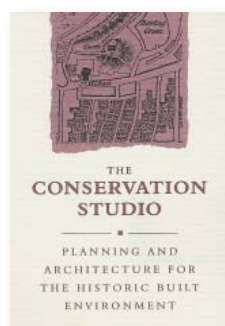


BETLEY CONSERVATION AREA

CHARACTER APPRAISAL

December 2008





This document has been written on behalf of Newcastle-under-Lyme Borough Council by The Conservation Studio, 1 Querns Lane, Cirencester, Glos GL7 1RL
Tel: 01285 642428
Email: info@theconservationstudio.co.uk
Website: www.theconservationstudio.co.uk

CONTENTS		Page
1	Introduction	1
1.1	The Betley Conservation Area	1
1.2	Summary of key characteristics and issues	1
1.3	The planning policy context	3
1.4	The local policy framework	3
1.5	Community involvement	4
2	Location and landscape setting	5
2.1	Location and activities	5
2.2	Topography and geology	5
2.3	Relationship of the conservation area to its surroundings	6
2.4	Biodiversity	6
3	Historic development and archaeology	7
3.1	Historic development	7
3.2	Archaeology	10
4	Spatial analysis	11
4.1	Layout and street pattern	11
4.2	Open spaces, trees and landscape	12
4.3	Focal points, focal buildings, views and vistas	12
4.4	Boundaries	13
4.5	Public realm	15
5	The buildings of the conservation area	16
5.1	Building types	16
5.2	Listed buildings	16
5.3	Locally listed buildings	19
5.4	Positive buildings	19
5.5	Building styles, materials and colours	20
6	Character areas	23
6.1	Introduction to the Character Areas	23
	<ul style="list-style-type: none"> • 1 The southern approaches and Betley Court • 2 The village centre and St Margaret's Church • 3 Betley Hall, fields and lakes • 4 The northern approaches and Betley Old Hall 	23 23 23 23
6.2	Character Areas	23
7	Issues	26
7.1	Summary of Issues	26

APPENDICES

Appendix 1	Local Plan policies	27
Appendix 2	Townscape Appraisal map	28
Appendix 3	Bibliography	29
Appendix 4	Contact details	30

I INTRODUCTION

I.1 The Betley Conservation Area

The rural parish of Betley is located some nine kilometres to the north-west of Newcastle-under-Lyme in Staffordshire. The conservation area lies along the line of the A531 and covers the central core of the village and some of the landscape setting, mainly to the north-east and south. The principal street (Main Road) is lined with varied houses and cottages, most of them listed, creating a high quality, attractive environment. Beyond the edges of the village are gently undulating hills with lakes and areas of woodland punctuating the landscape. Agriculture was the principal occupation until the 20th century, although the prosperity of the village was also affected by the industrial developments which took place in and around Newcastle in the 18th, 19th and 20th centuries. In the 1930s it is recorded that up to 20 coalminers lived in the village, walking four kilometres to the Leycett Pits via Cooksgate and Adderley Green every day.

The settlement is mentioned in the Domesday survey of 1086 and in 1227 the settlement was granted a charter to hold a market. The parish church of St Margaret (listed grade I) dates to the 15th century with later additions. By the 16th century Betley was thriving, and new buildings were being added to the village. However, the development of Betley was closely allied to the growth of two competing estates – the Betley Court Estate, owned by the Fletcher-Tremblows until the 1970s; and the Tollet Estate, based on Betley Old Hall and Betley New Hall, which was broken up in the 1920s. These estates added landscaped parkland, prestigious Pleasure Gardens and new lakes around the village, many of which remain and provide an attractive setting to the conservation area. A special feature of the conservation area is the survival of a number of well detailed estate houses and cottages, built by the Fletcher-Tremblows in the late 19th and early 20th centuries.

Today, Betley is primarily a residential village with the usual facilities – a church, a primary school, a village hall, a Reading Room, a village shop and Post Office, a veterinary surgery and a public house. Well supported cricket and football clubs lie within the conservation area. On the southern edge of the village, Betley Court Farm provides a link to the surrounding countryside and is a reminder of Betley's agricultural past.



St Margaret's Church

At the other end of the village, the former Model Farm buildings associated with Betley Old Hall stand empty and nearly derelict despite their grade II* listing.

Betley is an affluent village and property prices reflect its many attractions. This has led to pressure for new housing, sometimes to the detriment of the historic environment. Chamberlain Court, for instance, is a densely developed mews which would be more in keeping with an urban setting. The greatest threat to the conservation area is therefore from inappropriate, mainly backland development which could incrementally destroy the historic form of development and the special character of the rural conservation area.

I.2 Summary of key characteristics and issues

This **Character Appraisal** concludes that the key positive characteristics of the Betley Conservation Area are:

- Attractive setting in undulating countryside with notable views across fields and historic parkland;
- The many ponds, streams and meres in and around Betley;

- Areas of dense woodland and fields infiltrate the village and provide strong links to the adjoining countryside;
- An avenue of lime trees marks the southern entrance from Wrinehill;
- Main Road retains a large number of varied listed buildings, mostly in residential uses, providing a mostly cohesive streetscape to either side of the road;
- Buildings have varied scales from modest timber-framed cottages to prestigious village houses built of brick;
- St Margaret's Church (grade I) dates to the 15th century, and is built from local red sandstone and timber-framing;
- Betley Old Hall (grade II*) marks the northern entrance to the village and is also 15th century, with striking elevations of timber framing and plastered panels;
- Betley Court (Grade II*) is located further south and with its entrance gates, walls and former stables, forms the most notable building in the village;
- Mainly residential uses apart from the Reading Room, the Village Shop and Post Office, the Swan Public House, Betley Court Farm and the village cricket and football pitches (the active Village Hall lies just outside the conservation area boundary);
- Varied materials including local sandstone, limestone, red and blue brick, and timber framing;
- Use of red brick with blue/black brick in chequer pattern, such as Bowhill Farmhouse;
- Many examples of the use of blue/black roof tiles, scalloped or plain, the occasional use of natural slate, and one thatched property.

This Character Appraisal confirms that the key Issues in Betley are:

Spatial:

- Protection of the landscape setting around Betley;
- Protection of the rural qualities of the conservation area, including the trees;
- The loss of gardens and other open green spaces to new housing development in the past (e.g. Chamberlain Court and Court Walk) and the continued pressure for more backland development;



The rural setting to Betley



Varied building materials in Betley

- Busy and fast moving traffic through the village (despite a 30 mph speed limit).

Buildings:

- Many examples of visible satellite dishes;
- The occasional loss of front gardens for car parking;
- Use of modern materials on historic buildings, such as uPVC windows;

- Poor condition of the Model Farm buildings next to Betley Old Hall;
- Poor condition of some of the farm buildings at Betley Court Farm;
- A listed building review is urgently required, along with suggestions for a Local List.

Conservation area boundary:

- Some amendments to the conservation area boundary are required.

1.3 The planning policy context

The Betley Centre Conservation Area was designated in 1970. Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Betley Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Guidance on conservation area appraisals* (August 2005) and *Guidance on the management of conservation areas* (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15).

