



Newcastle-under-Lyme Topic Paper



Heritage

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1. Introduction

This topic paper is a means to present an evidence base of heritage assets within the Borough for the Local Plan. It aims principally to present the evidence to show how heritage has been considered in the preparation of the Local Plan and identify other areas of work which either currently support heritage or could do in the future. It is not a definitive statement, rather it identifies themes that have influenced the legacy which comprises our historical environment and considers how the evolving interpretation of significance may be protected by appropriate policy.

The paper will outline the historic character and heritage assets within the Borough using up to date information. This evidence base will identify the significance of the heritage assets and their overall contribution to the environment in line with the requirements of the NPPF.

2. History and Development

Overview

In the 12th century a small town grew up by a castle and it is the 'new' castle built by the Normans which gave the town its name. By the early 13th century Newcastle was prospering and in 1251 it was given a charter and from that date, Newcastle had a mayor.

Newcastle was still a small town in the 14th century, but there was an iron industry making things like nails. By 1680 there is a felt hat making industry as well. In 1770 Newcastle Under Lyme is considered a coaching town where stagecoaches stop and by 1801 it has a population of 4,600 making it a fair sized town. In 1768, Philip Astley, born in Newcastle-under-Lyme, performed feats of trick-riding and equestrianism in the round, and brought together clowns, jugglers, tightrope walkers and musicians in one place for the first time, to form the first modern circus. His show was so popular that in 1772 he was invited to Versailles to perform in front of Louis XV of France. Heritage Lottery funding has been used to explore and celebrate this rich heritage of the town.

The geology of the area has certainly influenced the field patterns and character and nature of farms and agricultural practices. The north Staffordshire landscape is a diverse mix of hills and ridges, flats and valleys, woodland and moors, lakes and meres and this has shaped the development and character of the town. It embraces agriculturally fertile lowlands and harsher, less productive upland areas. Lyme Brook, a tributary of the River Trent, flows through Newcastle and historically formed the town's principal watercourse. The eastern boundary of the coalfield is defined by shale and coarse sandstone ridges (so-called 'edges') of the 'Millstone Grits' which provide many unrestricted views.

The area straddles the Cheshire-Shropshire basin to the north and west, the Midlands Plateau to the south, and the south-western flanks of the Pennines to the east and north east. It

incorporates the Potteries coalfield that extend south westwards across the area from the Pennines, through Market Drayton and out towards Shrewsbury.

Newcastle was established as a market town with a rural hinterland during the medieval period and developed slowly thereafter. Industrial activity took place in Newcastle from a relatively early date. The rural part of the Borough is flat or gently undulating farmland, with fertile soils important for food production, giving rise to lush grazing pastures. The settlements and villages of the Borough are dispersed. Smaller hamlets are loosely clustered, with houses spreading along lanes, hedge-lined within the open countryside.

Field boundaries are predominantly characterised by hedgerows interspersed with hedgerow trees. Lanes are often narrow, winding and sunken bounded by hedgerows, estate walls or house frontages, giving a sense of enclosure.

Farmsteads are an integral part of the landscape in Newcastle and are generally associated with 18th and 19th century development formed around one or more courtyards. The presence of landed estates in the area has influenced and shaped the landscape and the built heritage. The estate landscapes are characterised by halls or their remnants and ancillary buildings, manor houses and large farmhouses of tenant farms with clear boundaries, often stone or brick walling, woodland plantations and straight track and roadways which lead to the main hall or house. Oakley Hall, Loggerheads is a good example of this. Some timber framing survives in barns and farmhouses with good examples in both the north and south of the Borough. Timber framed houses are found throughout the Borough but more are clustered in the north towards the Cheshire border.

Early historical development of Newcastle-under-Lyme

The historic environment reflects the past influences, activities and growth over centuries. The period encompassing the Neolithic to the Iron Age (c.4,000BC – AD43) witnessed huge changes in human activity, technology and exploitation of the landscape, evidenced by finds of stone, bronze and iron tools and other artefacts, and pottery vessels. A number of monuments of prehistoric or suspected prehistoric date survive within Newcastle Borough. These include the remains of a possible Neolithic burial chamber (The Devil's Ring and Finger) located between Mucklestone and Norton-in-Hales. Several barrows have also been recorded, including three probable Bronze Age examples in Madeley parish. Further evidence for Bronze Age burial is provided by three ring ditches located in Audley Parish. A multivallate Iron Age hillfort survives at Berth Hill, Maer. Traces of four round houses of Bronze or Iron Age date have been found on the site of Hales Roman villa (see below). Craddock's Moss, Audley have supplied information on the nature of early landscapes, with the latter offering evidence of cereal cultivation and settlement within the area during the late prehistoric period.

A 1st- to 3rd-century Romano-British settlement has been excavated at Holditch, just to the north of Newcastle town centre. A fort and possible settlement of probable late 1st-century date were located a short distance to the north west. Both sites were connected by a road, the course of which extended to the south west and west, through Stoke-on-Trent and out towards Rocester Little Chester. Elsewhere, a villa complex has been identified at Hales, to south west of Loggerheads. The villa appears to have been established in the late 1st century

on a site of Bronze Age/ Iron Age and possibly earlier activity. Occupation of the villa persisted until the 4th century. Other evidence of Romano-British activity within the plan area includes the probable course of the Roman road from Little Chester to Chesterton.

