



Proposed Residential Development, Hay Green Lane, Birdwell, South Yorkshire

Desk-Based Heritage Assessment

Client: Harworth Group

Local Planning Authority: Metropolitan Borough of Barnsley
Planning Reference: TBC
NGR: SE 3480 0126

Date of Report: November 2019
Author: Jim Bonnor
Report No.: HEL10-01

CONTENTS

List of Figures	i
List of Plates	ii
Executive Summary	1
1.0 Introduction	2
2.0 Site Description	2
3.0 Geology and Topography	2
4.0 Assessment Methodology and Significance Criteria	2
5.0 Baseline Conditions	3
6.0 Assessment	8
7.0 Conclusions	9
8.0 References	9
9.0 Figures	11
10.0 Plates	24
Appendix 1: Legislation and Planning Policy Context	32

Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.
© Prospect Archaeology 2019

List of Figures

Figure 1: Site Location Map (source OS Opendata)	12
Figure 2 Heritage assets (South Yorkshire HER).....	13
Figure 3 Jeffery's Map of Yorkshire, 1771.	14
Figure 4: Plan of the township of Worsborough 1840	15
Figure 5: Ordnance Survey 1854, 1:10,560	16
Figure 6: Ordnance Survey 1893, 1:2500	17
Figure 7: Ordnance Survey 1905-6, 1:2500	18
Figure 8 Ordnance Survey 1931 1:2500	19
Figure 9 Ordnance Survey 1962 1:2500	20
Figure 10 Ordnance Survey 1978-89, 1:2500.....	21
Figure 11: Lidar hill shaded image using Environment Agency 1m opendata	22
Figure 12 Development master plan (only northern area shown)	23

List of Plates

Plate 1: Listed barn NHL1315079, looking east along Hay Green Lane.....	25
Plate 2: Earthworks in the field adjacent to listed barn NHL1315079	25
Plate 3: Fields south of Hay Green Lane, looking northwest	26
Plate 4: Looking north to where the site meets Hay Green Lane at the end of the terrace.....	26
Plate 5: Looking southeast across the south-eastern fields.....	27
Plate 6 Looking north from beneath electricity cables on the south-eastern boundary	27
Plate 7 Looking north from the southern boundary of the site across the eastern fields	28
Plate 8: Looking north from the southern limit of the site over the former allotments	28
Plate 9: Looking east from the Recreation Ground across the former allotments	29
Plate 10: Looking northwest across paddock to the rear of terraces along Sheffield Road.....	29
Plate 11 Looking northeast across paddock and allotments south of the terrace on Hay Green Lane	30
Plate 12 Looking south from Hay Green Lane.....	30

Executive Summary

A planning application is being submitted for residential development with associated access, services and public open space at land south of Hay Green Lane in Birdwell, South Yorkshire. Prospect Archaeology Ltd has prepared a desk-based heritage assessment report on behalf of the Harworth Group to accompany this planning application.

This report has been prepared to consider the archaeological and historical implications of the proposed development in support of the planning application. A map regression exercise and documentary search have provided background information about the history of the site. In addition, a site visit was made to assess existing ground conditions and archaeological potential.

Eight designated assets have been identified within the study area, all of which are grade II listed. A listed barn (NHL1315079) is located adjacent to the site.

A further two undesignated assets have been identified in the study area. These are a post-medieval bathhouse and a cropmark enclosure of late Iron Age/Roman date. Ridge and furrow and various earthworks, possibly relating to buildings and mining, have been identified within the site. Coal pits are marked on historic mapping in the vicinity.

Open space and screening of the development will reduce the effect on the setting of the listed barn to Negligible. There is a low to moderate potential for the site to contain prehistoric or Roman remains of Regional significance and a high potential to contain medieval and post-medieval remains of Local significance. Some disturbance may have been caused by opencast mining and allotment gardens.

Further investigation of the potential is recommended in the form of an archaeological evaluation comprising of geophysical survey and possibly trial trenching. Where archaeology is confirmed to be present, full excavation and recording work based on the results of geophysical survey and evaluation excavation would be required, secured through a condition on the planning permission. All work should be carried out in accordance with written specifications approved by South Yorkshire Archaeology Service. This is in line with National Planning Policy Framework (NPPF) guidelines.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd has been appointed by the Harworth Group to prepare a heritage assessment to assess the cultural heritage impact of a proposed residential development at land south of Hay Green Lane in Birdwell, South Yorkshire. This report considers the known and suspected built heritage and archaeological remains lying within and adjacent to the proposed development.

2.0 Site Description

2.1.1 The site is composed of two areas, A and B (Fig. 2). Both are irregular parcels of land, located on the eastern edge of Birdwell, South Yorkshire, centred at SE 3481 0131. The site lies in Barnsley District though historically lay in the township of Worsborough.

2.1.2 Area A is approximately 4 hectares is a mixture of grass fields and paddocks used for horse grazing and stabling and current allotments. Area B is approximately 2 hectares and comprises grazing paddocks and former, overgrown, allotments.

3.0 Geology and Topography

3.1.1 The site undulates but broadly slopes down from west to east, being c.135m AOD in the northwest corner and 126m OAD at the eastern end of Hay Green Way: at its southern extent the land is c.132m AOD.

3.1.2 The site is situated on the Pennine Middle Coal Measures Formation of interwoven Mudstone, Siltstone and Sandstone, with no recorded superficial geology (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). According to the National Coal Authority website the site is crossed by a coal outcrop north south along the western side and much of the site is described as having probable shallow coal mine workings. It also suggests that surface mining extended into the southern part of the site (<http://mapapps2.bgs.ac.uk/coalauthority/home.html>).

4.0 Assessment Methodology and Significance Criteria

4.1 Built Heritage

4.1.1 Built heritage includes listed buildings, conservation areas, registered parks and gardens, and scheduled monuments. It also includes non-listed buildings of local architectural or historic interest which are included in the Historic Environment Record. All statutorily protected built heritage assets are of national importance.

4.1.2 The historic built environment is assessed in accordance with the procedures set out in Historic England Advice Notes. Of particular significance in this report is The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (Historic England 2015). Within this document a staged approach is proposed:

Step 1: identify which heritage assets and their settings are affected

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance

Step 4: explore the way to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes

4.2 Buried Heritage

4.2.1 The buried heritage (archaeology) has been considered through desk-based assessment and a site visit. A full list of referenced sources is provided and references are given. Staff at the South Yorkshire Historic Environment Record (HER) gave advice and information about known archaeological sites of interest in the vicinity of the study area, and where relevant, these were further investigated. Relevant primary and secondary sources were consulted at the Barnsley Archives (BA), and Sheffield Archives (SA). Additional sources consulted included:

- information available on a variety of internet sites including, The National Archives (<http://discovery.nationalarchives.gov.uk/>) and the Archaeology Data Service (<http://ads.ahds.ac.uk/>); the Heritage Gateway (www.heritagegateway.org.uk); and data from Pastscape (www.pastscape.org.uk). A full list of sites accessed can be found in the Bibliography section;
- cartographic sources held by the Ordnance Survey and Promap (www.promap.co.uk);
- A site visit was undertaken by Jim Bonnor.

4.2.2 The historical development of the site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications:

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;
- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed;
- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

4.2.3 The concluding chapter of this document summarises the findings and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

5.0 Baseline Conditions

5.1.1 The assessment of existing conditions has been based on a 'study area' extending 1000m from

the boundary of the proposed development. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.

5.1.2 The source of the monuments (Figure 2; Tables 1 and 2) noted in the following text are from the South Yorkshire Historic Environment Record (HER) and the National Heritage List for England (NHLE) and have the prefixes HER and NHL respectively. Known and suspected archaeological remains are summarised and discussed in the following sections.