This document therefore seeks to:

- Define the special interest of the Betley Conservation Area and identify the issues which threaten the special qualities of the conservation

area (in the form of the *Character Appraisal*);

- Provide recommendations and guidance to prevent future harm to the conservation area, as well as setting out suggestions for specific local enhancements (in the form of the *Management Proposals*).

These documents will therefore provide a firm basis on which applications for development within the Betley Conservation Area can be assessed. The omission of any particular feature in either the *Character Appraisal* or the *Management Proposals* does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

1.4 The local policy framework

This *Character Appraisal*, with its associated *Management Proposals*, should be read in conjunction with the wider development plan policy framework as set out in the following documents:

- The West Midlands Regional Spatial Strategy;
- The Staffordshire and Stoke on Trent Structure Plan 1996-2011 (adopted March 2001);
- The Minerals Local Plan (adopted December 1999);
- The Local Waste Plan (adopted February 2002);
- The Newcastle-under-Lyme Local Plan 2011 (adopted October 2003).

The last four documents will shortly be replaced by the new *Local Development Framework* (LDF). This new planning system was established by the *Planning and Compulsory Purchase Act 2004*, which abolishes Structure and Local Plans and replaces them with *Local Development Documents*. Policies in the Structure Plan and the Local Plan remained in force until September 2007, although some might be 'saved' into the new LDF. More information about this important change to the planning system can be found on the Borough Council's website: www.newcastle-staffs.gov.uk.

In the Local Plan Betley is shown in an inset map. This confirms the following designations:

- A conservation area covers the village centre and

more open land to the north-east and south;

- The built-up part of the village (excluding Betley Court and its associated buildings) is defined by a Village Envelope boundary; beyond this, all of the land is Green Belt, controlled by Policy S3;
- Land to the north and south-east of Betley is identified as an Area of Landscape Enhancement (Policies S3 and N20); other Green Belt land is identified as an Area of Active Landscape Conservation (Policy N18);
- An SSSI and Ramsar Site lie around Betley Mere to the south-west of the village, and an SSSI, Black Firs, lies to the north of the village – both lie beyond the conservation area boundary.

A summary of the most relevant policies is included at Appendix I.

A Parish Plan for Betley, Balterley and Wrinehill was published in May 2005 following extensive public consultation. This looked particularly at the following issues: Environment; Traffic; Healthcare; Policing; Fire and ambulance service; Leisure activities; Education; Transport; Refuse; Economic activity; and Planning. A number of recommendations for future action are made in the Plan, some of which are also discussed in this appraisal.

1.5 Community involvement

Before writing this document, the views of local stakeholders on the particular issues facing the conservation area were sought via letter or email. These comments were integrated into the first draft of the Character Appraisal and Management Proposals which was discussed at a public meeting at Betley Village Hall on 7th January 2008. Following this meeting, the documents were put on the Council's website for six weeks until the end of March 2008, after which a Statement of Public Consultations was prepared and the documents amended. The final draft of the document was approved by Newcastle-under-Lyme Borough Council as Supplementary Planning Guidance on 29th July 2008.

2 LOCATION AND LANDSCAPE SETTING

2.1 Location and activities

Betley lies in approximately nine kilometres to the west of Newcastle-under-Lyme, on the A531 which connects Newcastle to Crewe. Crewe and Nantwich, on the flatter Cheshire Plain, are located about nine kilometres to the north-west of Betley. Although Betley forms part of the Borough of Newcastle-under-Lyme, its rural setting ensures that it does not form part of North Staffordshire Conurbation, which encompasses Newcastle and the adjoining City of Stoke. Betley is close to, but not affected by, the M6 motorway, which connects Birmingham to Manchester and which passes some three kilometres to the east of the village. The University of Keele is just five kilometres away, and is also located on the A531.

Betley is primarily a residential village and because of the proximity of the university, some of the inhabitants work there. There is one church (St Margaret's), a former Methodist Chapel, a primary school, a public house (The Swan) a village shop and Post Office, a reading room, a veterinary surgery and a village hall. Well supported cricket and football clubs have grounds within the conservation area on the south-eastern edge of the village. Betley Court Farm, on the southern entrance to the village, is still a working farm although there has also been some diversification into non-agricultural uses (Betley Stable Designs).

2.2 Topography and geology

The landscape of Betley is dominated by undulating low mounds and large fields, punctuated by areas of mature woodland and mainly man-made lakes and natural meres. An east-facing escarpment at Heighley and Knowl Bank to the east of Betley is followed by a dip slope facing westwards, which culminates in a spring line and a sandy spit of land on which the main road (the A531) runs. Eventually the ground drops down to a small stream which runs roughly parallel to the main road, from Betley Old Hall into Betley Mere. This slope is most noticeable down Common Lane, where the land falls towards a bridge before rising again towards Betley Common. The creation of the artificial lakes in what were once the grounds of Betley New Hall is another valuable feature of the local landscape.



Areas of woodland surround Betley



The village school in Betley



Local sandstone is used for boundary walls

The underlying geology comprises hard sandstone bedrock (of the Chester Pebble Bed Formation) which has been quarried for building stone at Heighley and Knowl Bank. Closer to the village, a progressively thicker cover of glacial clays and sands is evident. The heavy boulder clays provide a suitable soil for cattle or sheep grazing, the clay supporting healthy grass as it is carbonate-rich, alkaline and moisture retentive. By contrast, the lighter sandier soils are more suitable for the growth of rotated cereal crops such as wheat. Some of the many depressions and ponds on the higher ground represent marl pits from which farmers once dug clay which contained broken or half dissolved marine shells. This was spread on the adjoining sandy fields to counteract both acidity and a loss of moisture, both of which helped with the growing of arable crops.

The A531 follows a roughly north-south spit of dry post-glacial sand which overlies Mercian mudstones and rock-salt formation. Swamps and meres lie to the west, where wet clays are more common. Betley Mere probably developed in a 'salt solution hollow'. These lighter and sandier soils contain deposits of peat which formerly provided excellent conditions for market gardening and allotments. Another local feature, which undoubtedly promoted early settlement, was the ample supply of fresh water, which lay at a shallow depth below the whole of the village. This so-called ground water emanates from springs where the clay is embedded with the sand, and the firepond at Betley Court may have its origins in such a source. Until the 1930s virtually every house in Betley had its own well and pump which was driven straight through the sand or clay to the underlying water-bearing strata.

2.3 Relationship of the conservation area to its surroundings

Betley lies within a rural landscape with gently undulating hills which occasionally provide long views across fields out of the village. The mainly linear conservation area is surrounded by these fields and areas of woodland, with the two large lakes – one behind Betley Hall gardens, and one to the south-east of Betley Court Farm (Betley Mere). Public footpaths provide access to this landscape and are well used.



Undulating ground to the northern entrance to Betley



View from Betley Court Farm towards Betley Mere

Along the A531, Wrinehill is another small village to the south of Betley, and to the north, lies Balterley Heath.