Place-name evidence within the borough and city suggests Mercian settlement within much of the area during the 8th to 10th centuries. This relatively late expansion could suggest that upland, heavily wooded areas of north Staffordshire held little attraction for earlier settlers, with colonisation commencing only when relative political stability had been achieved by the Mercian regime in the 8th century. A minster was established on the site of St Peter's Church Stoke during the late Saxon period and its antiquity and status as a principal Saxon church may also be denoted by its dedication to St Peter, a factor that could also identify a similar foundation at Maer.

Medieval and later historical development

Much of north Staffordshire was dismissed as waste in the Domesday Survey of 1086 and attracted few new Norman landowners. As the Middle Ages progressed, large tracts of upland and moorland were acquired by new religious houses, established by the patronage of local magnates such as Henry de Audley, who founded a Cistercian abbey at nearby Hulton in 1219. The prominent Norman family took their name from the settlement and it was the Audleys who were responsible for building both the church and the castle along the ridge where the village developed. Such institutions played an important part in increasing the economic viability of these lands, principally by means of sheep rearing.

Newcastle was an established centre from the 12th century when its royal charter was granted, the castle constructed by the Earls of Chester for Ranulf de Gernon, which, it is also thought, was under Trentham Manor. The motte and bailey castle involved damming the Lyme Brook to create a large pool. It is considered that the Castle was created not only to have a defensive function but also to be socially impressive and therefore to be part of a designed landscape. Repairs of the castle appear to have continued through the 14th and 15th century and the remains of the castle motte survives as a Scheduled Monument within Queen Elizabeth Park. The grid-plan with burgage plots of the current town centre, along High Street and Ironmarket was laid out in the late 12th or 13th century. Many of these plots survive and form part of the existing character of the town centre streets and alleyways. The location of the church on the end of the sandstone ridge where the town is now found creates a very prominent feature within the topography of the townscape. The streets now present a "Georgian" appearance despite many of the buildings actually being older but the earlier urban form and medieval street patterns including alleyways are important part of the legacy of the earlier settlement.

The town underwent suburban expansion and is still evident today north of the town on reclaimed and enclosed marshes and new road system, Queen Street, King Street and Brunswick Street radiating outwards from Nelson Place. The development of the suburbs in these three areas is also associated with the establishment of public walks (linear parks) from 1816 onwards. These related often to former 'gates' of the town, which were situated on the main routes where tolls would have been paid on market days and were the medieval limits of the town. These suburbs were high status houses set within substantial grounds.

During the medieval period sources confirm that town inhabitants combined their trading activities with that of farming and whilst the open fields were located close to the edge of the town centre itself it reflects the nature of the wider Newcastle-under-Lyme Borough which is largely a rural landscape. In the post medieval period the town seems to have intensified within the existing settlement rather than expanding beyond the margins. Significant change did not occur until the industrialisation of the area in the 17th century. Industrial growth in north Staffordshire was fuelled by rich coal and, to a lesser degree, iron and clay resources. Early industry was typically undertaken by individuals who combined activities such as mining and potting with part-time farming. In areas where open-field agriculture was not commonly practiced during the medieval period, there was a relative abundance of small land parcels ripe for exploitation by one- or two-person enterprises.

Industry during the medieval and post medieval period was concentrated in the area of the Lyme Brook; certainly there is evidence for later industry between the brook and Lower Street. Iron working was an important industry within the town from the medieval period onwards and its importance is reflected in the street name 'Ironmarket'. Evidence shows there were nailors, locksmiths, cutlers and goldsmiths and in the 15th century iron ore was being smelted locally. Tanning also was in evidence in 16th and 17th century as well as felt making and hat making. Evidence for a 17th and 18th century pottery works and an 18th century clay pipe works have been identified during archaeological investigations in two areas on the southern side of Lower Street. Although the pottery industry is more widely associated with Stoke-on-Trent there is archaeological evidence of the remains of two kiln bases at Samuel Bell's Pomona Potworks and associated with works dating back to 1720's. The built historic fabric is dominated by local ceramic products relating to adjacent Stoke-on-Trent, which include a wide range of building and surfacing materials: red brick, Staffordshire blue brick, clay roof tiles, Staffordshire blue paving bricks, terracotta, encaustic and geometric floor tiles, and decorative wall tiles. Before brick became the material of choice (the earliest reference to the use of brick within the Potteries occurs in 1657), a variety of materials were used across the area. Timber frame construction remains very evident in Newcastle-under-Lyme's rural hinterland, particularly at Betley.

