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MAP Archaeological Practice

St Helen's Boulevard, Monk Bretton, Barnsley
South Yorkshire

MAP 05-10-19
Heritage and Archaeology Desk Based Assessment

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MAP Archaeological Practice

St Helen's Boulevard
Monk Bretton
Barnsley
South Yorkshire

SE 35800 08547

MAP 5-10-2019

Archaeology and Heritage Desk Based Assessment

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Date: 12.03.2019	Date: 12.03.2019

MAP Archaeological Practice Ltd 2017

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St Helen's Boulevard
Monk Bretton
Barnsley
South Yorkshire

MAP 5-10-2019

Archaeology and Heritage Desk Based Assessment

Non-Technical Summary

This report has been undertaken by MAP Archaeological Practice Ltd on instruction from Keepmoat Homes to evaluate the Historical and Archaeological background, and to assess the impact of the Proposed Residential Development on land off St Helen's Boulevard, Monk Bretton, Barnsley, South Yorkshire.

The site currently consists areas of grassed parkland and overgrown pasture having formerly being partly occupied by a school.

There are no Designated within nor bordering the Proposed Development Area.

One Historic Environment Characterisation Entry falls within the Proposed Development Area.

There are six Designated and seventy- nine Non-Designated Heritage assets located within one kilometre of the Proposed Development Area.

The archaeological potential of the site is considered to be low and of local to regional significance. Any development on the site will have a neutral impact on all known Designated and Non-Designated heritage assets.

1. Introduction

1.1 This Archaeology and Heritage Desk Based Assessment has been undertaken by MAP Archaeological Practice Ltd., under instruction from Keepmoat Homes, to evaluate the Historical and Archaeological background, and to assess the impact of a proposed residential development on land at St Helen's Boulevard, Monk Bretton, Barnsley, South Yorkshire (SE 35800 08547, Figs. 1 & 2).

1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments; including the Ancient Monuments and Archaeological Areas Act 1979 and Planning (Listed Buildings and Conservation Areas) Act 1990); and by World Heritage Status, the National Planning Policy Framework, Chapter 16 (February 2019).

1.3 The work was funded by Keepmoat Homes.

1.4 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, License No. AL50453A and also data derived from Open Street Map (https://www.opennstreetmap.org/copyright)

2. Site Description

2.1 The Proposed Development Area is located to the north of Monk Bretton, close to Athersley South, approximately 2.5km north-east of Barnsley town centre (figs 1 & 2).

2.2 The site is bound to the north by St Helen's Boulevard, to the west by existing residential development, to the south by agricultural land and to the west by a mature tree belt which separates the land from industrial units.

2.3 The Proposed Development Area is currently consists of areas of grassed parkland and agricultural land. The site stands at a height of approximately 102m AOD.

2.4 The site lies on deposits of the Pennine Middle Coal Formation which consists of mudstone, siltstone and sandstone (BGS. 2019)

3. Aims and Objectives

3.1 The Desk Based Assessment has been prepared in accordance with best practice guidelines issued by the Institute of Field Archaeologists Chartered Institute for Archaeologists) *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014).

3.2 An assessment is required that will consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact on them of the proposal and assess the Setting and significance of the standing buildings and their contribution to the area's historic character and will consider the impact of the development proposal on them.

3.3 The aim of the Desk Based Assessment is to:

- Identify recorded features of historical and archaeological significance within the study area
- Establish the potential for hitherto unrecorded and unknown sites
- Assess the relative importance of the sites
- Assess the likely impact of the proposed development on the sites
- Make recommendations to mitigate any impact of the development on the sites

4. Policy Context

4.1 Archaeological, historical and architectural remains are protected by means of Statutory Instruments (including the Ancient Monuments and Archaeological Areas Act 1979 and Listed Buildings and Conservation Areas Act 1990) and the National Planning Policy Framework adopted in March 2012.

4.2 Ancient Monuments and Archaeological Areas Act 1979

4.2.1 Section 46 in the Department of Culture Media and Sport 2010: Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979) states '*In terms of impact of development on the setting of a scheduled monument, securing the preservation of the monument 'within an appropriate setting' as required by national policy is solely a matter for the planning system. Whether any particular development within the setting of a scheduled monument will have an adverse impact on its significance is a matter of professional judgement. It will depend upon*

such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument'.

4.3 Planning (Listed Buildings and Conservation Areas) Act 1990

4.3.1 Section 66 (1) in the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

4.4 National Planning Policy Framework: 16. Conserving and Enhancing the Historic Environment

4.4.1 NPPF-16 sets out the Government's objectives for the historic environment and rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The NPPF also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

189 In determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the

proposal on their significance. As a minimum, the 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.

