

## PLANNING ISSUES

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

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

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

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

### 1 SITE SUMMARY

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

### 2 ASSESS HERITAGE SIGNIFICANCE

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

### 3 NEED AND POTENTIAL FOR CHANGE

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

### 4 SITING AND DESIGN ISSUES

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

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

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

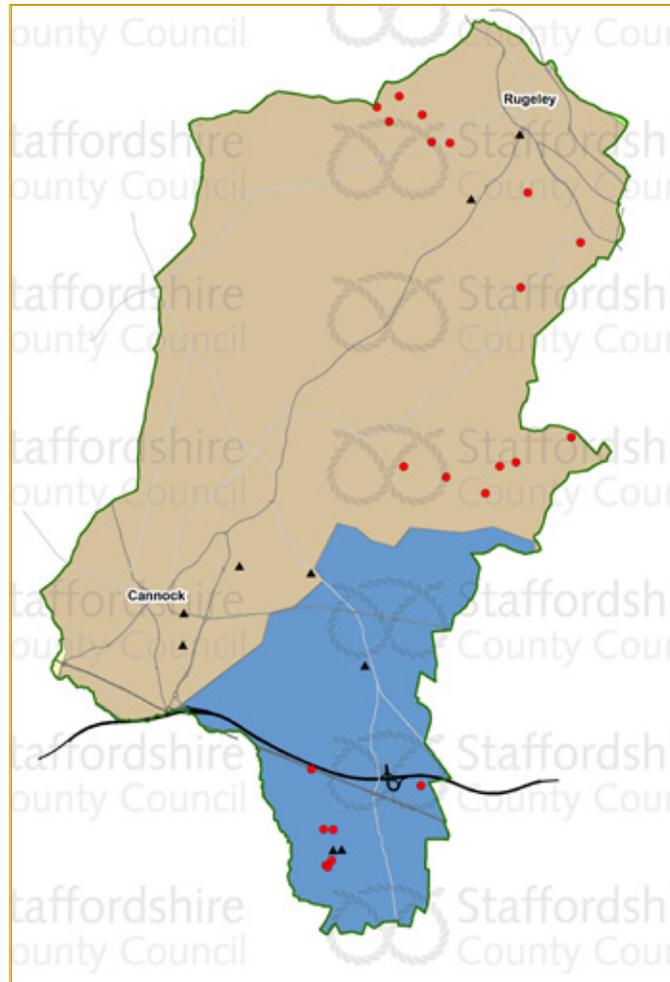
## SUPPORTING DOCUMENTS IN THE STAFFORDSHIRE FARMSTEADS GUIDANCE

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

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

For planning policies in Cannock Chase Borough Council see [http://www.cannockchasedc.gov.uk/info/200074/planning/542/planning\\_policy](http://www.cannockchasedc.gov.uk/info/200074/planning/542/planning_policy)

# TRADITIONAL FARMSTEADS IN CANNOCK CHASE DISTRICT



## LEGEND

### Heritage Potential

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

□ District Boundary

### Cannock Chase District Character Areas

- Character Area 5
- Character Area 8

## HISTORIC FARMSTEAD CHARACTER

- 1% of the county's farmsteads lie within the District. Such low percentages are historic; farmsteads have always been absent from Cannock Chase which covers large proportions of the north western quarter of the District. Elsewhere farmsteads have been lost as a result of industrial and urban expansion in the 20th century.
- Small and medium scale farmsteads dominate the District (59%) and have been associated with those landscapes which were enclosed out of Cannock Chase at an early date notably around Cannock Wood and to the south in and around Little Wyrley. Historically they were associated with a subsistence economy whereby those working in industry (particularly coal mining) would supplement their incomes with part-time farming
- The landscape to the east of Cannock and west of Rugeley represented a mix of courtyard, dispersed and linear farmstead types, although large numbers have been lost from the landscape around Cannock.

## SIGNIFICANCE

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

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER).

- 24% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 9% (county average 9.5%) have some heritage potential because they have retained less than 50% of their historic form.

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

## PRESENT AND FUTURE ISSUES

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

Any traditional farmsteads are rare, as there has been a substantial loss of traditional farmsteads to urban and industrial expansion within the district.