The silk industry was recorded in Newcastle in the early 19th century and a former silk mill survives in Marsh Parade being in use from 1822 to 1838 although there were two others, one of which still partially survives. A paper mill also existed and uniforms were manufactured at another, neither survives. Other industries are also important to the Borough as coal mining, especially around Silverdale and Kidsgrove and quarrying at Mow Cop. During the 18th and 19th centuries Newcastle was still an important route by road from London linking to the North West. One of the first canals was constructed in Newcastle between Apedale and the town in 1778 by Sir Nigel Gresley but it is largely built over now. Other canals were built or planned. The Trent and Mersey Canal, also known as Hardingswood, runs through the north of the Borough and the Shropshire Union Canal runs across the southwest and these now public rights of way on former trade routes. These provide tourism and recreational opportunities in what are often densely populated areas.

The legacy of the mining industry in the Borough has now been reclamation of the former mines and spoil heaps into green spaces creating a tranquillity for residents in the former

industrial landscape. Apedale Country Park and Lyme Valley Park are some of these green spaces. There are also standing remains as a legacy to the mine working, in the form of the base of a chimney from Watermills Colliery within Apedale and a monument to John Wedgewood the colliery owner which has been partially demolished due to collapse in 1976.

Red-brick, terraced workers' housing formed a key element of the built fabric of the urban area throughout the 19th and 20th centuries. Such housing is generally sympathetic to the topography of the area, but their form was ultimately determined by the availability and utility of land. Prior to the mid-19th century, many wealthy industrialists lived in houses attached to their works in town centres. This practice declined in the face of factory owners constructing houses on the edge of developed areas, whilst others purchased rural estates beyond the then boundaries of the town.

The area's history is well-represented in the Borough Museum at Brampton Park.

Railways – North Staffordshire Railway ran from Stoke to Newcastle and there was also one constructed by Ralph Sneyd, of Keele Hall, to his Silverdale Ironworks to Pool Dam as a mineral railway. Neither of these survive. The station at Baldwins Gate on the train line is no longer in use but the former ticket office is recognised as a local heritage asset.

Non-conformism – The popularity of protestant non-conformity within the Potteries and Newcastle created a wealth of chapels and Sunday schools to supplement the sizeable stock of Anglican churches. Examples of Roman Catholic churches can be found throughout north Staffordshire, with Holy Trinity Church on London Road representing a particularly fine example. By late 17th century there were two houses in Newcastle town registered for Presbyterian worship. The Unitarian meeting house lies adjacent to St Giles Church and was originally built in 1650, although restored and altered in the early 1717 and 1926. John Wesley made his first visit to Newcastle in 1738 and didn't visit Burslem until 1760 and Methodism continued to grow in this area, seen as the religion for the potters and a working class movement. Eventually the primitive Methodist movement in 1800 and the first open air meetings were held at Mow Cop (camp meeting) in the north of the Borough with its elevated position overlooking the Cheshire Plain. Examples of Methodist chapels can be found in Mow Cop, Mount Pleasant, Wood Lane, Kidsgrove and many more of these northern settlements.

Legibility of Newcastle's early suburban expansion are well represented the Boroughs designated conservation areas and is of particular importance to Newcastle's local distinctiveness and to its significance. Much expansion occurred during the inter war and post war periods. Certainly the Westlands estate is of interest for its origins as a garden city suburb in the 1920's and mostly for its distinctive street pattern. Further research would be beneficial to understand its special character and significance.

Main service centres

Kidsgrove - The town was impacted by the Industrial Revolution and the transport industry. As a former village it grew into a small town around coal and iron mining from the 18th Century but the pits have all now closed. The topography is distinctive and steeply rises in an easterly direction to the Kidsgrove Conservation Area which comprises a small cluster of

historic buildings including Victoria Hall on Liverpool Road, built in 1897 on a former iron foundry, now home to the town council, a subsidiary office for the Borough Council as well as providing other community functions.

Audley - The village is located 10 miles north of Newcastle. The A500 runs close to the northern part of the settlement making it a highly commutable village into surrounding conurbations like Stoke and into Cheshire. But it lies within a semi-rural landscape particularly to the north and east. At the heart of the present Audley village are the two remaining visible sites which have a direct link to the medieval origins of the parish: the church and the Castle motte (mound). Today the village is predominantly residential and has many amenities, shops, public houses and community facilities.

Madeley – the village, located in NW of the Borough was originally a small agricultural community but has now expanded into a substantial residential area and is a thriving ‘sustainable’ community. The early settlement at Madeley is Saxon and passed into the Stafford family following the Conquest and remained with them for four and a half centuries. The village was considerably affected by industrial processes. The historic centre of the village is a single street bordering the mill pool, and the cluster of lanes and cottages around the church. The Pool was formed by damming the River Lea to provide water power for the corn mill built at the northern end.

Keele - Keele is an historic village, with origins dating back to the Norman period. The first written records of Keele are King Henry II granting the manor of Keele to the crusading Order of Knights Templar between 1155 and 1163. An ancient village substantially remodelled and rebuilt as an estate village by the owner when in 1544, the manor of Keele was bought from the Crown by William Sneyd, a long-established family in the region. The Sneyd family made their money from farming, both arable and dairy, but they also vigorously exploited iron and coal, both of which were found on the estate. The village has a range of distinctive architectural features creating a unique village vernacular. The estate declined in the 20th century and subsequently a newly established University College of North Staffordshire bought the estate in mid-20th century. The university has continued to grow on within the estate and village and the campus is a key part of education and innovation within the Borough.