2.4 Biodiversity

There are no special designations for the natural environment in the conservation area, but of special note is the designation of Betley Mere as an SSSI and a Ramsar Site. This confirms the special interest of the Mere and the surrounding land. The continued protection of the ancient landscape, trees and other natural features around Betley was a major issue in the Parish Plan

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

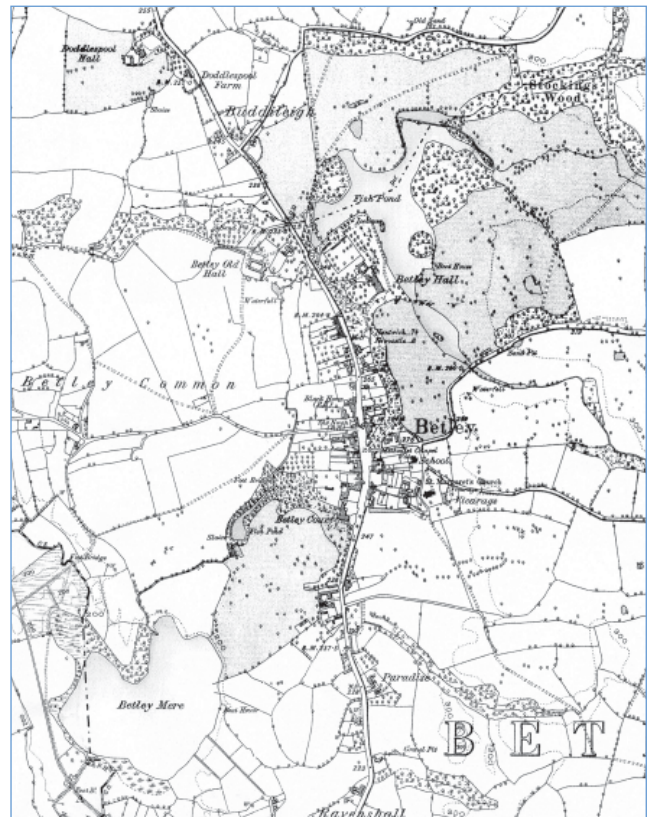
3.1 Historic development

Betley is mentioned in the Domesday Survey of 1086, and a market charter was granted by Henry III to Henry of Audley in 1227, allowing the holding of a weekly market and a fair every year on the feast of St Margaret, the 20th July. Regular markets were held in Betley until the latter part of the 19th century. A list of burgages (properties) in 1299 confirms that the settlement had been granted borough status, indicating its early expansion. The parish church of St Margaret's (listed grade I) dates to the 15th century but may be on the site of an earlier, possibly 13th century, church. It was altered and extended in 1610 by the Egertons and there were further changes in the 18th and 19th centuries, when it was heavily restored under the supervision of the architects Scott and Moffat. Throughout this early period, Betley was largely under the control of the Egerton family, based in Wrinehill to the south of Betley. An area of ridge and furrow fields, dating to the medieval period, has been identified close to the cricket pitch (see Staffordshire County Council *Historic Environment Record*).

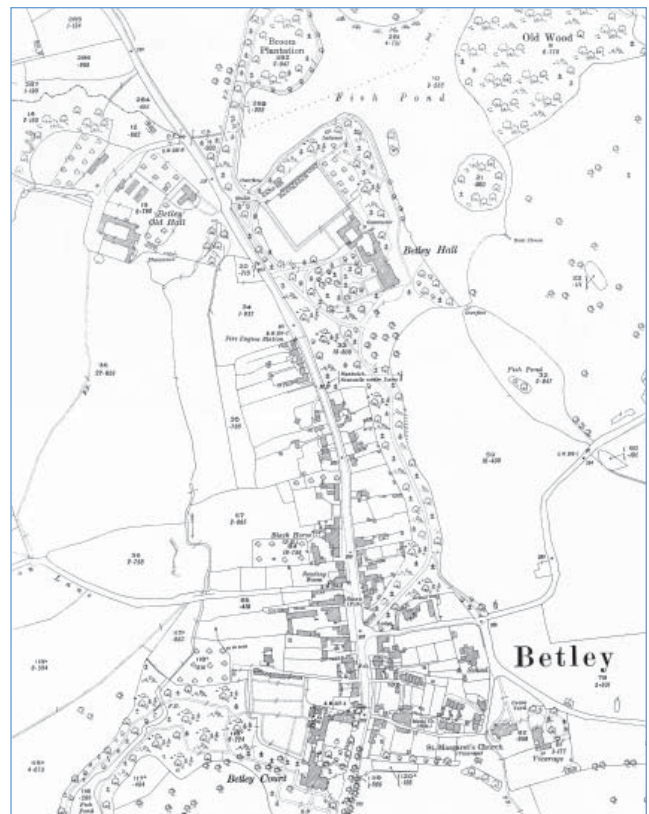
By the 16th century Betley was thriving, and new timber-framed buildings were being added to the village, many of which remain and provide an important constituent to the special character of the conservation area. The village declined somewhat in the mid-17th century but rallied in the 18th century, primarily under the patronage of two local landowners whose families remained in the area until the 20th century. These were the Fletcher-Tremblows of Betley Court, and the Tollett family, who owned Betley Old Hall and who built Betley New Hall in the 1780s. Both families added landscaped parkland, prestigious Pleasure Gardens and new lakes around Betley, much of which survives and provides Betley with an attractive landscape setting.

Betley Court

Betley Court (listed grade II*) dominates the southern approach to Betley. It was built in 1716 for John Craddock with 18th century alterations by George Wilkinson. William Eames was commissioned in 1783 to provide extensive gardens with parterres and water features, linked by newly planted trees. Further alterations were carried out to the house in 1809 by John Nash, and in the late 19th and early 20th century



1889 Map



1925 Map

by William Douglas Caroe for Thomas Fletcher-Tremlow. By this time the Fletcher-Tremlows owned much of the land and buildings in the centre and south of Betley including Betley Court Farm. Many of the late 19th and early 20th century cottages and houses are marked with Thomas's initials (TFT) and a date, indicating that they form part of his scheme to improve the local housing stock. To achieve this, he employed the architect Robert Griffiths of Stafford to design a number of cottages and larger properties, most of which are now listed, using a distinctive pallet of red and blue brick with robust Victorian details. The effect of Fletcher-Tremlow's enterprise was to produce something akin to a 'model' village, with new, purpose-built cottages and houses blending in with the existing, older properties, some which he also converted and upgraded to provide improved housing.

His son, Charles (Royds) Fletcher-Tremlow (1901-1976) and his wife Evelyn (founder of the WI) also lived at Betley Court. When they died the land and buildings were left to a Trust and Betley Court fell into disrepair. In the 1980s Betley Court was rescued from ravages of dry rot, and new houses were allowed in the back garden (Court Walk). The courtyard stables were sub-divided, and the various properties including the Fletcher-Tremlow estate houses and cottages along Main Road went into separate ownerships.