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

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

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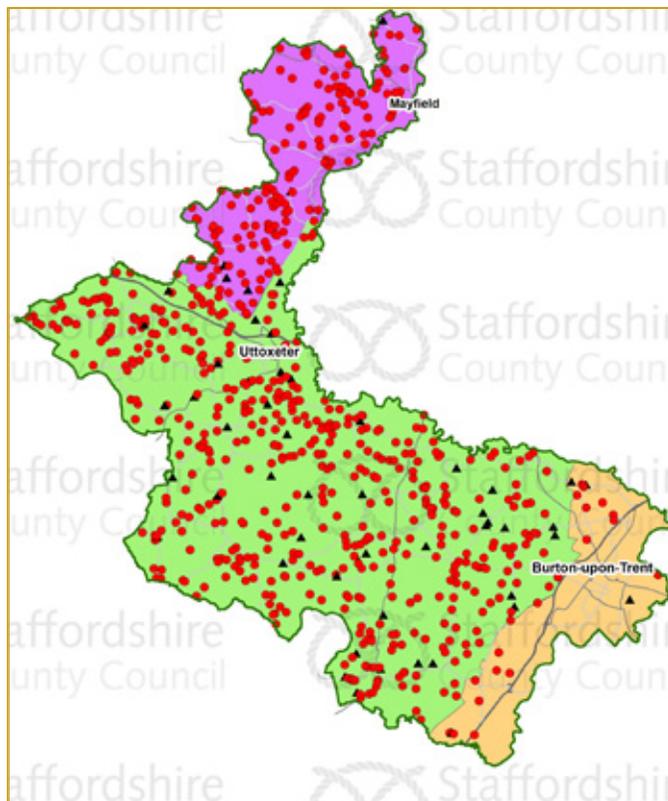
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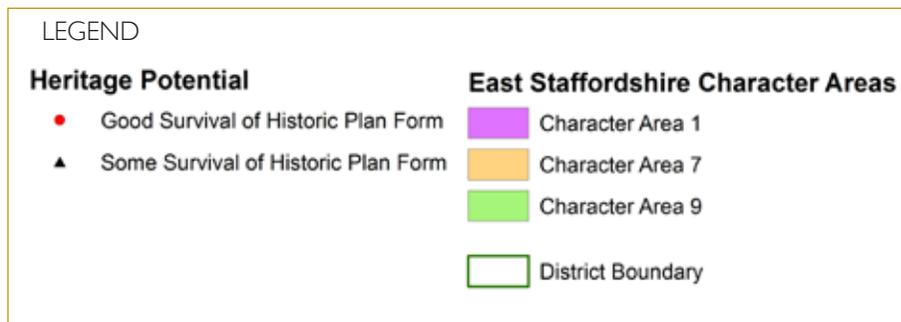
**AREA SUMMARIES** for the areas into which the county subdivides, based on analysis of its farmsteads in their landscape context.

For planning policies in East Staffordshire Borough see <http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Pages/default.aspx>

# TRADITIONAL FARMSTEADS IN EAST STAFFORDSHIRE BOROUGH



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## HISTORIC FARMSTEAD CHARACTER

- 17% of the county's farmsteads lie within the District.
- Large-scale farmsteads (36%) are represented in low densities across the District. Large regular courtyards, however, are particularly characteristic of the Needwood plateau. This is a highly planned agricultural landscape dominated by regular field systems and straight roads which was created following an Act of Enclosure (Needwood Forest) passed in 1801. This area includes a high proportion of landscape parks.
- Small-scale farmsteads (43%) are almost entirely absent from the area of the former Needwood Forest. They are associated with those landscapes enclosed from woodland in the medieval period to the south of Uttoxeter and to the south of Hanbury. They are also present in high densities around the small settlements to the north and west.
- Regular L-plans (13%), associated with dairy farming, are particularly concentrated within or on the edge of the Dove valley, its tributaries and the upper (northern) stretches of the Blithe and its tributaries. They are also found to the south of the District within and on the edge of the Trent Valley and its tributaries including within or adjacent to areas of historic water meadows.

## SIGNIFICANCE

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

form and detail of the whole farmstead and any buildings, the greater will be its significance.