Betley – Information has been gathered from the EUS as they were towns clearly established during the medieval period. Betley located in the north west of the Borough lies close to the border of Cheshire. First recorded in the Domesday Book as a small community reliant on limited arable resource as well as meadow and woodland. The village was granted a market charter in Betley in 1227 and the creation of burgage plots formed part of the process of town creation along with a market place although it is thought that Betley was not a town for very long. It is also thought that the de Betley family remained as a presence in the town as ‘overlords’. The manor house being Betley Old Hall at the north west of the town. Now a Grade II* farmhouse dating to 15th Century. Staffordshire underwent piecemeal enclosure after the Act to enclose open fields. Agricultural improvements made by George Tollet within the estate have probably meant that the earlier evidence of field systems do not survive.

Loggerheads – is a parish located on the south east edge of the Borough and includes Ashley Mucklestone and Tyrley wards with Loggerheads developing into the largest settlement from small beginnings. The rolling landscape is characterised with winding lanes and incorporates estate landscapes within a once densely wooded setting. This was gradually cleared and nucleated villages sprung up incrementally such as Ashley, Oakley Knighton and Hales. Muckelestone village is designated as a Conservation Area and there are a number of estates for hamlets which have heritage assets nationally or locally designated but these tend to be sporadic rather than clustered. Loggerheads village itself has few designated assets but has character in amongst the former heathland and trees and woodland features are a key component of the landscape including large plot sizes.

Baldwins Gate – is located on the A53 road mainly in the 19th century and post second world war with the west coast mainline train playing a key role in its development and character. It is quite a large settlement with some services and considerable suburban estate development and does not feature the same historic development and character as its surrounding settlements. The most distinctive part of the settlement is the ribbon development along the main A53 and the former station is located in the centre of the commuter village. The station building is on the Council’s Register of Locally Important Buildings and structures and the adjacent former station masters house is a Grade II Listed Building. It still remains however relatively contained.

3. Policy and regulatory Framework

Since the publication of the Heritage Technical Paper (1) the National Planning Policy Framework has been updated (2021), together with the Historic Environment section of the Planning Practice Guidance (PPG). The new National Design Guide (2019) also acknowledges local heritage, identity and character as relevant to place-making and good design.

In addition to the planning framework which is primarily set out in the Town and Country Planning Act 1990 the following is relevant:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest
- The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for monuments of national interest
- The Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).
- The Hedgerow Regulations 1997

Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as applying the relevant policies in the development plan and the National Planning Policy Framework.

Local Planning Policy is set out in the Newcastle-under-Lyme & Stoke-on-Trent Urban Design SPD. This document will need to be updated to reflect the current national policy and the new local plan after publication. The urban design SPD has a Historic Environment chapter which is still relevant and applicable; a possible update could correct a reference to English Heritage,

now Historic England and improved policies written with regard to landscape and setting to align better with national policy.

4. Heritage Assets

Heritage assets for Newcastle-under-Lyme are listed below:

The composition of the historic environment in Newcastle-under-Lyme

Newcastle-under-Lyme Borough currently has a total of 404 ‘designated’ heritage assets (comprising scheduled monuments, listed buildings, conservation areas and historic parks) and 130+ ‘non-designated’ assets (sites of archaeological interest and buildings of special local interest).

Designated Assets:

Scheduled Monuments

There are **thirteen** scheduled monuments within the Borough and for more information search the [Historic England List](#).

	Monument	Location	Historic England Reference
1	Moated site, four pond bays and associated enclosure at Willoughbridge Park	Loggerheads	1011052
2	Multivallate hillfort at Berth Hill,	Maer	1009771
3	The Devil’s Ring and Finger, east of Norton Forge Farm, Oakley	Loggerheads	1003495
4	Auctioneer’s Mound; a bowl barrow 70m NE of St John the Baptist’s Church	Loggerheads	1011065
5	Lea Head moated site, Lea Head Manor, Aston	Maer	1011892
6	Motte and bailey castle 100m and 200m south of St Mary’s School, Silverdale Road	Newcastle	1020853
7	Springwood Blast furnace, Springwood Road, Chesterton	Newcastle	1003719
8	Site of Old Madeley Manor, Manor Road moated site with late 16 th century house, gardens and watermill	Madeley	1009769
9	Castle Hill motte, New Road	Audley	1011071
10	Roman villa, Hales, east of Home Farm	Loggerheads	1003652
11	Audley’s Cross, 240m SSW of Audley’s Cross Farmhouse	Loggerheads	1012664
12	Heighley Castle, Heighley Lane	Madeley	1011070
13	Bowl barrow, Maer Hills	Maer	1009345

Listed Buildings

There are 369 Listed Buildings entries within the Borough and these are located across both the urban and rural parts of the Borough. The Borough includes 3 Grade I, 24 Grade II* and 342 Grade II Listed Buildings. Since 2016, three additional structures have been added; two war memorials, one in Alsagers Bank (1467351) and one in Kidsgrove within the Churchyard of the Roman Catholic Church of St John the Evangelist (1431742). In 2018 the grave slab of Sarah Smith in the churchyard of St Margaret's Church in Wolstanton (1458049) was added to the list.

