

Moneystone Park, Whiston, Staffordshire
Heritage Assessment
October 2015
(revised June 2016)

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Report
Heritage Assessment

Site
Moneystone Park
Whiston
Staffordshire

Date
October 2015
(revised June 2016)

Planning Authority
Staffordshire Moorlands District Council

Site Centred At
SK 0464 4641

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- 2.0 Statutory and Planning Policy Framework
- 3.0 Designated Heritage Assets including Assessment of Significance and Impact Assessment
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1.0 INTRODUCTION

- 1.1 This heritage assessment considers land at Moneystone Quarry, Whiston, Staffordshire (Figure 1) (hereafter referred to as the 'study site') (SK 0464 4641). It provides further information in respect of assessing the potential impact of a proposed development upon designated heritage assets, in particular, Little Eaves Farmhouse and Barn c. 5 m east of Little Eaves Farmhouse (and also a potential curtilage listed building within the farm complex).
- 1.2 The study area used in this assessment is a 1 km radius from the red line boundary of the site (Figure 1).
- 1.3 The heritage assessment should be read in conjunction with the archaeological desk-based assessment which has previously been prepared for the site (National Museums Liverpool Field Archaeology Unit 2014). This document drew together the available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The archaeological desk-based assessment also includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.

Location, Topography and Geology

- 1.4 The site is an irregularly shaped area approximately 51.8 ha in extent and lies to either side of Eaves Lane, a road connecting the villages of Whiston and Oakamoor which lie to the north and south, respectively.
- 1.5 The site is the subject of a proposed leisure development.
- 1.6 Most of the area covered by the site is occupied by a former sandstone quarry worked during the late 20th century, though there are small areas of undisturbed agricultural land on the eastern and southern fringes of the site.
- 1.7 The surrounding landscape is largely agricultural in character and is fringed to the south-west by the Churnet Valley.

2.0 STATUTORY AND PLANNING POLICY FRAMEWORK

Ancient Monuments & Archaeological Areas Act 1979

- 2.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 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. The following section of the Act is relevant:

- 2.3 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”.

National Planning Policy Framework (NPPF)

- 2.4 Government policy in relation to the historic environment is outlined in section 12 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.6 Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that 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.

- 2.7 *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).

- 2.8 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

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

- 2.10 *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.

- 2.11 *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.

- 2.12 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

- 2.13 Paragraph 18a-002 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.

- 2.14 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

- 2.15 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.

- 2.16 Paragraph 18a-013 concludes:

“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. This will vary over time and according to circumstance. 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.”

- 2.17 Paragraph 128 of the NPPF states:

“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”.

- 2.18 Paragraph 129 of the NPPF states:

“Local planning authorities 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 assessment into account when considering the impact of proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

- 2.19 The key test in NPPF paragraphs 132-134 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:

“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. 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."

- 2.20 Paragraph 134 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 7). 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."

- 2.21 Despite the adoption of the NPPF which superseded PPS5 and the publication of the NPPG, the PPS 5: Historic Environment Planning Practice Guide guidance document issued by DCLG in collaboration with English Heritage and DCMS in 2010, remains valid and provides important information on the interpretation of policy and the management of the historic environment.
- 2.22 The Practice Guide acknowledges that the extent and importance of setting is often based on visual considerations, but that it can also be influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and, by our understanding of the historic relationship between places.
- 2.23 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

Staffordshire Moorlands Core Strategy (2014)

- 2.24 Section 8.1.76 identifies the Churnet Valley as an area of significant landscape, wildlife and heritage value.
- 2.25 Spatial Objective SO9 aims to:
- "Conserve and improve the character and distinctiveness of the countryside and its landscape, heritage, biodiversity and geological resources."*
- 2.26 Section 7.46 delivers the strategy for the Churnet Valley which is:
- "...to increase the economic contribution from sustainable tourism by enhancing the attraction of the Churnet Valley...by development of its heritage, nature based activities and outdoor recreational pursuits.... and promoting opportunities for visitors to access, understand and engage with the Churnet Valley's landscape, heritage and nature conservation assets' though '...development must not be at the expense of the special qualities of the Staffordshire Moorlands".*
- 2.27 Strategy SS7 Churnet Valley Area Strategy identifies the valley as an area for sustainable tourism and rural regeneration. With support given to:
- "...measures to enhance, protect and interpret the landscape character and heritage assets of the Churnet Valley' and to '... measures that support and integrate the heritage transport infrastructure of the valley, sympathetically with enhancing and developing links to strategic footpaths, cycle and horse riding routes".*
- 2.28 Under SD1 (Sustainable Use of Resources) the Council will require:
- "All development to secure the future conservation of a heritage asset through appropriate enabling development in accordance with policy DC2".*

2.29 Policy E3 (Tourism and Cultural Development) states that:

“All development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance”.

