

# 28 PADDOCK ROAD

Staincross, Barnsley



## Heritage Statement

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Final

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## SUMMARY OF PROJECT DETAILS

**TJC Project Code:** D84  
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**Project Type(s):** Heritage Statement

**National Grid Reference:** SE 33461 10237 (centred)  
**County:** South Yorkshire  
**District/Unitary Authority:** Barnsley (Metropolitan Authority)  
**Parish:** Darton  
**Elevation:** c. 125m to 100m above Ordnance Datum

**Planning Reference(s):** TBC  
**Designation Status(s):** None

**Fieldwork/site survey by:** Dan Slatcher MCIFA  
**Prepared by:** Dan Slatcher MCIFA & James Thomson MCIFA  
**Reviewed by:** Oliver Jessop MCIFA  
**Date:** 10.01.2021  
**Version:** Final

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## EXECUTIVE SUMMARY

*This report presents the results of a statement of heritage significance for a site to the rear of 28 Paddock Road, Staincross, Barnsley. The site is located to the south of Paddock Road and east of Elliston Avenue, and is centred on National Grid Reference SE 33461 10237. It has been prepared to inform a planning application for the development of the site for residential use. The site is currently a series of disused agricultural fields from which the topsoil has been largely removed.*

*Following consultation with the South Yorkshire Sites and Monuments Record there is no recorded evidence for archaeological remains within the site. Cartographic evidence suggests that the site is likely to have been part of the later medieval open field system and that the site has remained as fields since at least the 19<sup>th</sup> Century. Geological records indicate that remains of early mining which if present would be buried, may survive within the site. The overall potential for encountering archaeological remains at the site is considered to be low and the significance of any surviving remains is likely to be local.*

*Impacts on any below ground archaeology are likely to derive from excavation and bulk earthmoving. Impacts on any surviving shallow below ground archaeology (i.e. the remains of settlement or of field boundary ditches would be high. Impacts on any surviving remains of early mining are likely to be at most medium.*

*There are no designated assets in the vicinity of the site and there would be no harm to any such asset. There would be no impacts on any other assets.*

*In conclusion, the proposed development at the site may lead to harm to below ground archaeology, representing a heritage asset likely to be of local significance. Any harm would be less than substantial in nature and close to the bottom end of this scale.*

*Overall it is considered that the scheme is in compliance with relevant policies from the Barnsley Local Plan.*

# I INTRODUCTION

## BACKGROUND

This report presents the results of a statement of heritage significance for a site to the rear of 28 Paddock Road, Staincross, Barnsley. The site is located to the south of Paddock Road and east of Elliston Avenue, and is centred on National Grid Reference SE 33461 10237 (**Figure 1**). The document has been prepared to inform a planning application for the development of the site for residential use. The site is currently a series of disused agricultural fields which have had the topsoil stripped.

## AIMS

In accordance with the requirements of National Planning Policy Framework para. 189 (MHCL 2019), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development. This has been undertaken in line with guidance published by the Chartered Institute for Archaeologists (2020) and Historic England (2019).

## SCOPE

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development. This document considers built heritage.

The scope of this report included desk-based research and a site inspection and walkover survey.

The desk-based research considered inter alia those archaeological records and designated heritage assets covering up to a 1 km radius around the site. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by the proposed scheme of works at the site.

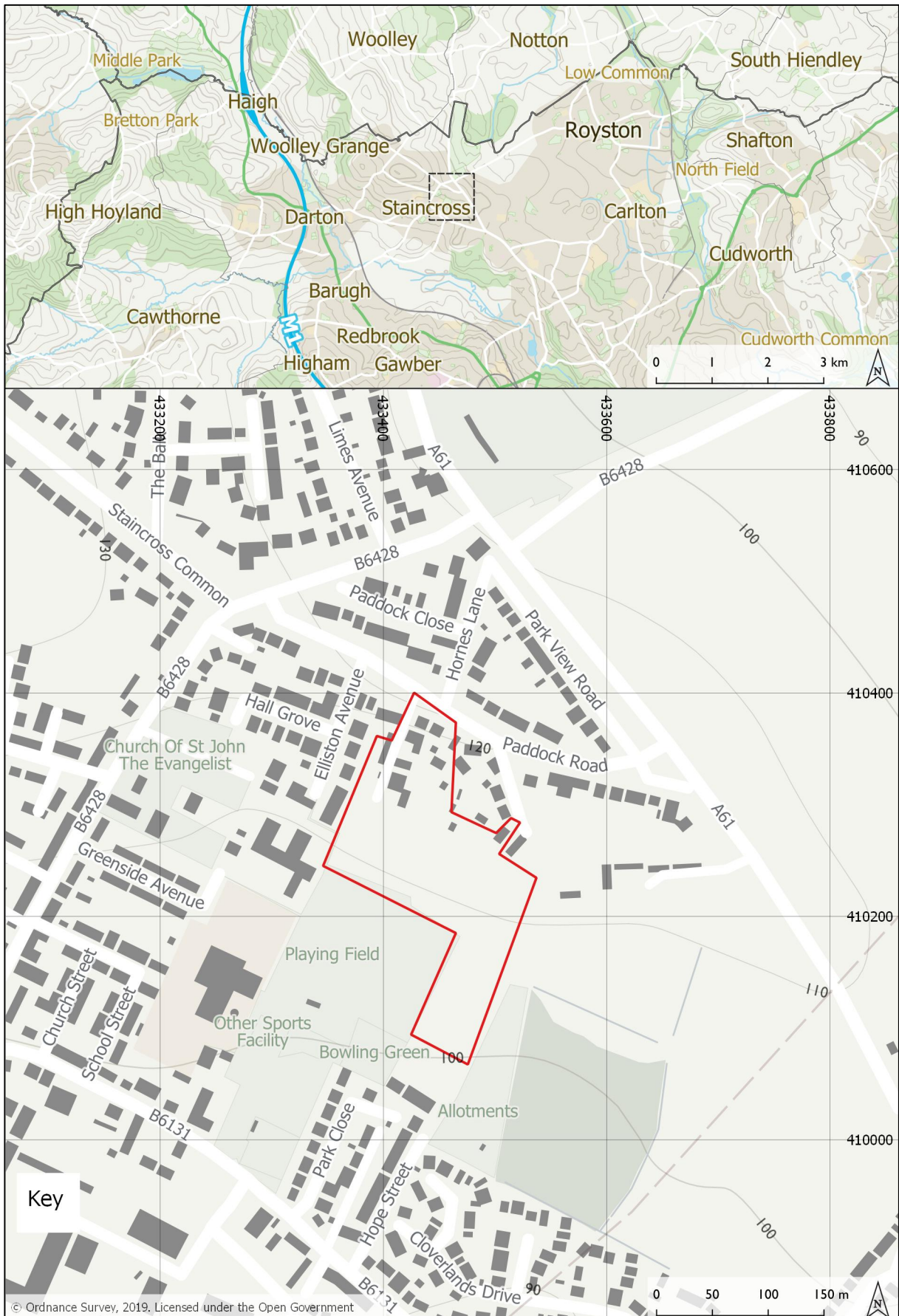


Figure I: Site location

## 2 METHODOLOGY

### INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologist's standards and guidance for historic environment desk-based assessments (2020), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

### LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Consultation with the South Yorkshire Sites and Monuments Record (SMR);
- Relevant published literature and websites.

