

Land at Newhouse Farm, Codsall, Wolverhampton
Heritage Statement
December 2021

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Report

Heritage Statement

Site

Land at Newhouse Farm, Codsall, Wolverhampton

Client

Hallam Land Management Ltd (North Midlands)

Planning Authority

South Staffordshire Council

Grid reference

SJ 87044 04018

Prepared By

Sophie Allen BA (Hons) MA
Emma Baxter BA (Hons) MA (Cantab) MSc IHBC
Robin Sheehan MSc

Reviewed By

Chris Colville BA(Hons) MSc

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Executive Summary

This heritage statement considers Land at Newhouse Farm, Codsall, Wolverhampton (the subject site) and the potential impact of the proposed development of the site on the settings and significance of those designated and non-designated heritage assets located in its vicinity.

The subject site is situated to the north of the settlement of Codsall, is roughly rectangular in form and covers an area of c. 10.8 ha. The land that the subject site is situated on gently slopes down to the southeast and is largely comprised of open pastureland which in turn is divided up into several field parcels by hedgerows and mature trees.

In summary, the proposal is compliant with the relevant landscape and heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including policy EQ3: Conservation, Preservation and Protection of Heritage Assets insofar as the lowest level of less than substantial harm identified to the Codsall and Oaken Conservation Area requires justification and balancing against public benefits arising from the scheme. All other heritage assets assessed within the report are considered to have their significance preserved from harm.

There is one Grade II* listed building and five Grade II listed buildings within 500 metres of the subject site, these being the Church of St Nicholas (Grade II* listed NHLE 1374035), four Grade II funerary monuments located within its churchyard (NHLE refs: 1374036, 1188052, 1039321 and 1188055) and the Grade II listed The Old Cottage (NHLE 1180333) and Laceys Bistro (NHLE refs: 1188074). Owing to its higher significance and consequent sensitivity the Church will be assessed separately, with the funerary monuments considered in a group. The Old Cottage will be assessed separately, owing to its proximity to the subject site. Due to its distance from the subject site (c. 433 metres), the intervening built form and lack of intervisibility, Laceys Bistro has been scoped out of this report. Within the immediate vicinity of the subject site are the locally listed Stoneleigh and the unlisted early 20th century Newhouse Farm, which have also been assessed.

With reference to the Grade II* listed Church of St. Nicholas the topography, orientation, intervening built form and tree-screening of the subject site remove it from within the experience of the Church which largely relates to its immediate setting within the churchyard. There is limited to no intervisibility between the subject site and Church, although glimpsed views of the tower may be had from the southeastern section of the subject site. It is therefore considered that, whilst representing a change within the wider setting of the asset, the proposal constitutes the preservation of the asset's significance and preserves it from any harm.

Due to the intervening built form, local topography and the distance of the four Grade II listed funerary monuments from the subject site, the site is considered to make a neutral overall contribution to the setting and therefore significance of the assets. The proposal constitutes the preservation of the assets' significance and therefore preserve them from any harm.

Due to the local topography and levels of existing screening (in the form of intervening development and mature tree lines), combined with the location of the Grade II listed 'The Old Cottage' some distance from the subject site, there is no intervisibility between the asset and the site. The asset is presently experienced in the context of the narrow roadway which leads to the church and there is no known ownership link with the subject site. It is therefore considered that due to the lack of intervisibility between the asset and subject site and in the absence of any historic ownership connections, the significance of the asset will be preserved from any harm.

It is considered that, due to the change in the wider rural setting of the Codsall and Oaken Conservation Area, the proposals will generate the lowest level of less than substantial harm. Therefore, the proposal will require justification and balancing against public benefits arising from the scheme.

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Although the development proposal will constitute a change to the wider rural setting of the locally listed Stoneleigh, the buffer zone to the Codsall and Oaken Conservation Area will ensure that the significance and setting of the non-designated heritage asset is not adversely impacted.

The non-designated Newhouse Farm will not be adversely impacted by the proposal. Although there will be some change in the wider rural setting of the building to the east, the connection to surrounding agricultural land will be maintained to its north and west.

1.0 Introduction

- 1.1 This heritage statement considers Land at Newhouse Farm, Gunstone Lane, Codsall (Figure 1). The site (hereinafter referred to as the “Subject Site”) is located at National Grid Reference SJ 87044 04018.
- 1.2 In accordance with the Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 The Historic Environment Record has been consulted and the relevant designated heritage assets located in the immediate vicinity are identified in Figure 2.
- 1.4 A site visit was undertaken on 24th November 2021 when the conditions were sunny and visibility was good.
- 1.5 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and Description

- 1.6 The subject site is located at Land at Newhouse Farm, Gunstone Lane, Codsall. The subject site is shown in Figure 1 and Plates 1-3.
- 1.7 The subject site is situated to the north of the settlement of Codsall, is roughly rectangular in form and covers an area of *c.* 10.8 ha. The land that the subject site is situated on gently slopes down to the southeast and is largely comprised of open pastureland which in turn is divided up into several field parcels by hedgerows and mature trees.
- 1.8 Largely screened by a bank of coniferous trees and set within the subject site boundary are a number of dilapidated agricultural buildings dating from the 20th century, which are considered to be of no value in heritage terms.
- 1.9 The northeast boundary of the site abuts an area of allotments while set within the southeast corner of the site is a further area of allotments. The subject site is bounded to the south by the garden plots of properties along Sandy Lane, to the east by open green space associated with the residential development of Thelwell Drive and Sanderson Way and to the north by open field parcels. To the western boundary is Gunstone Lane and the properties of Newhouse Farm and Stoneleigh. Crossing the northwest corner of the site is a public right of way (PROW).



Plate 1 View northeast across the subject site. Image taken from the centre of the site.



Plate 2 View southwest across the designated Buffer Zone with the Codsall and Oaken Conservation Area. The roof top of the locally listed Stoneleigh (arrowed) can be seen beyond the mature hedgerow.



Plate 3 View northwest showing the dilapidated agricultural buildings located in the southwest of the subject site with the dense bank of coniferous tree planting to the left of the image.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

2.4 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.5 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

2.7 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

2.8 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.9 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.10 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-002 states that:

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed

buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.

- 2.11 Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.12 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.13 Paragraph 18a-013 states:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. The contribution may vary over time. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*
- 2.14 The key test in NPPF paragraphs 201-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.*
- 2.15 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:
- Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*
- 2.16 Paragraph 203 states:
- the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement*

will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.17 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.18 The South Staffordshire Local Plan (SSLP) is the relevant development plan, with the *Core Strategy Development Plan Document* adopted in 2012 (Core Strategy 2012). Policy EQ3: Conservation, Preservation and Protection of Heritage Assets is the relevant policy, and states:

The conservation and enhancement of South Staffordshire's historic environment will be achieved by a number of means:

- a) *The Council will establish, review and maintain records of known heritage assets including:*
- *Listed buildings*
 - *Scheduled Ancient Monuments*
 - *Conservation Areas*
 - *Registered Parks and Gardens*
 - *Buildings of Special Local Interest (a 'local list')*
 - *Undesignated heritage assets*
 - *Other historic landscapes*
- and will support and encourage ever greater appreciation, knowledge and enjoyment of the District's historic environment and heritage assets through:*
- *joint working with local communities and interest groups such as civic and historical societies;*
 - *the continual development and refinement of the Local List; and*
 - *interaction with the County Council's Historic Environment Record (HER).*
- b) *The Council will support and encourage measures which secure the improved maintenance, management and sustainable reuse of heritage assets, particularly those which are identified nationally or locally as being at risk. Where necessary an assessment will be made of whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*
- c) *The Council will ensure that development which affects a heritage asset or its setting will be informed by a proportionate assessment of the significance of the asset, including its setting, which is likely to be affected by the proposals. These will be judged by considering the extent to which an asset's archaeological, architectural, historic or artistic interest will be harmed, including its conservation, in the interest of present and future generations.*
- d) *In the case of development in a conservation area proposals will be considered against any management plan and appraisal adopted for that area.*
- e) *The Council will consider the significance and setting of all proposed works to heritage assets, informed by relevant guidance that is supported by English Heritage. In addition the following principles will be adhered to:*
- *minimising the loss and disturbance of historic materials*
 - *using appropriate materials, and*
 - *ensuring alterations are reversible*

- f) *The Council will require all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.*

Heritage assets including Listed Buildings (and those on a local list) Registered Parks and Gardens (and other historic landscapes) Conservation Areas and Scheduled Ancient Monuments are identified on the Policies Map and Inset Plans.

Development proposals should be consistent with the NPPF, the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions) and other local planning policies.

Supplementary Planning Guidance

- 2.19 The *Codsall and Oaken Conservation Area Management Plan* (Codsall and Oaken CMP 2014) has also been referred to in the preparation of this heritage statement. The CMP contains information relating to the important qualities of the Codsall and Oaken Conservation Area designation.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.20 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.21 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.22 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.23 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.24 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below; the designated heritage assets are shown in Figure 2.

Historical Background

Summary: Codsall

- 3.3 Codsall is a large village in South Staffordshire. It lies approximately 4 miles north-west of the centre of Wolverhampton. The western boundary of Codsall is located on the Shropshire border.
- 3.4 The name is thought to be derived from Cod, an Early English personal name, and 'halh', a word for a nook of land or small valley ('Codsall', *Key to English Place-Names*).
- 3.5 In the Domesday Book Codsall is recorded as the land of Cynewin. He was both tenant-in-chief and overlord (DB Phillimore reference: Staffordshire 17,1). It had a recorded 6 households in 1086 and was a small settlement of an agricultural character.
- 3.6 The Church of St Nicholas (NHLE 1374035) is the oldest surviving building in the village. It retains a Norman doorway on the south side which dates to the 12th century (*A Brief History of Codsall*, CPC). The church has many later medieval additions and was extensively restored in 1849. It features the funerary monument of Sir Walter Wrottesley, a Lord of the Manor who died in 1630.
- 3.7 There is evidence of two moated sites, Wood Hall (Scheduled Monument 1007615) and Moor Hall (Scheduled Monument 1007622), which may date from the 13th century (*A Brief History of Codsall*, CPC). The Domesday Book records ploughlands, and agriculture remained almost the sole industry in Codsall through the medieval period. There was also a windmill, forge, pond and bakery near the church since early times (*Codsall Village History Trail*, C&BHS, p. 1). There is presently a windmill on Mill Lane above the church which dates to the 18th century and has been incorporated into a residence (South Staffordshire HEA, Appendix 1, p. 26). The northern section of the village, including Church Hill and Mill Lane, is likely the historic core of the medieval settlement.
- 3.8 Codsall parish was formerly divided into two townships: Codsall and Oaken. The main landowner in the medieval period was Croxden Abbey, a Cistercian Abbey near Uttoxeter. When the Abbey was dissolved in 1549, most of the land in Codsall was obtained by the Wrottesley landowning family. Codsall formed part of the Wrottesleys' Manor of Tettenhall Clericorum. By the 19th century many sections of land in the parish were owned by other landowners. The Wrottesleys were patrons of the curacy and retained the advowson into the 19th century (White, 1831, p. 254).
- 3.9 The northern section of Codsall is noted for its well-preserved historic field system. The open fields to the north-east and north-west of the church are evidence of piecemeal enclosure in thin strips separated by mature hedgerows. The preservation of the field system may be due to the late enclosure of the area: the only Parliamentary Act relating to enclosure in Codsall dates to 1820 (Private Act, 1 George IV, c. 54; PA HL/PO/PB/1/1820/1G4n66). Codsall Wood, a hamlet to the north-west of Codsall, was an extensive area of waste which remained unenclosed in the early 19th century (Bradshaw & Parson, 1818, p. cciv).

3.10 Codsall Station opened on the west side of Codsall in 1849. It originally served the Shrewsbury to Birmingham Railway, later the Great Western Railway. The coming of the railway encouraged population growth with an influx of people from Wolverhampton and the Black Country. Codsall grew from a rural village with a population of 589 in 1801 to 1,452 people in 1901 (*A Brief History of Codsall*, CPC). There was significant new residential development along Station Road as properties were built to accommodate the influx of new residents. A second railway station, Birches Halt, was established in the 1930s to enable workers to commute from Wolverhampton to the Boulton Paul aircraft factory near Billbrook.

Historic Map regression

- 3.11 The earliest available mapping for the area is the 1577 Saxton Map (Figure 3). The map is of a scale insufficient for recording close detail of the settlement. Maps throughout the 17th and early 18th centuries such as the 1749 Bowen Map (Figure 4) do not show the settlement on a large enough scale to discern the subject site.
- 3.12 The 1787 Cary Map (Figure 5) shows a suggestion of the settlement morphology but is still on a scale too small for legibility of the subject site. The 1794 Cary Map (Figure 6) shows the main roads in Codsall including Watery Lane and Sandy Lane.
- 3.13 Nineteenth century mapping includes the 1807 Cary Map (Figure 7), a slightly more detailed variation on the earlier Cary Maps. The 1814 Dawson OS Drawing (Figure 8) shows the pattern of development in detail, and a windmill is visible on Mill Lane. Gunstone Lane, Sandy Lane, Watery Lane and Moat Brook are all visible, so the subject site is discernible. A road is shown projecting north from Sandy Lane into the subject site, roughly on the position of the present footpath to the allotments. The 1834 First Series OS Map (Figure 9) shows a similar linear development along Church Lane, and the subject site is visible as undeveloped fields.
- 3.14 In 1839 a tithe map was made for Codsall parish (Figure 10). The subject site is clearly visible; the apportionment states that the ownership of the subject site was as follows:

Plot No	Plot Name	Owner	Occupier
73	Upper Onions Piece	Betty Nicholds	Herself
74	Gunston Piece	Harriett Greensill	William Hardware
86	Upper Park	Thomas Jenks	Himself
87	Upper Park	Thomas Jenks	Himself
88	Codsall Piece	The Executors of Thomas Faulkner Talbot	Jonathan Hardware
89	Upper Ten Butts	Betty Nicholds	Herself
90	Lower Ten Butts	Betty Nicholds	Herself
91	Little Springs	Harriett Greensill	William Hardware
92	Plantations	Harriett Greensill	William Hardware
93	Poors Piece	The Poor of Codsall Parish	William Hardware
94	Lower Onions Piece	Betty Nicholds	Betty Nicholds
102	Part of Lower Rail Piece	Thomas Jenks	Himself
103	Little Meadow	The Executors of Thomas Faulkner	Jonathan Hardware

3.15 The numerous owners and occupiers listed on the subject site are indicative of the 'piecemeal enclosure' of the area (Staffordshire HEA, Appendix 1, p. 27). Stoneleigh is not shown on the tithe map, but its site falls into Plot 73. Newhouse Farm is also not shown but its site falls into Plot 89.