Conservation Areas

There are 21 designated Conservation Areas in the Borough. 11 are subject to an Article 4 Direction and 15 have conservation area appraisals (11 of which also have management proposals). A recent assessment has been undertaken to consider a more up to date programme for completing more appraisals and management proposals. This considers factors such as the original date of designation as well as other issues such as the size and complexity of the area, development pressure and the expected level change within an area. There are some areas for which either no character appraisal is in place or it has one which is over 10 years old. On this basis a new programme has been established. As a first step a summary statement has been produced for all areas where no appraisal exists either at or since designation of the Conservation Area (6 areas) and also for areas where the appraisal is more than 10 years old (4 areas). Full conservation area reviews in accordance with the published programme will be undertaken as resources permit. The next 3 to be undertaken are Keele Hall, Whitmore and Clayton.

This appraisal work will go towards ensuring that the evidence bases which will inform the Joint Local Plan process is up to date and accessible but also that it is continually updated and supplemented. The summary statements, appraisals and details of all the Article 4 Directions are published on the Borough Council's website.

Within the legacy appraisals, the principles relating to "character and appearance" will need to be updated referencing the new concepts of "significance" to align with current guidance. Contextual assessments will be enhanced within the documents to reflect the revised emphasis on "setting" within the current NPPF.

Registered Parks and Gardens of Historic Importance

Newcastle-under-Lyme Borough has a 2 of registered Parks and Gardens of Historic Importance, these are both parkland landscapes forming the setting for a country house and incorporating pleasure grounds:

Keele Hall (1001165) – Grade II,

Maer Hall (1001246) – Grade II dating from the early 18th Century. Most of the parkland landscape is also included within the Maer Conservation Area and has been recently reviewed

(2019). This landscape also includes the Pool which is a SSSI and a Scheduled Ancient Monument at Berth Hill.

Battlefield

The Borough also hosts a registered battlefield, the Battle of Blore Heath of 1459 (Loggerheads)

Non-designated assets:

Buildings and Structures of Special Local Interest

The Borough Council's list is referred to as the Register of Locally Important Buildings and Structure (hereafter, the Register) and was first drawn up according to adopted guidelines and criteria in 2010 The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (2009) requires both authorities to maintain a register. There are currently 130 entries on the register, representing some 170 buildings and structures. The register is also stored on the County Historic Environment Record (HER). The last review was completed in 2020 and the Register will be reviewed again in 2022 if resources allow. If gardens and historic landscapes are to be considered for inclusion of this list its remit will need to be widened.

Sites of Archaeological Interest

1635 assets of archaeological interest are recorded within the Borough, comprising sub-ground remains and standing structures.

5. Evidence Base for the Historic Environment

Both authorities utilise several sources of baseline information to facilitate the management of the historic environment.

The Historic Environment Record (HER)

This is the principal evidence base for the historic environment. Stoke-on-Trent HER comprises a SQL server database containing records of all designated and non-designated assets within the city. The HER also features information on all 'events' (surveys, excavations etc.) and reference sources associated with these assets. The HER is supplemented by several cross-referenced heritage layers on the corporate GIS.

Newcastle-under-Lyme's evidence is held as part of the Staffordshire's Historic Environment Record (HER), a database of over 21,000 archaeological sites and monuments, historic buildings and historic landscapes across the county. The HER also has information on archaeological interventions (such as excavations and surveys) and provides an index to a wide range of sources on the county's historic environment.

Urban Design SPD

The Newcastle under Lyme and Stoke on Trent Urban Design Guidance SPD was published in 2010. This document is now dated and will have to be revised in accordance with current government guidance after the publication of the Local Plan if it is to remain relevant. The accompanying baseline report published in 2008 however contains appraisals with regard to historic character, landmarks, housing and landscape typologies which are still useful context for future documents.

The following documents referenced in the HER are of particular importance:

Conservation Area Appraisals and Management Plans and summary statements - Newcastle under Lyme

The conservation area appraisals, once completed, will form the evidence base for one city wide management plan in the form of a supplementary planning document following publication of the Local Plan. This will also include advice on shop-front and advertisement design. The Borough has individual Management Plans for 11 of its Conservation Areas currently and will continue to be undertaken on this basis as more reviews are completed.

Staffordshire Farmsteads study

This information gathering began in 2009 for Staffordshire County includes a Character Statement for Newcastle Borough.

West Midlands Historic Farmsteads Characterisation Project (HFC)

The report for Staffordshire (produced in 2010 and reformatted in 2012) includes both Newcastle Borough and Stoke-on-Trent

Extensive Urban Survey for Newcastle and Betley

The EUS undertaken in 2009 is based on evidence and research for the above towns where the main aim is to understand the development and the current historic character of the medieval towns.

High Speed 2 – Environmental Impact Assessment Volume 2

This is obviously concentrated along the route of HS2 but identifies archaeological potential and heritage assets within the environs of the route. Whitmore is identified as an area of potential due to medieval and post medieval activity including agricultural practices, in the area.