193 *When considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

194 *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of;*

- *A) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.;*
- *B) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195 *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, or all of the following apply:*

- *A) the nature of the heritage asset prevents all reasonable uses of the site; and*
- *B) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *C) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

D) the harm or loss is outweighed by the benefit of bringing the site back into use,

4.5 Historic England: Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment and Historic England: Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets.

4.5.1 The Contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or a place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from and through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

4.6 Local Policy- Barnsley Local Plan.

4.6.1 The Barnsley Local Plan (adopted January 2019) includes 6 policies relating to the Historic Environment;

- Policy HE1, the Historic Environment, states that;

  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:-

1. The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.
2. Elsecar Conservation Village, its former ironworks and its workshops which were once partof the Fitzwilliam Estate.
3. 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.
4. The well-preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.
5. 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.
6. The 17th century Rockley Blast Furnace and its later engine house.
7. Gunthwaite Hall Barn, a large 16th century timber framed barn.
8. Barnsley Main Colliery Engine House and Pithead structures.
9. The 17th century Worsbrough Mill (the only historic working water mill in South Yorkshire).
10. Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.
11. 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, states that;

  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.

  1. 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.
  2. 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, Development Affecting Historic Buildings, states that;

  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:

1. Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.
2. Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

- Policy HE4, Development Affecting Historic Areas or Landscapes, states that; Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:
    1. Respect historic precedents of layout, density, scale, forms, massing, architectural detail and materials that contribute to the special interest of an area.
    2. Respect important views either within the area or views that contribute to the setting of the area.
    3. 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.

- HE5, Demolition of Historic Buildings, States that;
  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:
    1. 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.

2. 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.
3. 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, states that;

  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:

  1. Information identifying the likely location and extent of the remains, and the nature of the remains;
  2. An assessment of the significance of the remains; and
  3. 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:-

  1. Archaeological recording of the evidence (including evidence that might be destroyed), whether buried remains or part of a standing structure or building;
  2. Analysis of the information gathered;
  3. Interpretation of the results gained;

4. Public dissemination of the results; and
5. Deposition of the resulting archive with an appropriate museum or archive service.

5. Methodology and Significance Criteria

5.1 The assessment comprised the evaluation of historical information derived from cartographic and pictorial documents, the Ordnance Survey and the Historic Environment Records, Regional, National and International Designations; and secondly by consideration of previous Archaeological Excavations, Evaluations and Watching Briefs. It covered an area of 1Km from the centre of the proposed development area.

5.2 The following data sources were utilised for assessment:

I. UNESCO World Heritage List
II. National Heritage List for England
III. South Yorkshire Sites and Monuments Record.
IV. National Archives
V. Barnsley Archive Service
VI. National Monuments Record
VII. Conservation Area Appraisals
VIII. Aerial Photographs
IX. Historic England Register of Historic Parks and Gardens and Register of Battlefields
X. Plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post-war Ordnance Surveys up to the present day
XI. Place and street name evidence
XII. Trade and Business Directories
XIII. Historical documents and photographs

XIV. Appropriate archaeological and historical journals and books.

5.3 *Assessment of Heritage Assets*

5.3.1 A Heritage Asset is described in the National Planning Policy Framework Annex 2 Glossary as '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'*. Heritage Assets include buildings, structures, landscapes, parks, battlefields, towns, villages, factories and earthworks, on the UNESCO World Heritage List, National Heritage List for England and cropmarks, monuments and events on Historic Environment Records/Sites and Monument Record. Build Heritage is known from documentary evidence, cartographic sources, historical associations or events, places and structures of architectural interest. Buried Heritage is known from documentary evidence, cartographic sources, past archaeological investigations, aerial photographic cropmarks, areas of earthworks and geophysical or LIDAR anomalies interpreted as archaeological features.

5.4 *Heritage Assets: Types and Significance*

5.4.1 Heritage Assets are assessed in terms of significance and of designation. Designated Heritage Assets are listed as internationally, nationally and regionally important including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields and Conservation Areas. Some Buried or Built Heritage described as Non-designated Heritage Assets may be of National Significance but has not been designated due to its current use or have not been fully assessed in the past.