- 3.16 The First Edition 25-inch Ordnance Survey map, published in 1884 (Figure 11) shows the subject site. The field parcels shown correspond with the modern division of the fields, and the outline of the subject site is discernible. The footpath is visible cutting across the site from the top of Gunthorpe Lane north-east towards the Brook. A small section of road is also shown connecting to Sandy Lane and travelling north; the allotments do not yet appear to be present. Hyde Park Cottage is shown and labelled on the corner of Sandy Lane and Gunthorpe Lane. Stoneleigh and Newhouse Farm are not yet shown.
- 3.17 On the 1902 25-inch Ordnance Survey map (Figure 12) the site appears unchanged but for the addition of Stoneleigh to the south-west, which is labelled. The footprint shown appears to correspond with modern aerial photographs. The 1924 Ordnance Survey map (Figure 13) is the first to show Newhouse Farm in place. It consists of an irregular grouping of small rectangular outbuildings in the centre, with one longer rectangular outbuilding to the north and a farmhouse with a projecting northern wing to the south. From the 1950s a section of the subject site near Sandy Lane is labelled 'Allotment Gardens'.
- 3.18 Three aerial photographs of Codsall showing the subject site are available. The first, from 1957 (Figure 14) shows that settlement in Codsall broadly followed the edges of the main roads with relatively little infilling. The 1963 Aerial View (Figure 15) shows that there had been significant development on all sides of Codsall, with residential estates filling up most of the open fields in north-east Codsall and to the south of the trainline. The 2000 Aerial View (Figure 16) shows that Codsall was by then a dense collection of residential estates with a few parcels of open land remaining. The subject site remains undeveloped but is enclosed by development to the south, on the other side of Sandy Lane.

Heritage Assets

Scheduled monuments

- 3.19 There are no scheduled monuments in the vicinity of the subject site.

Listed Buildings

- 3.20 There is one Grade II* listed building and five Grade II listed buildings within 500 metres of the subject site, these being the Church of St Nicholas (Grade II* listed NHLE 1374035), four Grade II funerary monuments located within its church yard (NHLE refs: 1374036, 1188052, 1039321 and 1188055) and the Grade II listed The Old Cottage (NHLE 1180333) and Lacey's Bistro (NHLE refs: 1188074). Owing to its higher significance and consequent sensitivity the Church will be assessed separately, with the funerary monuments considered in a group. The Old Cottage will be assessed separately, owing to its proximity to the subject site. Due to its distance from the subject site (c. 433 metres), the intervening built form and lack of intervisibility, Lacey's Bistro has been scoped out of this report.

Conservation Areas

- 3.21 The subject site falls within the setting of the Codsall and Oaken Conservation Area, and this designated heritage asset will be assessed within this report.

Non-Designated Heritage Assets

- 3.22 The locally listed Stoneleigh, which abuts the subject site's southwest boundary, will be considered within this section of the report, as will Newhouse Farm which is located adjacent to the subject site's western boundary.

3.23 With reference to a list of locally important buildings, the LPA normally utilises Historic England's guidance and criteria, which includes Asset type, Age, Rarity, Architectural and Artistic Interest, Group Value and Archaeological Interest. In the context of this report the last category in this list is not of relevance, but the other criteria are all pertinent in the assessment of built heritage. Typically, LPA adopted criteria require that the criterion of age be met, together with at least one other criterion for the asset to attain Locally Listed status.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The Proposed Development

- 4.2 At the time of writing this report, the development proposals for the subject site had not been finalised but are understood to comprise areas of residential development, landscaping and associated infrastructure.

Potential Impacts on Heritage Assets

- 4.3 As noted in paragraph 3.20 – 3.23, there are several listed buildings and non-designated heritage assets located in the vicinity of the subject site, which also lies within the setting of the Codsall and Oaken Conservation Area. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified.
- 4.4 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

Listed Buildings in the vicinity

Church of St Nicholas (Grade II* listed NHLE 1374035)

Description and setting

- 4.5 Located approximately 220m to the south-west of the subject site (Plate 4) this Grade II* listed building is described as follows in its NHLE listing:

Parish Church. C12 S. doorway; C14 tower; the rest 1846-8 by E. Banks of Wolverhampton. Ashlar; clay tile roofs with fishscale bands, Single cell chancel; five bay nave; aisles; south porch; north vestry; West Tower with diagonal buttresses.

West Tower: Early to mid C14; large west window of three lights with cusped intersecting tracery and plain hood-mould stopped with two large grotesque heads; strings at belfry level terminated on each face by grotesque heads; belfry openings of two lights with cinquefoil heads, crenelated parapet, restored with corner finials.

South Elevation: bay divisions of aisle marked by stepped buttresses; all windows of aisle and chancel are of two cinquefoil headed lights with reticulated or flowing tracery above; returned hood moulds; gabled South porch with pointed outer doorway, to a reset South doorway with round head of two orders, both with chevron ornament and a foliated hood mould, flanked by nook-shafts with carved capitals; the chancel had an ogee headed door to the left with ogee hand mould.

Interior: octagonal piers with C14 style capitals to pointed nave arcade of two chamfered orders; tall pointed chancel arch; open timber roofs with scissor trusses in nave and aisles.

Monument: Walter Wrottesley died 1630; recumbent effigy, five kneeling figures on sides of tomb chest. Stained glass mostly C19.

- 4.6 The significance of this heritage asset derives principally from its early date and the intactness of its built fabric which generates its historic and architectural special interest. Dating from the 13th century, a number of different building phases can be interpreted, and the high-quality craftsmanship and materiality of the building throughout these phases is evident. The building derives communal (illustrative) value from its historic and present-day function and contributes towards the group value of the buildings within the historic core of the village which is located along Church Road. Owing to its location on higher ground and its relatively substantial tower, it has some landmark status in terms of impact on its wider environs although not as pronounced as perhaps would be expected of a building of this nature.
- 4.7 The setting of the asset relates principally to its churchyard plot, which contains a number of funerary monuments which augment the illustrative value of the church. Located within the Codsall and Oaken Conservation Area, the church derives further illustrative value from the historic buildings in its vicinity, although the dispersal of the sections of the conservation area is such that the two southernmost elements are not experienced directly in relation to the church. Key views of the church are obtained along Church Road to the south (Plate 5), with these being augmented by the change in ground levels, with the church located to an elevated position which accentuates its landmark status. The subject site is not experienced from within the churchyard, owing to intervening built form and tree screening, but glimpsed views of the church tower are obtainable from the southwestern section of the subject site, where they are experienced alongside views of the garden frontage of the locally listed Stoneleigh. In its present state the subject site is considered to make a positive contribution to the wider setting of the asset in terms of its illustrative value as part of the undeveloped historic landscape, but to make an overall neutral contribution to the significance of the asset itself.