5.2 Designated Heritage Assets

Step 1: Identification

5.2.1 There are 8 designations within the study area. The closest of these is a mid-18th century barn on Green Hay Way (NHL1315079), now a house, which is adjacent and overlooks the site from the east.

5.2.2 To the south of the site, 400m away, is the Birdwell Obelisk (NHL1192461), dated 1775 and erected for the 2nd Earl of Strafford. South of this is the Tankersley Mine Rescue Station (NHL1376008), the first purpose-built Coal Mines rescue station, built in 1902. And south of this is Stone Bar Farmhouse and attached stable and barn (NHL1191991), dating to the 18th and turn of the 19th century.

5.2.3 Just over 300m west of the site are two grade II listed buildings: Roxley Old Hall (NHL1151048) and the Hall's Great Barn (NHL1286642). These constitute early 18th century cow houses and a barn, now converted to dwellings.

5.2.4 Close to the northern edge of the study area, at Quarry Hill, is Balk Farmhouse (NHL1151049) and associated barn (NHL1192453). Neither share views with the site.

Step 2: Contribution of Setting to Significance

5.2.5 The barn at Hay Green Lane (NHL1315079) is a mid-18th century agricultural building, now converted into a dwelling. It is constructed of thinly coursed sandstone with large quoins and a stone slate roof. Originally of a single-storey, and 5 bays, it has a central cart entry facing the road (north) framed by quoined jambs and wood lintel. There are two rows of slit vents and a square hatch to bay 1. To the rear there is a narrower quoined central opening. The end gables have slit vents and hatches.

5.2.6 It is surrounded by drystone sandstone field walls and surrounded by paddock. There are two other more recent and complementary sandstone buildings to the south. Historic mapping (Figs. 3 & 4) shows a string of buildings along Hay Green Lane from the 18th century. A building (no longer extant) is shown to the west and the 1840 map of Worsborough shows this and the listed asset to be within the same field. Earthworks in the field to the west, across the public footpath may correspond with this, or other demolished buildings. The rural setting of the building has been eroded by the encroachment of modern development, notably the estate to the north, though the immediate setting of the barn to the south still displays a rural character.

Table 1: Designated Heritage Assets within 1000m of the site

NHL No	Name / description	Grade
1151048	Rockley Old Hall	II
1151049	Balk Farmhouse	II

1191991	Stone Bar Farmhouse with Attached Stable and Barn	II
1192453	Barn southeast of Balk House Farm	II
1192461	Birdwell Obelisk	II
1286642	Rockley Old Hall (The Great Barn)	II
1315079	Barn, Hay Green Lane	II
1376008	Tankersley Mine Rescue Station	II

5.3 Undesignated Heritage Assets

Prehistoric Period (10,000BC – 43AD)

5.3.1 There is little evidence for Prehistoric activity in the study area. There is a probable cropmark enclosure (HER4448), probably prehistoric or Roman, to the north of the site. Previous assessments mention a flint found near Roxley Old Hall (HER4374).

Roman Period (43AD to 410AD)

5.3.2 There is similarly little evidence for Roman period activity and nothing in the study area bar the cropmark HER4448. There are no recorded finds of this date in the study area and the nearest recorded asset, c.300m south of the study area, would appear to be the finding of two coins of the 3rd century AD at Tankersley church in 1881 (HER806). Further coins have been found near Roxley Old Hall (HER4138) and during the construction of Roxley Abbey in the 19th century (ASWYAS, 2000).

Early Medieval & Medieval (5th – 16th centuries)

5.3.3 The settlement of Birdwell lies in the parish of Worsborough. There are no known early Medieval assets in the study area. Worsborough is mentioned in the Domesday Book under the lands of Ilbert de Lacey, having a mill and woodland. The name Birdwell is not mentioned until the Civil War period, when the Duke of Newcastle's memoirs refer to it in connection with the aftermath of the engagement at Tankersley Moor (Hudson, D, 1965).. The name reportedly comes from the simple story of a bird drinking at a well; and the Ordnance Survey map of 1855 places the Bird Well near the Cock Inn (NHL (Jones, M, 2017).

Table 2 Undesignated Heritage Assets within 1km of the site

HER No.	Name / description	Period / date
4448	Cropmark Enclosure	Iron Age/Roman
6494	Birdwell Obelisk Folly (NHL1192461)	Post- medieval
7033	Tankersley Mine Rescue Station (NHL1376008)	Post-medieval
12551	Bath House	Post-medieval

Post-medieval – Modern Periods (mid-16th – present)

5.3.4 The manor of Worsborough passed through a number of hands before being acquired by Frederick

T.W.V. Wentworth of Wentworth Castle in the 18th century and at the time of enclosure at the end of the 18th century, he owned land along Hay Green Lane.

- 5.3.5 Hay Green Lane is one of the earliest settled parts of what is now Birdwell; buildings appear along the lane in Jeffrey's map of 1771 and the location is known as Hay Green on the OS historic mapping. The name may relate to communal land by an enclosure, from the Old English word *gehaeg* meaning 'enclosure' and green. The listed barn NHL1315079 is mid-18th century. A well is marked within the site on the 1855 Ordnance Survey map. A further well was located over to the west, in Wentworth Old Park, known locally as Constantine's well (HER12551), where a bathhouse was constructed in 1734.
- 5.3.6 The site lies east of the centre of Birdwell which sits to the west of the Sheffield Road at the junction of Rockley Lane and Pilley Lane. The A61 Sheffield road running north-south, west of the site was known as Colt Lane Turnpike Road and probably established shortly after 1759 when an act was passed to establish a road between Leeds, Barnsley, Wakefield and Sheffield (Hudson, D, 1965).
- 5.3.7 There were agricultural labourers listed in Birdwell in an agricultural tour published in 1769 (Hudson, D, 1965) but as the industrial revolution took hold Birdwell became a dormitory town for workers in the iron and coal industries: in 1851 there were 89 miners living in Birdwell, split between the coal and ironstone industries. Later, the collieries took over as the main centres of employment.
- 5.3.8 Construction on the Barnsley to Sheffield Branch of the South Yorkshire Railway (SYR) began in 1852. Initially promoted as the South Yorkshire Coal Railway, it was enacted in 1847 as the South Yorkshire Doncaster and Goole Railway Company. Also known as the Blackburn Valley Line, the Barnsley to Sheffield Branch became operational for passengers and goods 1854 (http://www.spick.co.uk/railways_one.htm). The line was doubled in 1876, no doubt in response to increased traffic with the establishment of operations such as Rockingham Colliery. The Wharncliffe Branch line was established at the turn of the 19th century to serve the Wharncliffe Silkstone Colliery.
- 5.3.9 Coal was being extracted in Worsborough before 1700 (Hey, D, 1979) and there is an old coal pit marked at the west end of Hay Green Lane on the OS historic mapping. The listed Tankersley Mine Rescue Station (NHL1376008) is situated in Birdwell; it has a date stone of 1902 and is believed to be the first purpose-built coal mine rescue station. To the north is the listed Birdwell Obelisk Folly (NHL1192461); it is a tall pyramid topped square sandstone column, dating to 1775 and was built for the 2nd Earl of Strafford.
- 5.3.10 Opencast mining took place in the area to the south surrounding Rockingham Colliery in the 1980s and 1990s. The boundary of the opencast area appears to have been just to the south of the site boundary on the eastern side although there is some suggestion that some of the works may have extended into the site (see sections 3.1.2 above and 5.5 below).
- 5.3.11 The narrow ridge and furrow visible in LiDAR images (see Figure 11) and aerial photographs in the fields at the eastern end of the site is most likely to be a result of post-medieval steam ploughing.

5.4 Map Regression

Jeffery's Map of Yorkshire 1771 (Figure 3)

- 5.4.1 The site can only be located generally. Hay Green is labelled and there are buildings along Hay Green Lane. The rest of the site is shown as open/agricultural land.

