



Heritage Statement

Project: 2No. New Dwellings

Address: Land Rear of 30 – 34 Church Lane, Checkley
ST10 4NJ

Client: Michael Teague

DOCUMENT CONTROL SHEET

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1.0 INTRODUCTION

- 1.1. Hewitt&Carr Services has been instructed by Mr Michael Teague to prepare a Heritage Statement to accompany an application for the erection of 2no. two-storey dwellings on land to the rear of no.s 30-34 Church Lane, Checkley.
- 1.2. This assessment has been deemed necessary as the property sits within the Checkley Conservation Area, in proximity to a number of listed heritage assets. Under paragraph 216 of the National Planning Policy Framework 2024 (NPPF), any works that have the potential to impact the setting of a heritage asset must be carefully assessed.
- 1.3. In accordance with current planning policy and guidance, this document will consider any available historical and archaeological resources to ascertain the significance of the proximate heritage assets.
- 1.4. The statement will then go on to appraise the potential impact of the development proposals on any heritage significance and, where harm may be identified, measure this against the requirements of the NPPF.

2.0 PLANNING POLICY

Legislation

- 2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is described as “an act to consolidate certain enactments relating to special controls in respect of buildings and special architectural or historic interest.”
- 2.2. Section 66(1) of the Act sets out the duties of Local Planning Authorities (LPAs) in respect of works to listed buildings, and states that *“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 72(1) of the Act sets out the duties of LPAs in respect of works within conservation areas, stating that *“in the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

National Planning Policy

- 2.4. Section 16 of the National Planning Policy Framework (NPPF, revised 2023) sets out the government's approach to the conservation and management of the historic environment, which includes heritage assets ranging from sites and buildings of local historic value to those of the highest significance, such as those internationally recognised.
- 2.5. Paragraph 207 of the NPPF states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include,*

heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

2.6. Paragraph 208 goes on to state that LPAs *"should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*

2.7. Paragraph 210 expands on this, stating that *"in determining planning applications, local planning authorities should take account of:*

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness."*

2.8. In considering the potential impacts of a proposed development on the significance of a designated heritage asset, *"great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."* (Paragraph 212)

2.9. Paragraph 213 goes on to state that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."*

2.10. Where a development may lead to substantial harm to, or loss of, a designated heritage asset, Paragraph 214 states that *"local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is*

necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and*
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use."*

2.11. Where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, Paragraph 215 states that "this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

Local Planning Policy

2.12. The Development Plan for this area currently comprises the Staffordshire Moorlands Local Plan 2014-2033, which was adopted in 2020.

2.13. Within the current Local Plan , Policy DC2, relating to the Historic Environment, is of particular relevance. The policy states that "the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment."

2.14. Policy DC2 goes on to state that "all applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate."

3.0 DESCRIPTION OF THE ASSET

The Development Site

- 3.1. The development site comprises a parcel of pastoral land to the south of no.s 30-34 Church Lane. A vehicular access runs between no. 30 Church Lane and the Red Lion Public House, which serves the pub car park and provides access for deliveries.
- 3.2. The site lies within open countryside, within a wider parcel of land enclosed by fence and mature hedgerow.
- 3.3. The site lies within the Checkley Conservation Area and within proximity to a number of listed buildings, namely the Church of St. Mary to the north.

Historic Environment Record

- 3.4. Consultation of the Staffordshire Historic Environment Record returned 17 records located within a 250m radius of the proposed development site. 12 of these relate to listed buildings or monuments.
- 3.5. CHECKLEY/CEDIA (MST2400) - A settlement mentioned in the Domesday Book of 1086.
- 3.6. ST MARY'S & ALL SAINTS' CHURCH, Checkley (MST6548) - A listed 12th century parish church, altered in the early 14th and 15th centuries and substantially rebuilt in the 17th century.
- 3.7. ST MARY'S & ALL SAINTS' CHURCHYARD, Checkley (MST11326) - The churchyard surrounding the parish church at Checkley, which is of possible medieval or earlier date.
- 3.8. CHURCHYARD WALL & GATES TO W. & S. OF CHURCH OF ST. MARY, Checkley (MST10424) - The listed stone-built churchyard wall and gates to the west and south of the Church of St Mary, Checkley. Of possible 18th century date with 19th century alterations.