Betley Old Hall and Betley New Hall

Betley Old Hall (listed grade II*) dates to the mid-15th century, and was owned at this time by the Egertons of Wrinehill. In the late 15th century William Egerton and his wife Joan moved into the house and he and his son (another William) subsequently extended the estate, acquiring the rights to the Manor of Betley from the Earl of Bath in 1547 for £106. In 1576 his successor Ralph married Frances the daughter of Sir Ralph Egerton of Wrinehill, combining the two estates. Their son Randle was an active Royalist and became an MP after the Civil War of the mid-17th century. In 1610 he paid for the restoration and improvement of St Margaret's Church when his father, Ralph Egerton, died

In 1716 Betley Old Hall and its associated lands were sold to George Tollet, and he and his heirs continued to buy up land around Betley until the 1850s. In 1783,



Betley Court



House to south of Brook Cottage with initials 'TFT 1885'



Another Fletcher-Tremlow cottage marked 'TFT 1880'

as a mark of their increased status, they built a new house (Betley New Hall) on land to the east of the Main Road, providing large Pleasure Gardens which were developed around the house and the existing fish ponds to the north and east. A large walled garden was developed for growing produce to the north-west of the house, and parts of the walls still remain in Betley Hall Gardens. Betley New Hall was often visited by Florence Nightingale, who describes her enjoyment of rowing on the lake in letters to her friends.

George Tollet IV (1767-1855) was interested in agricultural methods and the improvement of the working classes. In the early 19th century he built a new “Model Farm” next to Betley Old Hall, and he paid for the construction of a Village Reading Room and Savings Bank in Main Road in 1809, used for a while as a village school. He also donated the land for a new, larger school, (the present building) which was built next to the church in 1853.

In the mid-19th century the Tollet’s estate was sold to three separate owners including Colonel J A MacDonald. In 1923 Lady Macdonald, the Colonel’s widow, died and in 1925 the estate was put up for sale and the land and buildings disposed of to a variety of separate owners. Ribbon development along the north-west side of Main Road followed in the late 1920s and 1930s as parts of the agricultural land were incrementally developed, and there was a further subdivision of the estate in 1947, when the executors of Hugh Woolf sold Betley New Hall. After this date, Betley New Hall, its stables and the former lodge facing the junction of Church Lane and Main Road, were incrementally demolished. In the mid 1970s the land was finally sold and the site of Betley New Hall developed for new housing (Betley Hall Gardens).

20th century onwards

During the 20th century Betley changed into a largely residential village with few residents involved in local industries or agriculture. In the 1930s and 1950s the coal mines and other industries around Madeley incrementally closed and fewer men were required for farming. The railway line to Betley Halt Station was also closed in the cuts of the 1950s. The character of the village changed and most residents worked further from the village, facilitated by the growth in car



Betley Old Hall



Betley Old Hall Model Farm



Plaque on the Village Reading Room

ownership. First parts of the East Lawns Estate were built in the 1950s, and further residential development took place between the 1960s -1990s, such as East Lawns and Ladygates.



Firm planning policies protect the countryside around the Betley Conservation Area

The Betley Conservation Area was designated in 1970, and the boundary was particularly drawn to include some of the former Pleasure Grounds of Betley New Hall and the gardens and ponds of Betley Court. In 1981 The Wild Life and Countryside Act established the North Staffordshire Green Belt around Betley, protecting the fields and woodland from further development. With the support of the local community, a Parish Plan for Betley, Balterley and Wrinehill was published in 2005.

3.2 Archaeology

The Stafford Historic Environment Record (HER) confirms, amongst other items, the following:

- A Neolithic or Bronze Age axe hammer was found on the Betley Hall Estate;
- Betley New Hall lakes were in existence by 1775, and may be early fishponds;
- Ridge and furrow earthworks have been identified from aerial survey to the south-east of Betley.

However, no thorough archaeological survey of the village has been undertaken, and much remains to be explained and recorded.

There are no records of any Roman occupation in the Betley area but the line of the A500 some four kilometres to the north of Betley largely follows the line of the Via Debana, which linked Derby to the salt mines of Cheshire. There was a Roman garrison at Chesterton to the north-west of Newcastle, where evidence of an early pottery industry has been identified. However, this was abandoned when the Romans retreated.

4 SPATIAL ANALYSIS

4.1 Layout and street pattern

The Betley Conservation Area is linear in form and principally lies to either side of the Main Road (the A531) which follows a north-south orientation. Church Lane leads off Main Road, connecting to the village school, St Margaret's Church, and mainly Post-War housing. Common Lane also leads off Main Road, but contains no historic buildings. The boundary of the conservation area curves around the back of some of the properties on the east side of Main Road, following the former line of the entrance drive to Betley Court, now partly lying beneath Ladygates.

Main Road is more rural in character on the northern and southern approaches, leading into the village centre where the buildings are more concentrated. Here, the road is wide, suggesting the existence of a medieval market place. In 1971 a small village green was created out of the former entrance to Betley New Hall at the junction of Main Road with Church Lane, which provides an important focal open space for the village. Lime View creates a pinch point where the road bends slightly before entering the most built-up part of the village from the south. Of interest is the way in which the very distinctive Fletcher-Tremlow brick boundary walls, which face Main Road, define the space and add a very strong sense of local distinctiveness. To the west, the walled gardens, largely created by Fletcher-Tremlow, are an important spatial feature, although only glimpsed from the public street. Also notable is the role played by Betley Court in the south, and Betley Old Hall in the north, in defining the beginning of the village from each direction.

Around St Margaret's Church is a large churchyard with a more recent graveyard on the opposite side of the lane. This provides green open space which links to the surrounding fields, especially to the south of the church which sits on a slight hillock.

Of special note are the fields between Betley Court Farm (within the conservation area) and the fields around Betley Old Hall and to the east of Main Road, opposite the hall (currently outside the conservation area). These open green spaces help to reinforce the rural qualities of Betley before the more built-up village centre is reached.



Main Road, Betley, looking north



St Margaret's Churchyard



Betley Village Green

4.2 Open spaces, trees and landscape

Betley is a rural conservation area with little planned open space, relying instead on the fields and woodland which surround the village for recreation and leisure purposes. The only public open space in Betley is the village green, at the junction of Main Road and Church Lane, which is attractively planted and provided with public seating. Otherwise, the churchyard and adjoining more modern graveyard both provide some “green” open space although not totally public. The school sports pitch and the land owned by the Parish Council off Common Lane are also green open spaces, although the latter is currently closed due to contamination. Some allotments, established by Fletcher-Tremlow in the late 19th century, are still in use as such to the west of Main Road, close to Betley Court, but most have been subsumed within private gardens.



Trees surround Betley Court

Trees play an important part in defining boundaries and shaping views. Substantial stands of trees can be seen around Betley New Hall lakes and at the back of properties on the east side of Main Road (Bank House to Bow End House) where they define the former access road to Betley New Hall. Trees are also important along the line of the stream which junctions with Common Lane, and to the south of the field next to Brooklands. A fine avenue of trees also marks the southern entrance to the village, presumably planted by the Fletchers-Tremlovs in the late 19th century. Suggestions for the management of trees in and around the conservation area are included in the Management Proposals, building on recommendations already made in the Parish Plan.