2.30 Section 8.6 sets out the Council’s Design and Conservation Policies and Policy DC2 dealing with the historic environment is reproduced in full below.

“The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:

- *Resisting development which would harm or be detrimental to the special character and historic heritage of the District’s towns and villages and those interests of acknowledged importance.*
- *Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.*
- *Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss”.*

Churnet Valley Masterplan Supplementary Planning Document (2014)

2.31 The masterplan identifies industrial heritage as one of the key strengths of the Churnet Valley, though a weakness is that it is relatively underappreciated and not well maintained. Several of the industrial heritage sites, such as the canal, in the valley have the potential to be further developed as attractions.

2.32 One of the principals of the masterplan is that future development should make appropriate provision for the management of heritage by recognising the contribution of industrial historic buildings and structures and areas of special archaeological interest and by celebrating and encouraging increased awareness and understanding of the area’s heritage assets.

2.33 Sustainable tourism should not damage heritage assets and the strategy aims to enhance the heritage of the Churnet Valley.

2.34 The valley is broken down into a series of character areas; the site lies within the Moneystone Character Area. The concept statement for Moneystone Quarry cites the development as an opportunity to promote industrial heritage of site and educational opportunities.

Guidance

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

2.35 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 2015)

- 2.36 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.
- 2.37 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.
- 2.38 The Good Practice Advice Note sets out a five staged 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
- 2.39 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 DESIGNATED HERITAGE ASSETS INCLUDING ASSESSMENT OF SIGNIFICANCE AND IMPACT ASSESSMENT

Introduction

- 3.1 This section assesses the impact of the proposed development on the settings and significance of designated heritage assets within the study area (Figure 1).
- 3.2 There are no World Heritage Sites, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields within 1 km radius of the site boundary. Therefore, these types of designated heritage assets will not be discussed any further in this assessment.

Methodology for Assessment of Predicted Impacts on Asset Significance

Assessment of Impacts

- 3.3 The assessment of the overall impact of the proposed development on the significance of historic environment receptors (i.e. heritage assets) is evaluated by taking into account both the sensitivity of the receptor and the magnitude of the predicted change.
- 3.4 The assessment of the magnitude of change to the significance of designated assets is based upon the extent to which factors that contribute to the significance of the assets would be affected (Table 1).
- 3.5 There are two Grade II Listed Buildings recorded within the site boundary (Whiston Eaves Farmhouse [15 on Figure 1] and Stable at Whiston Eaves [Figure 23 on Figure 1]). However, both these buildings are no longer extant. Listed Building consent was obtained in 1998 (planning permission reference number: SMD/1998/0448) for the dismantling of the Farmhouse and demolition of the Stable. This consent was attained in connection with a condition (condition 10 of planning permission reference number: SM.96935) associated with the original quarry planning application, part of which required the relocation of the Farmhouse. The location of the reconstructed Farmhouse is at Heath House Farm, Ross Road, Whiston Staffordshire, ST10 2JF (planning permission application number: 12/01340/FUL).
- 3.6 There are no other designated heritage assets within the boundary of the site; and as such, there will be no direct physical impacts on designated assets. However, there is the potential for visual effects on the setting of the assets. Setting may make a positive or negative contribution to the significance of the asset, can affect the ability to appreciate significance, or may be neutral.

Table 1: Criteria for Appraisal of Magnitude of Effect on Heritage Resources.