- 3.9. MEMORIALS, St. Mary's & All Saints' Church, Checkley (MST10426) - A row of five listed late eighteenth century memorial chest tombs running east to west to the south of the Church of St Mary, Checkley. The tombs include one to Milner (1879), Platt (c.1796), Robinson (c. 1804) and one to Phillips (1780) and one other of 18th century date.
- 3.10. WOODRUFF MEMORIAL, Church of St Mary, Checkley (MST10425) - A listed memorial pedestal tomb to Thomas Woodruff, died 1832, sited to the east of the Church of St Mary, Checkley.
- 3.11. ANGLO-SCANDINAVIAN CROSSES, St Mary's and All Saints' Churchyard, Checkley (MST93) – Three Scheduled mid-eleventh century, Anglo-Scandinavian crosses in St Mary's and All Saints' Churchyard.
- 3.12. RECTORY FARMHOUSE, Church Lane, Checkley (MST9625) - A listed, late seventeenth century red brick and stone farmhouse with later additions.
- 3.13. DOVECOTE, Rectory Farm, Church Lane, Checkley (MST9626) - A listed mid nineteenth century brick built dovecote with pyramidal roof.
- 3.14. WALLS & PIERS, Rectory Farmhouse, Checkley (MST9627) - The listed 18th century red brick garden wall and associated piers at the Rectory Farmhouse. The wall was rebuilt in the mid-19th century.
- 3.15. THE RECTORY, Checkley (MST9533) - A listed late 18th century rectory with mid-19th century additions.
- 3.16. RECTORY FARM, Checkley (MST17673) - A farmstead of possible late 17th century origin. The farmstead was originally laid out around a loose courtyard with additional detached outbuildings. The 17th century farmhouse, 18th century garden wall and mid-19th century dovecote are still extant, along with a long range of outbuildings aligned north-south.
- 3.17. MANOR FARMHOUSE, Checkley (MST9629) - A listed 18th century farmhouse of red brick with a tiled roof. The house has some mid-19th century alterations.
- 3.18. CHURCH VIEW COTTAGE, Checkley (MST9628) - A listed late 18th century house of red brick with a tiled roof. The house has some minor late 19th century alterations.

- 3.19. HUTCHINSON MEMORIAL FIRST SCHOOL, Uttoxeter Road, Checkley (MST13324) - A late nineteenth century school, extended in the 20th century.
- 3.20. CHECKLEY BANK FARM, Leigh (MST21356) - A farmstead with a dispersed cluster plan which existed by the late 19th Century. It appears on historic mapping as Checkleybank.
- 3.21. CHECKLEY BANK FARMHOUSE (MST8140) - A listed mid-19th century farmhouse of red brick with a slate roof.
- 3.22. Review of the site context demonstrates potential for development to impact the setting of St. Mary's Church and its associated monuments (located approximately 70m to the north) and Manor Farmhouse (approximately 35m northeast). Views of the development site from the Rectory, Church View Cottage, and the First School are shielded by other development to the north. Rectory Farm is located approximately 135m to the south of the site, and Checkley Bank Farm approximately 250m southwest, and views are largely obscured by mature hedgerow and other built development.

Conservation Area

- 3.23. Checkley Conservation Area was designated in April 1977, and made subject to an Article 4 direction in February 1978. There is currently no Conservation Area appraisal in place for Checkley.
- 3.24. The Conservation Area boundary focuses on the historic core of the village, with the church at its centre, extending to the eastern boundary of the churchyard along New Road. The area extends north to Uttoxeter Road and south to incorporate Rectory Farm. It also includes the properties to the west of Church Lane.

Historic Context & Cartographic Evidence

- 3.25. Checkley, situated 5 miles north west of Uttoxeter, likely has its origins in Anglo-Saxon times. It is recorded as 'Cedla' at the time of the Norman Conquest in 1066, and consisted of approximately 60 acres of land.

