26 and 35



1.5 ALHECZ 5 – South and west of Gallows Green

1.5.1 Statement of heritage significance

Although the zone covers 30ha only 11ha lies within the Staffordshire Moorlands authority, however, in order to understand the wider historic landscape character the area beyond the District boundary is discussed in this report. The landscape of the zone gently drops away to the south from around 175m AOD at Turnditch Farm, east of Gallows Green to 145m AOD at the southern boundary of the zone.

The historic landscape character is comprised of irregular field systems whose period of enclosure is uncertain. Spond Farm, which lies within East Staffordshire Borough, appears to be an 18th or 19th century regular ‘L’ plan farmstead. However, documentary evidence suggests that its origins lie in the medieval period, where it is first recorded in the late 13th century as ‘Spon’. The 12th and 13th centuries represent a period of population growth which resulted in the expansion of agriculture into areas of woodland and heath land⁴². Consequently the irregular enclosure may have originated as assarting during this period. The field system has seen little in the way boundary loss in the period since the late 19th century.

The only other dwelling within the zone is the Grade II Listed farmhouse at Turnditch Farm which is dated to 1701 and is constructed of dressed local stone⁴³. Like Spond Farm the farmstead has a regular ‘L’ plan form with an extant stone barn probably contemporary with the farmhouse⁴⁴. The earliest known documentary references to the site also date to the early 18th century perhaps suggesting that it originated as a new holding at this date⁴⁵.

1.5.2 Heritage values:

<p>Evidential value: The origins of the zone are not fully understood, although the extant field system may have 12th/13th century origins. The historic buildings within the zone have the potential to illuminate an understanding of the history of the development and of farming more generally in the locality. This is demonstrated by the clear relationship between the Listed farmhouse at Turnditch Farm and the adjacent farm buildings in terms of the historical development of the complex as a whole. There is the potential for Spond Farm to retain earlier fabric within the buildings and for archaeological remains to survive below ground relating to earlier settlement.</p>	<p>Medium</p>
<p>Historical value: The legible heritage assets of the zone comprise the historic field pattern and the associated farmsteads. Turnditch Farmhouse is a Grade II Listed building and it has a legible relationship with its associated historic farm buildings. The mature hedges within the zone are indicators of its likely early origins.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic landscape is well preserved with an extant field pattern, which includes mature hedges indicative of its early origins. The legibility of these landscape</p>	<p>High</p>

⁴² Roberts & Wrathmell 2002: fig. 2.4 on p. 41

⁴³ Staffordshire HER: PRN 06058

⁴⁴ Staffordshire HER: PRN 52940 and PRN 51118

⁴⁵ Horowitz 2005: 547

features also contributes to the historic aspects of the aesthetics of the zone. The designation of Turnditch Farmhouse as a Grade II Listed building also indicates the importance of historic buildings to the aesthetics of the zone. Its relationship with the associated farm buildings is also of historic importance in terms of the aesthetics of the complex.	
Communal value: The heritage assets can be experienced from the Public Rights of Way which cross the zone, although further research would be required to enable a full presentation of their role in the history of the area.	Medium