Magnitude of Effect	Definition
High Adverse	<ul style="list-style-type: none"> Total or substantial loss of the significance of a heritage asset. Substantial harm to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Medium Adverse	<ul style="list-style-type: none"> Partial loss or alteration of the significance of a heritage asset. Harm to a heritage asset's setting, such that the asset's significance would be materially affected, but not totally or substantially lost.
Low Adverse	<ul style="list-style-type: none"> Slight loss of the significance of a heritage asset. This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value). Some harm to the heritage asset's setting, but not to the degree that it would materially compromise the significance of the heritage asset. Perceivable level of harm, but insubstantial relative to the overall interest of the heritage asset.
Negligible / Neutral	<ul style="list-style-type: none"> A very slight change to a heritage asset. This could include a change to a part of a heritage asset that does not materially contribute to its

Magnitude of Effect	Definition
	significance. <ul style="list-style-type: none"> Very minor change to a heritage asset's setting such that there is a slight impact not materially affecting the heritage asset's significance.
No Impact	<ul style="list-style-type: none"> No change to a heritage asset or its setting.
Low Beneficial	<ul style="list-style-type: none"> Minor enhancement to the setting of a built heritage asset. Decrease in visual or noise intrusion on the setting of a building, archaeological site or monument.

- 3.7 The predicted impacts and their effect on the significance of designated heritage assets have been established using the matrix in Table 2 below, which combines the ratings for the sensitivity of the heritage asset and magnitude of change. All designated heritage assets are considered to be of high sensitivity regardless of their form and grading. This process is not quantitative, but relies upon professional judgement at each step. However the factors considered in informing these judgments and in arriving at the various rankings of value and magnitudes of impacts are observable facts (i.e. numbers of assets, spatial relationships, designations and impacts).

Table 2: Criteria for Assessing Significance of Impact.

Sensitivity of receptor	Magnitude of Effect				
	High Adverse	Medium Adverse	Low Adverse	Negligible/ Neutral	Low Beneficial
High	Major	Moderate	Minor	Negligible/ Neutral	Minor

Listed Buildings

- 3.8 There are 26 Grade II Listed Buildings (along with a possible curtilage listed barn) within a 1 km radius of the site.
- 3.9 A number of these Listed Buildings are considered to have settings that are limited to surrounding villages within which they are located, and consequently, the proposed development is considered to be located beyond their settings. In each of these cases, dense woodland and topography of the landscape will block views to and from the site, and as such, there will be no impacts on the settings or significance of these buildings. The buildings are as follows:

Whiston

- The Leys Farmhouse (5 on Figure 1);
- The Leys (6 on Figure 1);
- Barn c. 20 m east of Stable House Farmhouse (8 on Figure 1);
- Barn c. 30 m south-east of The Leys Farmhouse (11 on Figure 1);
- Moorland Cottage (3 units) (13 on Figure 1);
- Barn c. 20 m east of Stable House Farmhouse (14 on Figure 1);
- Stable House Farmhouse (22 on Figure 1); and
- Barn c. 10 m south-east of The Leys Farmhouse (24 on Figure 1).

Oakamoor

- Sunnyside (2 on Figure 1);
- Retaining Wall to Lime Kilns (10 on Figure 1);
- Bridge c. 100 yards south-west of First World War Memorial (17 on Figure 1);
- First World War Memorial (18 on Figure 1); and
- Church of the Holy Trinity (19 on Figure 1).

- 3.10 Several Listed Buildings are located beyond the settings of Whiston (Milepost [7 on Figure 1], Barn c. 25 m east of Lockers Farm [12 on Figure 1], Milepost [20 on Figure 1], Locker Farmhouse [25 on Figure 1] and Springfield Farm [26 on Figure 1]) and Oakamoor (Bolton Memorial Free Church [1 on Figure 1], Eavesford Farmhouse [3 on Figure 1], Gate House [27 on Figure 1] and Lightoaks and attached Greenhouse [28 on Figure 1]). However, dense woodland and/or topography of the landscape will block views to and from the site. Therefore, there will be no impacts on the settings or significance of these buildings.
- 3.11 Two Grade II Listed Buildings (Eavesford Farmhouse [4 on Figure 1] and Barn c. 25 m north-east of Eavesford Farmhouse [16 on Figure 1]) are situated c. 600 m to the north-west of the site. The settings of both buildings comprise various farm outbuildings of c. 17th to 20th century date, beyond which is arable land which surrounds the site. Woodland is located to

the south-east. The rural setting would have had a positive contribution to the significance of the Listed Buildings. It is considered that the woodland to the south-east of the buildings and topography of the landscape will block views to and from the site. Therefore, there will be no impacts on the significance or the settings of these buildings.