- 3.26. The manor of Checkley was small in comparison to the other two manors of the parish, Tean and Madeley and, mainly constituted land belonging to the Rector. However, from the consecration of the Norman church in 1196, up to the government reforms of 1880, the Rectors of Checkley were the administrators of a large parish that included both Upper and Lower Tean, Hollington and Beamhurst.
- 3.27. The open fields of Checkley were subject to some early enclosure in the 1600s, but largely remained until the more formal enclosures of the 18th and 19th centuries.
- 3.28. The Grade I listing description (1967) for the Church of St. Mary and All Saints' (LEN 1037959) states: *Parish church. C12 core with work of early C14. C15 and substantially rebuilt C17. Finely coursed, squared and dressed yellow sandstone; lead covered roofs invisible behind parapets. West tower, nave, north and south aisles, south porch and chancel.*
- 3.29. The tower of the church dates from the twelfth century, and there are also Norman pillars to the south side. The chancel, noted for its early 14th century stained glass window and 16th century carved stalls, was constructed in 1320. Other features of particular interest are the 12th century carved font and 16th century effigy of Godfrey Foljambe.
- 3.30. The churchyard wall (LEN 1374672) was listed Grade II in 1986 with the following description: *Churchyard wall and gates. Possibly C18 with C19 alterations. Large roughly coursed stone blocks, entrances set to north and south, the former ramped up to piers with wrought iron ramped overthrow, spearhead railed gate with dog rails; south gates mid-C19 with octagonal piers, wrought iron gates with spearhead rails and dog rails.*
- 3.31. The row of Grade II listed 5 memorials running south of the church (LEN 1204818) are described as: *5 chest tombs. Late C18. Running east to west in a line; Milner memorial circa 1789: bay ended to west with fluted inset pilasters (quarter round flanking bay) and moulded top slab. Platt memorial circa 1796: waisted inset pilasters at angles and moulded top slab; Robinson memorial circa 1804: similar to Platt memorial with more sharply waisted pilasters; C18 tomb with inset, fluted pilasters (quarter round to angles) and moulded top slab, inscription now decayed; Phillips memorial circa 1780: moulded pilasters; fluted frieze with paterae to centre and angles; probably one of the Phillips of Tean Mill (qv) and Heath House (qv).*

- 3.32. The Grade II listed Woodruff Memorial (LEN 1037960) is located approximately 2m east of the church. It is described as [a] *pedestal tomb. Early C19. Thomas Woodruff d. 1832. Stone, set on wide, roll lipped plinth; moulded cornice and plain surbase to stocky die; inscribed sides of Roman tablet type.*
- 3.33. The three Anglo-Scandinavian crosses recorded in the HER are also a designated Scheduled Monument (LEN 1012671). They are an example of 'high crosses,' erected throughout England, principally in the north, in the eight, ninth and tenth centuries AD. The purpose of such crosses varied, with some being associated with churches and monasteries, some acting as cenotaphs or marking burials, and other as way markers, boundaries or meeting places.
- 3.34. Historic England describe the three crosses within the churchyard as well preserved, standing in or near to their original position. They are an unusual example of early medieval crosses sited in close proximity to each other, and exhibit rare examples of figure carving.
- 3.35. The church and churchyard sit within an elevated position at the centre of the village, bounded to the west and south by Church Lane, New Road to the east, and the Rectory to the north. A number of mature trees populate the churchyard.
- 3.36. Aside from the church, the small conservation area is principally made up of a mix of dwellings from the 18th and 19th centuries together with more modern infill properties such as no.s 30-34. The predominant materials throughout the village are brick and tile.
- 3.37. The Grade II listed Manor Farmhouse (LEN 1204844) is described as: *Farmhouse. C18 with mid C19 alterations. Red brick; tiled roof on coggled eaves course; ridge stack set behind entrance. Two-storey, three- window front; segmental-headed casements, deeper to ground floor and all of two lights except ground floor left of 3 lights; entrance to left of centre with moulded surround and 6-panel door.*
- 3.38. The Checkley History Trail states that Manor Farm and the adjoining Manor House School belonged to a family of blacksmiths from the mid-17th century to the early 1900s, and that the property was run throughout the 19th century as a private boarding school for young ladies.