Table 1: Designated Heritage Assets

Significance	Type	Sensitivity/Importance
International	Built & Buried Heritage: World Heritage Site Status	Very High
National	Built Heritage: Scheduled Monument, Listed Building, Registered Park and Gardens Buried Heritage: Scheduled Monument, Registered Park and Garden, Registered Battlefield	High
Regional	Conservation Areas	High

Table 2: Non-designated Heritage Assets

Significance	Type	Sensitivity/Importance
National	Built or Buried Heritage assessed as same significance/sensitivity or importance as Scheduled Monuments and/or Listed Buildings	High
Regional	Buried or Built Heritage with archaeological, architectural 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.	Moderate
Local	Built or Buried Heritage of archaeological, architectural or historical interest, which are truncated or isolated from their original context and are of limited use in furthering archaeological, architectural or historical knowledge.	Slight/Low
Negligible	Built Heritage: Modern Buildings of no architectural interest or importance. Areas of Modern Disturbance/Quarrying	None

5.5 *Criteria for Assessing Impacts*

5.5.1 The Proposed Developments may either adversely impact or beneficially enhance historic assets within the development area, in the vicinity. Heritage Assets are assessed in accordance with the procedures set out in Historic England Advice Notes. A critical resource for this report is *The Setting of Heritage Assets*, *Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017). Within this document a staged approach is proposed:

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

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

6. Results

6.1 Recent Archaeological Work

6.1.1 Little is known of the Prehistoric periods in the vicinity of the Proposed Development Area. In 1969 a Neolithic leaf shaped arrow head (03027/01) was recovered from land some 700m south of the site.

6.1.2 A 1st century Roman coin was found on land associated with Monk Bretton Cricket Club, approximately 700m south-east of the Proposed Development Area (00585/01)

6.2 Historical Background

6.2.1 Carlton was included in the Domesday Survey of 1086 as '*Carlentone*' (opendomesday 2019). The village fell within the Hundred of Staincross and consisted of 6 households and 9 geld units and boasted 12 ploughlands and 4 acres of meadow. In 1086 the Lord of the Manor was Alric, whilst the Tenant in Chief was Ilbert de Lacy.

6.2.2 The place name 'Carlton' is likely to derive from the Old Scandinavian *'Karl'* which refers to either enclosure or farmsteads for freemen.

6.2.3 A holy well is said to have been present on land to the north of the Proposed Development Area. The water contained within the well was reputed to have healing powers. During the Medieval period the land was under the control of Monk Bretton Priory who charged people to visit the well to raise revenue.

6.2.4 A chapel was built either over alongside the well during the 13th century, which was dedicated to St Ellen and may have been associated with a retiring house for Monk Bretton Priory.

6.2.5 Following the Dissolution of 1538 Monk Bretton Priory was dissolved and its land and property was sold to local landowners. The land associated with the chapel was sold to the Blitherman family who subsequently dedicated it to St Helen. The site was documented in 1541 as 'Saynt Helene Chapple' however the chapel and well were rarely documented from the 16th century onwards, other than in place names.

6.2.6 The first edition (1855-56) Ordinance Survey map (fig 7) shows the proposed development area as rectangular agricultural fields, with a footpath running north-west south-east through the centre, east of St Helen's Lane. To the north is a farm, labelled as St Helen's Well. To the west, on the other side of St Helen's Lane lies Smithy Hill. To the south west, lies a small industrial area with several quarries and mills.

6.2.7 The 1892 edition shows no change in the immediate vicinity of the site, though the farm is now labelled as St Helen's Farm instead, and St Helen's Lane is named as Carlton Road. The industrial area to the south west has expanded, now labelled as Smithies, with the addition of several housing areas, Wharncliffe Colliery and a railway line.

6.2.8 The 1906 edition again shows no change to the site itself. A reservoir has been constructed to the west of the site, north of Carlton Road.

6.2.9 By 1931 (fig 8) a small housing estate has been built immediately west of site, with a new connecting road heading north west from it. The nearby Athersley Wood is also completely removed.

6.2.10 1956 Ordinance Mapping shows the addition of a large housing estate to the north west of the site, called Athersley South Estate.

6.2.11 The 1961 edition shows that a northern field boundary has been removed to create a single large field in the north.

6.2.12 By 1973 (fig 9), the northern part of the site is occupied by a school which closed in around 2012.

6.2.13 The final building associated with St Helen's Farm, to the north of the Proposed Development Area, was demolished in 1976, much of the farm is now occupied by modern housing.

6.2.14 Archaeological Evaluation carried out in advance of development, on land associated with St Helen's Well revealed a Medieval field ditch and a stone cistern which was consistent with a stone square structure which was constructed around the well and had been utilised as a tank for holding water (ASWYAS. 2001). No structural elements of the chapel were identified during the evaluation.