- 3.12 The remaining two Grade II Listed Buildings (Little Eaves Farmhouse [9 on Figure 1] and Barn c. 5 m east of Little Eaves Farmhouse [21 on Figure 1]), along with the possible curtilage listed barn, are all situated c. 100 m to the west of the site. They are discussed in Table 3 below.

Table 3: Designated Asset Setting and Impact Assessment.

Heritage asset	Dist	Description, observation and assessment, setting, and significance		Assessment of Effects	Summary of Effects
Little Eaves Farmhouse Grade II List ID 1038028	100 m to west of site	Architectural interest:	18 th century with minor mid- 19 th century alterations, vernacular farmhouse. Two storeys, built in course squared and dressed stone, with tiled roof and verged parapets.	There will be no effect on the ability to appreciate the architectural interest of the farmhouse.	Methodology: High Sensitivity + Negligible/ Neutral Magnitude of Effect = Negligible/ Neutral Effect. Professional Judgement: Negligible/ Neutral Impact. Mitigation: Any negligible/ neutral impact can be further reduced by additional tree planting along the western perimeter of the proposed development site and through the careful siting of the Multi Activity Hub.
		Historic interest:	Example of 18 th vernacular farmhouse.	There will be no effect on the ability to understand or appreciate the historic interest of the farmhouse.	
		Archaeological interest:	No archaeological interest.	No effect.	
		Artistic interest:	No known artistic interest.	No effect.	
		Landscape and topography:	The farmhouse is situated in an isolated location, with surrounding farm buildings and gardens, and located within an arable landscape.	No effect.	
		Character:	A good example of an 18 th century vernacular farmhouse with later additions.	There will be no effect on the character of the farmhouse.	
		Views:	The farmhouse has extensive views to the west and south over arable fields. Views to the north are filtered by trees along the approach to the farm complex, and to the east by several farm buildings and also trees around the farm complex perimeter.	Views of the proposed development site to the north will be filtered by trees along the approach to the farm complex and woodland beyond, and to the east by farm buildings and trees around the perimeter of the farm complex.	
		Setting: The core setting of the farmhouse is its garden which lies to the north and east, the contemporary Grade II Listed barn c. 5 m to the east, another barn of early to mid-20th century date c. 15 m to the south, and a number of modern farm buildings to the south and south-east. The surrounding agricultural fields which comprise the wider setting	The proposed development site will be visible through glimpsed views to the north and east of the farmhouse. However, views from the farmhouse to the north will be restricted by		

		of the farmhouse have a positive contribution to the significance of the building and place it in a rural context with which it has a functional relationship.	mature trees and woodland, and to the east by mature trees around the eastern perimeter of the farm complex and woodland beyond (Plates 1 and 2). The majority of the setting will be unaffected by the development.		
		Significance: Regional, possible National significance.	A negligible//neutral effect is considered on the contribution that the setting provides to the significance of the farmhouse, in limited views to and from it. The core of the farmhouse's significance (i.e. its form and fabric) will be unaffected.		
Heritage asset	Dist	Description, observation and assessment, setting, and significance		Assessment of Effects	Summary of Effects
Barn c. 5 m east of Little Eaves Farmhouse Grade II List ID 1294408	100 m to west of site	Architectural interest:	18 th century barn (outbuilding). Single storey, built in course squared stone, with tiled roof and verged parapets.	There will be no effect on the ability to appreciate the architectural interest of the building.	Methodology: High Sensitivity + Negligible/ Neutral Magnitude of Effect = Negligible/ Neutral Effect. Professional Judgement: Negligible/ Neutral Impact. Mitigation: Any negligible/ neutral impact can be reduced further by additional tree planting along the western perimeter of the proposed development site and through the careful siting of the Multi Activity Hub.
		Historic interest:	Example of 18 th century vernacular barn.	There will be no effect on the ability to understand or appreciate the historic interest of the barn.	
		Archaeological interest:	No known archaeological interest.	No effect.	
		Artistic interest:	No know artistic interest.	No effect.	
		Landscape and topography:	The barn is surrounded by the Little Eaves Farmhouse, farm buildings and gardens, and located within an arable landscape.	No effect.	
		Character:	A good example of an 18 th century barn.	There will be no effect on its character.	
		Views:	The barn has extensive views to the west and south over arable fields. Views to the north are filtered by trees along the approach to the farm complex and woodland beyond, and to the east by a farm building and also mature trees around the farm complex perimeter.	Views of the proposed development site to the north will be filtered by trees along the approach to the farm complex and woodland beyond, and blocked to the east by a farm building and mature trees around the perimeter of the farm complex.	
		Setting: The core setting of the barn is the farmhouse c. 5 m to the west, the garden which lies to the north-west, another barn of early to mid-20th century date c. 20 m to the south-west, and a number of modern farm buildings to the south and south-west. The surrounding	The proposed development site will be visible through glimpsed views to the north of the barn. However, views to the north are filtered by		