- 3.39. The Red Lion public house, sitting to the northwest of the site and directly south of the church, is a late 18th century inn that possibly stands on the site of a much older hostelry and farm (Checkley History Trail). It's believed to have been updated for the turnpike traffic, with extra stabling to accommodate horses during church services.
- 3.40. Review of historic Tithe and OS mapping shows very little change occurred in the village between the mid-19th century and the 1970s, when additional development took place to the northern end of Church Lane. Some further infill development took place in the 1980s and 90s, including construction of no.s 30-34 in the mid-1990s, but the plan form of the village's historic core remains largely the same.
- 3.41. At the time of the Tithe Apportionment in 1841, the development site is identified as 'croft,' a pasture consisting of 3 roods and 26 perches, owned by Felix Ford (a farmer) and occupied by John Arnold, a publican (of The Red Lion). The adjacent sites, now no. 30-34, were occupied by stables and garden associated with the inn.
- 3.42. The development site, though classed as open countryside, has been occupied by built development in its easternmost corner since at least 2006. An application to form a new dwelling within the site (SMD/2019/0460) was submitted and approved in 2020. A second application (SMD/2022/0437) sought to amend the access to the east side of the pub as the western access was subsequently blocked. This was approved in 2022.

4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1. This document utilises the guidance set out within Historic England's 'Conservation Principles: policies and guidance for the sustainable management of the historic of the historic environment' (2008) to evaluate heritage significance. The guidance identifies four values – evidential, historical, aesthetic and communal; for consideration.
- 4.2. Evidential Value is described as “the potential of a place to yield evidence of past activity.” For example, archaeological deposits may provide clues in place of any written record. It is often proportional to the amount of material evidence that has since been lost or altered.
- 4.3. Evidential value for St Mary's Church and its associated listed and scheduled monuments is high. The church is Grade I listed, by virtue of its age and historic interest. The Anglo-Scandinavian crosses are also of particular interest, with Historic England considering them to be “*amongst the finest Anglo-Scandinavian crosses in Staffordshire [providing] important evidence for both Anglian and Anglo-Scandinavian forms of ornament.*”
- 4.4. Manor Farmhouse retains moderate levels of evidential value due to the age and prevalence of such farmhouses within the local area.
- 4.5. Evidential value within the wider conservation area is moderate to high. The village has Anglo-Saxon origins and retains much of its historic plan form, albeit most of the built fabric (with the exception of the church) dates from the 18th century onwards. However, there is high potential for earlier archaeological remnants.
- 4.6. Historical Value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative and may be closely related to whether an asset retains its original use.

- 4.7. Historical value for the church and its associated structures is, again, high. The church remains the focus of the small village of Checkley, as it has done for hundreds of years, and is still in use as a place of worship.
- 4.8. In addition to its use as a farmhouse, Manor Farmhouse has additional historical interest given its previous use as a private school house during the 19th century.
- 4.9. Historical value within the wider context is moderate to high. The village contains a number of historic structures which aid heritage legibility and contribute to the character of the conservation area.
- 4.10. Aesthetic Value derives from the way in which people draw sensory and intellectual stimulation from a place. It may be the result of conscious design or fortuitous evolution. It tends to be specific to a time and cultural context, but can be rather subjective.
- 4.11. Aesthetic value of St Mary's church is particularly high. It occupies an elevated position within the picturesque setting of the churchyard. Its historic features, both internal and external, befit the time, expense and craftsmanship lavished on ecclesiastical buildings, and it has the most significant and positive impact upon the character of the village.
- 4.12. Aesthetic value of Manor Farmhouse is moderate, with an appealing Flemish bond brick façade, though it has been impacted by replacement windows.
- 4.13. The aesthetic value of the conservation area is moderate to high, being focused solely on the historic core of the village surrounding the church. However, the boundary still incorporates some modern infill development, such as no.s 30-34 Church Lane, which have a neutral impact upon the character of the conservation area.
- 4.14. Communal Value is about the meaning of a place for the people who relate to it. It tends to be closely related with historic and aesthetic values but has additional commemorative or social attributes, such as a sense of identity and distinctiveness.
- 4.15. The church has, for centuries, been at the centre of village life, and yields high communal value for this reason. Private residences such as Manor Farm usually

carry much lower communal value as they are not publicly accessible, but they do still contribute to the character of the village.