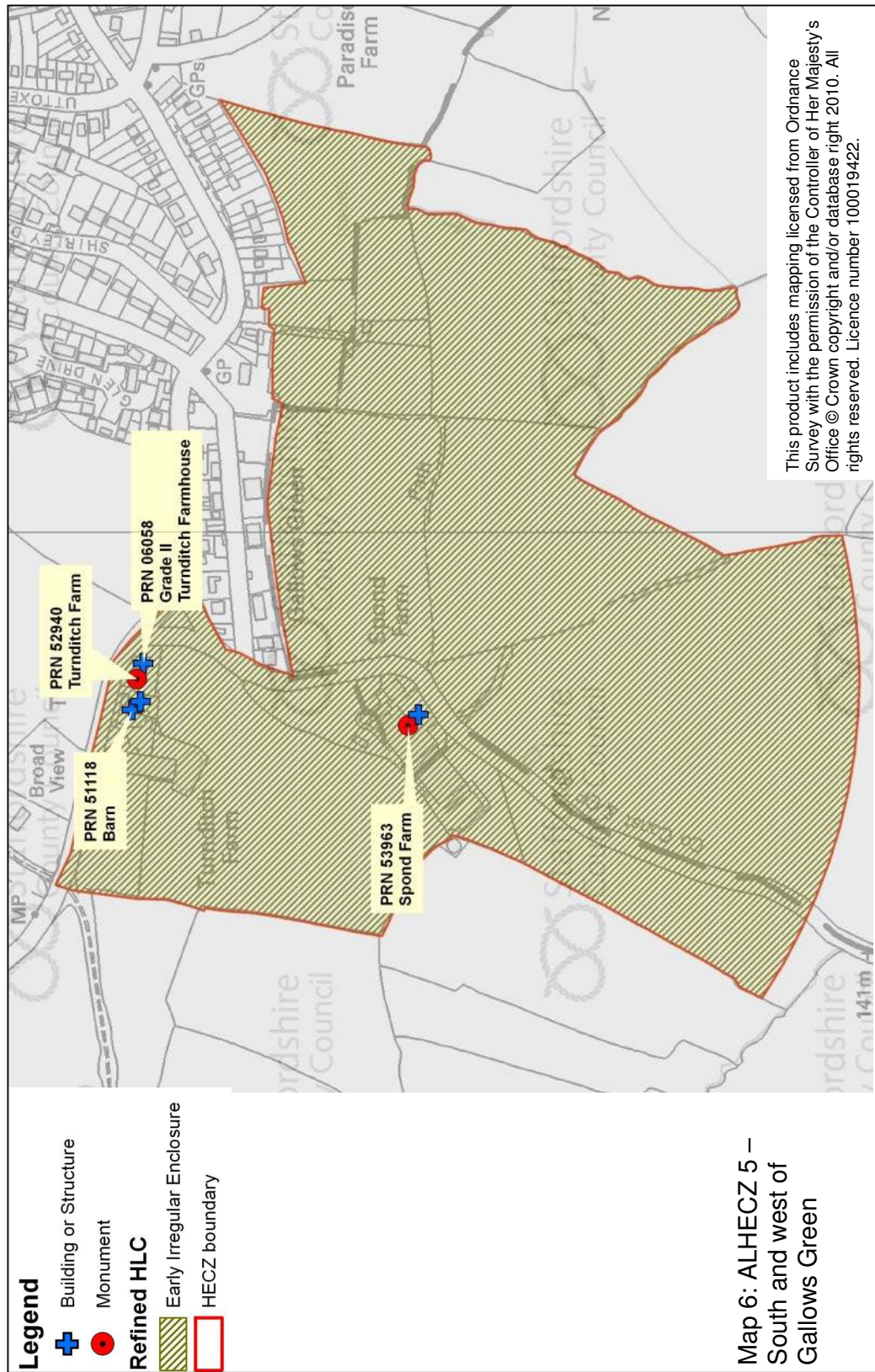
1.5.3 Recommendations

The historic field system is well preserved and may have medieval origins, which could be associated with settlement located in the vicinity of Spond Farm. The only other settlement within the zone is Turnditch Farm, of 18th century date. Consequently there is little capacity to absorb large or medium scale development without fundamentally altering the historic landscape character of the zone.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The conservation of the historic landscape character and the low density of settlement.
- The protection and enhancement of the Listed building and its setting is covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon a Listed building or its setting a Heritage Statement would be required as part of the planning application.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5) and aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness⁴⁶.
- There is the potential for unknown archaeological sites to survive particularly associated with Spond Farm, although this lies within East Staffordshire Borough. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

⁴⁶ English Heritage 2010: 26 and 35



1.6 ALHECZ 6 – Newhouse Farm

1.6.1 Statement of heritage significance

The zone covers 18ha although only 3ha lie within the Staffordshire Moorlands authority, however, in order to understand the wider historic landscape character the area beyond the District boundary is discussed in this report.