		agricultural fields which comprise the wider setting of the barn have a positive contribution to the significance of the building and place it in a rural context with which it has a functional relationship.		Little Eaves Farmhouse, mature trees and woodland. Views from the barn to the east will be blocked by the presence of a farm building, mature trees around the eastern perimeter of the site and woodland beyond. The majority of the setting will be unaffected by the development.	
		Significance: Regional, potentially National significance.		A negligible//neutral effect is considered on the contribution that the setting provides to the significance of the barn, in limited views to and from it. The core of the barn's significance (i.e. its form and fabric) will be unaffected.	
Heritage asset	Dist	Description, observation and assessment, setting, and significance		Assessment of Effects	Summary of Effects
Curtilage listed barn c. 15 m south of Little Eaves Farmhouse	100 m to west of site	Architectural interest:	Built in a similar style and fabric as Little Eaves Farmhouse and Barn. The barn was built between 1910 and 1938. It comprises course dressed squared stone with a tiled roof and verge parapets. The barn was built to a small single-storey plan and is entered from the east.	There will be no effect on the ability to appreciate the architectural interest of the building.	Methodology: High Sensitivity + Negligible/ Neutral Magnitude of Effect = Negligible/ Neutral Effect. Professional Judgement: Negligible/ Neutral Impact. Mitigation: Any negligible/ neutral impact can be further reduced by additional tree planting along the western perimeter of the proposed development site and through the careful siting of the Multi Activity Hub.
		Historic interest:	Example of 19 th century vernacular barn.	There will be no effect on the ability to understand or appreciate the historic interest of the barn.	
		Archaeological interest:	No known archaeological interest.	No effect.	
		Artistic interest:	No know artistic interest.	No effect.	
		Landscape and topography:	The barn is surrounded by Little Eaves Farmhouse, farm buildings and gardens, and located within an arable landscape.	No effect.	
		Character:	A good example of an 19 th century barn.	There will be no effect on its character.	
		Views:	The barn has extensive views to the west and south over arable fields. Views to the north are filtered by Little Eaves Farmhouse, trees along the approach to the farm complex and	Views of the proposed development site to the north will be filtered by Little Eaves Farmhouse, trees along the approach to the farm complex and woodland beyond, and blocked to the east by farm buildings and mature trees around	

			woodland beyond, and to the east by a number of farm buildings and also mature trees around the farm complex perimeter.	the perimeter of the farm complex.	
			Setting: The core setting of the barn is the farmhouse c. 5 m to the west, the garden which lies to the north-west, another barn of early to mid-20th century date c. 20 m to the south-west, and a number of modern farm buildings to the south and south-west. The surrounding agricultural fields which comprise the wider setting of the barn have a positive contribution to the significance of the building and place it in a rural context with which it has a functional relationship.	The proposed development site will be visible through glimpsed views to the north of the barn. However, views to the north are filtered by Little Eaves Farmhouse, mature trees and woodland. Views from the barn to the east will be blocked by the presence of farm buildings, mature trees around the eastern perimeter of the site and woodland beyond. The majority of the setting will be unaffected by the development.	
			Significance: Regional, potentially National significance.	A negligible/neutral effect is considered on the contribution that the setting provides to the significance of the barn, in limited views to and from it. The core of the barn's significance (i.e. its form and fabric) will be unaffected.	

4.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON HERITAGE ASSETS

The Proposed Development

- 4.1 The site is an irregularly shaped area approximately 51.8 ha in extent and lies to either side of Eaves Lane, a road connecting the villages of Whiston and Oakamoor which lie to the north and south.
- 4.2 The site is the subject of a proposed leisure development.