The landscape around Betley retains reminders of the medieval period (ridge and furrow fields) as well as features associated with the creation of Pleasure Gardens for both Betley Court and Betley New Hall in the late 18th and 19th centuries. Most of these lie within the conservation area, but outside the Village Envelope (and therefore in the Green Belt) which ensures their protection. Suggestions for their continued preservation and enhancement are included in the Management Proposals.

4.3 Focal points, focal buildings, views and vistas

Focal points and focal buildings

The linear form of the conservation area, and its incremental growth over many centuries, has meant that there are no “planned” focal points, as found in Georgian or Victorian cities, for instance. However, the relatively modern village green is a significant open space and its central location means that it does provide the village with a focal point.



The Swan viewed across the green

Because of the organic growth of the village, there is a wide variety of buildings of varying ages, designs, and materials, which also vary in their status within the settlement. The most important, and therefore the most “focal”, are St Margaret’s Church, the village school and the two main village houses: Betley Court and Betley Old Hall. Of less significance are the Swan Public House, on the corner of Common Lane, and Bow End House, which is particularly visible on

entering the village from the north. Other buildings tend to form part of the cohesive whole which makes up the conservation area, rather than standing out individually. The focal buildings are all marked on the Townscape Appraisal map.



St Margaret's Church is an important focal point

Views and vistas

Betley is surrounded by attractive countryside which is accessed by a number of footpaths which allow views into and out of the village, sometimes across water. The undulating topography also provides particularly attractive views to and from St Margaret's Church and from the cricket ground in all directions. More notable views can be seen through the buildings of Betley Court Farm, from the Model Farm at Betley Old Hall, and across the field to the north-east of Betley Old Hall. The most important views are marked on the Townscape Appraisal map.



View from the Main Road to St Margaret's Church tower

4.4 Boundaries

There is a variety of boundaries in the conservation area, both natural and man-made. For the natural boundaries, trees, hedges and other planting are all common. For the man-made, the materials are very varied: sandstone blocks; wrought or cast iron railings; or blue and red brick walls of various heights. In the centre of the village, the small front gardens are mainly defined by low brick walls with blue copings, formerly topped by cast iron railings many of which were removed in World War II. Also of note is the use of other materials, such as low timber palisade fencing with planting, which provides less sense of containment than further to the north or south where property owners have often built high brick walls to give them greater privacy and to protect them from traffic noise. Outside the Reading Room, the wide pavement has been defined by planters which help to protect from illegal car parking.

Natural boundaries:

- Clipped hedges to entrance of Betley Hall Gardens;
- Clipped beech hedge above stone wall facing Main Road outside nos. 1-5 Betley Hall Gardens;
- Clipped hedge outside Ravenscourt Farm or outside Coachmans Cottage;
- Informal hedging along Church Lane, above a low stone wall;



Church Lane

- Informal hedging along the front boundaries to properties in Common Lane.

For the man-made, there are a number of different materials and details:

Stone walling:

- Red sandstone (e.g. former entrance to Betley New Hall; St Margaret's Church)
- Creamy sandstone, usually laid without mortar (e.g. wall outside White Cottage and along the northern end of Main Road and in The Butts – some of which are 20th century)

Metal railings:

- Modern curved top steel railings, painted green (Betley Primary School);
- Modern but well detailed black painted cast iron railings with gold painted heads to St Margaret's Church;
- Wrought iron 19th century "estate" railings, sometimes with a chain upper rail (e.g. boundary to field on east side of Main Road, opposite Betley Court; railings to side of field to north-east of Betley Old Hall); these can be left a natural colour or painted white;
- High quality 18th century wrought iron gates and plain cast iron railings outside Betley Court.

Brick walls:

- 19th century red brick wall with blue brick coping (e.g. outside the former stables to Betley Court; outside the Fletcher-Tremlow estate houses and cottages in Main Road close to Betley Court);
- 18th or early 19th century wall built from blue and red brick in a chequer pattern with a stone coping and substantial brick gate piers with moulded copings and terracotta ball finials, as seen outside Betley Court;
- A substantial brick wall with plain stone coping behind the Telephone Exchange – this was the boundary wall to Betley New Hall;
- 18th and 19th century walls around the former Betley Court Walled garden, including the gate piers.



Sandstone walls in Main Road



Estate railings opposite Betley Court



Betley Court boundary walls and railings

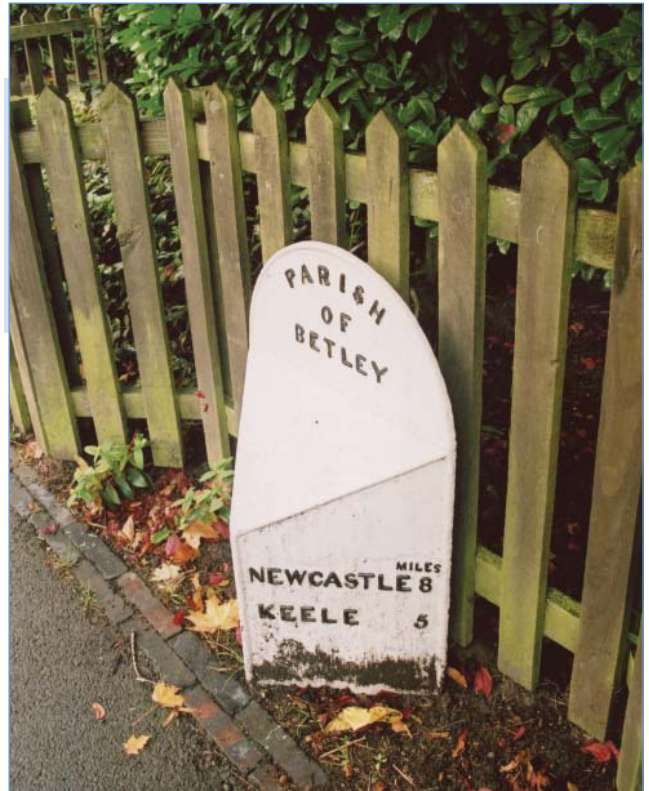
4.5 Public realm

There are few examples of historic features in the streets or lanes of Betley, which is probably not surprising considering the rural, unplanned qualities of the conservation area. A short row of Staffordshire blue criss-cross paviors next to the Reading Room is defined by a line of the same paviors laid on edge. Occasionally, such as in Church Lane, there are good examples of 19th century cast iron gutter plates with curved grilles. Low wooden planters define the pavements in places along Main Road, which are mainly covered in black tarmacadam with concrete kerbs. There is an occasional black bollard, such as the ones defining the entrance to Chamberlain Court. A 19th century cast iron milestone outside Whitegates on the west side of Main Road is listed.



Staffordshire blue brick paviors next to the Reading Room

Street lighting is provided by modern tall steel standards painted grey, although there are some traditional cast iron lights in the churchyard. Overhead cables and timber telegraph poles occasionally intrude in views. Other wise, the street furniture materials are all modern.