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER).

- 78% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 7% (county average 9.5%) have some heritage potential because they have retained less than 50% of their historic form.

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

## PRESENT AND FUTURE ISSUES

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

- 17% of farmstead sites retaining working buildings have one or more converted buildings.
- 35% of listed working farm buildings have evidence for non-agricultural reuse (32% being residential and these being associated with a very high proportion of directorships).

## PLANNING ISSUES

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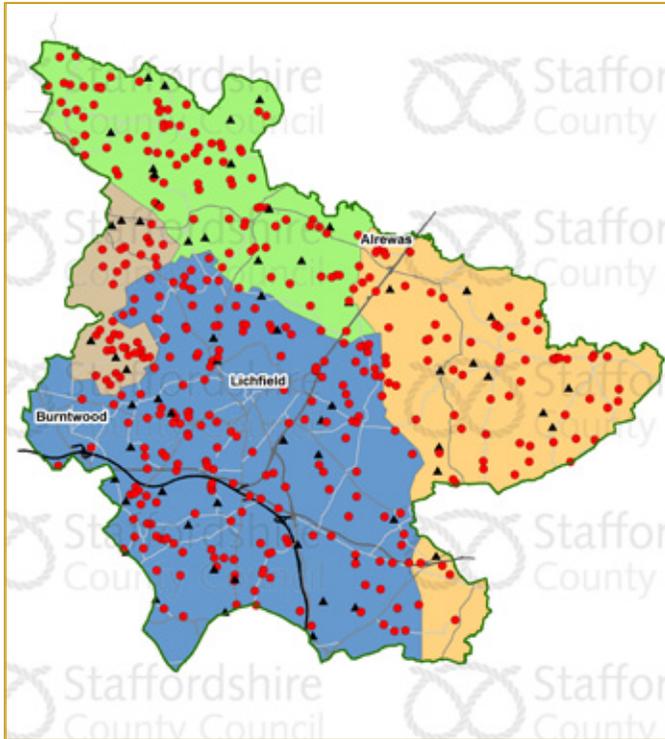
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**AREA SUMMARIES** for the areas into which the county subdivides, based on analysis of its farmsteads in their landscape context.

For planning policies in Lichfield District see <http://www.lichfielddc.gov.uk/site/scripts/documents.php?categoryID=1004>

# TRADITIONAL FARMSTEADS IN LICHFIELD DISTRICT



## LEGEND

### Heritage Potential

- Good Survival of Historic Plan Form
- ▲ Some Survival of Historic Plan Form
- District Boundary

### Lichfield District Character Areas

- Character Area 5
- Character Area 7
- Character Area 8
- Character Area 9

## HISTORIC FARMSTEAD CHARACTER

- 11% of the county's farmsteads lie within the District.
- Large-scale regular courtyard farmsteads (60%) dominate the District and can be found fairly evenly spread across the landscape. They particularly dominate the east of the District (north of Tamworth), which is almost entirely absent of any other farmstead type. In this area these farmsteads are particularly associated with planned enclosure.
- The greatest numbers of small-scale farmsteads lie in the landscape to the south and south west of the city of Lichfield in landscapes dominated by post-medieval irregular field systems.
- Relatively high numbers of regular courtyard L-plans, often associated with dairy farming, also survive fairly evenly across the District (20%).
- Farmsteads are largely absent in the west and around Lichfield where urban expansion has been highest.

## SIGNIFICANCE

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

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps

of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER).

- 68% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 11% (county average 9.5%) have some heritage potential because they have retained less than 50% of their historic form.

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

## PRESENT AND FUTURE ISSUES

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

- 33% of listed working farm buildings have evidence for non-agricultural reuse (22% being residential and these being associated with a very high proportion of directorships).