Plan of the Township of Worsborough in the Parish of Darfield 1840 (Figure 4
source not found.)

5.4.2 This shows the site divided into several enclosed fields. The listed barn NHL1315079 is easily identifiable as are other buildings along Hay Field Lane both within and without the site.

Ordnance Survey 1855 (1:10,560) (Figure 5)

5.4.3 There is little change since 1840. The fields within the site adjacent to the listed barn have been further divided site and the building to the west within the site boundary has been removed. A well is marked within the site.

Ordnance Survey 1893 (1:2,500) (Figure 6)

5.4.4 No significant change.

Ordnance Survey 1905-6 (1:2,500) (Figure 7)

5.4.5 Some boundary changes have occurred and some of the western part of the site has been turned over to allotments. A track runs north-south through the allotments.

Ordnance Survey 1931 (1:2,500) (Figure 8)

5.4.6 Buildings are starting to appear in the allotments and there is a track leading down into the site from Hay Green Farm. New boundaries have appeared.

Ordnance Survey 1962 (1:2500) (Figure 9).

5.4.7 No significant change.

Ordnance Survey 1978-89 (1:10,000) (Figure 10)

5.4.8 No significant change. The straight northeast-southwest boundary, roughly forming the southeastern edge of Area B, has not been established yet.

5.5 Site visit, LiDAR and Historic Landscape Characterisation

5.5.1 A site visit was undertaken on 16th October 2019 by Jim Bonnor. The eastern half of Area A was generally pasture fields used for horse grazing with some stable buildings toward the centre. The fields along Hay Green Lane in the northeast corner of the site contained ephemeral earthworks, possibly relating to former buildings while to the south of these were earthworks of ridge and furrow oriented east-west and a marked bank runs east-west through the small plot of land between the terrace and Hay Green Farm. The western part of this area was dominated by small allotments and sheds with some small paddocks and stable buildings.

5.5.2 Area B also comprised grass paddocks on the eastern side through which a wide depression and bank ran from the southern end of the track from Green Hay Farm that is depicted on the 1931 OS map. It is oriented northwest-southeast and runs to the eastern boundary. It is visible on the LiDAR image (Fig. 11). The strip of land along the western boundary, bordering the recreation ground, was heavily overgrown and impenetrable.

5.5.3 The South Yorkshire Historic Landscape Characterisation divides the site into three types. The majority of the site to the east is classed as modern (1970-2003) enclosed land (HSY6954). To the west, covering the area of current and abandoned allotments, the area is classed as Ornamental, Parkland and Recreational (1931-2003) (HSY6911). The small plot west of the terrace on the Hay Green Lane frontage is classed as Industrial to Modern (1750-2003) Residential (HSY6963).

5.5.4 The LiDAR data misses the eastern end of the site (Fig. 11). Ridge and furrow is clear in the eastern

most fields from this and satellite images. The wide linear earthwork in the Area B is also visible along with parallel linear features to the west. To the east are possible traces of ploughing, perhaps ridge and furrow. The wide linear earthwork is at an angle to the ploughing and incongruous with the rest of the landscape, suggesting it is a modern feature and may have something to do with the opencast mining area to the south.

6.0 Assessment

6.1 Proposed Development

6.1.1 A detailed masterplan has been prepared for Area A (Fig. 12). This proposal consists of residential development and associated access and services and public open space (Fig.12). There is no indicative layout for Area B.

6.2 Designated Assets

Step 3: Effects of proposed development

6.2.1 There will be no direct impact on any designated assets. The development will be within view of the listed barn NHL1315079 which is listed primarily for its architectural value as an example of a rural vernacular building. There will be an area of open space between the nearest houses and the asset that will maintain the asset's rural setting and not impede the current views to the asset. The asset is currently well screened from much of the development area by existing hedgerows and trees. The impact on the setting of the asset would be Negligible. Any development in Area B would also be screened.

Step 4: Enhancement / Avoiding Harm

6.2.2 It is recommended that the screening between the listed asset NHL1315079 is maintained and enhanced to reduce the visual impact of the proposed development. The use of traditional materials to boundaries on the Hay Green frontage is also recommended.

Step 5: Conclusions

6.2.3 There will be no direct impact on any designated assets. The indirect impact on the listed barn (NHL1315079) will be Negligible.

6.3 Archaeological Potential

6.3.1 There are very few assets within the study area and the archaeological potential of the site is largely unknown. The presence of the cropmark enclosure HER4448 demonstrates a low-moderate potential in the area for remains of the later prehistoric and/or Roman period of probably no more than regional significance.

6.3.2 Evidence for early Medieval and medieval activity is not present, though there is evidence of post-medieval agriculture within Area A in the form of the ridge and furrow earthworks. The origins of the occupation at Hay Green is not known and there is a high potential for post-medieval or earlier structures on the Hay Green Lane frontage associated with the hamlet, in addition to a well toward the eastern end of the site. Any such remains are likely to be of no more than Local significance.

6.3.3 The large linear earthwork in Area B corresponds with the Coal Authority areas of surface working. This earthwork, and land to the west up to the abandoned allotments, may have been part of the opencast mine workings and, if so, it is unlikely that earlier remains survive in this area. While there was no surface evidence of historic coal extraction (i.e. pre-opencast), coal pits are marked in the vicinity on historic OS mapping. The intensive working of the allotment areas may also have had a detrimental effect on any archaeological remains.

7.0 Conclusions

- 7.1.1 The proposed development will have no direct effect on any designated assets and a negligible indirect effect on listed barn NHL1315079. There is a low-moderate potential that prehistoric and/or Roman period remains of Regional significance may be present, along with a high potential that Locally significant remains of medieval/post-medieval date are present in the form of agricultural earthworks, a well and building remains on the Hay Green Lane frontage.
- 7.1.2 It is recommended that the archaeological potential of the site is clarified through field evaluation. In the first instance geophysical survey should be undertaken on those available areas. Dependent on the results, trial trenching may be used to confirm the archaeological potential. Where archaeology is confirmed to be present, full excavation and recording work based on the results of geophysical survey and evaluation excavation would be required, secured through a condition on the planning permission. All work should be carried out in accordance with written specifications approved by South Yorkshire Archaeology Service. This is in line with National Planning Policy Framework (NPPF) guidelines.

8.0 References

8.1 Published Documentary Sources

- ASWYAS, 1999, Land off Sheffield Road, Birdwell, Barnsley, South Yorkshire, Archaeological Desk-based Assessment, Archaeological Services WYAS, Report No. 744
- ASWYAS, 2000, Land off Sheffield Road, Birdwell, Barnsley, South Yorkshire, Archaeological Evaluation, Archaeological Services WYAS, Report No. 746
- Barnsley Metropolitan Borough Council Local Plan Publication Draft 2016.
- Bennet, A, 1979, Rockingham Through the Ages
- Clayton, A, K, 1957 A study of the Parliamentary Enclosure of Hoyland
- Clayton, A, K, nd Hoyland Nether
- DCMS, 2013 Scheduled Monuments & nationally important but non-scheduled monuments, Department for Culture Media and Sport
- Hill, A, 2001 The South Yorkshire Coalfield – A History and Development
- Hey, D, 1979 The Making of South Yorkshire
- Hudson, D, 1965 The Development of the Village of Birdwell, unpublished dissertation
- James, T, 2005 The proposed junction 36 (M1) Surface Mine at Tankersley, Barnsley, South Yorkshire, Archaeology and Cultural Heritage Assessment, AC Archaeology Report No. 7104/1/0
- Jones, M, 2017 South Yorkshire Mining Villages, A History of the Regions Former Coal Mining Communities
- Threkheld, J, 2003 Pits – A Pictorial History
- ### 8.2 Cartographic / Archival Sources
- Ordnance Survey 1:2,500 1893, 1905, 1931, 1956-62, 1971-4, 1988-91
- Ordnance Survey 1:10,560 1855, 1965-6
- Jeffery's Map of Yorkshire, 1772