6.3 Historic Environment Record

6.3.1 A one-kilometre radius search was undertaken for the Proposed Development Area on the South Yorkshire Sites and Monuments Record in March 2019.

6.3.2 There are no Designated Heritage Assets within or bordering the Proposed Development Area. There are six Designated Heritage Assets within one kilometre of the Proposed Development Area (Appendix 1: Tables 3. Fig. 3). The Proposed Development will have a neutral impact on the Designated

Heritage Assets as they are not within view of the Proposed Development Area.

6.2.3 Within one kilometre of the Proposed Development Area there are eighty Non-Designated Heritage Assets noted on the South Yorkshire Sites and Monuments Record, including six monuments and one event and seventy-three Historic Environment Characterisation reports (Appendix 1 – Table 5; Figs. 4 & 5) These Non-designated Heritage Assets are considered of medium sensitivity and Local to Regional significance.

6.3 Prehistoric/Undated Heritage Assets

6.3.1 There is one Prehistoric Non-Designated Heritage Asset within 1km of the Proposed Development Area. A Neolithic arrow head was found approximately 600m south-east of the site (MSY03027/01)

6.4 Roman Heritage Assets

6.4.1 There is one Roman Non-Designated Heritage Asset within the search area. A 1st century coin was found approximately 700m south-east of the site (MSY 00585/01).

6.5 Anglo-Saxon/Anglo-Scandinavian

6.5.1 There are no Designated or Non-Designated Heritage Assets dating to the Anglo-Saxon period within 1km of the Proposed Development Area.

6.6 Medieval

6.6.1 There is one Medieval Designated Heritage Asset within the 1km search area, a Medieval Cross which is a Scheduled Monument and Grade II Listed (1013765).

6.6.2 Within the search area there are three Non-Designated Heritage Assets dating to the Medieval Period including the well of St Helen and its associated chapel (MSY03676/01 & MSY02236/01). Medieval ridge and furrow at the Monk Bretton Miners' Welfare Ground is also listed as a Non-Designated asset (MSY04749).

6.7 Post-Medieval to Modern

6.7.1 There are five Post-Medieval Listed Structures within the search area, a farmhouse, three farm buildings and a dovecote. All are Grade II Listed. These Listed Structures are of high sensitivity, however, given the position of the Proposed Development Area, there will be a neutral impact on these assets by any potential development as there are no views to or from the assets.

6.7.2 One Non-Designated Heritage Asset dating to the Post-Medieval period is present within 1km of the Proposed Development Area, a 17th century house (MSY02171/01).

6.7.3 One site within 1km of the Proposed Development Area has been subject to archaeological investigation A Desk Based Assessment, Geophysical Survey and Archaeological Evaluation was carried in advance of development at Crevesford School, to the north of the Proposed Development Area (see 9.2.14). The Proposed Development will have a neutral impact on these Non-Designated Heritage Assets.

6.8 Potential for Unrecorded Sites

6.8.1 The potential for archaeological deposits within the Proposed Development Area is accessed as low and of local to regional significance.

6.8.2 A school stood on the northern part of the Proposed Development Area. The construction of the building and its associated infrastructure would have severely compromised any archaeological deposits which may have been present in that area.

6.8.3 It is possible that, given that the land to the north was associated with Monk Bretton Priory, that the Proposed Development Area may have also been connected and utilised for agricultural practices consistently since at least the Medieval period. It is therefore possible that deposits relating to agricultural regimes may be present within the site.

7. Setting of the Heritage Assets

7.1 Historic England Guidance on the Setting of Historical Assets (Historic Environment Good Practice Advice in Planning Note 3 (second edition) December 2017) states that "Setting is not itself a heritage asset, nor a heritage designation… its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.' Assessing the setting takes in heritage asset's physical surroundings and the experience of the asset, the form and appearance of the development, wider effects of the development and the permanence of the development.

7.2 The National Planning Policy Framework describes the setting of a heritage asset as; *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the assets and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (NPPF 2012, Annex 2 Glossary).

7.3 There are five Listed Buildings and a Scheduled Monument, within the vicinity of the proposed development which has been assessed as having a neutral impact on the assets as they are not within view of the Proposed Development Area.

8. Impact of Development

8.1 The results of the Heritage Assessment have shown there are no, known, nationally important archaeological remains located on the site to prevent development. All nearby Heritage Assets will not be affected by the development.

8. 2 The archaeological potential of the site has been assessed as being low and of local to regional significance. If archaeological deposits are present on the site, the proposed development has the potential to destroy them.