Listed Milestone outside Whitegates on Main Road

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

The Betley Conservation Area provides a variety of historic buildings, mainly in residential uses apart from the church, school, Reading Room, veterinary surgery (in a converted barn) and farm buildings associated with Betley Court Farm and Betley Old Hall Model Farm. The residential properties vary in terms of size and status from the most prestigious houses (Betley Court and Betley Old Hall) to a variety of two or three bay timber-framed cottages, mainly dating to the 17th century (e.g. The Steps and Five Steps). In addition, there are a number of large village houses, built from red brick (sometimes with blue headers) and usually dating to the late 18th or 19th centuries. The estate cottages and larger houses built by Thomas Fletcher-Tremlow in the late 19th century are another variation.

5.2 Listed buildings

There are approximately 33 listed buildings or structures in the conservation area, of which one (St Margaret's Church) is listed grade I, and three (Betley Court, Betley Old Hall, and the Betley Old Hall Model Farm) are listed grade II*. The rest are all listed grade II. Most of the entries relate to buildings, but several include boundary walls and three relate to historic features – a K6 telephone kiosk outside Black Horse Cottage; a cast iron milestone outside Whitegates on the west side of Main Road; and a bridge and weir over Betley Hall lake. Of note is the variety of the many listed buildings along Main Road and the mixture of brick and timber-framing which surprisingly provides a cohesive appearance despite the variations in colour, design and form. This cohesiveness is reinforced by the brick buildings of the late 19th century which were built by Thomas Fletcher-Tremlow close to Betley Court.

St Margaret's Church (grade I)

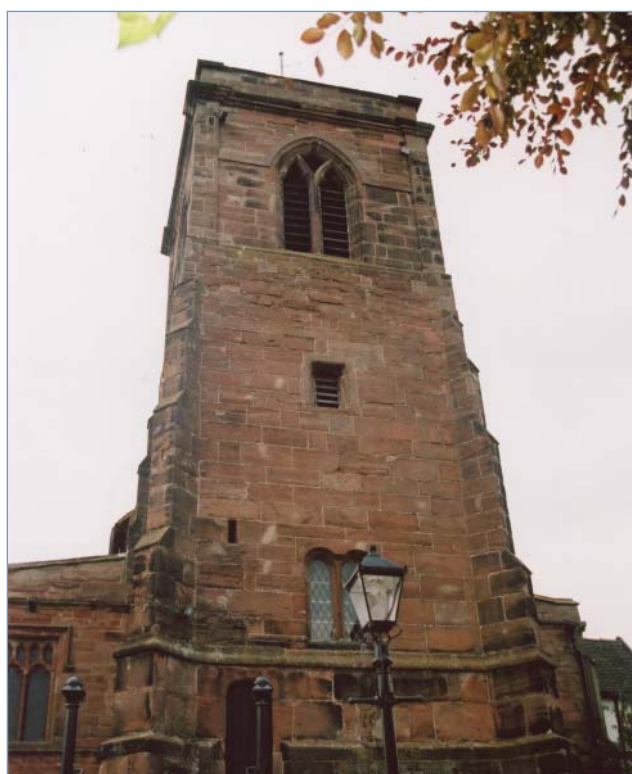
St Margaret's Church dates to the 15th century with alterations of the early 17th century and 18th century. It was extensively restored by Scott and Moffat in 1842. Of note is the mixture of timber-framing and red sandstone blocks for the walls. The interior contains a monument to Ralph Egerton, who died in 1610, and



The Steps and Five Steps, Main Road



K6 Telephone Kiosk outside Black Horse Cottage



St Margaret's Church

another monument to George and Elizabeth Tollet, dated 1768.

Betley Court (grade II*)

Betley Court was built in 1716 for John Craddock with later additions by George Wilkinson and John Nash (in 1809). William Douglas Caroe carried out further alterations in the late 19th century and early 20th century for the Fletcher-Tremlovs. This has provided a symmetrical frontage facing Main Road, mainly Georgian in character with flanking wings of differing styles. Of note is the use of red brick with blue headers (reflected in the boundary walls) and the slate roof laid in decreasing courses. The wrought iron gates, railings and brick gate piers are also listed and provide an appropriately “grand” setting for the building, which sits back from the road with a sweeping in and out drive. The adjoining stables, now converted into two separate dwellings, is listed grade II and retains a focal clock



Betley Court - former stables

Betley Old Hall (grade II*)

Betley Old hall is more typically vernacular in form and appearance, being built as a farmhouse from black painted timber framing with white infill panels. The roof is steeply pitched and covered in clay tiles. Facing the road is a substantial, white painted chimney stack. The building dates to the 15th century and although extended is modestly sized in comparison to Betley Court, which no doubt encouraged the Tolletts to build their much larger house (Betley New Hall) in 1783.



Model Farm, Betley Old Hall

Model Farm, Betley Old Hall farm (grade II*)

The Model Farm was built for George Tollet IV (1767-1855) in the early 19th century from the local red brick. The buildings are mainly arranged around a square farmyard and include cowsheds, cartsheds, a granary, stables and a mill. The buildings are currently empty, in poor condition and require urgent attention.



Ravenshall Barn is now a house

Farmhouses

Ravenshall Farmhouse on the southern approaches into the conservation area appears to contain a 15th century cruck timber-frame although this has been

subsumed within alterations of the 18th and 19th century, with a brick outer skin. The adjoining brick barn is a good example of a late 18th century brick barn although it has now been converted into a house.

Timber framed cottages

Betley is notable for its simple, 17th century 'black and white' timber framed cottages. Some, such as The Steps and the adjacent Five Steps, face the street. Others, such as the cottage in the square opposite Church Lane, and Rose Cottage, both lie at right angles to the street with a gable to the front. All have chunky timber framing and simple clay tiled steeply pitched roofs, often with substantial brick stacks. There are also a number of brick cottages, sometimes only one and a half storeys high which appear to be timber framed but have been refronted in brick. An example is Laburnum Cottage (which is listed grade II) but there are other unlisted cottages (such as Byrne Cottage and Ivy Cottage, next to the Reading Room) where further investigation would be helpful.

Village houses

Betley retains a number of 18th and 19th century listed houses which are built from brick, the most prestigious of which is Bowhill House, next to The Swan Public House. This three storey building is six bays wide with sash windows and a well detailed Georgian doorcase. The red brickwork with blue headers, arranged in a chequer pattern, is particularly distinctive. Next door, the public house is also three storeys high but has a more vernacular character with three light casements windows and much lower floor to ceiling heights. On the east side of Main Road, Tower View and Bank House are also built from red brick with simple Georgian facades and plain tiled roofs.

Estate houses and cottages

There are a number of listed estate cottages or houses, built by Thomas Fletcher-Tremlow. These are Lime View (1880); Abraham's House and Rose View (1879); Fir Tree Cottage (late 18th century remodelled in late 19th century) and The Old Post Office (an early/mid-18th century building which was adapted in c1880). These are two or three storeys high, built from red brick with blue brick dressings, and varied roof shapes



This listed timber framed cottage lies at right angles to Main Road



Byrne Cottage and Ivy Cottage



Bowhill Houses

including substantial decorative chimney stacks. Betley Court Farmhouse is very similar but is surprisingly not listed.