### DESK-BASED RESEARCH

A review of information has been undertaken to establish the historic background of the site and study area. The principal sources consulted are listed in **Section 9** of this report, and include:

- The South Yorkshire Historic Environment Record (HER);
- National Record of the Historic Environment dataset;
- The National Heritage List for England – Historic England;
- Documentary sources, including publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available inter alia through Britain from Above and Google Earth; and
- Online sources and relevant publications held by The JESSOP Consultancy.

**No visit to any archive has been possible because of government restrictions with respect to Covid-19 and web based sources have therefore been used wherever possible.**

## SITE APPRAISAL

The site was inspected in December 2020 by Dan Slatcher MClfA in order to assess its character, identify visible heritage assets and identify factors that may affect the survival or condition of known or potential assets and their settings.

## ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology adopted for assessment significance (and setting), sensitivity and impacts is provided in **Section 8**, with consulted guidance listed in **the bibliography**. The assessment is undertaken in reference to relevant legislation and planning policy, as set out in **Section 8**.

## TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

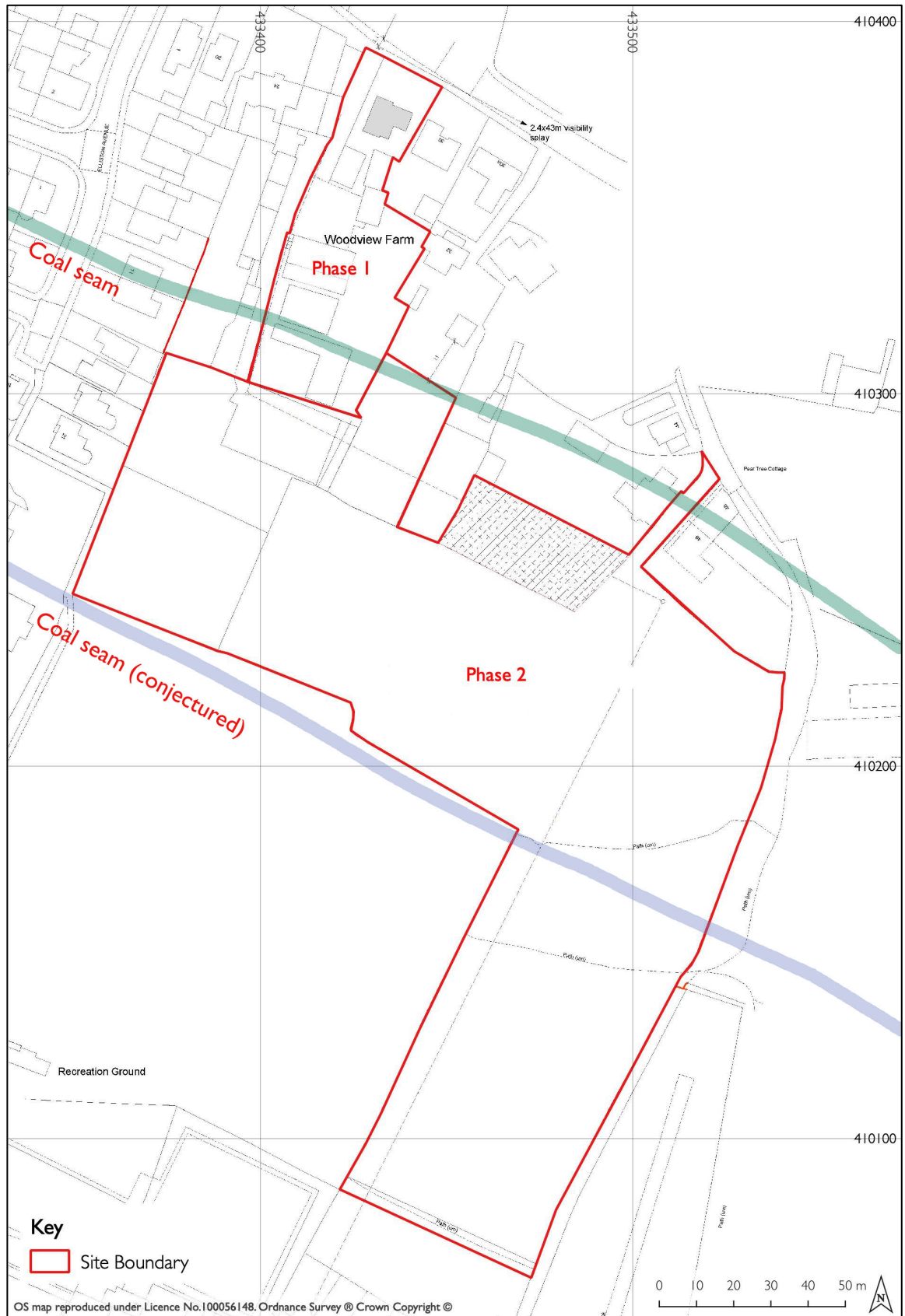


Figure 2: Site layout with red line boundary

### 3 SITE DESCRIPTION

#### LOCATION

The site is located some 3.8 km northeast of Bamsley railway station and 2.3 km east of Darton Railway Station, 190 m east of the A61 Wakefield Road, immediately to the south of Paddock Road. The site is located to the south of Paddock Road and east of Elliston Avenue. The site is centred on National Grid Reference SE 33461 10237, slopes down to the south, and lies at an elevation of approximately 125m to 100m above Ordnance Datum (**Figure 2**).

The site is broadly reverse Z-shaped. The site was formerly used for agricultural purposes and is currently disused. The site has been stripped of some of its topsoil, which is now stacked in several windrows across the site. The site slopes to the south and is bounded by fencing, and hedges. Prior to the removal of the topsoil the site was open scrubland (see **Figures 3, 4**).

#### GEOLOGY

The underlying bedrock geology at the site is siltstone and sandstone of the Pennine Middle Coal Measures Formation. No superficial deposits are recorded. Immediately north of the site underlying bedrock geology is sandstone of the Woolley Edge Rock Formation (BGS 2020).

A coal mining report by Swinburne (2020) has identified the potential that there may be two coal seams running across the site on an approximate west-east orientation (see **Figure 2**).

#### DESIGNATIONS

There are no designated assets in the vicinity of the site. The nearest designated asset is Milestone Approximately 200 metres north of junction with Spring Lane, a Listed Building, listed at Grade II (NHLE: 1300942) and located approximately a kilometre north of the site.

#### PLANNING BACKGROUND

Outline planning permission was granted in December 2017 by Barnsley MBC for the demolition of existing the dwelling and outbuildings and erection of up to six dwellings (Planning Ref: 2017/1387). The application area covers the north-western part of the site.

#### PREVIOUS SURVEYS

There have been no previous historical or archaeological surveys of the site.





Figure 3: Aerial photograph of the site taken in 2013 © Google



Figure 4: Aerial photograph of the site taken in 2019 © Google



## 4 UNDERSTANDING THE SITE – ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### INTRODUCTION

The following baseline has been prepared in reference to sources outlined in **Section 2** and listed in **Section 9**. A figure showing the sites of heritage assets, referred to within the text by **HA** numbers, is reproduced as **Figure 5**, corresponding to a full gazetteer of sites is included in **Appendix 3**. The site is not recorded in the South Yorkshire Sites and Monuments Record (SMR) who were consulted on the 4<sup>th</sup> December 2020.