National Character Profiles, Natural England 2014 (NCA 61) Shropshire, Cheshire and Staffordshire Plain

Information at higher level sets out landscape character, identifies significance of assets both natural and historic in both character areas, that is, Shropshire, Cheshire and Staffordshire Plain and Churnet Valley and the Potteries.

Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan, 2019 – Vol II Maps and supporting evidence.

This document includes evidence of habitats, nature conservation sites and species heritage assets including farmsteads and historic landscape character for this part of the borough in map form.

Chapel and Hill Chorlton, Maer and Aston, Whitmore Heritage and Character Assessment, 2016

This document prepared for the Neighbourhood Plan is so there is an understanding and evaluation of the neighbourhood's defining characteristics based on Historic England guidance to help inform the plan process but also utilises the information found in the Natural England NCA.

Towscape Character Appraisal for Chapel and Hill Chorlton, Maer and Aston and Whitmore 2017

Document prepared for the Neighbourhood Plan.

Loggerheads Neighbourhood Plan, February 2019

6. Assessment of Heritage Assets and the Historic Environment

Settlement patterns

Newcastle Town Centre is a walkable and largely pedestrianised with undulating terrain within the centre, allowing for glimpses of the countryside beyond. The town has a relatively compact form but the wide main streets of Ironmarket and High Street hark back to the medieval and post medieval marketplace.

The villages have their own distinctive identities, Betley a medieval town, now village and Madeley characterised by its large mill pool. Other rural villages and agricultural settlements based around farming and include the estates like Whitmore, still a distinctive estate owned village.

In the mid-20th-century large areas of Victorian terraced houses were cleared and suburban estates built. These are mapped in the Urban Design Guidance SPD baseline report. The traditional town centres are not now within easy reach of a significant pedestrian residential population and the suburban population were free to drive to a variety of retail destinations. These changes in transport patterns have exacerbated the decline of the high street through the use of out of town shopping centres such as Festival Park and more recently through the use of internet shopping.

Rural Areas

The rural areas are generally characterised by dispersed settlements and hamlets and villages where high numbers of small-scale farmsteads are intermingled with large-scale courtyard farmsteads. Smaller farmsteads of a dispersed plan, loose courtyard plan and L-shaped plans with cowhouse range are quite dominant. Some larger plans include U and E-shaped plans and some with multi-yard farmsteads. The farmsteads study in 2009 also concluded that there is a high survival rate of historic farmsteads across this area. The survival of the farmstead will play a part in the future character of the Borough and diversification and conversion of farm buildings has already had an impact on character and significance of many heritage assets.

Transport

Transport infrastructure has left its own legacy and heritage in both NUL the most prominent being the Trent and Mersey canals and a small part of the Shropshire Union,

- Canals – these are heritage assets, initially declared as conservation areas in 1988 (Trent and Mersey) and the Shropshire Union Canal running North South through the rural area largely isolated waterway close to the south east of the Borough near Market Drayton. The Trent and Mersey and Shropshire Union have a published review and management plan.
- Railways – Connectivity by rail is limited in the Borough, only Kidsgrove Railway station adjacent to the canal (Trent and Mersey) and Kidsgrove Conservation Area.
- Mineral line – this railway carried limestone, coal and spoil to support heavy industry and is not protected by heritage status. Disused railway in Silverdale.
- Mileposts (and signposts) – these are well represented on the national and local lists. (survey of milesposts done by the Staffordshire Milestone Society in 2001)

Cultural Heritage

Cultural Heritage is expressed as either ‘Intangible’ or ‘Tangible’ and can be illustrated by the built, archaeological, and natural environments, and in the artefactual record generated by past and current societies. It is the ways communities have lived and recorded events from generation to generation, whether by objects, artistic expressions and values etc.

- Newcastle under Lyme has a library in the town centre and Audley also has a local library. The Brampton Museum in the Brampton Park is currently undergoing an extension and refurbishment to its building including archiving an extension for additional archives and improved educational faculties.
- Archaeological records (site archives) are held within the County HER. For the Borough they are held in Stafford with the County HER and the County Records Office.
- Memorials and plaques, including war memorials are well represented by the national and local lists of heritage assets. NuL Civic Society began a blue plaque scheme in 2005 and has erected 20 plaques on buildings within the Borough for either the buildings importance or people who are associated with buildings. Their latest one is for Alan Bennett, writer and playwright who went to school at the Orme Boys School in Newcastle-under-Lyme. Others include Charles Darwins association with Maer Hall and who married Emma Wedgewood at St Peters Church, Maer. The John Wedgewood (colliery owner) monument on Bignall Hill in Audley can also be an important part of the reflection of the history of an area. See Landmark section below.
- The Register of Important Buildings and Structures reviewed every two years and it is anticipated that buildings with limited architectural or historical value, but strong association with people or events could be candidates for a plaque scheme.
- Non-conformist religion has played an important part in the history and culture of the city and the Borough and is well documented. Many chapels have been added to the local Register and communities are encouraged to nominate such buildings within their villages and areas to recognise their importance and protect them from unsympathetic alteration or demolition. Wood Lane Methodist Church was protected from this fate and has been converted into apartments.