SA FC/P/Wath/23S A Map of Hoyland Common Allotments

SA FC/P/Wath/13L Hoyland. Plan of the Manor, the Property of the Marquis of Rockingham, 1771

SA SYCC/ADMIN/2/1/7 Architectural Plans for the proposed opencast coal scheme by National Coal Board
Open Cast Executive

8.3 Digital Sources

<http://ads.ahds.ac.uk/>

<http://environment.data.gov.uk/ds/survey/index.jsp#/survey>

<http://discovery.nationalarchives.gov.uk/>

<https://opendomesday.org>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://mapapps2.bgs.ac.uk/coalauthority/home.html>

<http://www.heritagegateway.org.uk/gateway/>

<https://www.old-maps.co.uk>

<https://historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk/>

www.pastscape.org/homepage/

<https://www.barnsley.gov.uk/documents/wessex/H4%20Site%20Assessment.pdf>

<https://www.barnsley.gov.uk/documents/wessex/AC33%20Site%20Assessment.pdf>

http://www.spick.co.uk/railways_one.htm

9.0 Figures

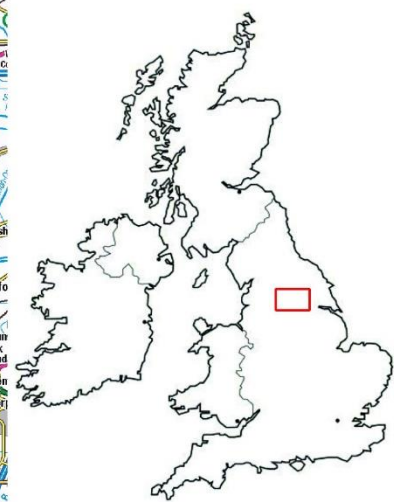
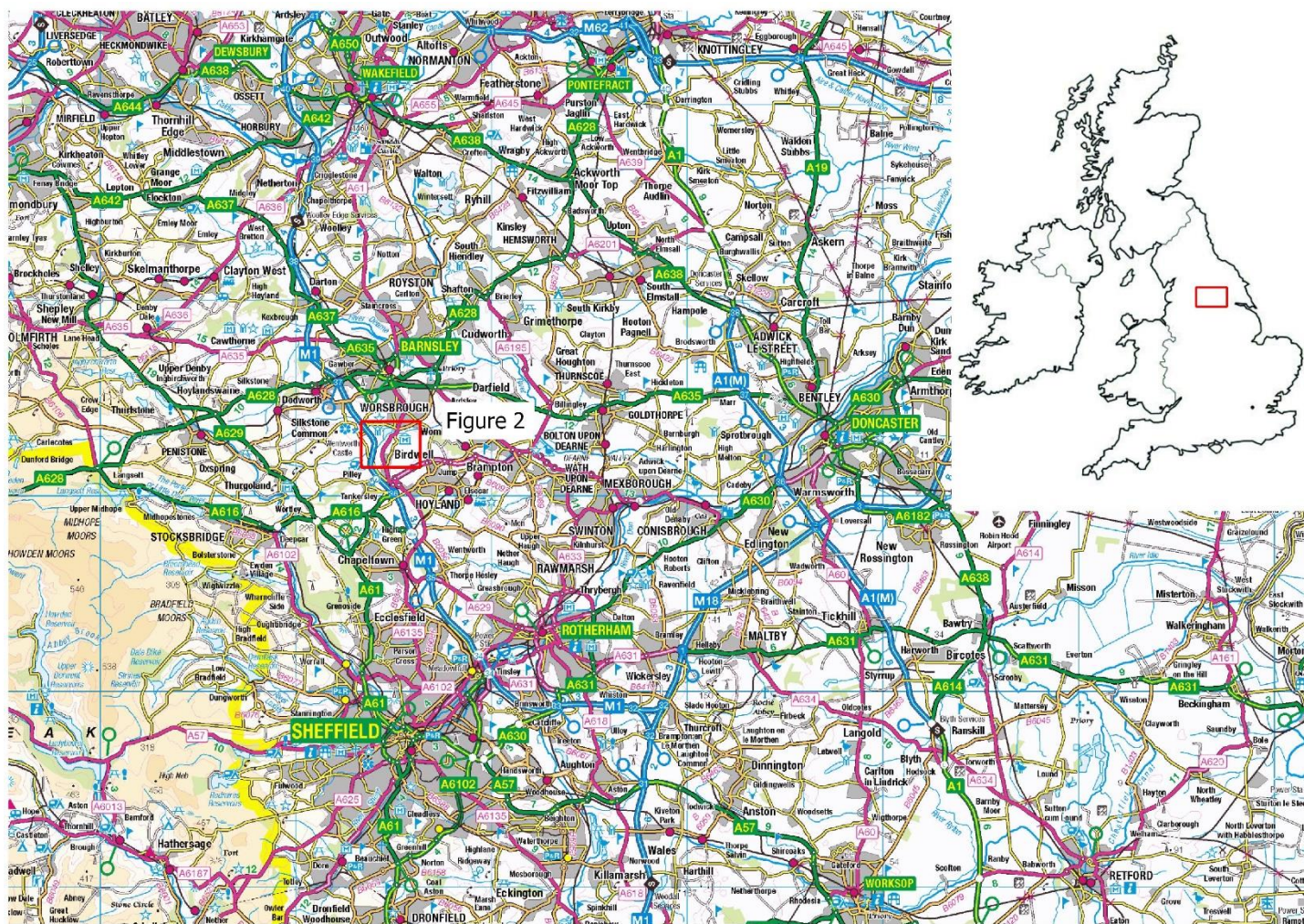


Figure 1: Site Location Map (source OS Opendata)