### ARCHAEOLOGICAL AND HISTORICAL BASELINE

#### *Prehistoric and Roman*

There is no recorded evidence for prehistoric activity within a 1km radius of the site and there seems to be a lack of prehistoric material in the wider area. A possible Mesolithic flint, or flints was recovered at an unknown date approximately 1.1 km west of the site (Bradbury 2019, 18; and **Figure 5**, HER number SY9385).

The site appears to be located in an area which was not heavily Romanised, being located between number of Roman roads yet close to none. An inscribed altar of Roman date is recorded in the wider area (**No.1 on Figure 5**), c.1.5km to the north-west. Jackson (1858: 233) notes that what appears to have been a Roman altar was found on Staincross Common in 1782. It bore an inscription indicating that it had been dedicated to the god Mars for the protection of the Emperor Augustus. There is no other evidence for Roman period activity in the wider area.

There is no recorded evidence for early occupation of the site or immediately surrounding area.

#### *Medieval*

No finds of early medieval material have been made in the wider area and there are no recorded sites of this period.

Darton, the parish in which the site is located, is first recorded in The Domesday Book of 1086. The entry does not make it entirely clear, but the estate seems to have been the property of the either Ilbert De Lacy, the king, or perhaps both (after Williams and Martin). The place name derivation seems to be from 'deer park or enclosure' indicating there may have been a deer park in the wider area (Smith, 1961).

Historic England notes that *the parish of Darton was founded in 1150 and the first church, built on the present site, was by John de Laci, Earl of Lincoln, and Sir John de Sothill*. The parish church, built in 1517, some 2.5 km west of the site and on the site of the original church is a later replacement and a listed building, listed at Grade I (NHLE: 1286515).

Cartographic evidence indicates that the site formed part of one of the common fields of the parish, during the medieval period and later.

There is no recorded evidence for archaeological remains within or closed to the site.

#### *Post Medieval and Modern*

The wider area and the site itself appear to have continued as common fields into the post medieval period.

Perhaps the earliest detailed map of the area is the Darton tithe map and award of 1844. The tithe map (**Appendix I.1**) shows that most of the township was not titheable, although part of the area at Staincross, including part of the site, was subject to the tax. The wider area contains the basis of the modern road pattern. Staincross Hall, to the west of the site is shown but not named. The hall, described as a 'Homestead and Pleasure Ground' was owned by Godfrey Wentworth (of Woolley Hall) and occupied by John Hainley. A kitchen garden is also recorded to the south. Wentworth also owned and Hainley occupied the two grass fields to the west of the site.

The first edition six inch to the mile Ordnance Survey (OS) map (**Appendix I.2**), surveyed in 1849-51 and published in 1854 shows the wider area as being rural and agricultural in nature. A large area of woodland, North Royd Wood, is depicted to the east of Wakefield Road. A series of long narrow fields to the south and west of the site may represent part of the common fields of either Staincross or Mapplewell. Trees marked in the field boundaries may suggest that these fields had been enclosed for some time. To the north of the site the large rectangular fields may represent the parliamentary enclosure of Staincross Common.

To the south of the site Pit Lane End (now Blacker Road) is marked. To the south of the road, a coal pit is shown, with further shafts and pits marked in the wider area. The Staincross Vitriol Works is also marked, as is Staincross Mill, described as a corn mill. A Wesleyan Chapel is also shown. Staincross Lodge, with grounds and gardens is shown to the west of the site.



Figure 5: Historic Environment Record data and designated assets

The site is shown as being a series of agricultural fields, with the farm to the north. No features are marked within these fields. The farm is shown as a U-shaped range of buildings to the south of the road frontage. A further building, presumably the farmhouse is shown immediately to the west.

No features are shown on the first edition, or any other edition, of the OS which are representative of coal mining within the site. It is noted that the coal mining report produced in connection with the proposed development indicates that the risks from unrecorded surface mining and coal mining surface hazards are considered to be high. The report goes on to note that any such mining remains are likely to predate the earliest edition of the OS (i.e. 1854). Remains are most likely to be in the north of the site, close to where the Meltonfield coal seam outcrops (Swinburne 2020).

The OS edition of 1893 (**Appendix I.2**) shows a generally similar disposition to that of the edition of 1854, with further development of the settlements locally, and some field boundary removal in the vicinity of the site. Small ponds are shown in the fields immediately to the west of the site. Staincross Lodge shown on the OS edition of some 39 years previously had been renamed Staincross Hall.

The site which became Woodview Farm is shown rather more clearly than on the edition of 1854 and the U-shaped range of buildings orientated slightly northeast of north to south can be seen. A further range of buildings orientated southwest to northeast is shown attached to the east side of the main range, with further small buildings to its east and south. To the west is a further range of buildings similarly orientated. The U-shaped range. To the north of this is a further roughly square shaped building. This is in a garden and may be the farmhouse. The gardens are adjacent to those of Staincross Hall.

A number of minor changes are shown on intervening editions (**Appendices I.3 to I.5**), but the OS edition of 1960-6 (**Appendix I.6**) depicts the farmhouse, by then numbered 24 Paddock Road, immediately west of the site, had been extended to its west. The site is first named 'Woodview Farm' on a map on this edition of the OS. To the south of the site, a Recreation Ground had been constructed, with bowling greens and tennis courts. A field boundary had been added to divide this area from the small field immediately to the south of the farmyard.

The OS edition of 1977 (**Appendix I.7**) shows that a new house, number 28 Paddock Road had been constructed to the north of the range of farm buildings, which had themselves been partly demolished. Several new buildings had been constructed to the south of the farmyard. The extended number 24 Paddock Road, immediately west of the site had been subdivided and is shown as numbers 24 and 26.