The historic landscape character had formerly comprised piecemeal enclosure of probable post medieval date, whose origins are similar to the field systems within ALHECZ 4 and ALHECZ 7. During the second half of the 20th century the removal of significant field boundaries has eroded the historic pattern, although the surviving boundaries may retain the characteristic forms of piecemeal enclosure.

Newhouse Farm, within East Staffordshire, is an extant historic farmstead displaying a dispersed cluster plan form. The historic mapping suggests that this small farmstead was constructed in the mid to late 19th century and its name reflects these origins.

1.6.2 Heritage values:

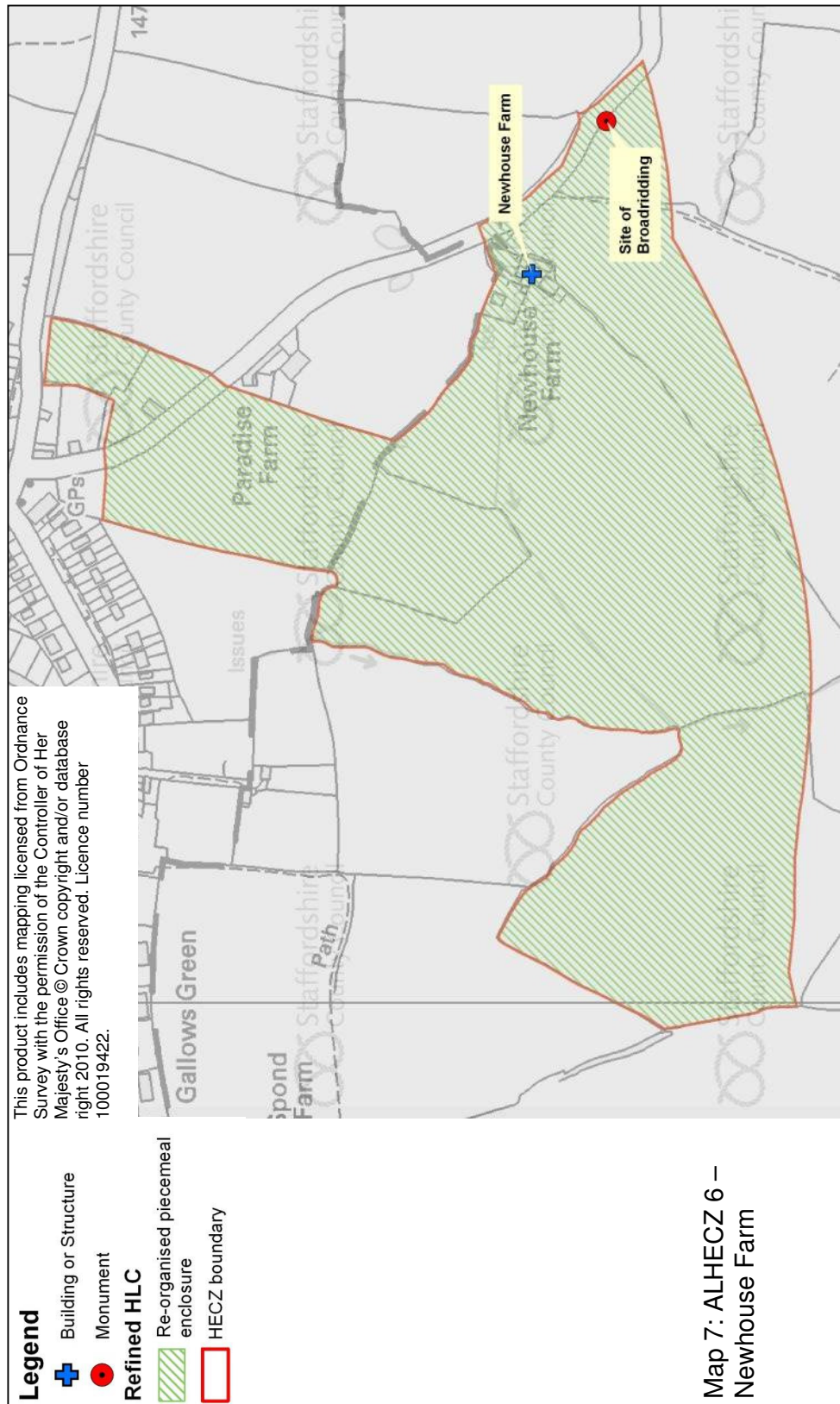
Evidential value: There are few heritage assets within the zone. There is little information to determine the potential for archaeological deposits to exist or survive. Further research would be required to determine the potential in the form of a heritage statement to form part of any planning application should development be planned within the zone.	Low
Historical value: The legible heritage assets, particularly the field pattern, have been eroded by the removal of field boundaries. However, some field boundaries do survive within the landscape.	Low
Aesthetic value: The historic aspects of the aesthetics of the zone have been impacted by the removal of field boundaries during the 20 th century.	Low
Communal value: There are few know heritage assets within the zone.	Low