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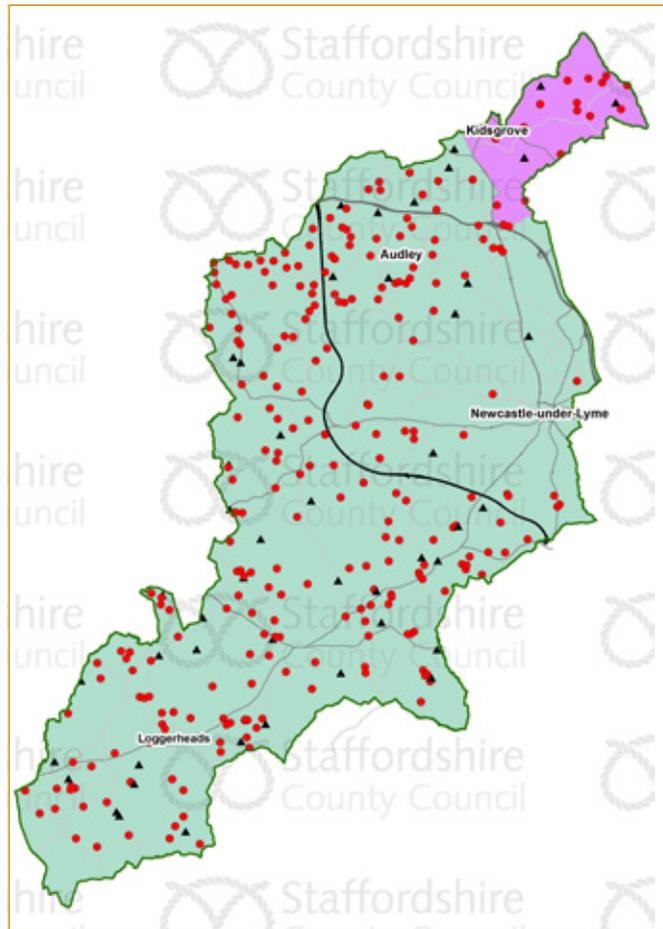
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**AREA SUMMARIES** for the areas into which the county subdivides, based on analysis of its farmsteads in their landscape context.

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

# TRADITIONAL FARMSTEADS IN NEWCASTLE-UNDER-LYME BOROUGH



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## LEGEND

### Heritage Potential

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

□ District Boundary

### Newcastle Borough Character Areas

- Character Area 1
- Character Area 2

## HISTORIC FARMSTEAD CHARACTER

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

## SIGNIFICANCE

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

The heritage potential of traditional farmsteads, based on the

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

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

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

## PRESENT AND FUTURE ISSUES

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

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

## PLANNING ISSUES

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- Retaining and enhancing local character and distinctiveness.
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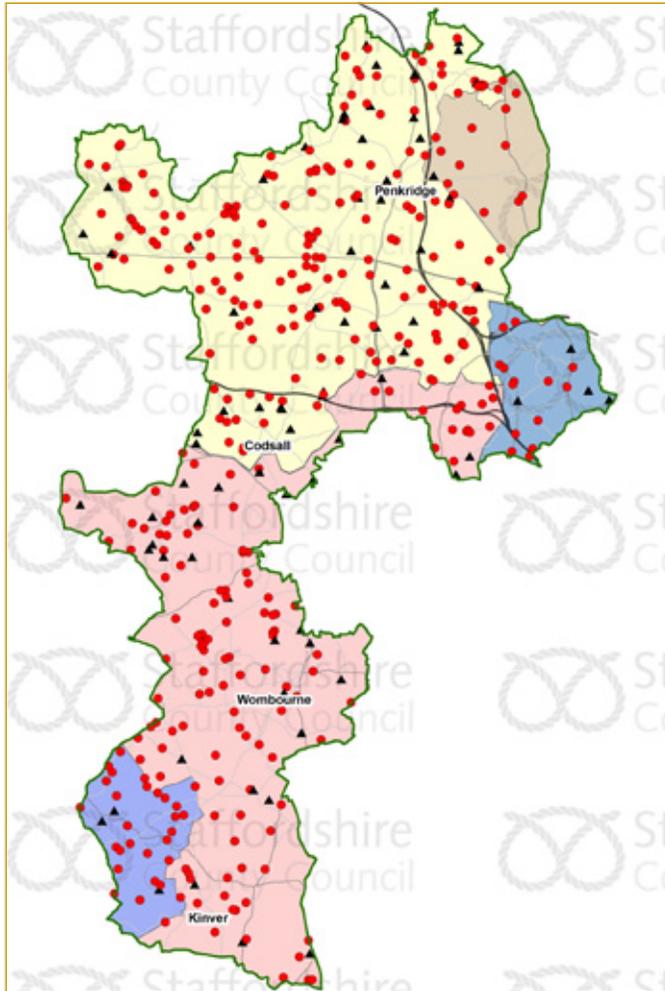
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For planning policies in South Staffordshire see [http://www.sstaffs.gov.uk/your\\_services/strategic\\_services/planning\\_policy\\_-\\_local\\_plans.aspx](http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_local_plans.aspx)