- Venues – The Borough Council’s New Vic theatre hosts Europe’s first purpose built theatre in the round and is a key part of the regions cultural life delivering international-class work for local audiences. It is recognised on the Borough Council’s local Register. NuL college performing arts centre for young people is a purpose built centre to encourage excellence in dance drama music and theatre.
- Philip Astley – seen as the inventor of the modern circus, the Philip Astley project encourages and promotes his life and legacy within the town and schools.

Landmarks and views

Newcastle, some suburbs and villages have key church buildings that are clearly visible across the townscape and wider Borough. Buildings have strong landmark quality, are recorded and supported through the national list and in the townscape appraisals of the Conservation Area Appraisals, where relevant. The Wedgewood Monument is a key landmark on Bignall Hill and stands prominent from many vantage points within and outside the Borough. This monument to John Wedgewood, a colliery owner, once stood some 70ft tall and was partially dismantled for safety in 1976. It is part of the Boroughs legacy and heritage and many would like to see it re-erected as both a symbol of the Borough’s industrial heritage to miners who lost their lives in local colliery disasters. This is recently considered vulnerable from neglect and vandalism.

There are no protected views within the plan area and the setting of these distinctive buildings and structures should be recognised.

Historic Parks Gardens and Landscapes

There are no current planning policies relating to the conservation of these assets whether designated or not and Newcastle also has many other parks and gardens some of which are partially represented by other designations, such as Conservation Areas or listing, but many are not recognised as important historic landscape settings and of significance. Some of these sites have been identified at county level as significant enough to be reviewed by Historic England for inclusion on the parks and gardens register like Oakley Park and Whitmore estate but others such as Newcastle Cemetery and other municipal parks are not recognised and neither have any protection. Meanwhile it is intended that the Borough continue to encourage Historic England to review the areas and it may be possible to consider some for inclusion of the local register. The following list has been drawn up as possible additions

Betley Court gardens	Madeley Old Hall
Brampton/Station Walks	Old Madeley Manor
Butterton Hall estate	Queens Gardens
Camp Hill	Whitmore Hall estate
Clayton Hall	Wrinehill Hall
Clough Hall Park	Peatswood Hall
Doddlespool Hall	Madeley Manor
Dorothy Clive gardens	Newcastle Cemetery
Hales Hall	

Newcastle has post-industrial landscapes such as Apedale County Park and other landscapes which deserve protection and recognition such as green corridors that were former mineral

railways. Less formal hedgerows and fields form a key part of the character in much of the Borough and are important archaeological and landscape features of significance.

7. Strategy/policy for the Historic Environment

The National Planning Policy Framework states at paragraph 190 that:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place*

Whilst not explicitly mentioning 'heritage', the vision for the new Local Plan makes clear the council's aim to preserve and enhance the natural and built assets.

"By 2040, the Borough will have delivered sustainable new homes and jobs meeting local needs and providing more opportunities for people. We will have respected and improved the character and distinctiveness of our Staffordshire market towns, villages and rural areas with a particular focus on broadening our network of Neighbourhood Plans.

We will have enabled new infrastructure, supported the growth of businesses and our University, whilst preserving and enhancing our natural and built assets and taken actions to tackle the impacts of climate change."

Underneath the vision, the strategic objectives outline heritage as one of the key themes for the Local Plan, namely 'Support the vitality of our rural villages, preserving and enhancing the special character which is valuable to each community...'. These objectives recognise that heritage assets can be used as a primary tool in the promotion of the borough and that, as an irreplaceable resource, they must be both protected and managed to ensure that they continue to contribute positively to placemaking.

The historic environment will be referenced in detailed policies at a later stage of the plan making process. In chapter 15 of the Issues and Strategic Options document, the Borough council has outlined the current situation in the plan area in terms of the historic environment and the evidence base available to the council which will influence the detailed policies at a later date.

National Planning Policy

The NPPF sets out national policy for plan making with regard to heritage. Paragraph 190 directs councils to adopt a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk. Such a strategy should: seek to secure viable uses for heritage assets consistent with their conservation; recognise the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; make sure new development makes a positive contribution to local character and distinctiveness; and show the opportunities the historic environment makes to the character of a place. A strategy for the historic environment needs to be based on a clear understanding of the historic assets in the area, including assets at risk.

8. Heritage Projects and Buildings at Risk

In addition to formulating policy for the Local Plan and supplementary guidance, the Local Authority seeks to protect the historic environment by:

- Carrying out building at risk surveys for heritage assets
- Maintaining an enforcement policy for heritage assets
- Assisting and encouraging the re-use of heritage assets by offering grant aid through projects and initiatives

“Buildings at Risk” in this context are listed buildings that have been surveyed against a set of criteria and a methodology published by Historic England. Grade I and II* buildings are evaluated nationally by Historic England on an annual basis. Grade II buildings are surveyed locally by the LPA when resources allow.