Potential Impacts on Designated Heritage Assets

- 4.3 There are no World Heritage Sites, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields within a 1 km radius of the site.
- 4.4 There are 26 Grade II Listed Buildings within a 1 km radius of the site.
- 4.5 A number of the Listed Buildings are considered to have settings that are limited to the surrounding villages of Whiston and Oakamoor within which they are located, and consequently, the proposed development is considered to be situated beyond their settings. In each of these cases, dense woodland and topography of the landscape will block views to and from the site, and as such, there will be no impacts on the settings and significance of these buildings.
- 4.6 Several Listed Buildings are located beyond the settings of Whiston and Oakamoor. However, dense woodland and/or topography of the landscape will block views to and from the site. Therefore, it is considered that there will be no impacts on the settings and significance of these buildings.
- 4.7 Two Grade II Listed Buildings are situated c. 600 m to the north-west of the site. The settings of both buildings comprise various farm buildings of c. 17th to 20th century date, beyond which arable land surrounds the site. Woodland is located to the south-east. The rural setting would have had a positive contribution to the significance of the buildings. It is considered that woodland to the south-east of the buildings and topography of the landscape will block views to and from the site. Therefore, there will be no impacts on the settings and significance of these buildings.
- 4.8 The Grade II Listed Little Eaves Farmhouse, barn c. 5 m east of Little Eaves Farmhouse and the curtilage listed barn, are located c. 100 m to the west of the site. The core of the setting of these buildings is the garden and farm complex. The surrounding agricultural fields which comprise the wider setting of the buildings have a positive contribution to their significance and place them in a rural context with which they have a functional relationship.
- 4.9 The Farmhouse, the Barn and curtilage listed barn will be visible from the site in views to the north-west. However, views are restricted by dense vegetation and trees which run along the western perimeter of the proposed development site, and mature trees located around the eastern perimeter of the farm complex.
- 4.10 Therefore, a negligible/neutral effect is considered from the proposed development on the contribution that the wider setting provides to the significance of Little Eaves Farmhouse, Barn c. 5 m east of Little Eaves Farmhouse and the curtilage listed barn, in limited views to and from them.
- 4.11 Any negligible/neutral effect on the contribution that the wider setting provides to the significance of these designated assets can be further reduced by additional tree planting along the western perimeter of the proposed development site, and through the careful siting of the Multi Activity Hub.