- 4.16. Though it has clearly grown in recent years, the village of Checkley remains tight-knit, and retains the appearance of a quintessential rural community where daily life centres around the church, school, public house, in support of the wider farming communities.

5.0 THE DESIGN CONCEPT

- 5.1. It is proposed to construct two new detached dwellings on land to the rear of no.s 30-34 Church Lane.
- 5.2. The dwellings will be accessed via the existing public house car park access located between the Red Lion and no. 30 Church Lane. They're to be situated along a north-south access, with the principal elevations facing west. Gardens will be located to the rear.
- 5.3. Internal accommodation is split across three storeys, with a large family dining, kitchen and living space at ground floor, and four double bedrooms split over the two upper storeys.
- 5.4. Externally, the properties appear as a traditional double fronted design, with a central timber porch. Four-pane windows are arranged symmetrically, with two dormers within the roofscape to the front elevation.
- 5.5. To the rear, the design is more modern, with a large feature gable above the master bedroom at second floor, and bi-fold doors to the dining area at ground floor.
- 5.6. It is proposed to provide planting to the western, southern and northern boundaries, and to the eastern side of the boundary adjacent to no. 30.

6.0 THE IMPACT

- 6.1. This heritage statement is intended to provide an impartial assessment of significance to assist the Local Planning Authority in considering the impact of the proposals on any affected heritage assets.
- 6.2. The proposed development site, though vacant, lies within the Checkley Conservation Area and within proximity of several listed buildings and monuments.
- 6.3. Having regard to the above, it is clear that the nearby heritage assets, including the conservation area, retain high levels of significance across evidential, historic, aesthetic and communal values.
- 6.4. The development site, however, is largely shielded from the historic core of the village by the properties along Church Lane. No. 30 – 34, together with outbuildings associated with Manor Farmhouse, obscure views of the site from the church and its setting, leading to no significant harm.
- 6.5. The conservation area extends south beyond the village centre to include the Grade II listed Rectory Farmhouse, resulting in potential for the development to impact this heritage asset and the conservation area from the southern aspect. As discussed previously, distant views of the development site from Rectory Farmhouse are significantly limited, and minor glimpses will be read against the backdrop of the village behind. As such, there will be no harm to the setting of this listed building or this part of the conservation area.
- 6.6. The only remaining views of the development site from within the conservation area would be from the public footpath running north-south approximately 40m to the west. However, views of the new dwellings from the footpath will be read against the backdrop of the cottages and outbuildings behind. It is also proposed to provide planting along the western boundary of the site, which will aid in softening views across the fields behind the Red Lion.
- 6.7. It is also acknowledged that the site has been occupied by a ramshackle cluster of buildings in its easternmost corner since at least 2006. These buildings have a variety of uses, i.e. storage, agricultural and equestrian. Their replacement with two new

dwellings will have a positive impact upon the appearance of the conservation area.

- 6.8. The proposed dwellings are designed to reflect the principle character of the village, with a traditional design in brick and tile, though the rear elevations do reflect a more modern take.
- 6.9. Planning approval for a single dwelling on the site (SMD/2022/0437) was granted in November 2022. This revised a previous approval from 2020 (SMD/2019/0460), for which feedback from the conservation officer stated “the proposal will not cause any harm to the character and appearance of the conservation area.”
- 6.10. This application seeks to add an additional dwelling, but the principle of development, and therefore the potential harm to the surrounding heritage assets, remains the same.
- 6.11. In conclusion, and having regard to the above assessment, the development is found to result in no significant harm to the conservation area or the setting of any listed buildings or scheduled monuments. As such, it accords with section 16 of the NPPF and Policy DC” of the Staffordshire Moorlands Local Plan.