Impact of Development

- 4.8 The topography, orientation, intervening built form and tree-screening of the subject site remove it from within the experience of the Church which largely relates to its immediate setting within the churchyard. There is limited to no intervisibility between the subject site and Church, although glimpsed views of the tower may be had from the southeastern section of the subject site. It is therefore considered that, whilst representing a change within the wider setting of the asset, the proposal constitutes the preservation of the asset's significance and preserves it from any harm.

Memorial Group (NHLE refs: 1374036, 1188052, 1039321 and 1188055)

Description and setting

- 4.9 Located approximately 220m to the southwest of the subject site (Plate 6), the four monuments are described as follows in their NHLE listing citations:

Egginton Family Memorial Approximately 20 Yards South of Chancel

Altar tomb. John Egginton dies 1826; Anne Egginton died 1823; Hannah Egginton died 1808. Ashlar, Square plan; panelled sides, oval and rectangular with quadrant corners; corner pilasters; caps and frieze decorated with fleurons; moulded base and cornice.

Nathaniel Barrett Memorial Approximately 10 Yards South East of Chancel

Chest tomb. Nathaniel Barret died 1795. Ashlar. Oblong plan. 2 panels on each long side with moulded surrounds; fluted corner pilasters with gadrooning at base; moulded base and cornice.

John Karver Memorial Approximately 10 Yards South of South Aisle of Church

Altar tomb. c1800. Ashlar. Square plan side panels with quadrant corners; corner pilasters; stepped base and moulded cornice, surmounted by an urn. John Karver, died 1790, also commemorates Beatrice Wood died 1814.

Base of Cross Approximately 8 Yards South of South Aisle of Church of St Nicholas

Base of cross, now sundial. Probably C15. Ashlar. 2 steps up to the base of the shaft.

- 4.10 Within the churchyard is a grouping of Grade II listed 18th and 19th century monuments, which furnish the church with a level of illustrative historic value in terms of evidencing the memorial function of the graveyard. The significance of these heritage assets is largely derived from the historic and artistic special interest of their built fabric.
- 4.11 The setting of the assets' relates fundamentally to the church and churchyard, although the memorial nature of the assets generates associative and communal ties with the wider community. The monuments lack intervisibility with the subject site due to the high levels of screening arising from trees on the east side of the churchyard and on intermediate built form on the east side of Church Hill.

Impact of Development

- 4.12 Due to the intervening built form, local topography and their distance from the subject site, the site is considered to make a neutral overall contribution to the setting and therefore significance of the assets. The proposal constitutes the preservation of the assets significance and therefore preserve them from any harm.

The Old Cottage (NHLE 1180333)

Description and Setting

- 4.13 Located approximately 240m to the southwest of the subject site, the Grade II listed 'The Old Cottage' (NHLE 1180333) is described as follows in its NHLE listing citation:

Cottage. C17 with later alterations. Timber framed, partly rebuilt in brick; concrete tile roof; brick end stacks. 2 bay range with C20 extension at rear, 1 storey and attic; 3 square panels up to eaves on left, the rest of the front is brick; 3 light window to left; C20 porch to right with door and bay window; 2 gabled dormers; all windows are casements with leaded lights.

- 4.14 The significance of the heritage asset derives principally from its early date and the intactness of its built fabric which generates its special historic and architectural interest. The retention of the historic plan form of the building and its timber framed structure, are key in terms of understanding the vernacular character and historic usage patterns of the building, although this has been partially eroded by the replacement of the roof covering with cement tiles. It is a good example of local rural vernacular style, based around a half-timbered structure and largely using local materials.
- 4.15 The asset is situated on the narrow thoroughfare of Church Hill, with its west elevation facing towards the churchyard. Its principal (south) elevation faces out to a small garden secluded by banks of natural screening. The church and monuments are defining characteristics of its immediate setting on the west and north-west sides. To the south the asset's setting is characterised by large, detached residences along Church Road and Sandy Lane. The north-western section of Codsall retains the character of a historic rural village. Due to the intervening built form, local topography, and its distance from the subject site, in its present state, the site is considered to

make a neutral overall contribution to the setting and therefore significance of the asset.

Impact of Development

- 4.16 Due to the local topography and levels of existing screening (in the form of intervening development and mature tree lines), combined with its location some distance from the subject site there is no intervisibility between the asset and the site. The asset is presently experienced in the context of the narrow roadway which leads to the church and there is no known ownership link with the subject site. It is therefore considered that due to the lack of intervisibility between the asset and subject site and in the absence of any historic ownership connections, the significance of the asset will be preserved from any harm.

Conservation Areas

Description and setting

- 4.17 The Codsall and Oaken Conservation Area was designated in 1973. The Codsall and Oaken CMP 2014 was adopted in 2014 and forms the basis for this assessment. On page 13 of the CMP the special interest and important attributes of the designation are outlined as follows:
- *An historic rural village split into two distinct sections by a modern bypass, but still connected by a linear former country lane;*
 - *A core of historic buildings around the Parish Church of St Nicholas on the high ground in the north, a former Norman church, which was comprehensively remodelled in the mid-19th century;*
 - *A secondary historic core around Codsall Square including a 17th century timber framed cottage and a 19th century inn;*
 - *A topography comprised of hilly and winding roads and tracks such as Sandy Lane, Church Lane and Gunstone Lane, which reinforce the rural character and afford breathtaking views;*
 - *A number of historic buildings and structures, with eight listed examples in the Conservation Area, including an early medieval church, 17th century timber framed cottages and fine larger houses from the late 18th century;*
 - *Focal points provided by the medieval Parish Church (Grade II* listed), The Bull Inn and Codsall House (Grade II listed) and grounds;*
 - *The modern shopping and civic facilities around Codsall Square and in Station Road act as a hub of commercial and social activity;*
 - *A strong use of the colour red in the buildings, which gives a rich rusty look to them; the sandstone Parish Church, the red brick elevations of secular buildings, e.g. the Old Schoolhouse and the sandstone walls;*
 - *The distinctive look of many of the lanes determined by the sandstone boundary treatments around the houses featuring large irregularly cut rocks. Hedging or trees top some of the walls. Larger, grander houses, such as Brabourne, have tall brick walls or low walls with decorative railings, usually painted black;*
 - *The long sandstone churchyard wall defined by the fields leading across towards Codsall Wood and Brewood.*
 - *The fine late 18th century Codsall House standing in the south, with some of its former grounds remaining as important public open space;*
 - *The rural appearance of Station Road, with tall trees, sandstone walling and hedging lining the park to the south of Codsall House and a lane which leads gently downhill towards the station.*
- 4.18 The Codsall and Oaken Conservation Area is comprised of two separate sections: the northern section focused around the Churchyard, and the southern section comprising Bakers Way, Station Road, the hamlet of Oaken and the large open space to the west of Oaken Lane. The southern section of the conservation area shares no intervisibility with

the subject site. The northern section includes Stoneleigh and directly abuts the boundary of the subject site. Land 'east of Gunstone Lane, north of Stoneleigh and south of Newhouse Farm' is identified as a 'Buffer Zone', recognising the impact that development there would have on the Codsall and Oaken Conservation Area. This 'Buffer Zone' includes a section of the subject site (Plate 7). The draft development proposals will maintain this buffer zone and re-enforce its southeastern boundary with further natural screening.