National Risk Register for Newcastle Borough

The Borough has undertaken two BAR surveys and the last one was in 2016. This survey identified 14 buildings at risk where 8 were also from the previous list. This is about 4% of the total number of Listed Buildings within the Borough with an improving trend of condition among the assets. Any building at risk is still a great challenge when many are privately owned domestic properties which cannot access public funding. The Council supports the principle of undertaking regular care and maintenance of historic buildings as the best way to ensure that the need for major repair will not develop. The Council is always ready to help provide guidance to owners in the best way to move forward including finding the right specialist for the maintenance of buildings. The Council can target its limited small historic building grant aid funds towards the Buildings at Risk and indeed has done this on a few occasions, and has helped others apply for other funding streams, such as the Heritage Lottery Fund. During the last 5 years changes have occurred, the survey in 2021/2022 will give a more up to date picture of the current state of the assets.

Grant-aided schemes for designated assets - Newcastle Borough

Newcastle PSiCA was a relatively modest scheme but saw investment in the town centre for £300,000 of grants from the Borough Council and English Heritage. This levered in £500,000 investment in building improvements, refurbishments and shop front improvements. Its

flagship project brought back into use a former warehouse, Mellards Warehouse which had been an eyesore for decades and is now a vibrant restaurant and bar.

Next Steps

The council will plan positively for the management of the historic environment and heritage assets in Newcastle-under-Lyme:

- A policy on designated and non-designated heritage assets will be considered following feedback to the Issues and Options consultation on the heritage section;
- Heritage will be an important theme which runs through the Local Plan and every chapter and policy will be considered to ensure a positive strategy to heritage is promoted;
- The Sustainability Appraisal contains a criterion for heritage which will be used in the site selection process to determine the impact of sites on heritage (see Appendix 1); and
- A Heritage Characterisation Assessment will be produced in line with the methodology set out below

Next Steps - Methodology for selection of Local Plan housing and employment site allocations with respect to the local historic environment.

Newcastle-under-Lyme Borough Council will take a positive approach to site selection, taking into account heritage as one of the core site selection criteria.

Historic England publish advice for this methodology in The Historic Environment and Site Allocations in Local Plans - Historic England Advice Note 3, published 30th October 2015.

Step 1: The process of site allocation has been informed by the Historic Environment Record which contains records of archaeological fieldwork, desk-based assessments and survey data in addition to the national and local lists, conservation area appraisals, listing appraisals and management plans. Using this baseline information and relevant GIS mapping layers that identify historical O.S maps, heritage assets and archaeological sites, we are able to establish the spatial relationships between potential sites and heritage assets

This starting point establishes distance and potential visibility.

Step 2: The next step is to establish whether or not the site has heritage significance in its own right or if it contributes to the significance of adjacent assets. Recognising that additional assessment may be necessary.

Step 3: To identify what impact the allocation might have on that significance considering relevant factors such as:

Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views.

Form and appearance of development e.g. prominence, scale and massing, materials, movement.

Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use

Secondary effects e.g. increased traffic movement through historic town centres as a result of new development

Step 4: Consider maximising enhancements and avoiding harm through:

Maximising Enhancement, public access and interpretation, increasing understanding through research and recording.

Repair/regeneration of heritage assets including removal from Heritage at Risk Register

Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design.

Avoiding Harm by identifying reasonable alternative sites, amendments to site boundary, altering quantum of development and types of development or relocating development within the site

Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings

Addressing infrastructure issues such as traffic management.

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness, being:

Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment) Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence

Effective in terms of deliverability, so that enhancement is maximised and harm minimised

Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

9. Conclusion

The definition of heritage has changed since the last Local Plan. Our new Local Plan now needs to understand, manage and protect a broader concept of what constitutes the historic environment, including cultural heritage. Concepts for archaeology and conservation areas are now also more inclusive; setting needs to be assessed and understood for these assets in the same way that established ways of thinking consider listed buildings. Interest in local significance continues to grow and broaden, and our review of the Register of Locally Important Buildings and Structures may need to reflect this. Partnerships with external organisations such as Historic England and the National Lottery Heritage Fund will require us to include local communities more effectively in our heritage-led regeneration schemes, and bids may include the wider historic landscape.

National design guidance continues to focus on placemaking and where this includes the historic environment, character and appearance will continue to be key.

For these reasons our policy for the historic environment will carefully define all designated and non-designated assets and then ensure that all are evaluated based on a clear and proportionate understanding of their significance.

Appendix 1 Sustainability Criterion and site assessment scoring

	Sustainability Appraisal Objective	Notes	Criteria	++	+	0	X	XX
8	To strengthen the quality of the landscape and urban townscape and deliver well designed development which respects local character and distinctiveness.	Sites should be sympathetic to local character, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The North Staffordshire Green Belt boundary was originally defined in 1967. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.	Landscape/townscape/historic Character Joint Local Plan Green Belt Assessment November 2017 (note: score against Green Belt category overrides score for landscape/townscape/historic character for Green Belt sites)	Very Low Area of Landscape/townscape/historic Quality. Not in Green Belt	Low Area of Landscape Quality. Not in Green Belt.	N/A	Moderate Area of Landscape Quality. Weak overall contribution to the Green Belt	High or Very High Area of Landscape Quality. Moderate or Strong overall contribution to the Green Belt