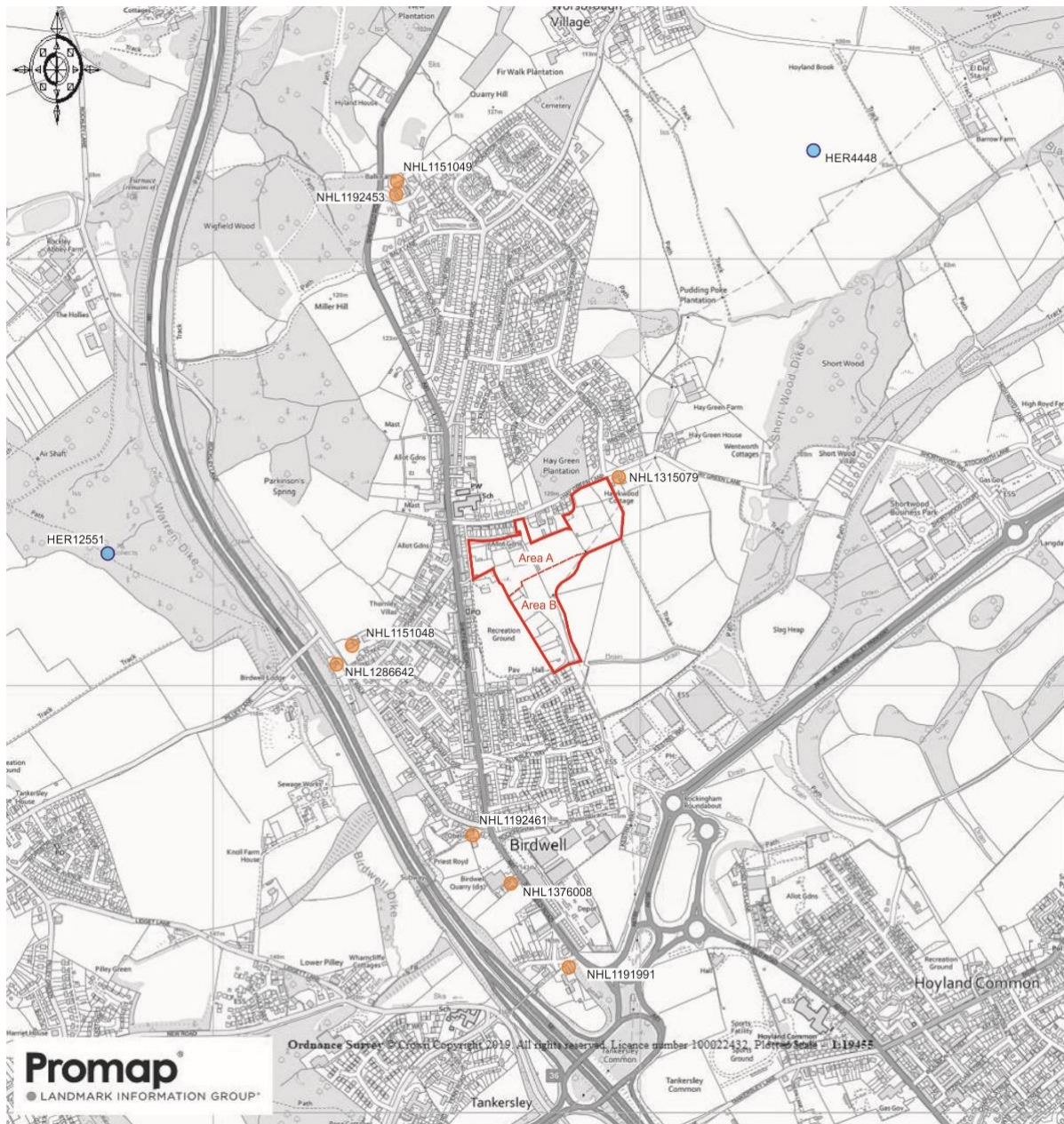


Figure 2: Heritage assets (South Yorkshire HER)



Figure 3: Jeffery's Map of Yorkshire, 1771.