- 4.19 Key views and landmarks identified in Appendix 1: Codsall Conservation Area Appraisal (pp. 25-26) of the CMP are: views around St Nicholas's Church, especially the view along Church Lane; views southeast from Gunstone Lane; The Bull Public House on Station Road; The Crown Public House on Wolverhampton Road; views across the open spaces to Codsall House and along Station Road; and the section of Station Road to the south of Codsall House and its grounds.

Impact of development proposal

- 4.20 It is considered that, due to the change in the wider rural setting of the conservation area, the proposals will generate the lowest level of less than substantial harm. Therefore, the proposal will require justification and balancing against public benefits arising from the scheme. As stated above, all other heritage assets are considered to have their significance preserved from harm.

Potential Impacts on Non-Designated Heritage Assets

Stoneleigh (NGR SJ 86813 04013)

Description, significance and setting

- 4.21 Stoneleigh (Plate 2) dates from the late 19th century, first appearing on an Ordnance Survey map published in 1902 (Figure 12). On this map it has an irregular rectangular footprint, a small outhouse on the west side and a small drive connecting it to Gunstone Lane. The building appears unchanged on subsequent OS maps through the 20th century.
- 4.22 Stoneleigh is a red brick farmhouse with a roughly cruciform footprint. It has a gabled slate roof with three brick stacks. Two storeys plus attic level. Two dormer windows on west side, four on east side, each with decorative finials. Red brick corncicing around gable-ends, dormers and window surrounds. There are two square garage buildings on the Gunstone Lane side flanking the driveway.
- 4.23 The significance of the asset is derived principally from the historic and architectural special interest of the original built fabric. Stoneleigh is identified as a 'Grade B' locally listed building in the Codsall and Oaken Conservation Management Plan. These are judged to have "a particular local character or style that have a special significance to people through their contribution to their locality, or to the street or rural scene, and which warrant steps to be taken to ensure their retention" (Conservation Area Management Plan, p. 32).
- 4.24 The building is located on the corner of Sandy Lane and Gunstone Lane and the garden frontage of the building shares intervisibility with the southern section of the subject site which is comprised largely of the conservation area buffer zone.

Impact of Development Proposal

- 4.25 The significance of the asset is derived principally from the historic and architectural interest of the original built fabric and for this reason, Stoneleigh is identified as a 'Grade B' locally listed building in the Codsall and Oaken Conservation Management Plan. Stoneleigh is principally experienced as you approach it from the southwest along Gunstone Lane, although its principal elevation is on its southeast side. Its

setting largely relates to the open pastureland to its southeast created by the conservation areas buffer zone. Although the development proposals will constitute a change in Stoneleigh's wider rural setting, they will maintain the conservation area's buffer zone. It is therefore considered that the proposals will maintain the significance of the locally listed Stoneleigh and preserve it from any harm.

Newhouse Farm (NGR SJ 86905 04091)

Description, significance and setting

- 4.26 Newhouse Farm (Plate 8) first appears on OS maps from 1924. The farmhouse is a redbrick building with a roughly rectangular plan. The house faces south, with a central doorway flanked by two windows, and three windows above. It is two storeys with an attic level; gabled slate roof; two brick stacks. To the north are several low barns/outbuildings, red-brick and wood. There is a garden to the south.
- 4.27 Newhouse Farm is not listed or locally listed and sits outside of the Codsall and Oaken Conservation Area. Due to its location on the boundary of the conservation area, it sits within the setting of the conservation area. There is the potential that the local planning authority (LPA) may consider the building for local listing. Any significance it may be considered to have relates primarily to its function as a farmhouse and the functional relationship it has to the agricultural buildings immediately to its northeast.
- 4.28 The farmhouse and outbuildings are located at the end of Gunthorpe Lane and are principally experienced as you approach them from the southwest. They are in a relatively isolated position and are flanked by open fields to the north, west and east. Further to the southeast are several low buildings associated with the allotments. There are scattered trees to the south of the garden, and thicker tree screening on the south side of the allotment buildings and on the west side of Gunstone Lane.

Impact of Development Proposal

- 4.29 Due to the construction date of the building (c. 1924), the low level of architectural or historic interest and the limited contribution the subject site makes to any significance the building may have, it is considered that the proposal will cause no adverse harm to the building. Although there will be a change in the wider rural setting of the building to the east, the connection to surrounding agricultural land will be maintained to its north and west.



Plate 4 South elevation of the Grade II* listed Church of St. Nicholas. The western boundary of the subject site is located c. 211 meters for this location.



Plate 5 One of the key views of the Grade II* listed Church of St. Nicholas outlined in the Codsall and Oaken Conservation Management Plan. Taken from Church Road looking north.



Plate 6 View looking east towards the subject site from the churchyard of The Church of St. Nicholas illustrating the intervening natural screening and a number of funerary monuments within the churchyard.



Plate 7 Image showing the designated Buffer Zone on the edge of the Conservation Area. Image taken from Gunstone Lane looking southeast. As part of the proposal this area is to be retained as pastureland.



Plate 8 Southeast elevation of the early 20th century un-listed Newhouse Farm. Image taken from the western boundary of the subject site.

5.0 Summary and Conclusions

- 5.1 In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including policy EQ 3 insofar as the lowest level of less than substantial harm identified to the Codsall and Oaken Conservation Area requires justification and balancing against public benefits arising from the scheme. All other heritage assets and designated areas assessed within the report are considered to have their significance preserved from harm.
- 5.2 There is one Grade II* listed building and five Grade II listed buildings within 500 metres of the subject site, these being the Church of St Nicholas (Grade II* listed NHLE 1374035), four Grade II funerary monuments located within its churchyard (NHLE refs: 1374036, 1188052, 1039321 and 1188055) and the Grade II listed The Old Cottage (NHLE 1180333) and Lacey's Bistro (NHLE refs: 1188074).
- 5.3 With reference to the Grade II* listed Church of St. Nicholas the topography, orientation, intervening built form and tree-screening of the subject site remove it from within the experience of the Church which largely relates to its immediate setting within the churchyard. There is limited to no intervisibility between the subject site and Church, although glimpsed views of the tower may be had from the southeastern section of the subject site. It is therefore considered that, whilst representing a change within the wider setting of the asset, the proposal constitutes the preservation of the asset's significance and preserves it from any harm.
- 5.4 Due to the intervening built form, local topography and the distance of the four Grade II listed funerary monuments from the subject site, the site is considered to make a neutral overall contribution to the setting and therefore significance of the assets. The proposal constitutes the preservation of the assets' significance and therefore preserve them from any harm.
- 5.5 Due to the local topography and levels of existing screening (in the form of intervening development and mature tree lines), combined with the location of the Grade II listed 'The Old Cottage' some distance from the subject site, there is no intervisibility between the asset and the site. The asset is presently experienced in the context of the narrow roadway which leads to the church and there is no known ownership link with the subject site. It is therefore considered that due to the lack of intervisibility between the asset and subject site and in the absence of any historic ownership connections, the significance of the asset will be preserved from any harm.
- 5.6 It is considered that, due to the change in the wider rural setting of the Codsall and Oaken Conservation Area, the proposals will generate the lowest level of less than substantial harm. Therefore, the proposal will require justification and balancing against public benefits arising from the scheme.
- 5.7 Although the development proposal will constitute a change to the wider rural setting of the locally listed Stoneleigh, the buffer zone to the Codsall and Oaken Conservation Area will ensure that the significance and setting of the non-designated heritage asset is not adversely impacted.
- 5.8 The non-designated Newhouse Farm will not be adversely impacted by the proposal. Although there will be some change to the wider rural setting of the building to the east, the connection to surrounding agricultural land will be maintained to its north and west.