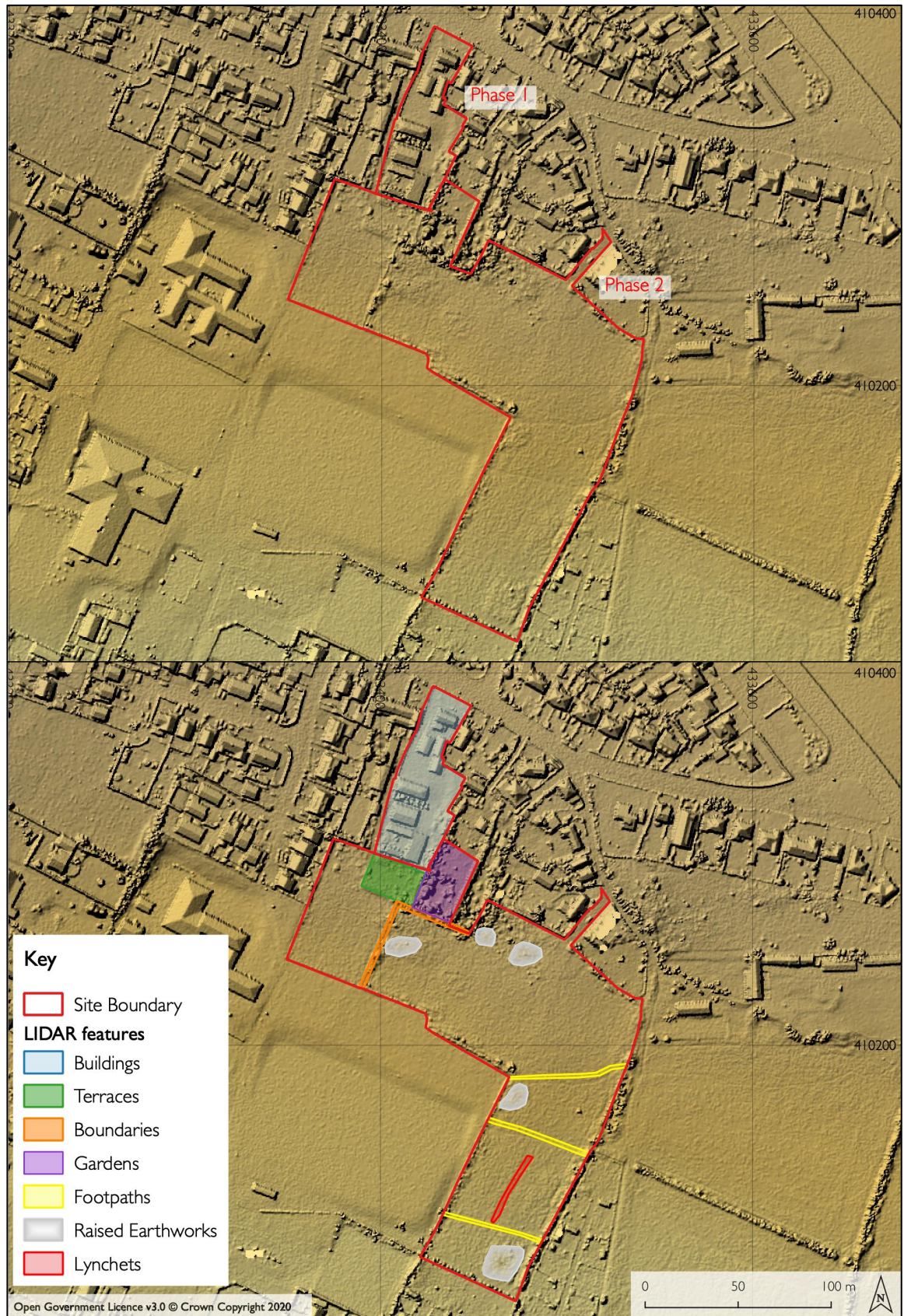


Figure 6: 50cm Lidar plot of the site with a hill shade applied (Digital Surface Model) © DEFRA.

The OS indicates that this field boundary removal had been undertaken by 1977 (**Appendix 1.7**). The site is shown as being rough grassland on the 1993 OS map (**Appendix 1.8**), which concurs with aerial photographs from 2013 and 2019 (see **Figures 3, 4**), by which date a number of early boundary divisions had been removed.

#### SITE APPRAISAL

At the time of the site visit in December 2020, the site had largely been stripped of topsoil (**Appendices 2.6-2.8**), having been used for agricultural purposes until relatively recently. The main house, 28 Paddock Road, remained standing (**Appendices 2.1, 2.3**), with two small stone buildings to its south (**Appendix 2.4**).

Although the topsoil had been partly stripped, the subsoil had not been exposed across the site and no visibility of archaeological features was possible, assuming any were present.

The site is accessed via an entrance in its north-west corner (**Appendix 2.2**). There is a public right of way along the eastern boundary of the site and a further access point in the eastern boundary at the point where the public right of way joins a path which enters the field. The site slopes down to the south, where it is c.25 m lower than that at Paddock Road and bounded by hedges to the east and south.

The wider area is now residential in character, with a number of the earlier village buildings surviving. The basis of the local road pattern is shown on mapping from the early 19<sup>th</sup> Century onwards and survives, forming the basis of the much expanded road network. The residential dwellings locally are mostly post war in origin.

On the basis of this assessment, it is considered that the site does not fall within the setting of any designated heritage assets. It should be noted that the former Staincross Hall that dates to the Late 18<sup>th</sup> Century is adjacent to the principal entrance to the site (**Appendix 2.2**). This building is undesignated and has been extensively modernised and extended, winning a design award from Bamsley Council in 2002.

#### LIDAR ANALYSIS

As part of the site appraisal Lidar data was consulted at 0.5m resolution to provide details of surface features on the site that might survive beneath any undergrowth or vegetation (**Figure 6**). The data provides further evidence of the earlier field boundaries and areas of ground disturbance, although of limited archaeological significance, due to the topsoil strip none of these features survived as extent landscape features.

## 5 UNDERSTANDING THE SITE – SIGNIFICANCE

### INTRODUCTION

The following heritage assets have been identified as potentially sensitive to development with the site:

- Archaeological remains.

The following statement of significance follows the methodology and terminology set out in **Section 9**.

### BELOW GROUND ARCHAEOLOGY

There are no records of prehistoric or Roman activity within a 1 km radius of the site. Cartographic evidence suggests that the local field pattern is indicative of later medieval open fields, with available mapping indicating that the site has remained as fields since at least the 19<sup>th</sup> Century.

No earthworks or other indicators of early mining activity, either on the ground or visible on aerial photography (**Figures 3, 4**) or Lidar (**Figure 6**) have been identified. Geological records however, (Swinbourne 2020) indicate that remains of early mining may survive within the site boundary as two coal seams (see **Figure 2**), potentially being exploited as opencast or bell pits workings. These remains, if present, would be buried, as there are no associated earthworks extant on the site.

The possibility of encountering coherent archaeological remains associated with early mining should not be discounted. Based upon the lack of previous discoveries, the overall potential for encountering archaeological remains at the site is considered to be **low**.

### *Significance*

The potential archaeological remains at the site are considered to possess potential **local heritage significance** in their capacity to contribute towards our knowledge of the age, form and function of early settlement in the area.

## 6 IMPACT ASSESSMENT

### PLANNING CONTEXT

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

#### *Legislation*

The principal legislation relevant to the protection of the historic environment at the site comprise:

*Historic Buildings and Ancient Monuments Act 1953* makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

*Ancient Monuments and Archaeological Areas Act 1979* which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

*Planning (Listed Buildings and Conservation Areas) Act 1990* which provides planning controls for works affecting Listed Buildings and Conservation Areas.

#### *Local Planning Policy*

The current adopted development plan comprises the Barnsley Local Plan (adopted in January 2019) The Barnsley Local Plan contains the following policies relevant to heritage:

*Policy HE1 The Historic Environment* We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk

This will be achieved by:-

- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

These elements and assets include:-

- The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.
- Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.



- A number of important 18<sup>th</sup> and 19<sup>th</sup> Century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.
  - The well preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.
  - 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.
  - The 17<sup>th</sup> Century Rockley Blast Furnace and its later engine house.
  - Gunthwaite Hall Barn, a large 16<sup>th</sup> Century timber framed barn.
  - Bamsley Main Colliery Engine House and Pithead structures.
  - The 17<sup>th</sup> Century Worsbrough Mill (the only historic working water mill in South Yorkshire).
  - Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.
  - The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.
- b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.
- c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.
- d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the

remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.

- e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.
- f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

*Policy HE2 Heritage Statements and general application procedures* Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal.

For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6.

Applications made in outline form will not be accepted for proposals which will which affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.