Figure 4: Plan of the township of Worsborough 1840

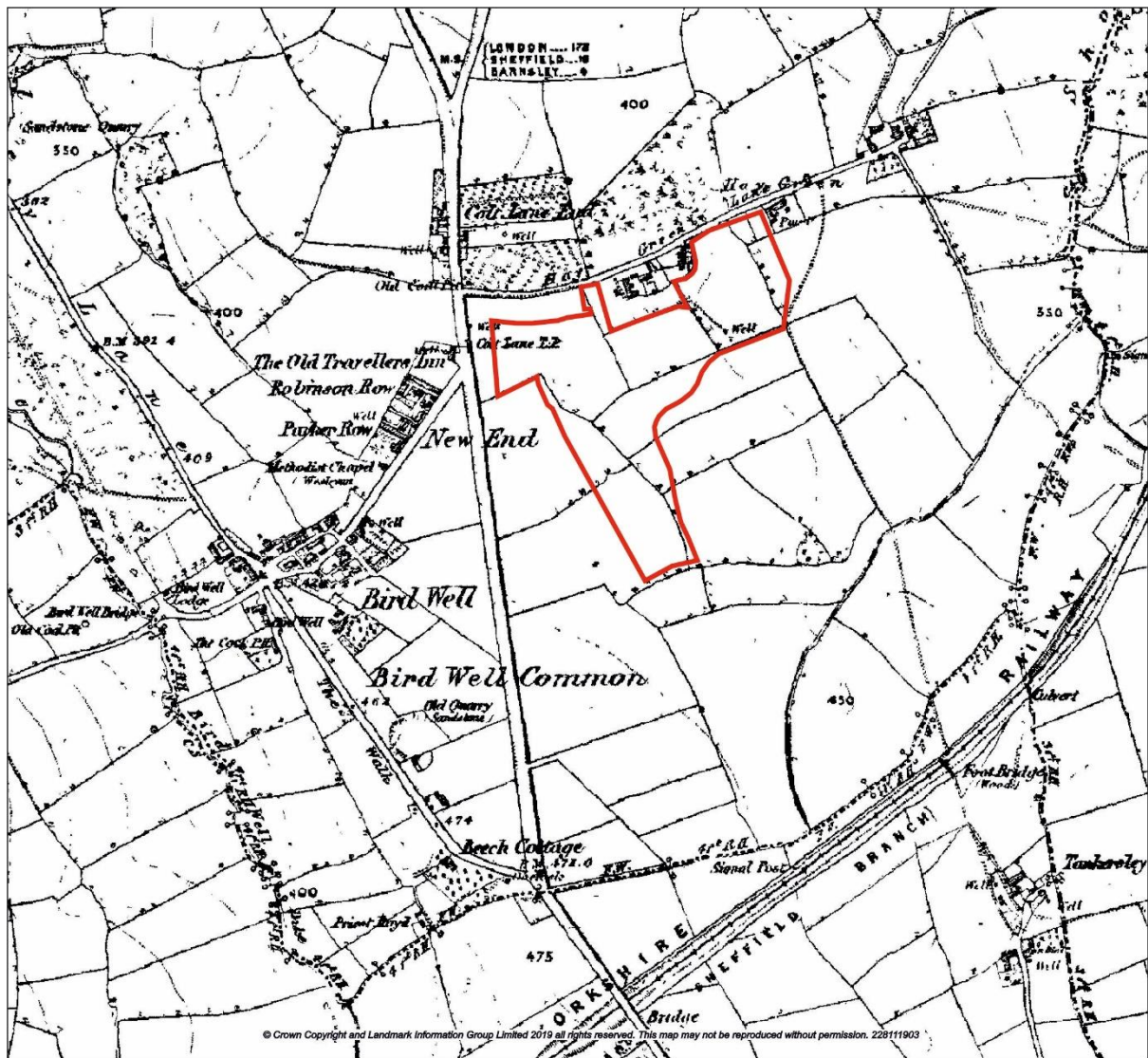


Figure 5: Ordnance Survey 1854, 1:10,560

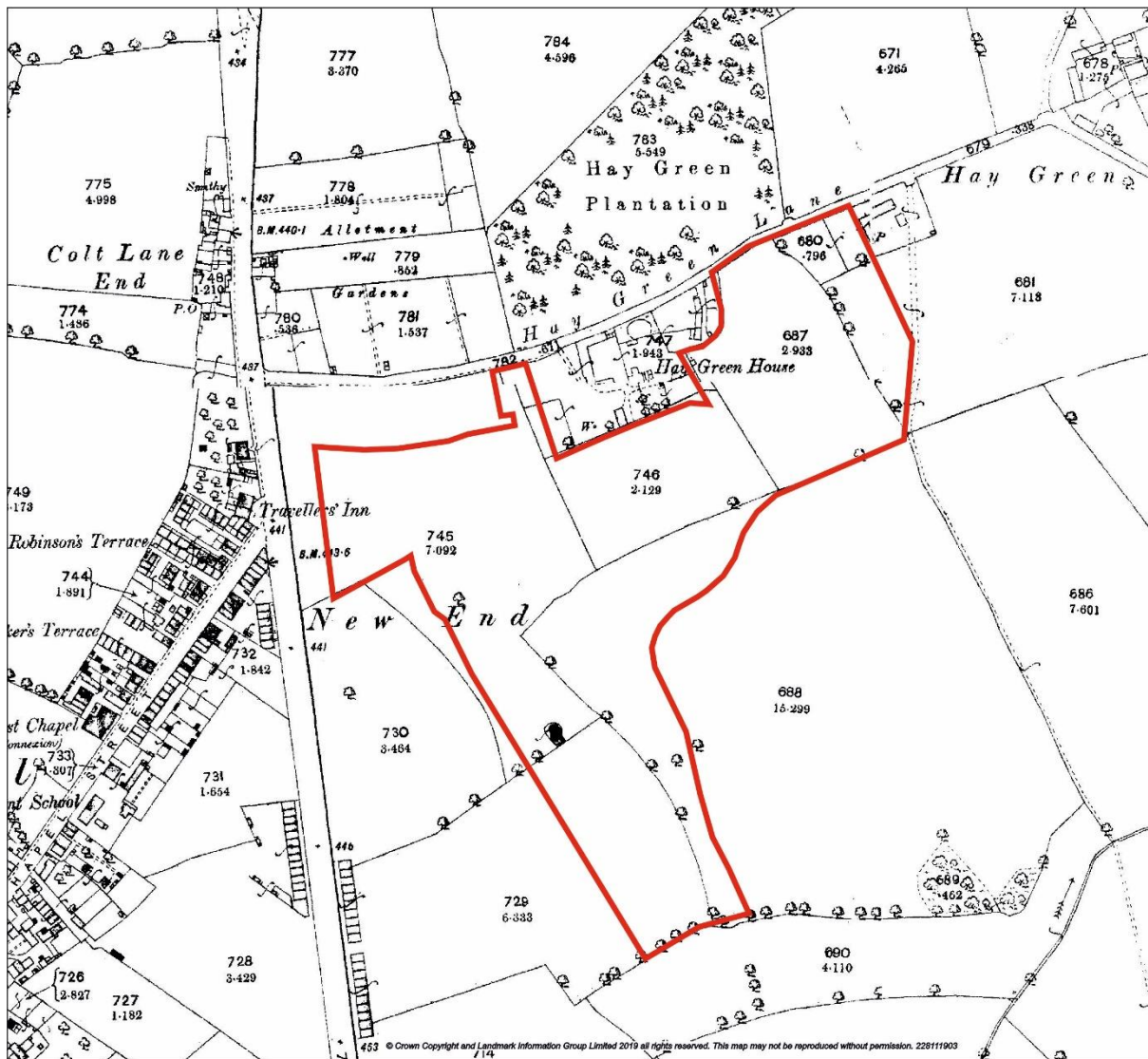


Figure 6: Ordnance Survey 1893, 1:2500

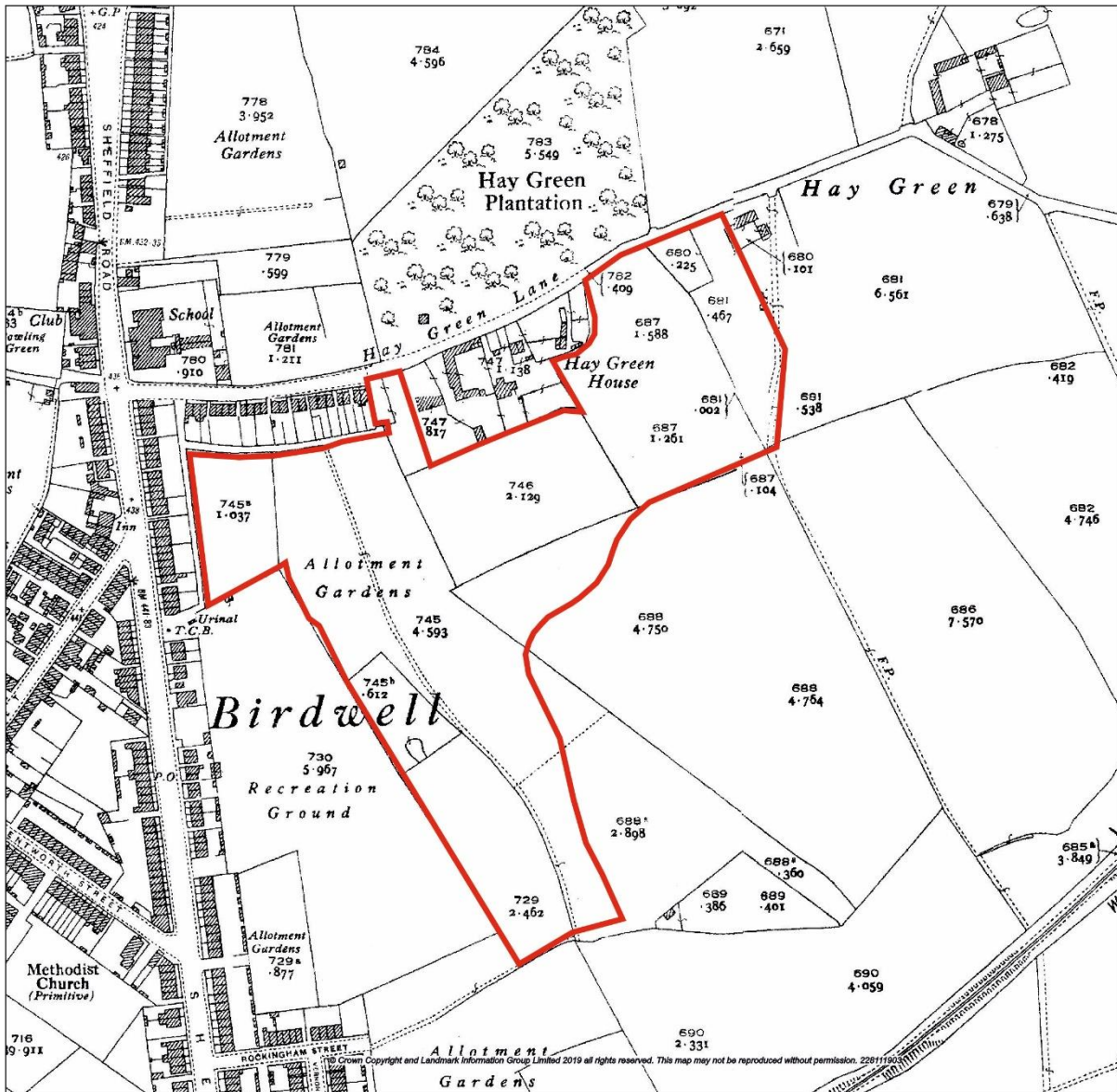


Figure 7: Ordnance Survey 1905-6, 1:2500

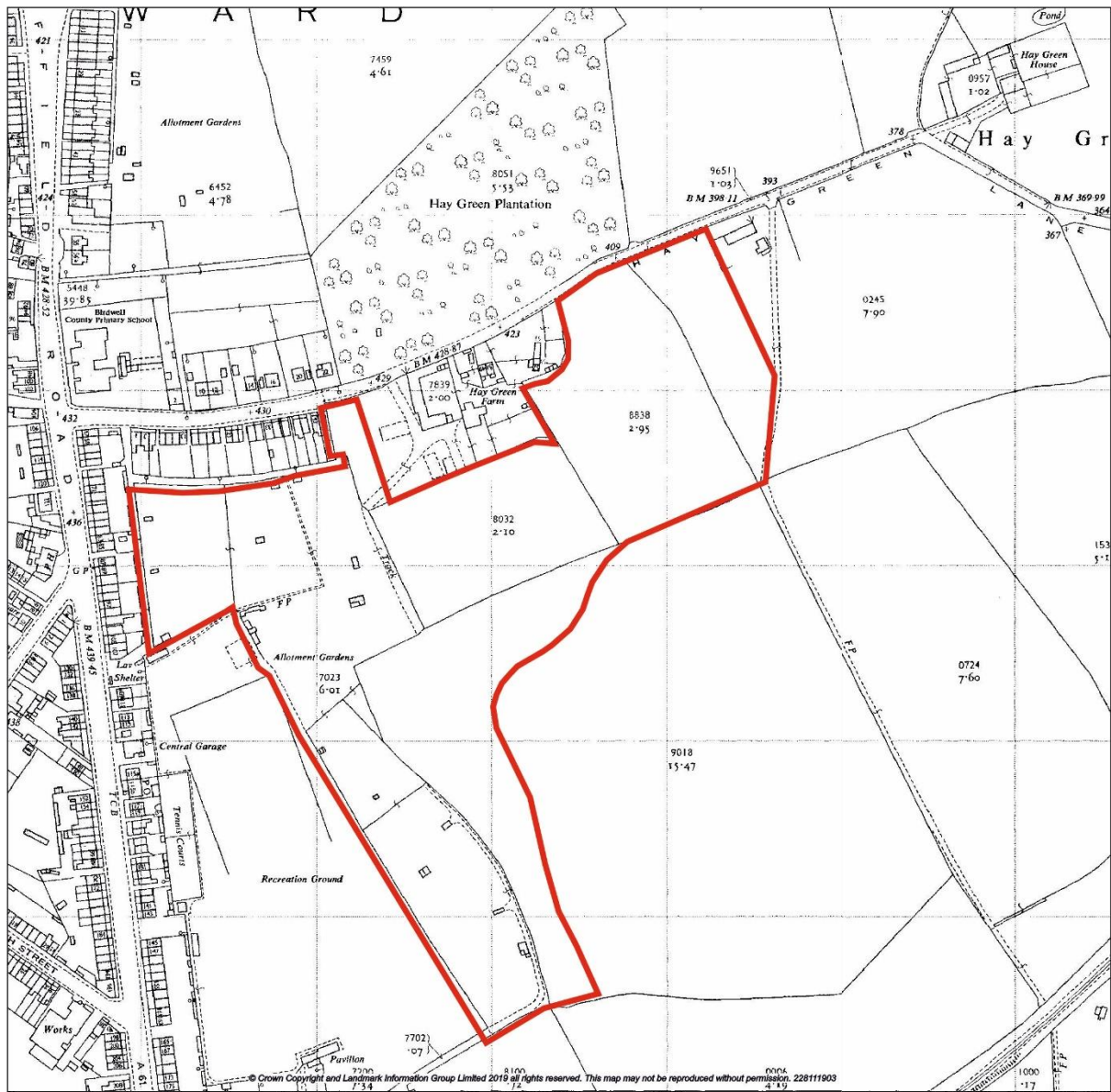


Figure 9: Ordnance Survey 1962 1:2500

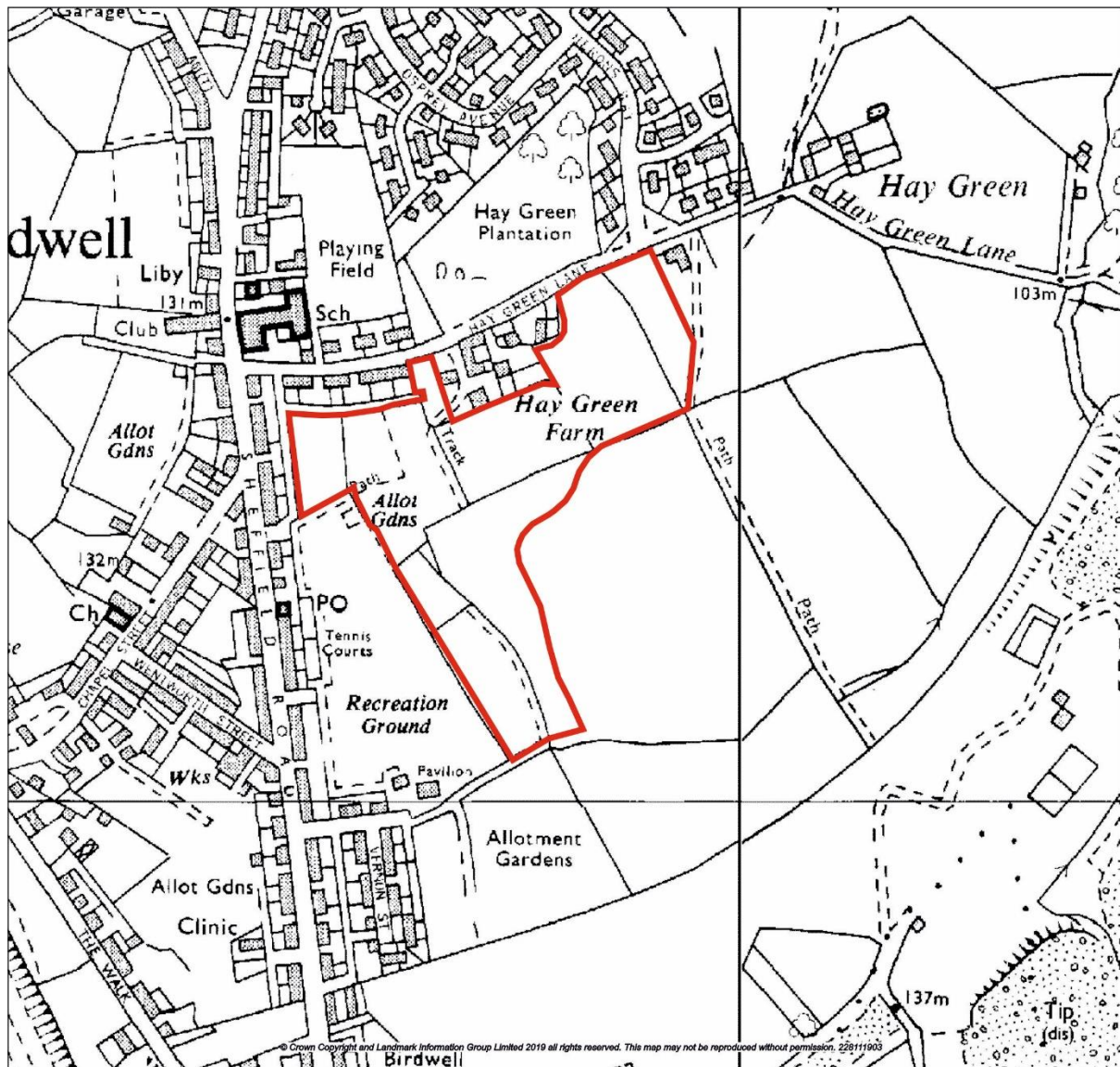


Figure 10: Ordnance Survey 1978-89, 1:2500



Figure 11: LiDAR hill shaded image using Environment Agency 1m opendata

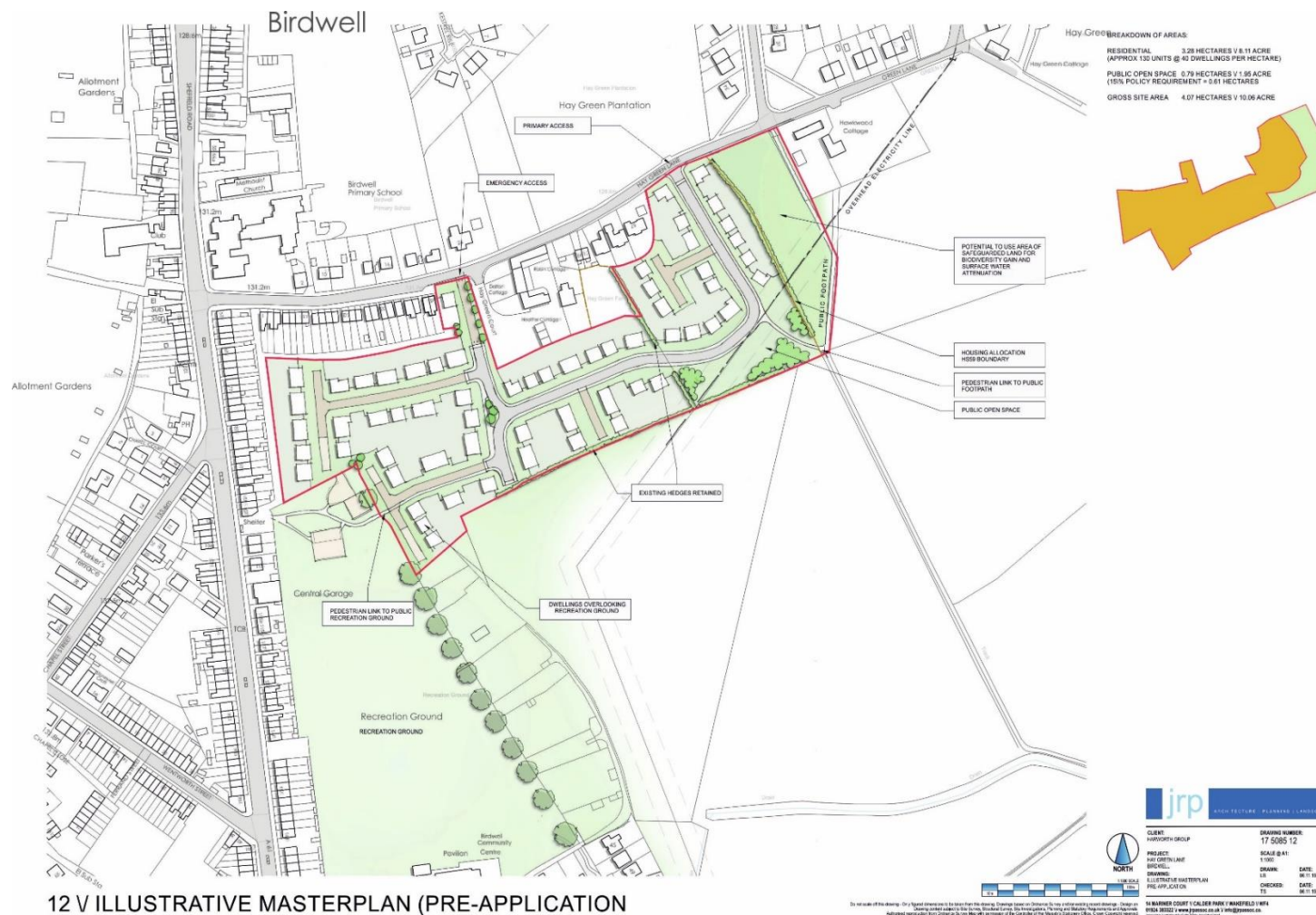


Figure 12 Development master plan for Area A

10.0 Plates



Plate 1: Listed barn NHL1315079, looking east along Hay Green Lane



Plate 2: Earthworks in the field adjacent to listed barn NHL1315079



Plate 3: Fields south of Hay Green Lane, looking northwest



Plate 4: Looking north to where the site meets Hay Green Lane at the end of the terrace.



Plate 5: Looking southeast across the south-eastern fields



Plate 6 Looking north from beneath electricity cables on the south-eastern boundary



Plate 7 Looking north from the southern boundary of the site across the eastern fields



Plate 8: Looking north from the southern limit of the site over the former allotments



Plate 9: Looking east from the Recreation Ground across the former allotments



Plate 10: Looking northwest across paddock to the rear of terraces along Sheffield Road



Plate 11 Looking northeast across paddock and allotments south of the terrace on Hay Green Lane



Plate 12 Looking south from Hay Green Lane

Appendix 1: Legislation and Planning Policy Context

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

The Act is the primary legislation protecting archaeological remains within the United Kingdom. It identifies as a duty of the Secretary of State the need to compile and maintain a schedule of ancient monuments of national importance, to allow for their preservation, so far as possible, in their current (at the time of scheduling) state.

A statement setting out current Government policy on the identification, protection, conservation and investigation of nationally important (both scheduled and nationally important non-scheduled) ancient monuments was published in October 2013 (DCMS 2013).

Where works to scheduled monuments are proposed for development-related purposes, the Secretary of State has particular regard to the following principles:

Only in wholly exceptional cases will consent be granted for works could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and

In cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013, para 20).

This legislative position is directly reflected in the National Planning Policy Framework (NPPF) which states that “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...” (NPPF, para 195), and “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use” (NPPF, para 196).

