Historic England

WEST MIDLANDS OFFICE

Mr Mark Ollerenshaw
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Direct Dial: 0121 625 6860

Our ref: P00970650

10 October 2018

Dear Mr Ollerenshaw

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990
PAYNSLEY HALL FARM, SANDON ROAD, CRESSWELL
Application No. DET/2018/0029

Thank you for your letter of 21 September 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice
The proposed barn is located within the scheduled monument known as Paynsley Hall moated site and outer enclosure (List Entry No. 1011050). The monument comprises a medieval manorial site and with associated earthworks and water management features. A large portion of the scheduled monument has been impacted and built over by the modern farmyard, which has removed above ground evidence. However below ground archaeological deposits are still likely to survive in places below and in-between the modern interventions.

Historic England has had pre-application discussions with the applicant on these proposals and Scheduled Monument Consent for the works was applied for and granted on 20th September 2018.

The barn would be located in the south of the site in an area close to the line of a possible outer enclosure - although there is no visible evidence for this on the ground. The northern half of this area was formally a ménage, which is likely to have truncated the possible archaeological deposits here. The southern half has been disturbed by groundworks related to that ménage and other adjacent development. Although foundations for the new barn could impact surviving below ground archaeology in these areas, we are satisfied that this can be mitigated through an appropriate programme of archaeological monitoring and recording. We have discussed this with the applicant and this requirement is a Condition of the Scheduled Monument Consent.

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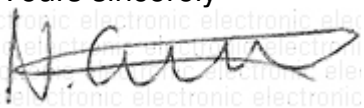
The barn would also have an impact upon the character and setting of the scheduled monument, adding to the mass of modern development on the site. However, having considered the design, scale and materials proposed, the location within the site and its relationship to the surrounding farm buildings, we would not consider this to be an overriding factor in this instance.

Recommendation
Historic England has no objection to the application on heritage grounds. We are satisfied that the scheme will be supported by an appropriate programme of archaeological works, which have been secured as part of the Condition of the granted Scheduled Monument Consent.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



Nick Carter
Inspector of Ancient Monuments
E-mail: nick.carter@HistoricEngland.org.uk

cc:Suzy Blake, Historic Environment Records Officer, Staffordshire County Council

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