

TECHNICAL NOTE

Listed Wall, Hickleton, LEN; 1286764

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REPORT

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1 INTRODUCTION

- 1.1 This Report has been researched and prepared by RPS, on behalf of Equites Newlands (Goldthorpe) Ltd.
- 1.2 This report is to support a live planning application with Barnsley Council, reference;2023/1105 and address concerns regarding the potential impact of the proposals on a grade II listed wall (LEN; 1286764).
- 1.3 The Development Site lies around 3.5 km to the west of Hickleton. A proportion of the vehicles serving the Proposed Development are predicted to use the A635 to access the A1(M), which is routed directly through Hickleton. This has raised concerns regarding potential impacts arising from this traffic on the grade II listed wall adjacent to the main route through Hickleton.
- 1.4 This report looks at the wall's condition and considers potential impacts from the proposed development.
- 1.5 It should be noted that the proposed development site falls within the boundary of Barnsley Metropolitan Borough Council (BMBC) who are therefore the relevant planning authority, while Hickleton is within the boundary of City of Doncaster Council (CDC) who have raised the concerns regarding the listed wall.
- 1.6 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.5 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Department for Levelling up Housing and Communities, December 2023).

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset 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*'. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 200 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 201, which requires LPAs to take this assessment into account when considering applications.

- 2.10 Under '*Considering potential impacts*' paragraph 205 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.11 Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.

National Guidance

Planning Practice Guidance (DCLG)

- 2.12 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.13 The PPG defines the different heritage interests as follows:
- archaeological interest: 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: 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: 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.

Overview: Historic Environment Good Practice Advice in Planning

- 2.14 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.15 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;

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

Local Planning Policy

- 2.16 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.

Doncaster Local Plan 2015-2035 (Adopted 2021).

Policy 34: Valuing our Historic Environment (Strategic Policy) Doncaster's historic environment will be conserved in accordance with the following principles:

Doncaster's historic environment will be conserved in accordance with the following principles:

- A. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets (including locally identified undesignated heritage assets), and especially those elements which contribute to the distinct identity of the Borough. These include:
 1. the nationally-important waterlogged archaeological remains at Sutton Common, Thorne Moor, and Hatfield Moor;
 2. the Roman camps and settlements, motte and bailey castles, historic houses, historic parks and gardens and villages, with special regard to those along the Southern Magnesian Limestone Ridge;
 3. the Georgian townscape and the railway heritage of Doncaster, its historic grain, including its street layouts and plot sizes and key views and vistas especially of the spires and towers of Doncaster's churches;
 4. the Borough's historic market towns such as Thorne, Hatfield, Bawtry, and Tickhill;
 5. early twentieth century suburban developments, including planned colliery villages; and
 6. sites and structures associated with aviation history including the heritage of the second world war and cold war.

- B. Proposals and initiatives will be supported which improve the accessibility and enjoyment of the Borough's existing and potential local, regional and national historic attractions in keeping with their heritage significance. These include:
 1. The Mansion House
 2. Cusworth Hall and its parkland
 3. Doncaster Minster (St. George's Church)
 4. Conisbrough Castle
 5. Brodsworth Hall and parkland.

- C. Proposals and initiatives will be supported which identify, promote and secure the long term future of Doncaster's heritage assets. These include:
 1. increasing and making publically available our knowledge and understanding of the historic environment gained through the planning process;
 2. continuing to review existing and prospective parks and gardens of local historic interest and consideration of the designation of buildings of local architectural and historic interest;
 3. the identification of heritage assets at risk and implementing strategies and initiatives to reduce their number through positive management;
 4. supporting the re-use of sites and buildings of heritage significance putting them to viable uses consistent with their conservation; and
 5. supporting investment in the repair and maintenance of Doncaster's historic buildings.

Barnsley Local Plan (Adopted 2019)

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 18th and 19th 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 17th century Rockley Blast Furnace and its later engine house.

Gunthwaite Hall Barn, a large 16th century timber framed barn.

Barnsley Main Colliery Engine House and Pithead structures.

The 17th 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

3 LISTED WALL

Introduction

- 3.1 The City of Doncaster in their planning responses dated 22nd April 2024 and 6th February 2024 have raised concerns regarding the grade II listed wall in Hickleton and the potential for the proposals to impact on the wall;
- 3.2 *“In addition, there is a listed wall (1286764) within Hickleton adjoining the roadside that is already considered vulnerable that may be further affected by the increase in traffic and would seek evaluation of the impact of the proposal on it and appropriate mitigation undertaken.”*



Plate 1 - Listed wall from the north-east

List Description

Location

Statutory Address:

SECTION OF ROADSIDE WALL TO SOUTH SIDE OF MAIN STREET APPROXIMATELY 150 METRES TO NORTH OF HICKLETON HALL

The building or site itself may lie within the boundary of more than one authority.