Where consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument, conditions are expected to be imposed that provide for recording of information that adds to our understanding of the significance of that monument. Those conditions are likely to be designed to ensure that:

- the project design seeks to further the objectives of relevant international or national research frameworks;
- use is made of appropriately skilled teams with the resources to fully implement the project design to relevant professional standards (such as those published by the Institute for Archaeologists);
- the project design provides for the full analysis, publication and dissemination of the results, including the deposition of reports in the relevant Historic Environment Record (HER), to a set timetable; and
- provision is made in the project design for the conservation and deposition of the site archive with a local museum or other public depository willing to receive it (DCMS 2013, para 21).

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

“With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The National Planning Policy Framework (NPPF) 2018

This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF 2012.

Section 16 provides policy on ‘Conserving and enhancing the historic environment’. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 189 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 impacts 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”.

In paragraph 192, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be ‘wholly exceptional’ (para 194). In all cases the harm must be weighed against the public benefit (para 195).

As a footnote to para 194 the NPPF states that:

“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

As is reflected in the DCMS 2013 statement on Government policy, it is made clear that undesignated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-

designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (para 197);”

In addition, para 187 states that:

“Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).”

Among the core planning principles, provision is made to “conserve heritage assets in a manner appropriate to their significance, so that they can enjoyed for their contribution to the quality of life of this and future generations” (CLG 2012, para 17).

Section 12 provides policy on ‘Conserving and enhancing the historic environment’. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 128 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 impacts 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”.

In paragraph 131, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. A distinction is made between ‘substantial’ and ‘less than substantial’ harm. Where substantial harm or loss to is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be ‘wholly exceptional’ (para 132). In all cases the harm must be weighed against the public benefit (paras 133 & 134).

As is reflected in the DCMS 2013 statement on Government policy, it is made clear that undesignated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (para 135);

“Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets” (para 139).