# TRADITIONAL FARMSTEADS IN SOUTH STAFFORDSHIRE



## LEGEND

### Heritage Potential

- Good Survival of Historic Plan Form
- ▲ Some Survival of Historic Plan Form
- District Boundary

### South Staffordshire Character Areas

- Character Area 3
- Character Area 4
- Character Area 5
- Character Area 6
- Character Area 8

## HISTORIC FARMSTEAD CHARACTER

- 11% of the county's farmsteads lie within the District and these are distributed fairly evenly across the authority area.
- 60% of the traditional farmsteads have been classified as large loose courtyards (with working buildings to three or more sides of the yard), dispersed multi-yards or large regular courtyards (including E-plans, U-plans and covered yards). These farmstead types are fairly evenly dispersed across the landscape and are likely to be associated with the large estates which dominated the area by at least the late 18th century.
- Small and medium-scale farmsteads (including regular courtyard L-plans, linear plans, and loose courtyard plans with working buildings to one or two sides of the yard) tend to be loosely clustered in and around the small villages and hamlets across the District.

## SIGNIFICANCE

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

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER).

- 67% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 14% have some heritage potential because they have retained less than 50% of their historic form.

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

## PRESENT AND FUTURE ISSUES

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

- The area has an above-average level of conversions to residential use.
- 40% of listed working farm buildings have evidence for non-agricultural reuse (40% being residential and these being associated with a very high proportion of directorships).

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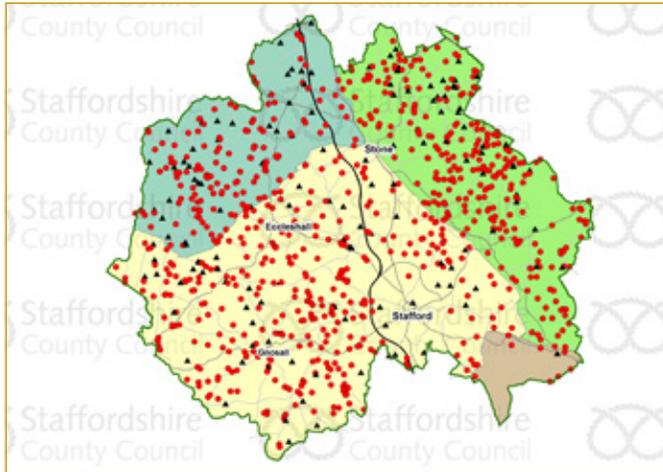
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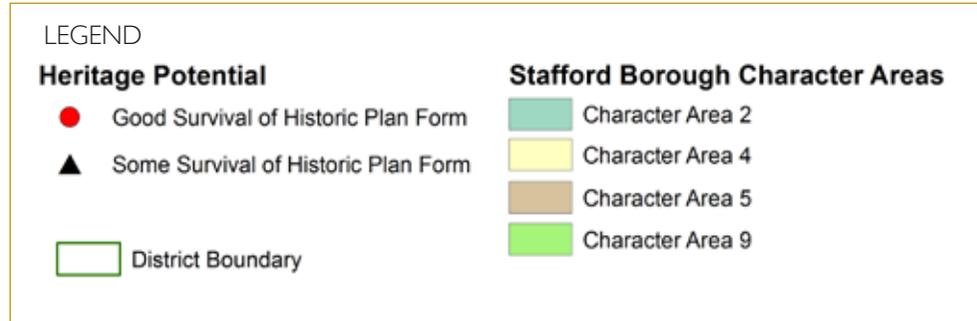
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For planning policies in Stafford Borough see <http://www.staffordbc.gov.uk/forwardplanning>

# TRADITIONAL FARMSTEADS IN STAFFORD BOROUGH



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## HISTORIC FARMSTEAD CHARACTER