1.6.3 Recommendations

The zone has an overall low value in terms of the historic environment, however, there has been little previous development and the retention of the surviving historic field boundaries is desirable. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)⁴⁷.

⁴⁷ English Heritage 2010: 26 and 35



1.7 ALHECZ 7 – South east of Alton

1.7.1 Statement of heritage significance

The zone covers 34ha, the majority of which lie within Staffordshire Moorlands District. A small area (6ha) to the south of the zone lies within East Staffordshire. A shallow valley crosses the zone on an approximate east-west alignment carrying a small tributary of the River Churnet. The land to the north of the valley lies at around 150m AOD dropping to around 135m AOD in the valley bottom. To the south the highest point within the zone lies at around 165m AOD dropping northward into the valley.

The historic landscape character is dominated by a well preserved field system enclosed by mature hedgerows, which extends eastwards beyond the zone. Only a few field boundaries have been removed since the late 19th century and this has not detracted from the overall distinctive pattern of piecemeal enclosure. This enclosure pattern is typified by reverse 'S' field boundaries and was probably created between the 16th and 18th centuries. The field system represents the enclosure of an open field arable system which probably had its origins the pre-Conquest (1066) period. The open fields comprised two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. These strips survive as faint ridge and furrow earthworks within some of the small fields⁴⁸. The open field had belonged to the manor of Alton and the surviving earthworks and field pattern is the legible evidence of the importance of agricultural production to the economy of the town during the medieval period.

Saltersford Lane, which follows the northern boundary of the zone, has been identified as a probable salt way perhaps linking Nantwich with Derby and consequently has at least medieval origins. The similar alignment of Denstone Lane within the field system suggests that this also has at least medieval origins.

Historic settlement is represented by a single historic farmstead lying within the zone, Paradise Farm. The farmhouse and attached stable have been designated as a Grade II Listed building⁴⁹. These buildings have been dated to the early/mid 18th century and the associated barn is likely to be of a similar date⁵⁰. It is possible that the farm was established to farm the newly enclosed landscape and may therefore contribute to an understanding of the development of this landscape. There has been no subsequent development within the zone.

⁴⁸ Staffordshire HER: PRN 05125.

⁴⁹ Staffordshire HER: PRN 06057

⁵⁰ Staffordshire HER: PRN 51119

1.7.2 Heritage values:

Evidential value: There is the potential for further research to contribute to an understanding of the evolution of this landscape from the pre-Conquest period (1066) onwards and its relationship to the social and economic fortunes of Alton. The farmstead in particular may retain important information concerning the later development of this landscape in the post medieval period.	Medium
Historical value: The legible heritage assets dominate the historic character in the form of the well preserved piecemeal enclosure and surviving ridge and furrow earthworks which extends beyond the limits of the zone. The farmhouse and stable at Paradise Farm contribute to the legibility of the heritage of the landscape and this has been recognised in the designation of them as Grade II Listed buildings.	High
Aesthetic value: The integrity of the piecemeal enclosure, with its characteristic reverse 'S' boundaries, is particularly well preserved. The legibility of the historic origins of this enclosure and the mature hedgerows positively contribute to the aesthetics of the zone despite the removal of one or two boundaries.	High
Communal value: The historic character of this part of Alton can be experienced from the Public Rights of Way which cross the zone. There are opportunities to interpret the heritage of the zone into a wider history of the Alton area for the benefit of both the local community and visitors to the area, perhaps forming part of a heritage trail.	High