5.3 Locally Listed buildings

There are currently no 'Locally Listed' buildings in the Betley Conservation Area. This is a major issue which is addressed in the *Management Proposals*.

5.4 Positive buildings

In addition to the listed buildings, a large number of unlisted buildings have been identified on the Townscape Appraisal map as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. Examples include:

- Chines Cottages in Main Road – a pair of symmetrical late 19th century cottages built from brick;
- Betley Court Farmhouse (marked TFT 1889) and associated barns and stables;
- Grindley House and Grindley Cottage, Church Lane – the original vicarage which despite its 19th century appearance may be earlier (further investigation needed);
- The Reading Room – dating to 1809;
- Cottages along main Road to the north of the Reading Room including Newlands.

Government guidance in PPG15 'Planning and the historic environment' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (paragraph 4.27). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. Again, further information is provided in the *Management Proposals*.



Listed Fletcher-Tremlow Houses in Main Road



Grindley House and Grindley Cottage, Church Lane

5.5 Building styles, details, materials and colours

Building styles

There is a variety of building styles within the conservation area but most of the buildings have a domestic scale as they were built for residential uses. The exceptions are St Margaret's Church, the village school, and the various agricultural buildings (some of them now converted) scattered throughout the conservation area. However, four styles could be said to predominate, according to age and materials used:

Timber-framing:

These date to the 15th to the 17th century. The most prestigious is Betley Old Hall but there are also a number of very modest cottages, such as The Barn. The timber framing in Betley Old Hall is close studded as a mark of ostentation, but for the more modest buildings, the framing is usually square, using just as much material as is needed to make the structure safe. The modest spans achieved by this form of construction provide cellular buildings, usually no more than 4 or maybe five metres wide or deep. Roofs are steeply pitched and presumably once were thatched although there is now only one example of a thatched cottage in the conservation area (Five Steps). These early buildings were built either facing the street or end on, so presenting a gable to the street (e.g. Five Steppes). Eaves heights are low, with substantial brick stacks usually positioned on the ridge.

Brick village houses:

These include Beech Wood, Bowhill Farmhouse and Bow End House. Red brick, sometimes with blue headers, provides a pleasant contrast. These buildings display Georgian details of the late 18th and early 19th centuries, so in some ways they are much less "vernacular" than the timber-framed cottages which are more locally distinctive.

Estate Houses:

These are also built from brick but use Staffordshire blue bricks to create details and embellishments. This provides them with a more distinctive appearance, reinforced by the use of similar window details, front doors, date plaques, name plates and boundary details.



Timber framed cottage in Main Road (Rose Cottage)



Brick house in Main Road (Bank House)



Estate houses in Main Road marked 'TFT 1879'

19th century brick cottages:

There are a number of these cottages in the conservation area which are similar in scale to the 17th century timber-framed examples, often being only one and a half storeys high. Most of them are not listed but could contain earlier buildings which have been refaced. Further investigations would be helpful.

Details

Most of the smaller houses in Betley have cottage-style details such as casement windows, planked front doors, low eaves, thick brick chimney stacks and steeply pitched tiled roofs, which may once have been thatched. Some, like The Steps, have exposed timber framing in the gable end, with painted brick elevations. The more prestigious “Georgian” houses have much taller floor to ceiling heights, sash windows, and panelled front doors, some times with elegant porches or door surrounds.

Materials and colours

The abundant supplies of local timber and clay and the varied underlying geology have provided Betley with a wide variety of different building materials. Some of the oldest materials are the warm red pebbly sandstones of which Betley (15th century), Barthomley and Audley churches are built, and other examples of this stone can be seen the base walls of some of Betley’s oldest building such as Betley Old Hall and its associated buildings. This may have been quarried from the scarp close to Heighley Castle, and when this building was demolished in the 1640s a great deal of stone was removed and no doubt used for new buildings, or repairs, throughout the district. Sculptured stone at Ravenscourt Farm may come from this source.

A creamy-yellow sandstone of Coal Measure type was also quarried locally, at Madeley Heath. This is used for boundary walls along Main Road, Church Lane, Common Lane and in Wrinehill. A red-stained version of the rock is used for Grindley House next to St Margaret’s Church. In the 20th century, courser gritstones of the Carboniferous Millstone Grits are found in the walls of Kuranda, Rydal Croft and Wender Home on the north-west side of Main Road, which were built in the 1930s. On the other side of the road, the same stone is used as a decorative cladding on



Tudor Cottage, Main Road



‘Cottage style’ details on these properties on Main Road



Georgian details on Beechwood

houses in Betley Hall Gardens and Ladygates. These rocks come from Macclesfield and with Carboniferous Limestone and chert from Derbyshire were used to add interest to Betley houses built between 1950 and 1980.

Otherwise, the earliest buildings in Betley were built using timber-framing (usually oak) with wattle and daub infill panels made from local clay. Betley Old Hall (14th century) is the best surviving example of this, with its black painted close studded exposed framing being very much a local landmark on entering the village from the north. Clay for brick making was also dug from pits around the village, such as in the field to the east of the cricket pitch, and the pit was still being dug close to Bowhill Lane in the 1920s. Despite the variety of colour and size of the bricks used in the buildings of Betley, there is no confirmed source although a “Brick Field”, with adjoining sand pits, is shown on the 1926 map to the west of Betley close to the railway line. It is also known that there was brick making at Madeley Heath and in many other places around the adjoining “Pottery Towns”. The distinctive Staffordshire blue bricks, used for copings, window and door dressings, and other decorative elements, were made from local Etruria Marls which were widely excavated throughout the whole of North Staffordshire.

Glacial sand and gravel for other building purposes was also available locally and was dug from pits, such as the one in Common Lane. Another local feature is provided by blocks of stone known as “erratics” – rounded and heavily scratched glacial boulders, cobbles and pebbles. These were used as a walling material, for surfacing roads (before the advent of tarmacadam) and for defining garden pathways or other edges. The larger boulders, which are too heavy to be moved easily, were used to protect the corners of buildings and gates where they were threatened by heavy carts or wagons. Examples can still be seen at Ravenscourt Farm. A more recent use is to protect grass verges from vehicular overrun.

Betley roofs can be covered in grey slate, imported from Wales, or, more commonly, flat or fishscale clay tiles varying from red to blue, and made locally. Brick chimneys, often topped by a variety of decorative clay chimney pots, are another notable feature throughout the whole conservation area. Five Steps is the only

building still to be thatched, although presumably this would once have been the cheapest and most readily-available roofing material until the development of the clay tile-making industry in the late 18th century.



Examples of the use of scalloped clay tiles in Main Road (Hawthorn Cottage and Tudor House)

6 CHARACTER AREAS

6.1 Introduction to the Character Areas

The Betley Conservation Area divides into four Character Areas according to historical development; street pattern and layout; built form; and uses and activities. These are:

Character Area 1:

Southern approaches – Betley Court Farm and Betley Court;

Character Area 2:

Betley Village Centre;

Character Area 3:

Church Lane and St Margaret's Church;

Character Area 4:

The northern approaches – Betley Old Hall.