- 22% of the county's farmsteads lie within the Borough.
- The county town, Stafford, lies towards the south of the Borough and the heartland of Cannock Chase lies to the south east. In these areas farmsteads are largely absent.
- 47% of the traditional farmsteads have been classified as large loose courtyards (with working buildings to three or more sides of the yard), dispersed multi-yards or large regular courtyards (including E-plans, U-plans and covered yards). These farmstead types are most often located in isolated positions and are fairly evenly dispersed across the landscape.
- Small and medium-scale farmsteads (including regular courtyard L-plans, linear plans and loose courtyard plans with working buildings to one or two sides of the yard) tend to be more loosely clustered. The highest densities tend to lie towards the north and north east of the District, to the west of Stafford, where there are a high number of small hamlets and winding narrow lanes, and in the landscape to the north west and west of Eccleshall.

## SIGNIFICANCE

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

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER).

- 70% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 14% (county average 9.5%) have some heritage potential because they have retained less than 50% of their historic form.

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

## PRESENT AND FUTURE ISSUES

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

- There is a slightly above average proportion (54%) of listed working farm buildings which have evidence for non-agricultural reuse. Most of these are residential and associated with a very high proportion of directorships.
- Higher numbers of farming units involved in soft fruit production.

## PLANNING ISSUES

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

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

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

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

### 1 SITE SUMMARY

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

### 2 ASSESS HERITAGE SIGNIFICANCE

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

### 3 NEED AND POTENTIAL FOR CHANGE

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

### 4 SITING AND DESIGN ISSUES

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

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

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

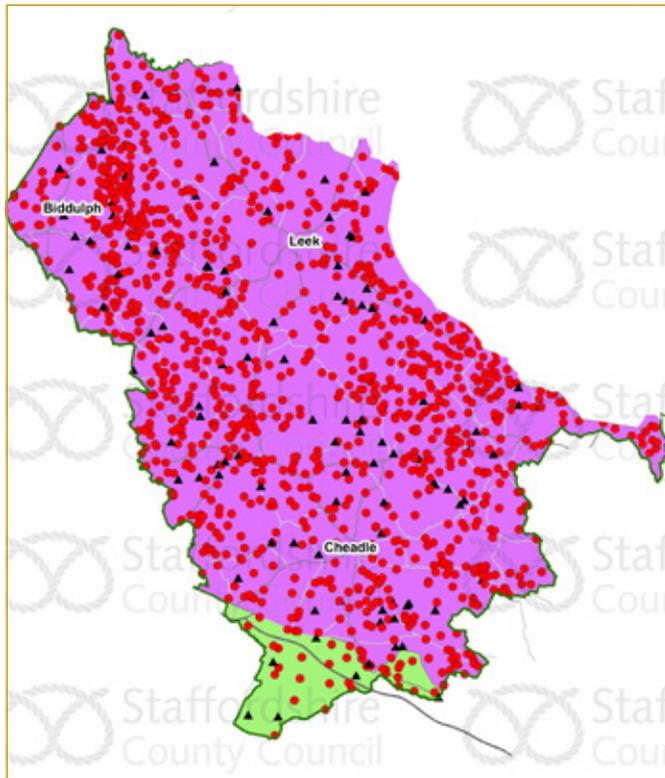
## SUPPORTING DOCUMENTS IN THE STAFFORDSHIRE FARMSTEADS GUIDANCE

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

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

For planning policies in Staffordshire Moorlands District see <http://www.staffsmoorlands.gov.uk/sm/council-services/planning-and-buildings/local-development>

# TRADITIONAL FARMSTEADS IN STAFFORDSHIRE MOORLANDS



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## LEGEND

### Heritage Potential

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

□ District Boundary

### Staffordshire Moorlands Character Areas

- Character Area 1
- Character Area 9

## HISTORIC FARMSTEAD CHARACTER

- 30% of the county's farmsteads lie within the District often in very high densities, except in the higher more exposed landscapes such as that lying to the north of Leek.
- Small-scale farmsteads including linear plans, dispersed cluster plans and loose courtyard plans dominate the landscape (71%). These farmstead types are widespread across the District, generally forming loose clusters or are alternatively strung out along or adjacent to routeways. They can be found in particularly high densities to the north around Biddulph Moor and Brown Edge. Regular courtyard L-plans (7%) are fairly evenly distributed across the landscape.
- Large-scale farmsteads can also be found fairly evenly spread across the landscape but are more likely to be located in isolated positions surrounded by their holdings.
- The ancient woodlands of the Churnet Valley are historically associated with early iron working which in turn may be associated with the high numbers of surviving 17th century farmsteads.
- The upland landscapes are characterised by stone walled enclosures and farmsteads.