District: Doncaster (Metropolitan Authority)

Parish: Hickleton

National Grid Reference: SE 48196 05301

Details

SE480HICKLETON HICKLETON VILLAGE

12/74 Section of roadside wall to south side of main street approximately 5.6.68 150 metres to north of Hickleton Hall (formerly listed as Hickleton Hall N. wall adjoining road)

GV II

Boundary wall possibly incorporating remains of early manor house. Late C16-early C17. Rubble limestone. Wall steps down to west and breaks forward at ends and centre. Large quoins, chamfered plinths to end projections. Right projection has 2-light, recessed, chamfered, mullioned window (unglazed). Narrower central projection has single-light opening in each return. Left projection has rectangular opening with plain lintel (double-chamfered to rear). The late C16 manor house built for the Rodes family was situated on or near this site.

Listing NGR: SE4819405301

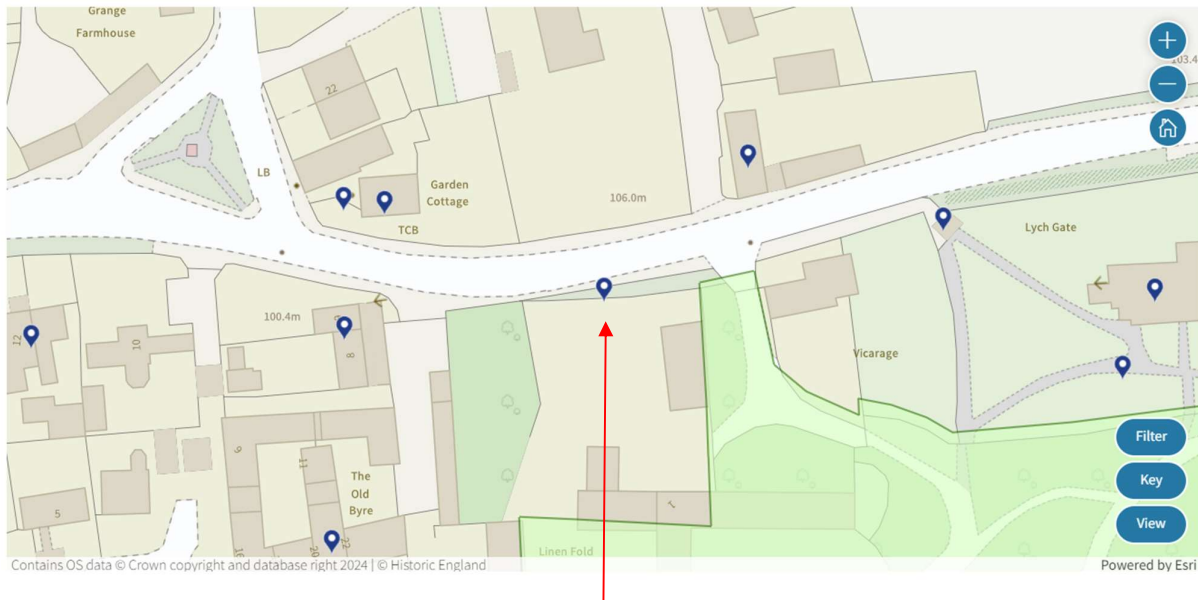


Plate 2 - Historic England Map on List Description (Wall shown in red)

Condition of the Wall

- 3.3 The listed wall is currently in poor condition. Built from rubble limestone there are large areas of the limestone which have started to erode from weathering (Plate 3). There is also a large amount of vegetation growing from the wall and under the coping stones (Plates 4-6)
- 3.4 In views from the road, the wall appears damp. The southern side of the wall could not be inspected as it falls within private property, but it appears the ground levels on the southern side could be higher which could be causing the wall to retain moisture and appear damp. The wall's ability to expel moisture would be impeded by the vegetation which will intensify the erosion and weathering of the stone.
- 3.5 The wall also appears to be suffering from inappropriate re-pointing which has resulted in damage to the limestone. This is evident where the stone has weathered away and the harder cementitious mortar remains (Plate 3).