The purpose of this section is to assess each Character Area, to briefly summarise its principal *positive* and *negative* features, and from the later to develop a list of the principal 'Issues' which will provide the basis for the Management Proposals.

6.2 Character Areas

This Character Appraisal concludes that the key *positive* and *negative* characteristics of the following Character Areas are:

Character Area 1:

Southern approaches – Betley Court Farm and Betley Court

Key positives:

- Rural character with character reinforced by the two farmhouses;
- Attractive landscape with views to west across open fields towards Betley Mere or to the east towards St Margaret's Church;
- Betley Court Farm is still a working farm with animals in the fields;
- Betley Court Farm retains a number of interesting historic buildings;
- Betley Court (grade II*) is one of Betley's three most important listed buildings;

- Avenue of trees along Main Road;
- Little 20th century development.

Key negatives:

- Fast moving traffic along the A531;
- Front wall to Betley Court Farm needs to be repaired or rebuilt;
- Some of the historic farm buildings at Betley Court Farm require repairs;
- The three houses (The Old Police House, The Estate House and one other) are dated 1885 and have the initials TFT so perhaps should also be listed;
- Betley Court Farmhouse appears to be of the same period but is also not listed;
- Metal estate railings are in need of repair in places;
- Boundary wall to Betley Court requires repairs;
- Court Walk was built in the 1980s in the garden to Betley Court.



Traffic along Main Road



Boundary wall to Betley Court Farm

Character Area 2: Betley Village Centre

Key positives:

- Historic main street lined with listed and “positive” buildings;
- Mixed of black and white timber framed cottages and more substantial brick houses;
- A number of estate cottages built by Thomas Fletcher-Tremlow in the late 19th century – mostly listed;
- The Swan Public House, the Village Shop and the veterinary surgery provide further facilities;
- Village green is well tended and acts as a focal point;
- Rural qualities reinforced by low hedges and planting to front gardens;
- Links to countryside down Common Lane;
- There has been some 20th century frontage development but this has fitted in unobtrusively.

Key negatives:

- Busy and fast moving traffic despite speed limit;
- Black plastic bollards;
- Former wall to Betley New Hall is not listed;



Former wall to Betley New Hall

- Other properties including Chimes Cottages (date plaque “TFT 1880”) are also not listed;
- A certain loss of front gardens for car parking;
- Some unlisted buildings with inappropriate modern windows (e.g. Beech Cottage);



Beech Cottage on right

- Chamberlain Court has a more urban character due to the high density of the development;
- Further new development currently being completed on backland site beyond Ivy Dene;
- Threat to walled gardens to west of Main Street because of further infill development.

Character Area 3: Church Lane and St Margaret’s Church

Key positives:

- Rural qualities of Church Lane, with its narrow width, high hedging, and natural stone walls;
- St Margaret’s Church (grade I) and its churchyard and adjoining graveyard act as a focal point;
- The village school provides a useful local amenity and helps to preserve Betley as a community;
- A variety of unlisted buildings, some of them “positive”;
- Views out to the surrounding countryside;
- The cricket field and the surrounding woodland and ponds.

Key negatives:

- Alterations to the school have not been carried out very sympathetically;



The Village School

- The school does generate traffic at certain times of the day, and also localised car parking problems;
- A few satellite dishes, presumably unauthorised;
- Modern windows and doors in Church Villas, The Butts;



Church Villas

- A certain amount of Post-War development, largely unobtrusive.

Character Area 4: The northern approaches – Betley Old Hall

Key positives:

- More rural character especially beyond Betley Old Hall;

- Fields and woodland very important;
- Betley Old Hall and Model farm, both listed grade II*;
- Views across the landscape from many vantage points.

Key negatives:

- Busy and fast moving traffic;
- Betley Old Hall Model Farm is a grade II* building which is vacant and in urgent need of repair;



Betley Old Hall Model Farm

- A number of features, such as the former boundary walls to Betley New Hall, should be protected by listing or local listing.



Former wall to Betley New Hall covered by Virginia Creeper

7 ISSUES

7.1 Summary of Issues

Spatial:

- Protection of the landscape setting around Betley;
- Protection of the rural qualities of the conservation area, including the trees;
- The loss of gardens and other open green spaces to new housing development in the past (e.g. Chamberlain Court and Court Walk) and the continued pressure for more backland development;
- Busy and fast moving traffic through the village (despite a 30 mph speed limit).

Buildings:

- Many examples of visible satellite dishes;
- The occasional loss of front gardens for car parking;
- Use of modern materials on historic buildings, such as uPVC windows;
- Poor condition of the Model Farm buildings next to Betley Old Hall;
- Poor condition of some of the farm buildings at Betley Court Farm;
- A listed building review is urgently required, along with suggestions for a Local List.

Conservation area boundary:

- Some amendments to the conservation area boundary are required.

APPENDICES

Appendix I Relevant Local Plan policies

The most important conservation area policies are Policies B9 and B10:

Policy B9: Prevention of harm to conservation areas

The Council will resist applications that would harm the special architectural or historic character or appearance of the Conservation Areas.

Policy B10: The requirement to preserve or enhance the character or appearance of a conservation area

Permission will only be granted to construct, alter the external appearance or change the use of any buildings only if its proposed appearance or use will preserve or enhance the character or appearance of a conservation area. This will be achieved by the following criteria being met:

- (i) The form, scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailing respect the characteristics of the buildings in the area.
- (ii) The plot coverage characteristics respect those of the area.
- (iii) Historically significant boundaries contributing to the established pattern of development in the area are retained.
- (iv) Open spaces important to the character or historic value of the area are protected.
- (vi) Trees and other landscape features contributing to the character or appearance of the area are protected.

Other relevant policies are the following:

Policy B11
Policy B12
Policy B13
Policy B14
Policy B15
Policy B16
Policy B17
Policy B18
Policy B20

Appendix 2 TOWNSCAPE ANALYSIS MAP

Appendix 3 BIBLIOGRAPHY

<i>Betley Conservation Area</i>	<i>Report by Staffordshire CC 1970</i>
<i>Betley through the Ages</i>	<i>Anon</i>
<i>The legacy of the Tollet's Estate</i>	<i>Betley Local History Society</i>
<i>Betley, Balterley and Wrinehill Parish Plan</i>	<i>May 2005</i>

Appendix 4 CONTACT DETAILS

For information on planning matters generally in Betley, please contact:

Louise Wallace,
Design and Conservation Officer,
Newcastle-under-Lyme Borough Council
Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire ST5 2AG

Tel: 01782 742408

Email: Louise.Wallace@newcastle-staffs.gov.uk

For information on scheduled monuments and the County-wide Historic Environment Record (HER), please contact:

Suzy Blake
Historic Environment Records Officer
Staffordshire County Council
Development Services Directorate
Riverway
Stafford ST16 3TJ
Tel: 01785 277281
Email: suzy.blake@staffordshire.gov.uk