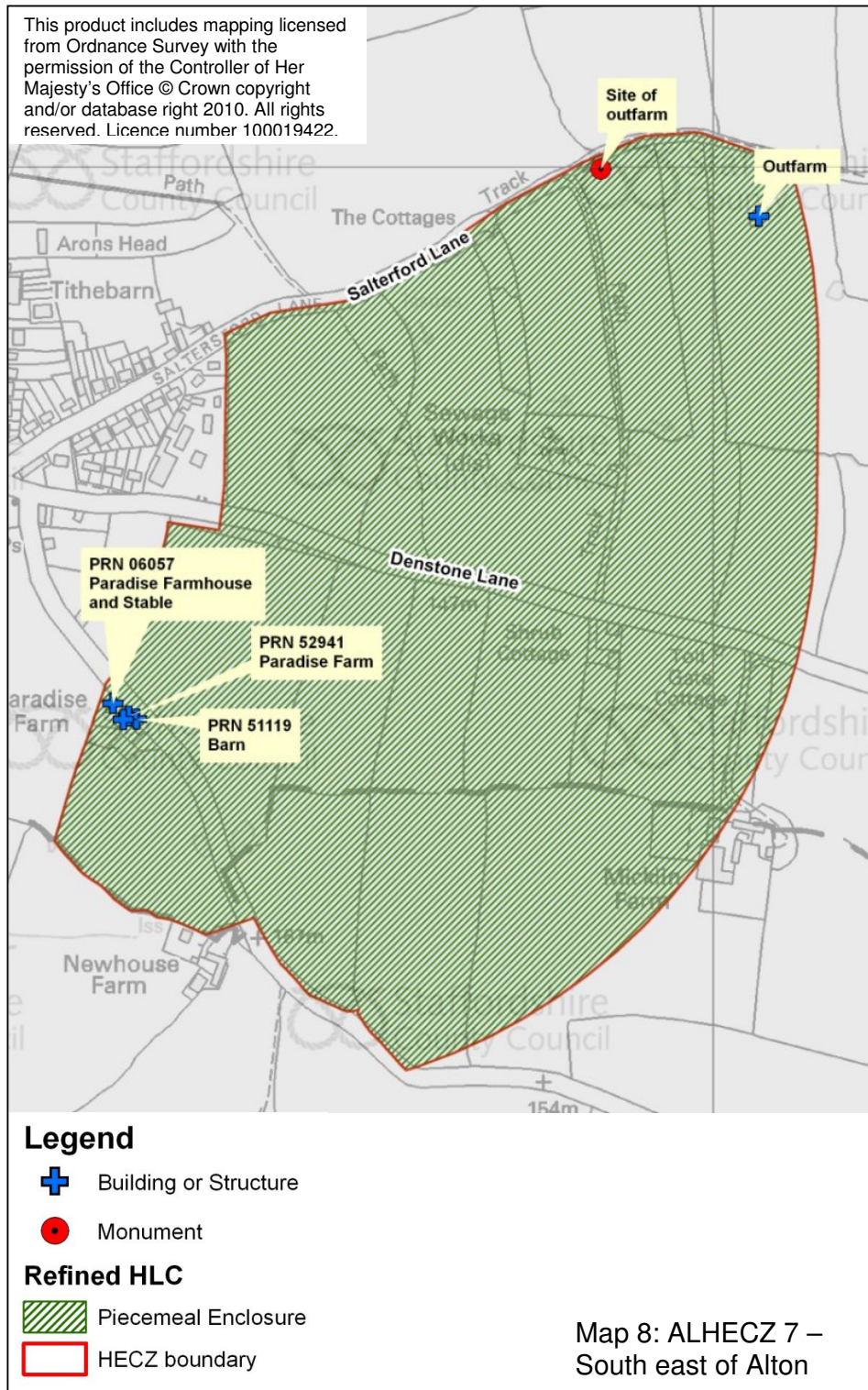
1.7.3 Recommendations

The historic field pattern within the zone is a well preserved example of piecemeal enclosure which continues further east beyond the zone and represents the legible history of the medieval economy of Alton. The settlement within the zone is restricted to one farmstead. Consequently there is little capacity to absorb large or medium scale development without fundamentally altering the historic landscape character of the zone.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The conservation of the historic landscape character and the use of settlement densities throughout the zone.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek conserve the legibility of the historic landscape character through the retention of the historic field boundaries. Development should also reflect the local vernacular in terms of the scale and architectural form of any potential new development (PPS 5 policy HE 7.5)⁵¹.
- There is a low potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

⁵¹ English Heritage 2010: 26 and 35



1.8 ALHECZ 8 – North east of Alton

1.8.1 Statement of heritage significance

The zone covers 33ha within Staffordshire Moorlands lying to the south of the Churnet Valley and east of Alton. The highest point lies on the western boundary at around 170m AOD; the landscape drops gently away to north, south and east to between 150m and 160m AOD.

The historic landscape character has been identified as ‘re-organised piecemeal enclosure’ of possible 19th century date as it has seen little alteration since the 1880s. However, it clearly has its origins as piecemeal enclosure, of probable post medieval date, as is apparent from several of the extant field boundaries which exhibit either a dog-leg or reverse ‘S’ form. This field system, therefore, represents the enclosure of an open field arable system which probably had its origins in the pre-Conquest (1066) period and probably formed part of the same field as ALHECZ 7. The open fields were divided into strips held by individual landholders and faint ridge and furrow earthworks have been identified from aerial photographs in at least one of the fields within the zone⁵². The open field had belonged to the manor of Alton and the surviving earthworks and field pattern is the legible evidence of the importance of agricultural production to the town during the medieval period.