- 3.6 Historic England's guidance; Repointing Brick and Stone Walls - Guidelines for Best Practice details;
"When rainwater hits a building some of it may be absorbed by the stone or brick and the mortar, and some is drawn into the wall via any small cracks between the masonry units and the mortar. To prevent problems occurring, this moisture needs to be able to escape back to the atmosphere once its stops raining. The most effective route for this is through permeable mortar joints. However, if the joints are not able to release moisture, as would occur if hard cement mortar is used, then all moisture movement is concentrated in the bricks or stones, which increases the chance of frost damage or damage due to the crystallisation of soluble salts."
- 3.7 The mortar here along with vegetation are hindering the wall's ability to dissipate water and it is retaining the moisture which is causing damage to the stonework. The poor condition of the wall is not related to the road vibrations. Instead, it is a result of its management and lack of maintenance.



Plate 3 - Large area of weathered stone.

- 3.8 The wall is in a poor condition, and we do recommend maintenance and repair works are carried out to include localised stone replacement, removal of vegetation and repointing (with appropriate mortar) Maintenance and repair works are required and are the responsibility of the owner of the listed structure. The condition of the wall and its repair has no bearing on this application.
- 3.9 Going forward we would recommend a condition survey is carried out by a professional who is accredited in building conservation.



Plate 4 - Large areas of vegetation on the listed wall



Plate 5 -Listed wall to the right



Plate 6 - Section of wall with returns and the remains of window

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 The hybrid application seeks outline permission for the construction of Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space with ancillary offices and gatehouses on four separate, self-contained plots as shown on the submitted Parameters Plan. Full planning permission is sought for landscaping and the development plots outline. (BMBC Ref: 2023/1105).

Assessment of Potential Impact

- 4.2 Concerns have been raised in particular about the increased traffic that would result from the current application. The following information has been obtained from Vanguardia specialist and research undertaken by Transport and Roads Research Laboratory (TRRL) in collaboration with English Heritage (Now Historic England).
- 4.3 Ground-borne vibrations are produced by the movement of the rolling wheels of vehicles on the road surface and are likely to be higher where the surface contains irregularities. The photographs above demonstrate the good condition of the road and pavement adjacent to the listed wall.
- 4.4 In response to concern regarding damage to listed buildings from traffic vibrations, extensive research was carried out during the mid to late-1980s by the Transport and Roads Research Laboratory (TRRL) in collaboration with English Heritage (Now Historic England) to evaluate the potential for damage to historic buildings by vehicle-derived ground borne vibrations, especially buildings near major roads.
- 4.5 While some of this research was inconclusive the generally accepted view is that there is no persuasive evidence that vehicle induced vibrations can cause damage to historic buildings.
- 4.6 We have also been informed that vibration does have the potential to cause some damage to structures, although typically this would only result from levels significantly higher than could be caused by road traffic.
- 4.7 The increase in traffic is not expected to be high enough to be a threat to the wall. Given the wall's location there is a potential for vehicle strikes. The application would amount to a negligible increase in risk of this, given the separation provided by the pavement.
- 4.8 To summarise, the road and pavement are in a good condition and would not increase the vibrations from the traffic. The wall is not extremely close to the road and the wall while it is in need of maintenance is not in a poor state of repair. Finally, the additional traffic would add to the vibrations currently experienced by the wall but they would not detrimentally affect it any further than the current status. The proposals reside below a level that will cause harm and are therefore very unlikely to result in additional impacts to the condition of the wall.



Plate 7 - Listed Wall from the north-east, road condition visible

5 CONCLUSION

- 5.1 This Technical Advice Note has been prepared to assess the potential impact on the listed wall (LEN; 1286764) as a result of the current hybrid application.
- 5.2 The report has identified that the wall is in a poor condition due to vegetation growth, inappropriate pointing and damp conditions. The current condition is not a result of the road vibrations, or local traffic. The condition of the wall is the responsibility of the owner.
- 5.3 With reference to the potential for damage to the wall from increased traffic resulting from the proposed application, the report finds that extensive research on a wide range of buildings has found no evidence to demonstrate traffic-induced vibrations are a source of significant damage to buildings.
- 5.4 It also found that ground-borne vibrations are produced by the movement of the rolling wheels of vehicles on the road surface and are likely to be higher where the surface contains irregularities. The road and pavement near the wall are in a good condition and would not amplify vibrations.
- 5.5 To summarise, the proposals are very unlikely to cause increases in vibrations high enough to be a threat to the wall, as a result of this, the condition of the pavement and road, location of the wall and its condition the proposals are very unlikely to result in additional impacts to the condition of the wall.