*Policy HE3 Developments affecting Historic Buildings* Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

*Policy HE5 the Demolition of Historic Buildings* The demolition of listed buildings, buildings that make a positive contribution to a conservation area, buildings in registered parks and gardens, or other buildings (including locally listed buildings) with evident historic significance will not be approved unless:

The building is structurally unsound and dangerous and cannot be viably repaired, where it is shown that every effort has been made to secure, repair, or re-use the building, and where no opportunities for grant funding, charitable ownership, sale or lease are available.

It can be demonstrated that the retention of the building is not justifiable in terms of the overarching public benefit that would outweigh the historic value of the asset.

Demolition involves partial demolition where that element can be shown not to contribute positively to the area or the heritage significance of the asset.

Where permission is granted for the demolition of a building within a conservation area or a registered park and garden, a condition will be attached to ensure that the demolition only goes ahead when full planning permission has been granted for redeveloping the site and the developer can demonstrate that the redevelopment will go-ahead within a specific timescale.

*Policy HE6 Archaeology* Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

Information identifying the likely location and extent of the remains, and the nature of the remains;  
An assessment of the significance of the remains; and  
Consideration of how the remains would be affected by the proposed development.

- Where preservation of the remains are not justified, permission will be conditional upon:-
- Archaeological recording of the evidence (including evidence that might be destroyed), whether buried remains or part of a standing structure or building;
- Analysis of the information gathered;
- Interpretation of the results gained;
- Public dissemination of the results; and
- Deposition of the resulting archive with an appropriate museum or archive service.

#### *National Planning Policy*

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2019). In relation to designated heritage assets (such as listed buildings,

scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).

#### PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the development of the site comprise the construction of new residential dwellings. At the time of writing no details of the proposed development are available, but typically these would comprise of excavations for foundations, services and new infrastructure such as roads.

#### IMPACT ASSESSMENT

##### *Below Ground Archaeology*

There is no recorded evidence for archaeological remains within the site.

Cartographic evidence suggests that the local field pattern is indicative of later medieval open fields around and including the site and in addition indicates that the site has remained as fields since at least the 19<sup>th</sup> Century. There is no evidence for prehistoric, Roman medieval or later settlement activity within the site or wider area. Geological records indicate that remains of early mining may survive within the site. These remains, if present, would be buried, with no associated earthworks. The overall potential for encountering archaeological remains at the site is considered to be **low** and potential archaeological remains at the site are considered to be of **local heritage significance**.

Impacts on any associated below ground archaeology are likely to derive from excavation and bulk earthmoving.

Impacts on any surviving shallow below ground archaeology (i.e. the remains of settlement or of field boundary ditches would be **high**. Impacts on any surviving remains of early mining are likely to be at most **medium** because of their buried nature.

#### IMPACTS ON OTHER DESIGNATED ASSETS

There would be no impacts on any other designated assets.

## 7 DISCUSSION

### SUMMARY OF SIGNIFICANCE

There is no recorded evidence for archaeological remains within the site. Cartographic evidence suggests that the site is likely to have been part of the later medieval open field system and in addition that the site has remained as fields since at least the 19<sup>th</sup> Century. Geological records indicate that remains of early mining which if present, would be buried may survive within the site. The overall potential for encountering archaeological remains at the site is considered to be **low** and the significance of any surviving remains is likely to be **local**.

### SUMMARY OF IMPACT

Impacts on any associated below ground archaeology are likely to derive from excavation and bulk earthmoving. Impacts on any surviving shallow below ground archaeology, i.e. the remains of settlement or of field boundary ditches would be **high**. Impacts on any surviving remains of early mining are likely to be at most **medium**.

There would be no impacts on any other designated heritage assets.

### CONCLUSION

The proposed development may impact upon below ground remains. In conclusion, the proposed development at the site may lead to a degree of harm to below ground archaeology, representing a heritage asset likely to be of local significance.

Overall it is considered that the scheme is in compliance with relevant policies from the Barnsley Local Plan.

## 8 METHODOLOGY

### ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced, i.e. their setting (after definitions in National Planning Policy Framework). Planning Practice Guidance (PPG; MHCLG, 2018) defines these heritage interests as (compatible values of Historic England's *Conservation Principles* (2008) shown in *italics*):

- **Archaeological interest** (*Evidential value*): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest** (*Aesthetic value*): These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest** (*Historic and Communal value*): An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

*Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.*

The assessment of heritage interest is undertaken in consultation with GPA 2 (Historic England, 2015); Part 4 of the British Standard 7913:2013 *Guide to the Conversion of Historic Buildings*; Chartered Institute for Archaeologist standards and guidance (2014); and the staged approach for understanding significance published in HEAN 12 (Historic England, 2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF;
5. Look for opportunities to better reveal or enhance significance.

In addition, the assessment of setting follows the staged approach published in GPA 3 (Historic England, 2015b; step 5 of which is not relevant at this stage):

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid harm;
5. Make and document the decision and monitor outcomes

By understanding the heritage interest of an asset or place, it is possible to derive an assessment of overall significance through reference to published guidance and assessment criteria:

| Heritage Significance     |  |          |
|---------------------------|--|----------|
| <b>International</b>      | Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).   | <b>1</b> |
| <b>High National</b>      | Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> ).                                   | <b>2</b> |
| <b>National</b>           | Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> .   | <b>3</b> |
| <b>Regional</b>           | Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. | <b>4</b> |
| <b>Local / Negligible</b> | Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.  | <b>5</b> |

Heritage assets or places recognised to be of sufficient significance to receive formal status under law or policy intended to sustain those values (such as a Listed Building, Scheduled Monument of Conservation Area) are commonly referred to as *Designated Heritage Assets*. Assets recognised to have heritage significance, but insufficient to meet the criteria for statutory designation, are referred to as *Non-Designated Heritage Assets*. It should be noted, however, that designation does not automatically bestow national or higher significance as in rare circumstances designation can be reversed where significance has been misjudged or denuded; and it is equally possible for non-designated assets to be demonstrably of national or higher significance, warranting designation.

### Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. Contribution to significance is expressed in line with the following scale:

| Contribution to Significance |   |            |
|------------------------------|---|------------|
| <b>High</b>                  | Element is fundamental to the key heritage interest/s that define the significance of the asset, and of potential national, or higher, heritage significance in its own right.  | <b>H</b>   |
| <b>Medium</b>                | Element makes an important contribution to the significance of the asset, comprising an aspect of regional significance that has been affected by no more than moderate (under 50%) loss.   | <b>M</b>   |
| <b>Low</b>                   | Element makes a slight contribution to the significance of the asset, comprising an aspect of local significance, of fabric of potential higher value which has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced. | <b>L</b>   |
| <b>Neutral</b>               | Element does not contribute to the significance of the asset.   | <b>N</b>   |
| <b>Negative</b>              | Element represents an unsympathetic change which detracts from the significance of the asset.   | <b>Neg</b> |
| <b>Uncertain</b>             | Sensitivity uncertain: more information required.   | <b>?</b>   |

### Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

| Effect of Proposal   |   |           |
|----------------------|---|-----------|
| <b>Very Positive</b> | Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.                        | <b>++</b> |
| <b>Positive</b>      | Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.   | <b>+</b>  |
| <b>Neutral</b>       | Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.  | <b>o</b>  |
| <b>Negative</b>      | Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.           | <b>-</b>  |
| <b>Very Negative</b> | Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset. | <b>--</b> |
| <b>Uncertain</b>     | Effect uncertain: more information required.  | <b>?</b>  |