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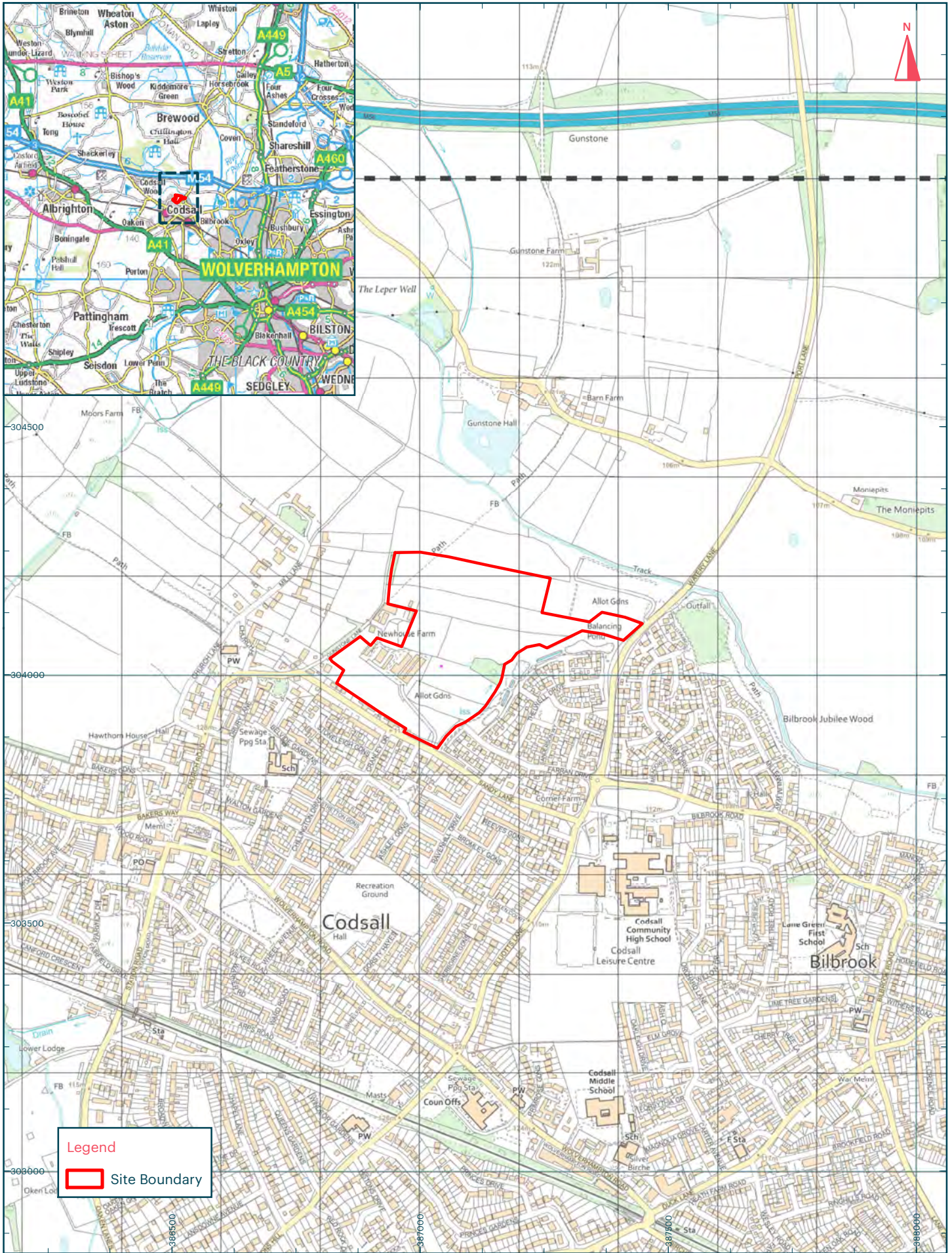
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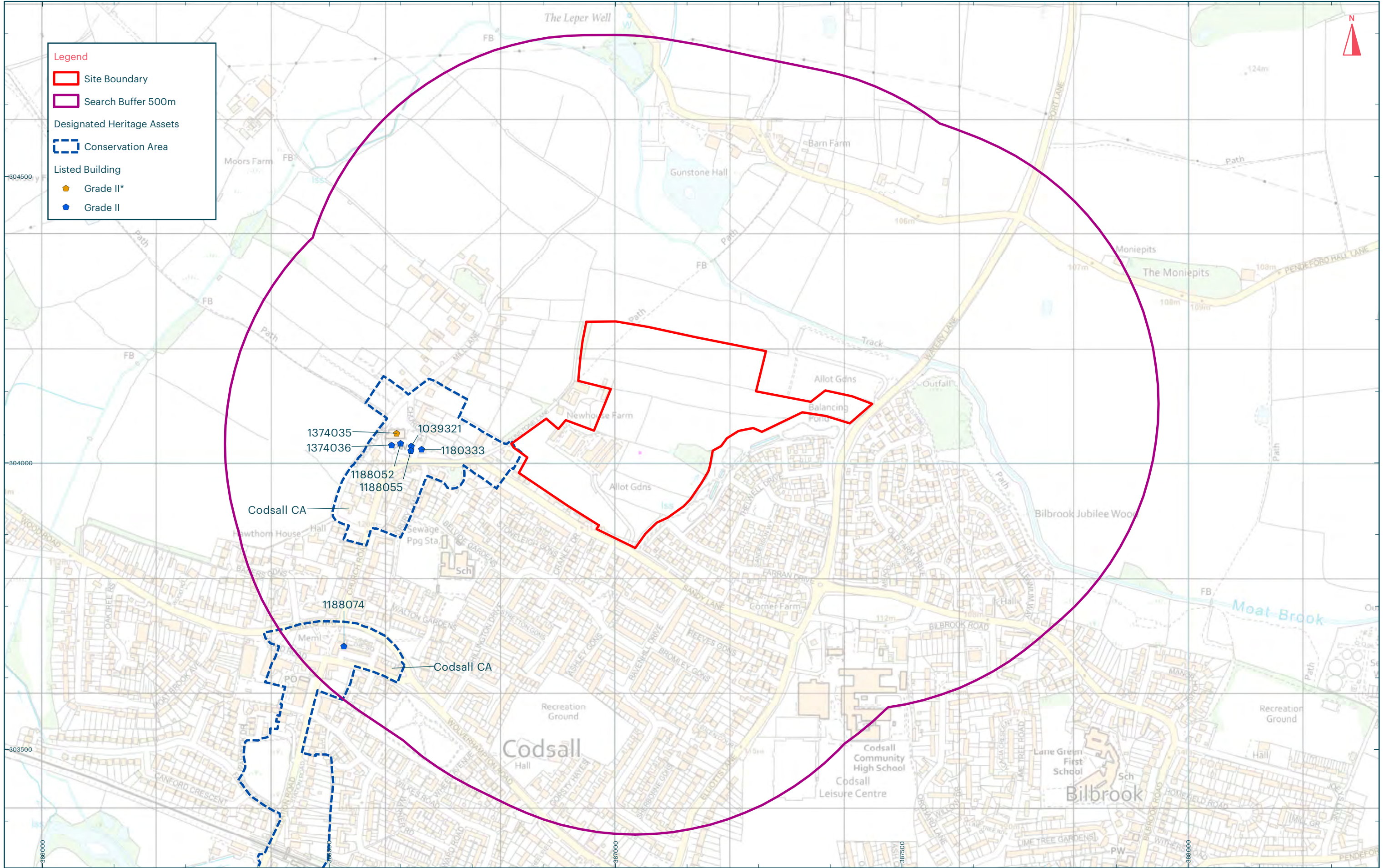
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Legend
 Site Boundary