The origins of Saltersford Lane are discussed under ALHECZ 7, but Wheel Lane which survives on a similar alignment to the north of the zone had probably originated as access into the open field system during the medieval period.

The Wheel has been identified as a small historic farmstead of a linear plan which is typical of upland farms. It may be associated with the enclosure of the zone and its built fabric may provide information regarding the origins of the surrounding field system.

1.8.2 Heritage values:

<p>Evidential value: There is the potential for further research to contribute to an understanding of the evolution of this landscape from the pre-Conquest period (1066) onwards and its relationship to the social and economic fortunes of Alton. The farmstead in particular may retain important information concerning the later development of this landscape in the post medieval period.</p>	<p>Medium</p>
<p>Historical value: The legible heritage assets are dominant within the zone in the surviving historic field pattern and the associated farmstead. It is arguable that this landscape is less distinctive than that of ALHECZ 7 whose piecemeal origins are more easily read within the landscape.</p>	<p>Medium</p>

⁵² Staffordshire HER: PRN 53972

Aesthetic value: The integrity of the piecemeal enclosure has been impacted to a degree by alteration during the 19 th century, although a number of the distinctive field boundaries survive. The character of the zone does compliment that of ALHECZ 7 to the south. The zone forms the setting to the adjacent to Alton & Farley Conservation Area (032).	Medium
Communal value: The historic character of this part of Alton can be experienced from the Public Rights of Way which cross the zone. There are opportunities to interpret the heritage of the zone into a wider history of the Alton area for the benefit of both the local community and visitors to the area.	Medium