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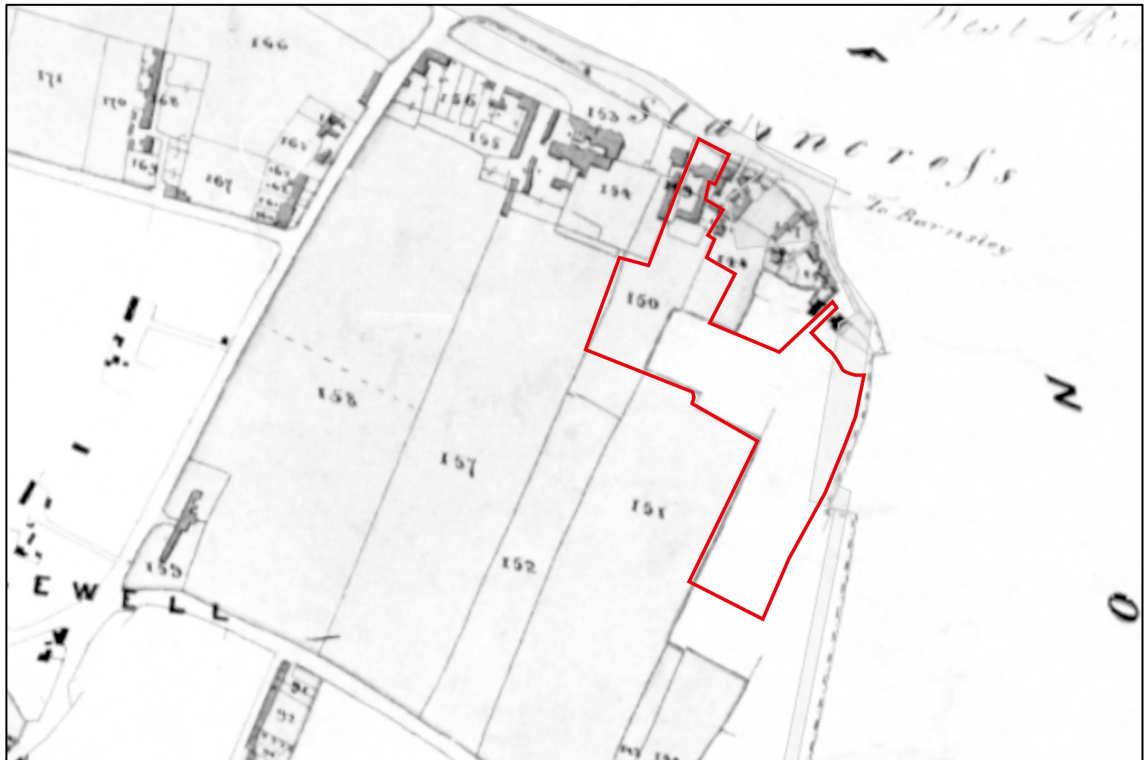
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## **APPENDIX I:**

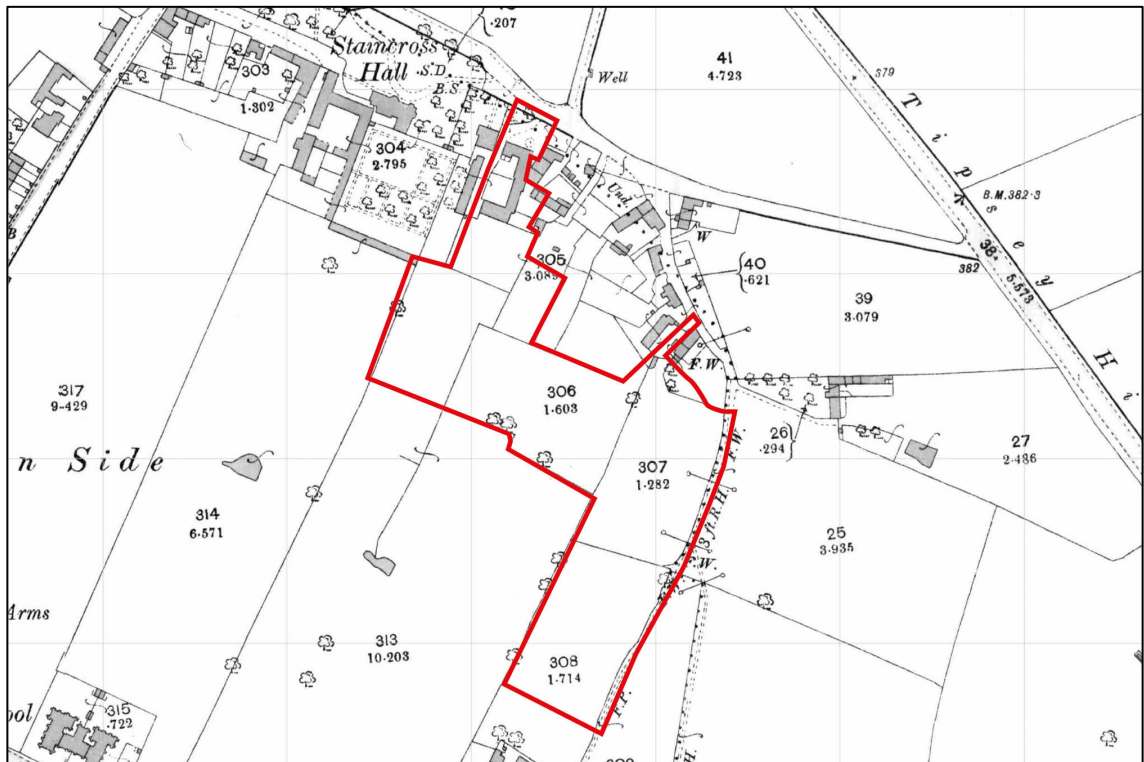
### HISTORIC MAPPING



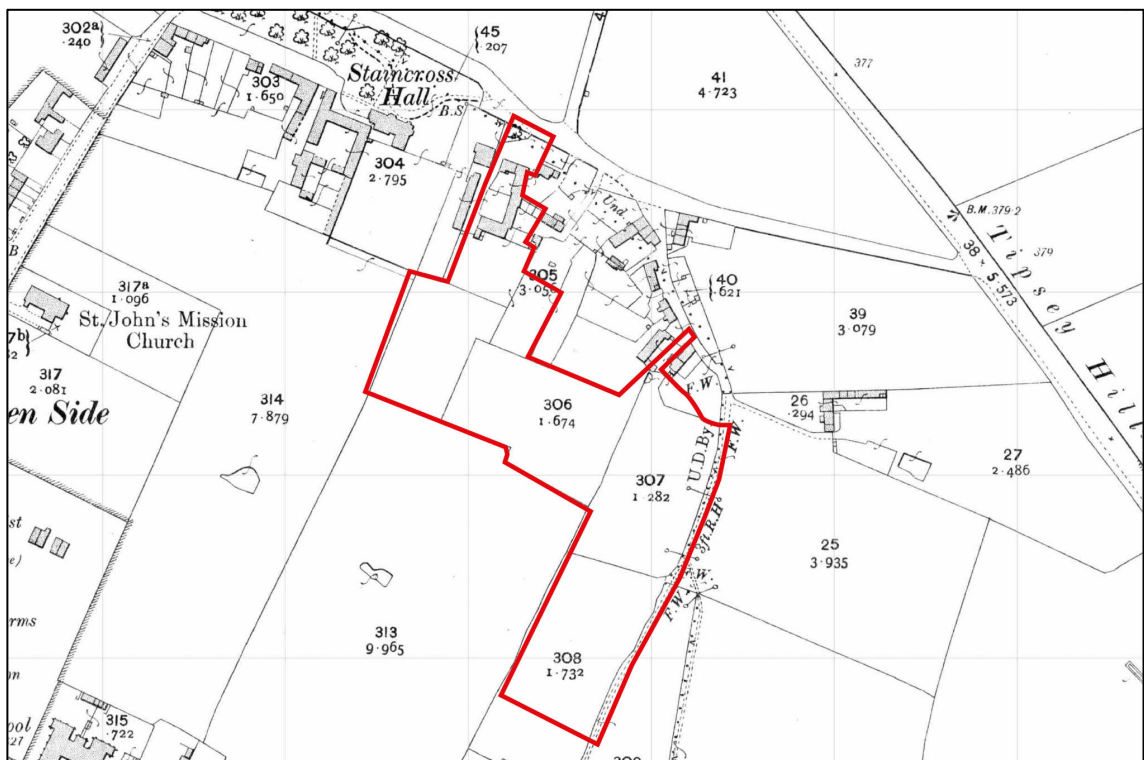
Appendix I.1: 1844 Tithe map – Parish of Darton