## SIGNIFICANCE

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

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER).

- 79% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 7% (county average 9.5%) have some heritage potential because they have retained less than 50% of their historic form.

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

## PRESENT AND FUTURE ISSUES

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

There is a much higher proportion of farmsteads that remain in agricultural use in this district than in the rest of the county and the West Midlands as a whole. 18% of listed working farm buildings have evidence for non-agricultural reuse associated with a very high proportion of directorships).

## PLANNING ISSUES

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

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

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

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

### 1 SITE SUMMARY

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

### 2 ASSESS HERITAGE SIGNIFICANCE

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

### 3 NEED AND POTENTIAL FOR CHANGE

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

### 4 SITING AND DESIGN ISSUES

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

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

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

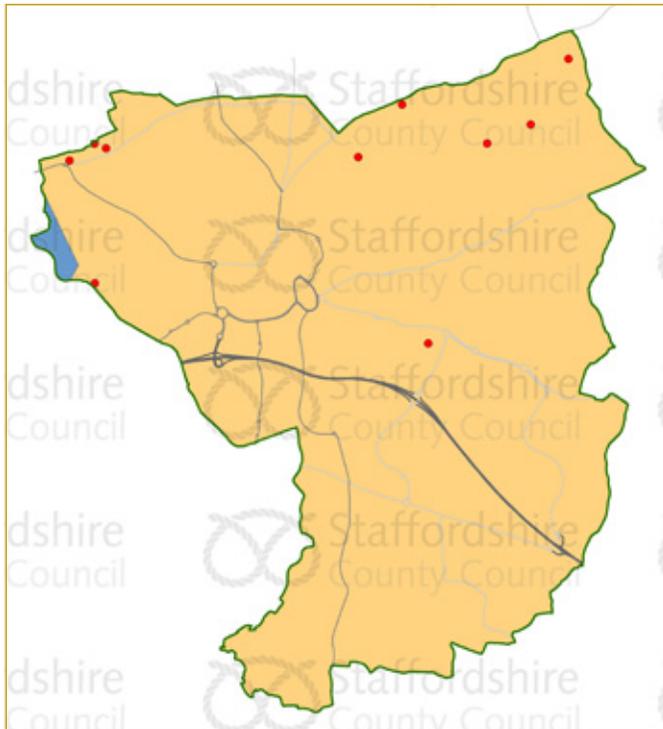
## SUPPORTING DOCUMENTS IN THE STAFFORDSHIRE FARMSTEADS GUIDANCE

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

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

For planning policies in Tamworth Borough Council see <http://www.tamworth.gov.uk/planning>

# TRADITIONAL FARMSTEADS IN TAMWORTH BOROUGH



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## LEGEND

### Heritage Potential

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

□ District Boundary

### Tamworth Borough Character Areas

- Character Area 7
- Character Area 8

## HISTORIC FARMSTEAD CHARACTER

- Less than 1% of the county's farmsteads lie within the Borough due to extensive urban expansion following the Second World War.
- Of the surviving farmsteads the large regular courtyard complexes (56%) outnumber those of medium to small-scale (44%). To the north east the farmsteads are associated with historic parkland and planned enclosure.

## SIGNIFICANCE

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

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Staffordshire Historic Environment Record (HER). Traditional farmsteads in this area have experienced a markedly above-average level of change than most other parts of the county.

- 21% of recorded farmsteads (county average 59%) have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 3% (county average 9.5%) have some heritage potential because they have retained less than 50% of their historic form.

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

## PRESENT AND FUTURE ISSUES

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

Almost all surviving farmsteads in this borough have experienced conversion to residential use.