5.0 SUMMARY AND CONCLUSIONS

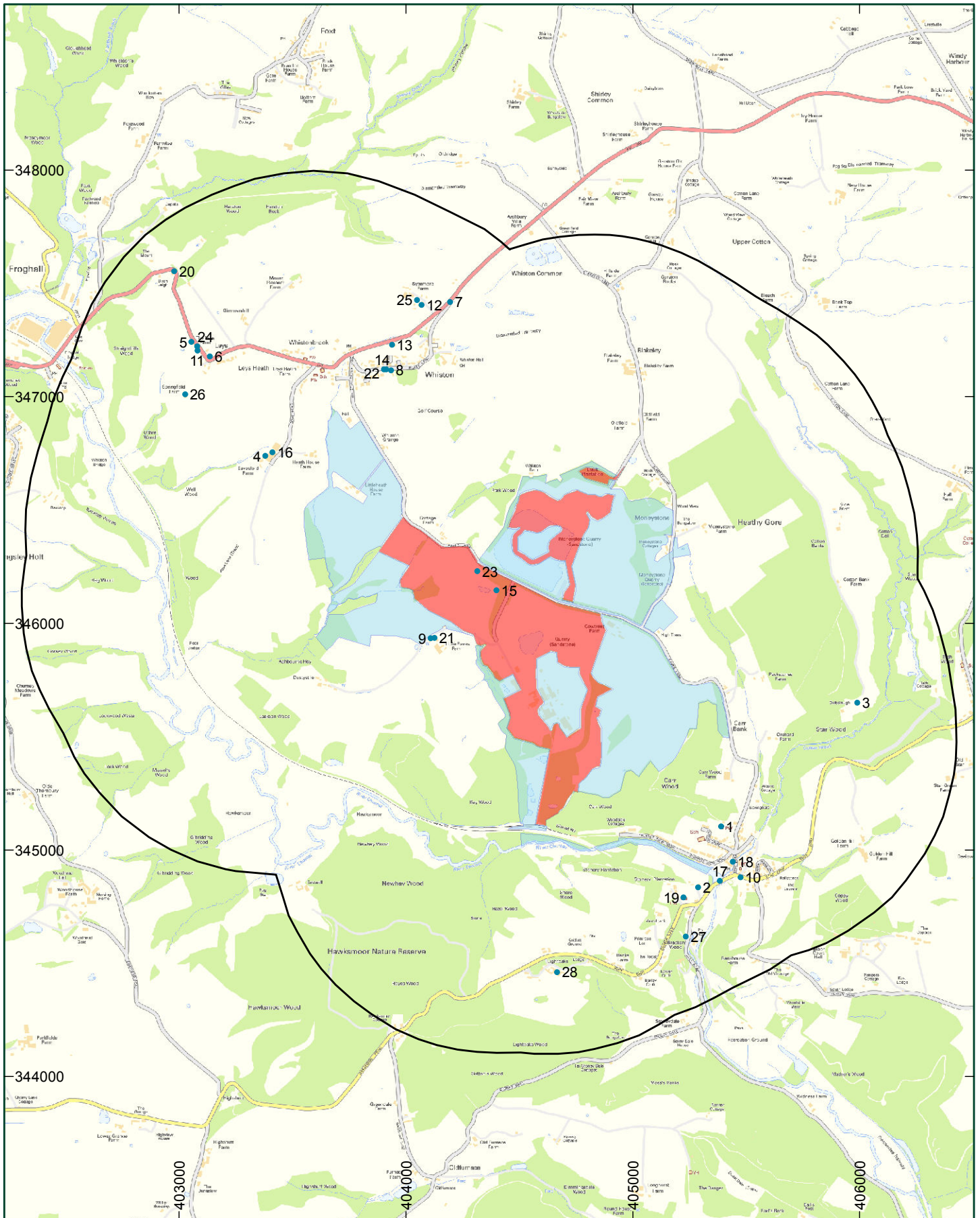
- 5.1 This heritage assessment considers land at Moneystone Quarry, Whiston, Staffordshire. It provides further information in respect of assessing the potential impact of a proposed development upon designated heritage assets, in particular, Little Eaves Farmhouse and Barn c. 5 m east of Little Eaves Farmhouse (and also a curtilage listed building within the farm complex).
- 5.2 There are no World Heritage Sites, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields within a 1 km radius of the site.
- 5.3 26 Grade II Listed Buildings are located within a 1 km radius of the site.
- 5.4 Dense woodland and/or topography of the landscape will block views to and from the site, and as such, there will be no impact on the settings and significance of the majority of these buildings.
- 5.5 Little Eaves Farmhouse, Barn c. 5 m east of Little Eaves Farmhouse and a curtilage listed barn c. 15 m south of Little Eaves Farmhouse, are located c. 100 m to the west of the site. The core of the setting of these buildings is the garden and farm complex. The surrounding agricultural fields which comprise the wider setting of the buildings have a positive contribution to their significance and place them in a rural context with which they have a functional relationship.
- 5.6 Although the Farmhouse, Barn and curtilage listed barn will be visible from the site in views to the north-west, views are restricted by dense vegetation and trees which run along the western perimeter of the proposed development site, and mature trees located around the eastern perimeter of the farm complex.
- 5.7 A negligible/neutral effect is therefore considered from the proposed development on the contribution that the wider setting provides to the significance of Little Eaves Farmhouse, Barn c. 5 m east of Little Eaves Farmhouse and the curtilage listed barn, in limited views to and from them.
- 5.8 Any negligible/neutral effect can be further reduced by additional tree planting along the western perimeter of the proposed development site, and through the careful siting of the Multi Activity Hub.



Plate 1: View looking east from the eastern perimeter of the Little Eaves Farmhouse complex.



Plate 2: View looking west towards Little Eaves Farmhouse from the western perimeter of the Site.



Legend

- Listed Buildings
- Study area
- Red line boundary
- Blue line boundary

1:22,500 at A4



Title:
Designated Assets
Address:
Moneystone Park