7.0 APPENDIX

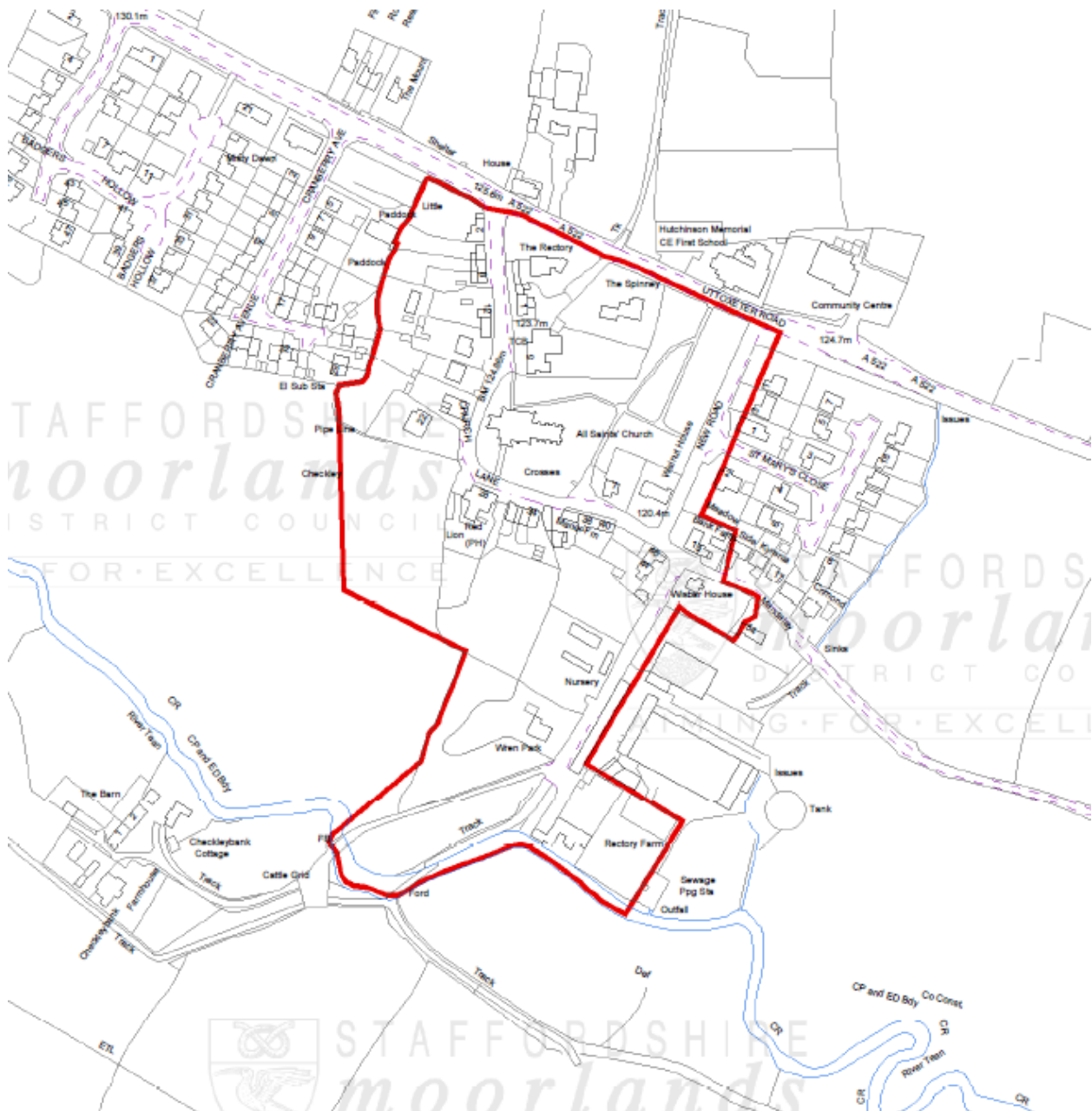


Figure 1: Checkley Conservation Area

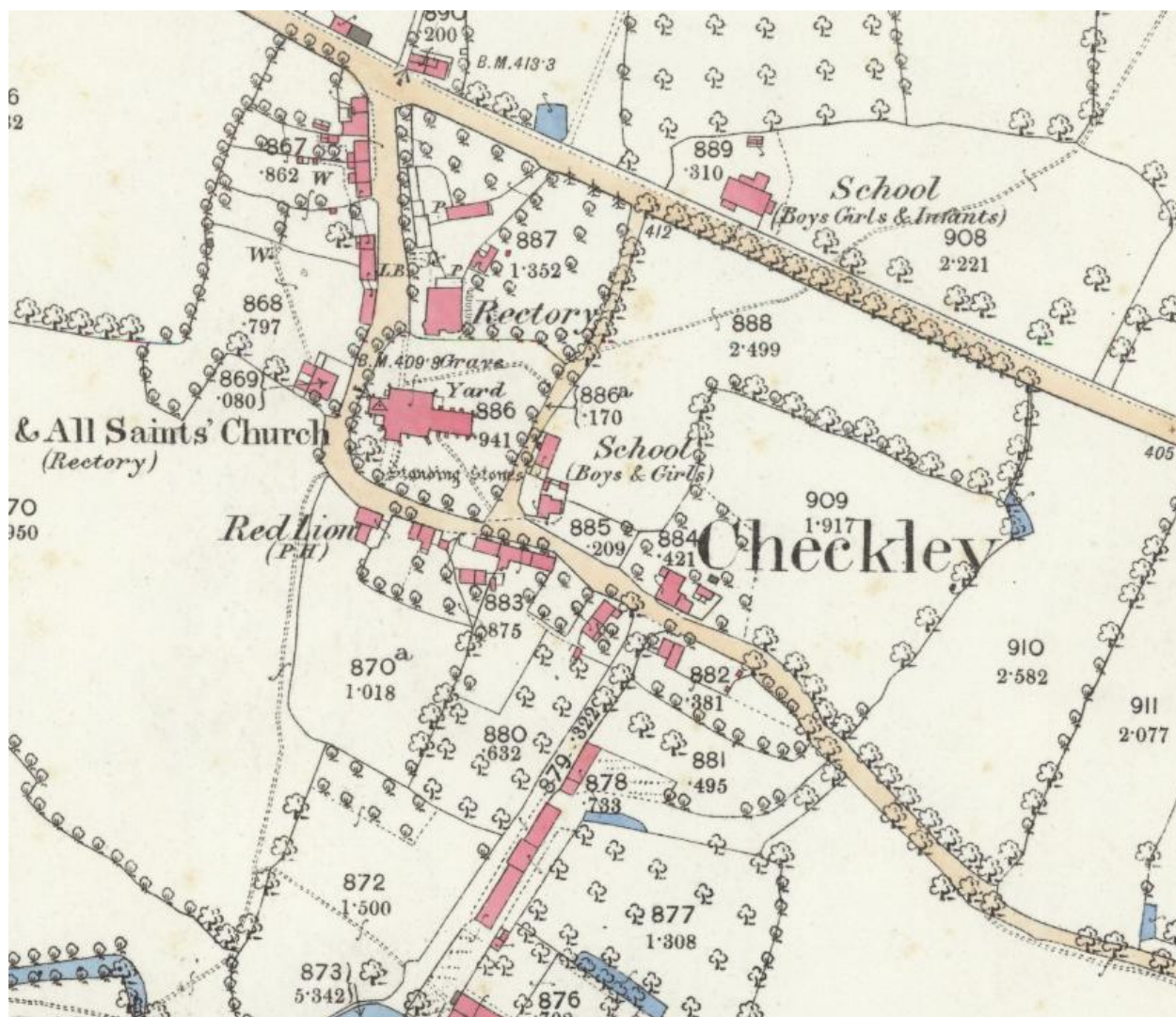


Figure 2: 1879 OS Map (courtesy of National Library of Scotland)



Figure 3: View of the development site from Church Lane, along the proposed access



Figure 4: Obscured views of the development site from Church Lane

8.0 SOURCES

National Planning Policy Framework
Staffordshire Moorlands Local Plan 2014 - 2033
Staffordshire Historic Environment Record
<https://maps.nls.uk/>
Historic England