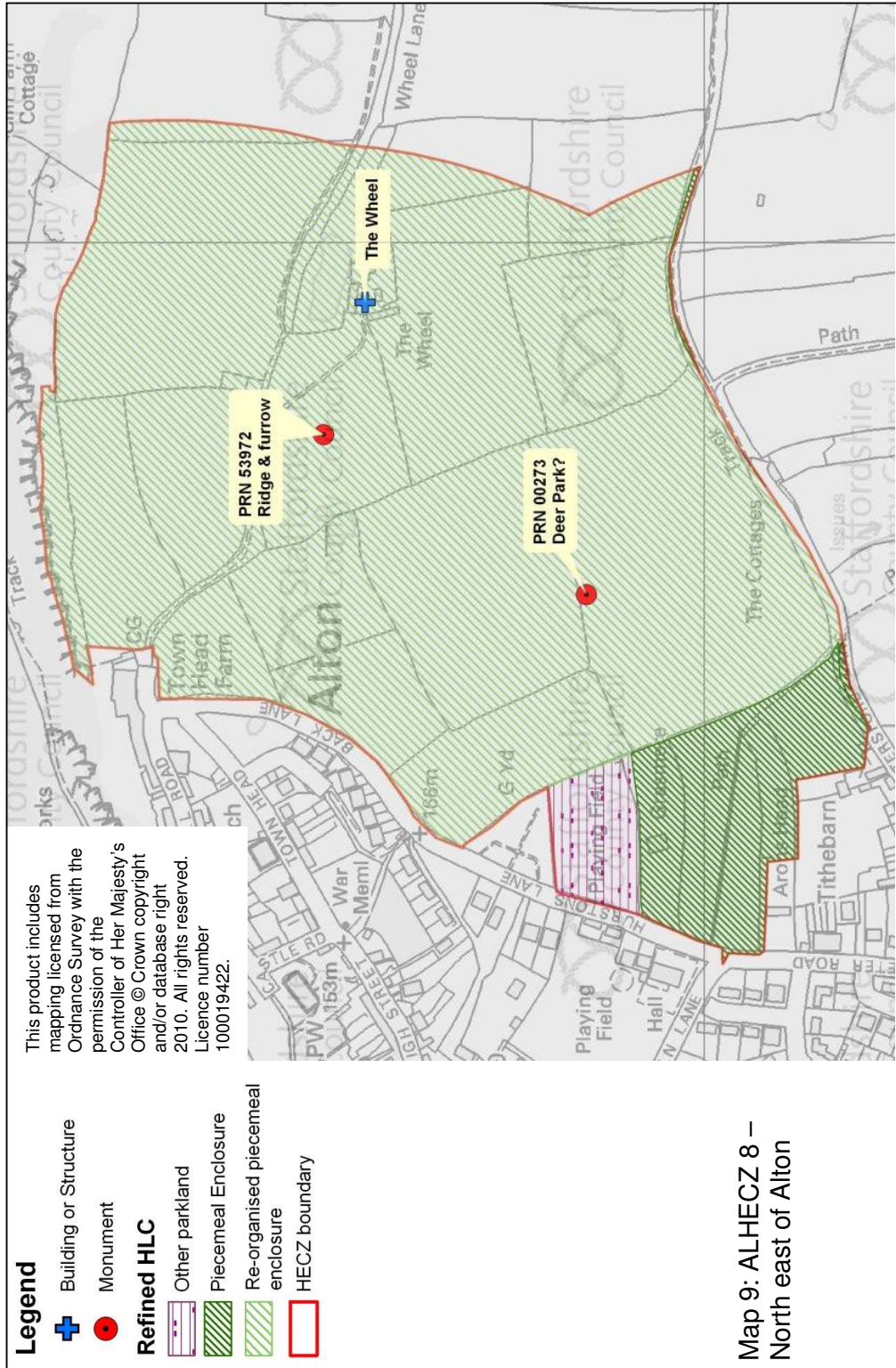
1.8.3 Recommendations

The heritage values reflect that there has been some alteration to the integrity of the historic landscape character during the 19th century, but that a number of distinctive early field boundaries survive. The zone forms part of the setting to the Alton & Farley Conservation Area (032).

The heritage assets and local character of the zone could be conserved and enhanced through:

- The northern portion of the zone lies adjacent to the Alton Conservation Area and a number of Listed buildings. The protection and enhancement of these designated heritage assets and their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application.
- Where new development is deemed acceptable it should seek to complement the local vernacular particularly within the historic settlement cores. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)⁵³.
- The historic landscape character could be enhanced and strengthened through the re-establishment of historic field boundaries.
- There is a low potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

⁵³ English Heritage 2010: 26 and 35



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