<p>Title: Figure 1: Site Location</p> <p>Address: Newhouse Farm, Codsall</p>	<p>Scale at A4: 1:10,000</p> 	
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Title:
Figure 2: Location of Listed Buildings in vicinity
Address:
Newhouse Farm, Codsall

Scale at A3: 1:6,000
0 200m





Legend

 Approximate Site Location



Title:
Figure 3: 1577 Saxton Map
Address:
Newhouse Farm, Codsall

Not to Scale:
Illustrative Only





Legend

 Approximate Site Location



Title:
Figure 4: 1749 Bowen Map
Address:
Newhouse Farm, Codsall

Not to Scale:
Illustrative Only





Title:
Figure 5: 1787 Cary Map
Address:
Newhouse Farm, Codsall

Scale at A4: 1:40,000
0 1,250m





Title:
Figure 6: 1794 Cary Map
Address:
Newhouse Farm, Codsall

Scale at A4: 1:40,000
0 1,250m





Legend

 Approximate Site Location



Title:
Figure 7: 1807 Cary Map

Address:
Newhouse Farm, Codsall

Scale at A4: 1:40,000





Title:
Figure 8: 1814 Dawson OS Drawing (Newport 22)
Address:
Newhouse Farm, Codsall

Scale at A4: 1:12,500
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Title:
Figure 9: 1834 First Series OS Map
Address:
Newhouse Farm, Codsall

Scale at A4: 1:12,500
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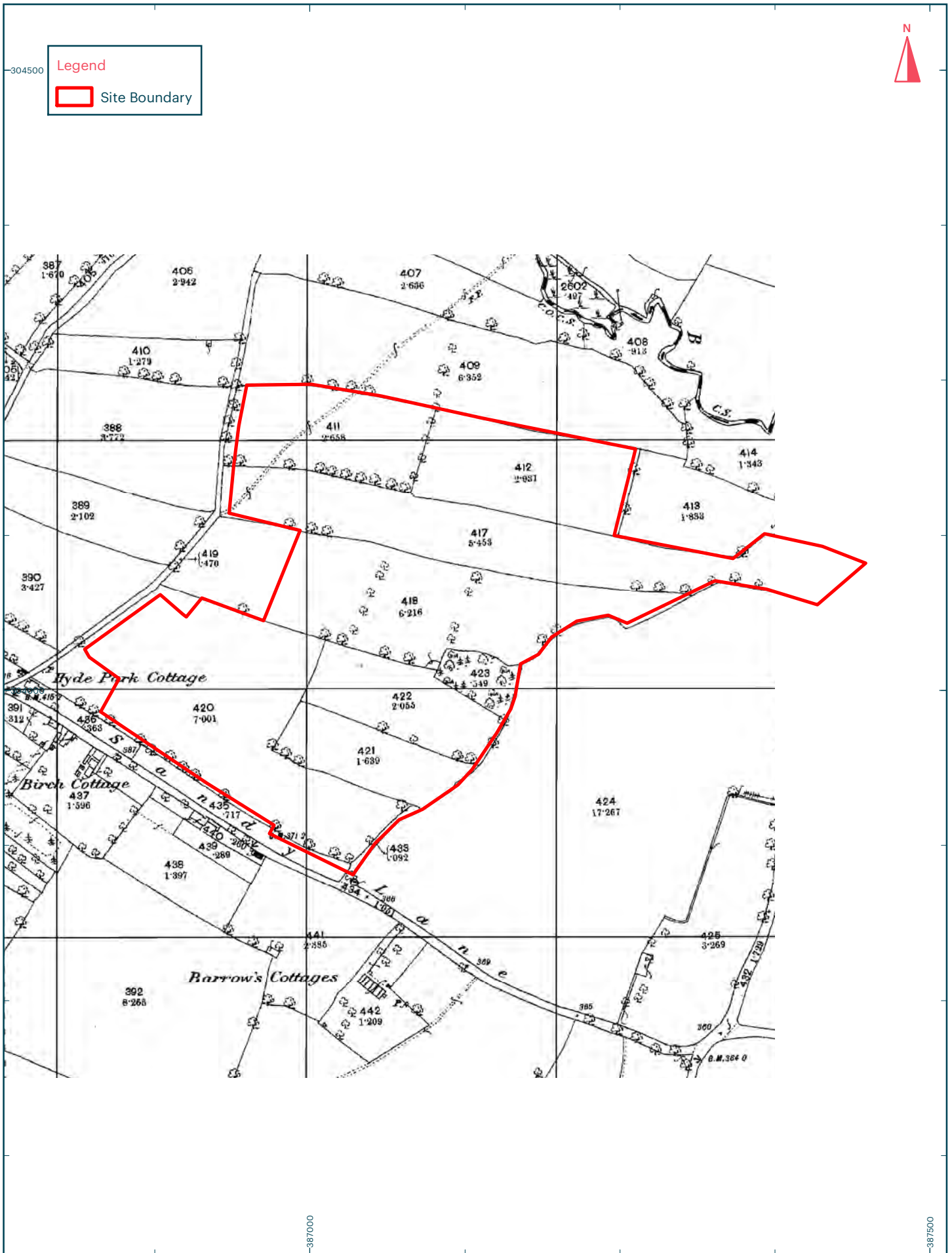