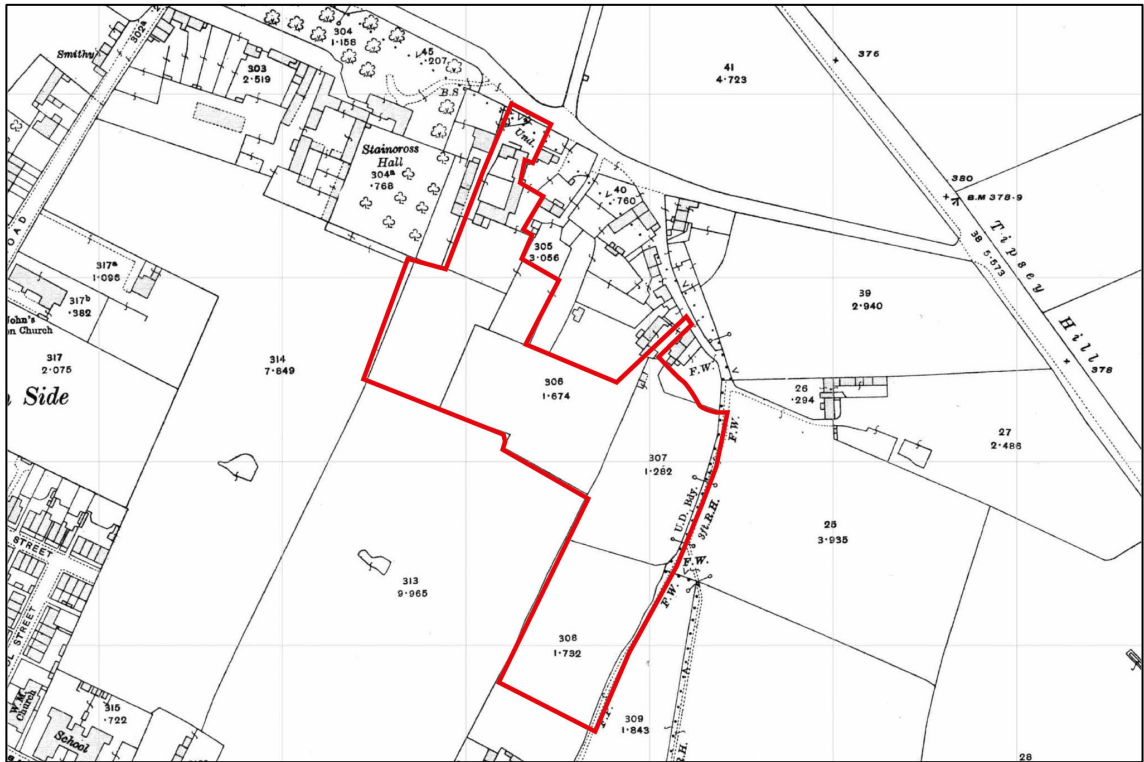
Appendix I.2: 1854 Ordnance Survey map



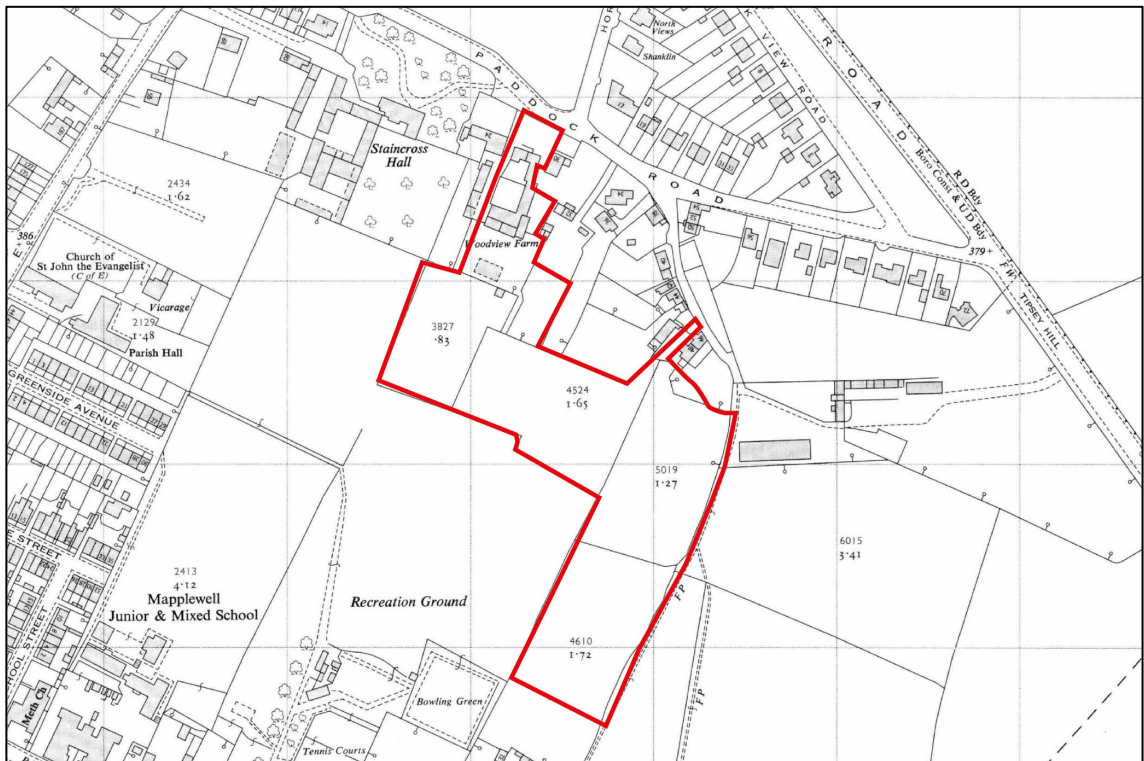
Appendix I.3: 1893 Ordnance Survey map



Appendix I.4: 1906 Ordnance Survey map

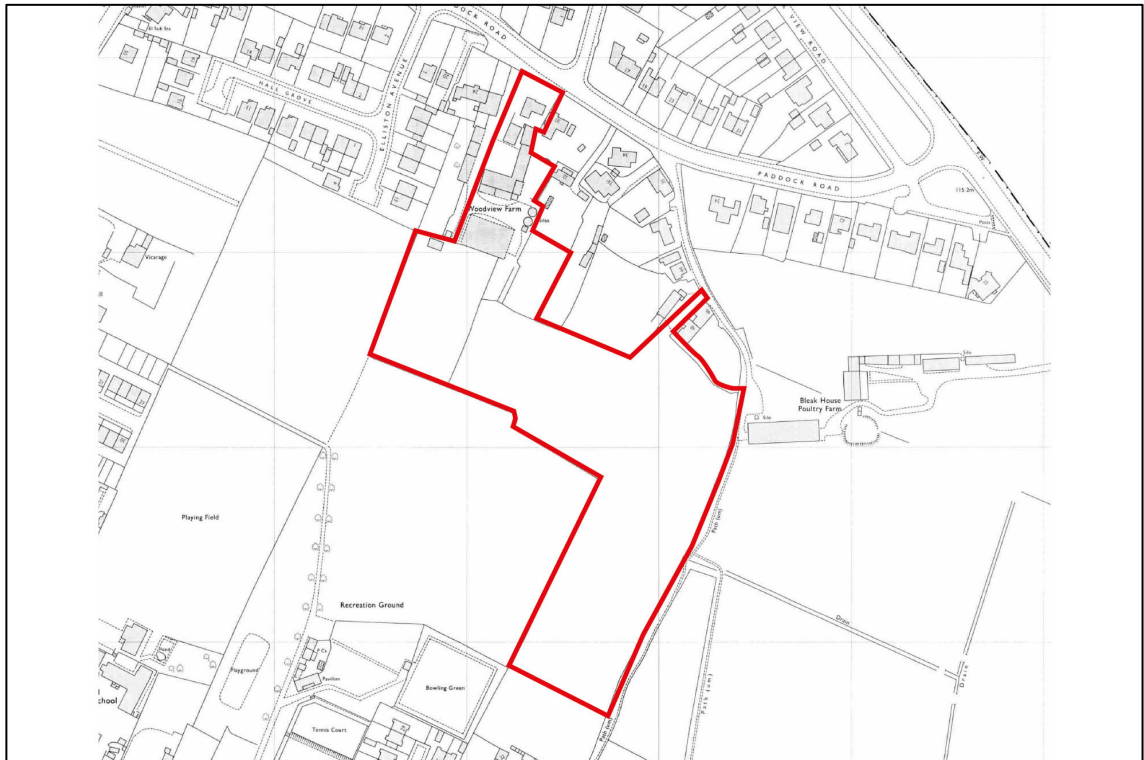


Appendix I.5: 1913 Ordnance Survey map

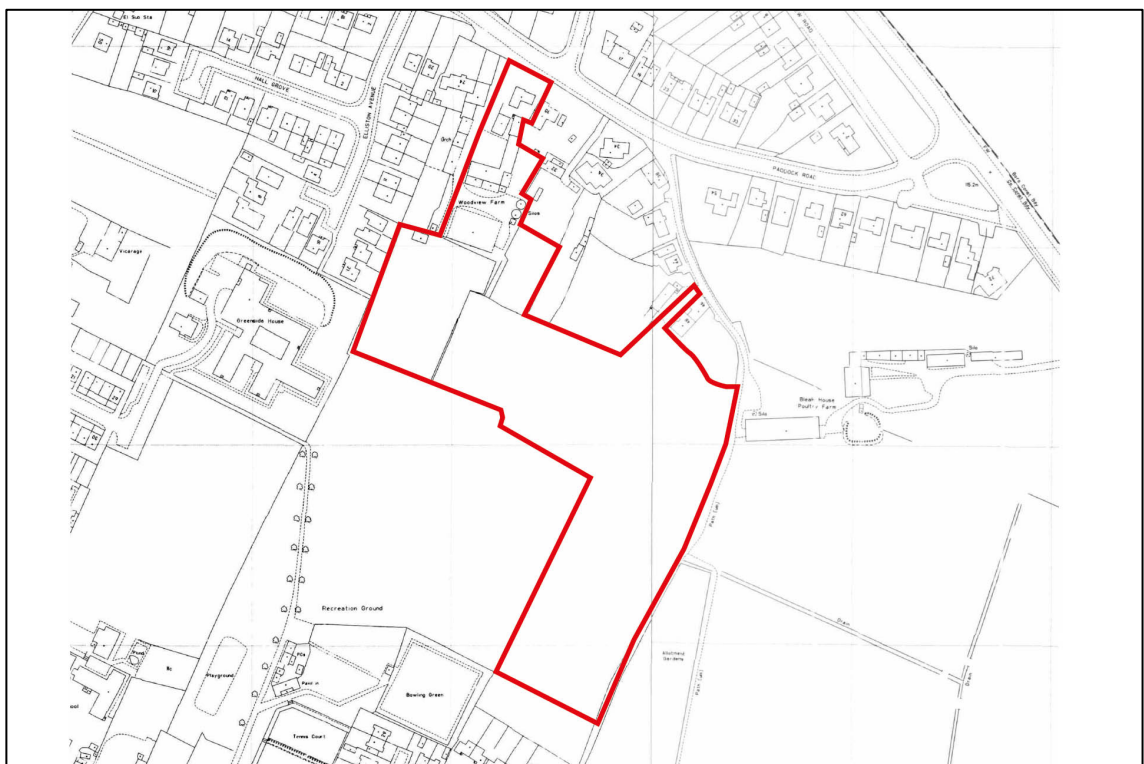


Appendix I.6: 1961 Ordnance Survey map





Appendix I.7: 1977 Ordnance Survey map



Appendix I.8: 1993 Ordnance Survey map

## **APPENDIX 2:**

### PHOTOGRAPHY



**Appendix 2.1:**  
General view of Site  
frontage to Paddock  
Road showing 28  
Paddock Road,  
looking south.



**Appendix 2.2:**  
General view of  
Staincross Hall, from  
Paddock Road,  
looking south.



**Appendix 2.3:**  
View of the rear of  
the principal building,  
28 Paddock Road,  
looking north-east.



**Appendix 2.4:**

View of the outbuildings to the rear of 28 Paddock Road, looking east.



**Appendix 2.5:**

View of farm yard to the rear of 28 Paddock Road looking south.



**Appendix 2.6:**

General view of site from the north, looking south-east.





**Appendix 2.7:**  
General view of site  
from the north,  
looking south.



**Appendix 2.8:**  
View looking west  
across site from  
eastern boundary.



**Appendix 2.9:**  
General view across  
site from Recreation  
Ground to the south,  
looking north.



**APPENDIX 3:**

HER DATA

| HA | Period                      | Name   | Type     | HER ref       | NGR    |        |
|----|-----------------------------|--|----------|---------------|--------|--------|
| 1  | Roman                       | Roman stone inscribed altar                            | FINDSPOT | SMR: 5807     | 432705 | 410852 |
| 2  | Post Medieval to Industrial | Dearneside 19th Century Colliery (destroyed), Barnsley | COLLIERY | SMR: 02716/01 | 433510 | 409250 |
| 3  | Post Medieval to Industrial | Former United Methodist Free Church                    | CHURCH   | NHLE: 1314723 | 432961 | 409948 |