National Planning Practice Guidance (2014)

The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled ‘Conserving and enhancing the historic environment’ sets out information with respect to the following:

- the recognition of the appropriate conservation of heritage assets forming one of the ‘Core Planning Principles’ that underpin the planning system;
- what the main legislative framework for planning and the historic environment is (Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; and Protection of Wrecks Act 1973);
- a definition of ‘significance’;
- why significance is important in decision-taking;
- the considerations of designated and non-designated assets;
- the identification of non-designated heritage assets; and
- the considerations for when applications for planning permission are required to consult or notify English Heritage.

Non-Statutory Guidance

English Heritage Conservation Principles Policies and Guidance (EH 2008) defines the setting of historic assets as:-

“...the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape...”

EH draws a distinction between ‘setting’ and ‘context’ (paragraphs 76 and 77) and the document makes it clear that whereas ‘setting’ involves a localised area, ‘context’ is a wider concept involving “any relationship between a place and other places, relevant to the values of that place”.

- Heritage values are considered under four main headings
- Evidential Value derives from the potential for a place to yield evidence about past human activity
- Historical Value derives from the ways in which past, people and events can be connected through a place to the present
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

Local Policy Guidance

Barnsley Metropolitan Borough Council has an emerging Local Plan: Local Plan Publication Draft 2016. It contains a number of policies relevant to the historic environment:

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:-

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.

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.

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.

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.

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.

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 HE4 Developments affecting Historic Areas or Landscapes

Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:

- Respect historic precedents of layout, density, scale, forms, massing, architectural detail and

materials that contribute to the special interest of an area.

- Respect important views either within the area or views that contribute to the setting of the area.
- Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration.

Policy HE5 the Demolition of Historic Buildings

The demolition of listed buildings, buildings that make a positive contribution to a in 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
- Consideration of how the remains would be affected by the proposed development.
- Where preservations 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