Title:
 Figure 10: 1839 Codsall Tithe Map
Address:
 Newhouse Farm, Codsall

Scale at A4: 1:5,000
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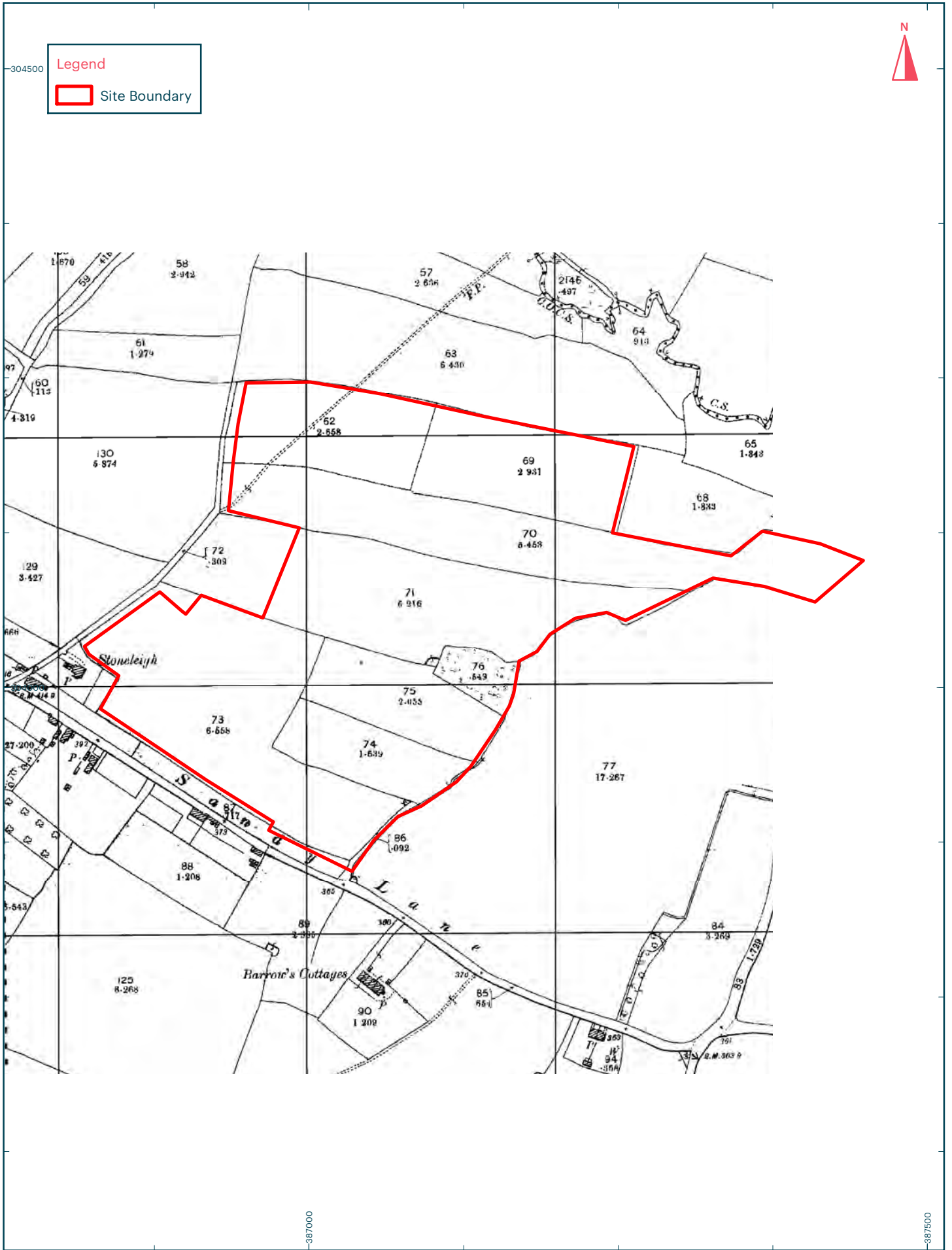




Title:
 Figure 11: 1884 OS Map (25-inch)
Address:
 Newhouse Farm, Codsall

Scale at A4: 1:4,000

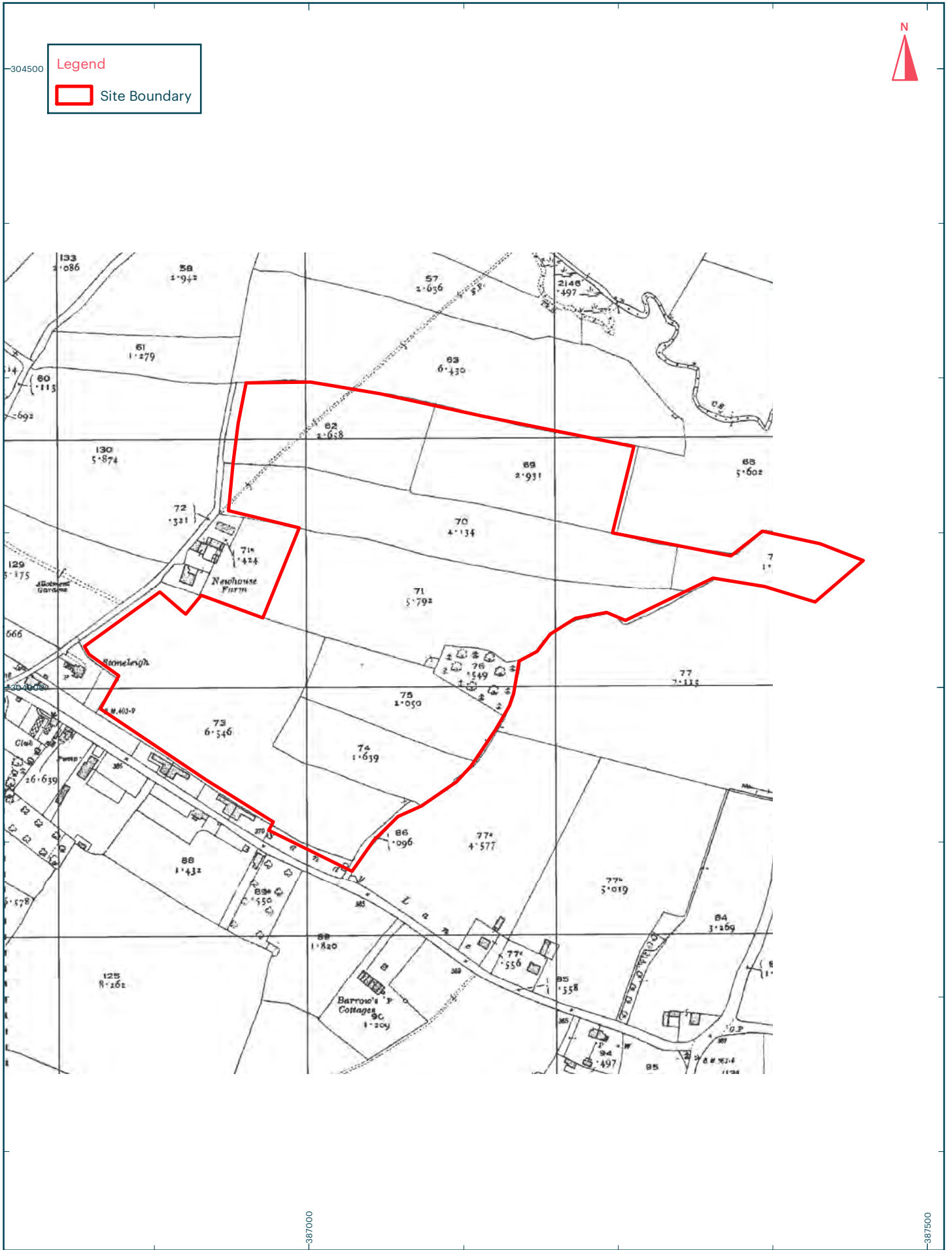




Title:
Figure 12: 1902 OS Map (25-inch)
Address:
Newhouse Farm, Codsall

Scale at A4: 1:4,000
0 125m





<p>Title: Figure 13: 1924 OS Map (25-inch)</p> <p>Address: Newhouse Farm, Codsall</p>	<p>Scale at A4: 1:4,000</p>	
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Legend

 Site Boundary



Title:
Figure 14: 1957 Aerial Photograph
Address:
Newhouse Farm, Codsall

Scale at A4: 1:5,000
0  150m





Title:
Figure 16: 2000 Aerial Photograph
Address:
Newhouse Farm, Codsall

Scale at A4: 1:5,000
0 150m