9. Conclusions

9.1 The results of the Heritage Assessment have shown there are no, known, nationally important archaeological remains located on the site to prevent development and the development would not adversely impact on the setting and significance of the Designated and Non-designated Heritage Assets in the vicinity.

9.2 It is likely that the Proposed Development Area has been subject to agricultural regime since at least the Medieval period and as such related deposits may exist on the site although in the northern area it is likely that

any such deposits may have been destroyed or severely compromised by the construction of the former school.

9.3 It is highly unlikely that any archaeological deposits present on the site would prevent development.

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Historic England 2017 The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

NPPF 12 2012 National Planning Policy Framework 16: Conserving and Enhancing the Historic Environment (Feburary 2019)

11. List of Contributors

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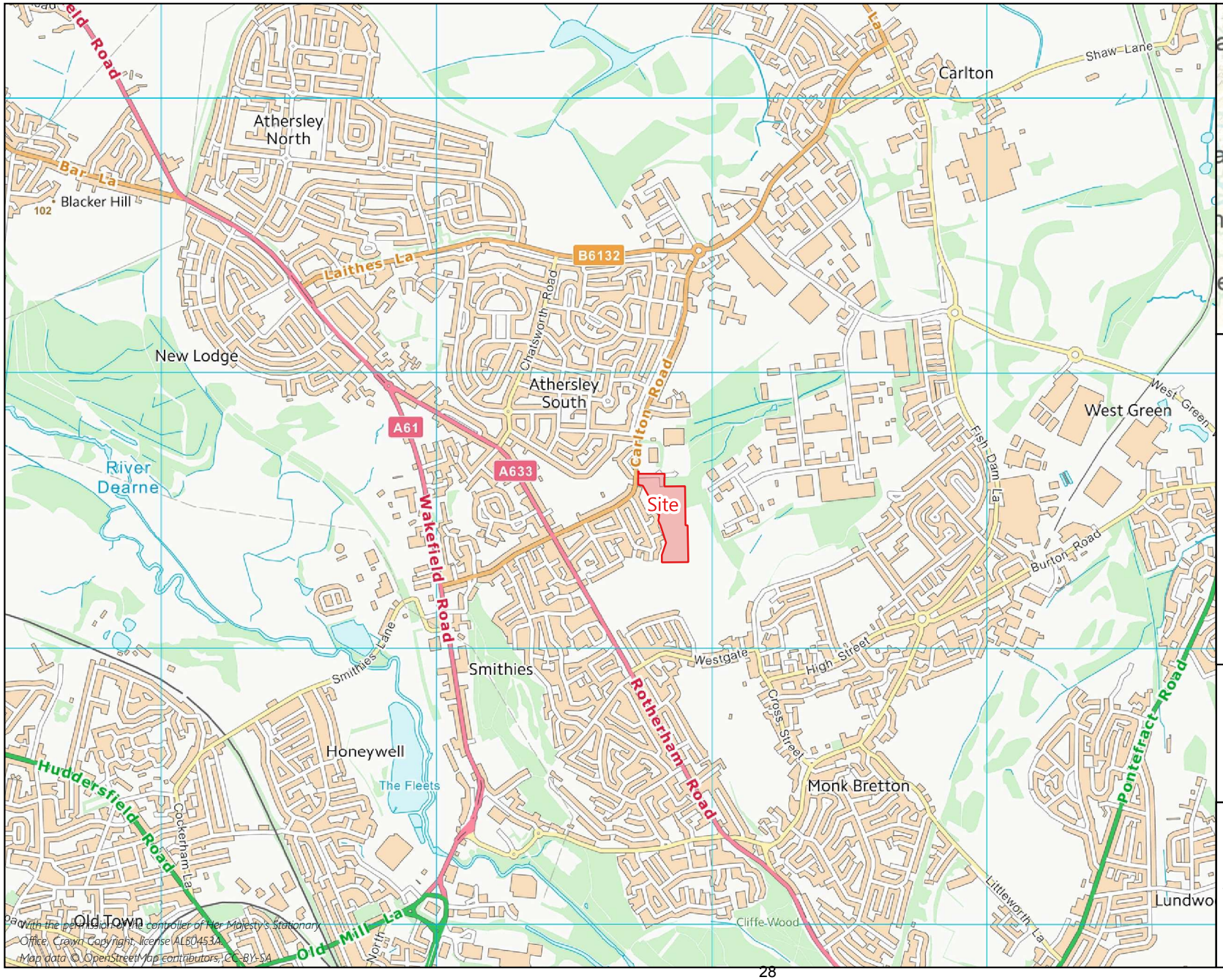

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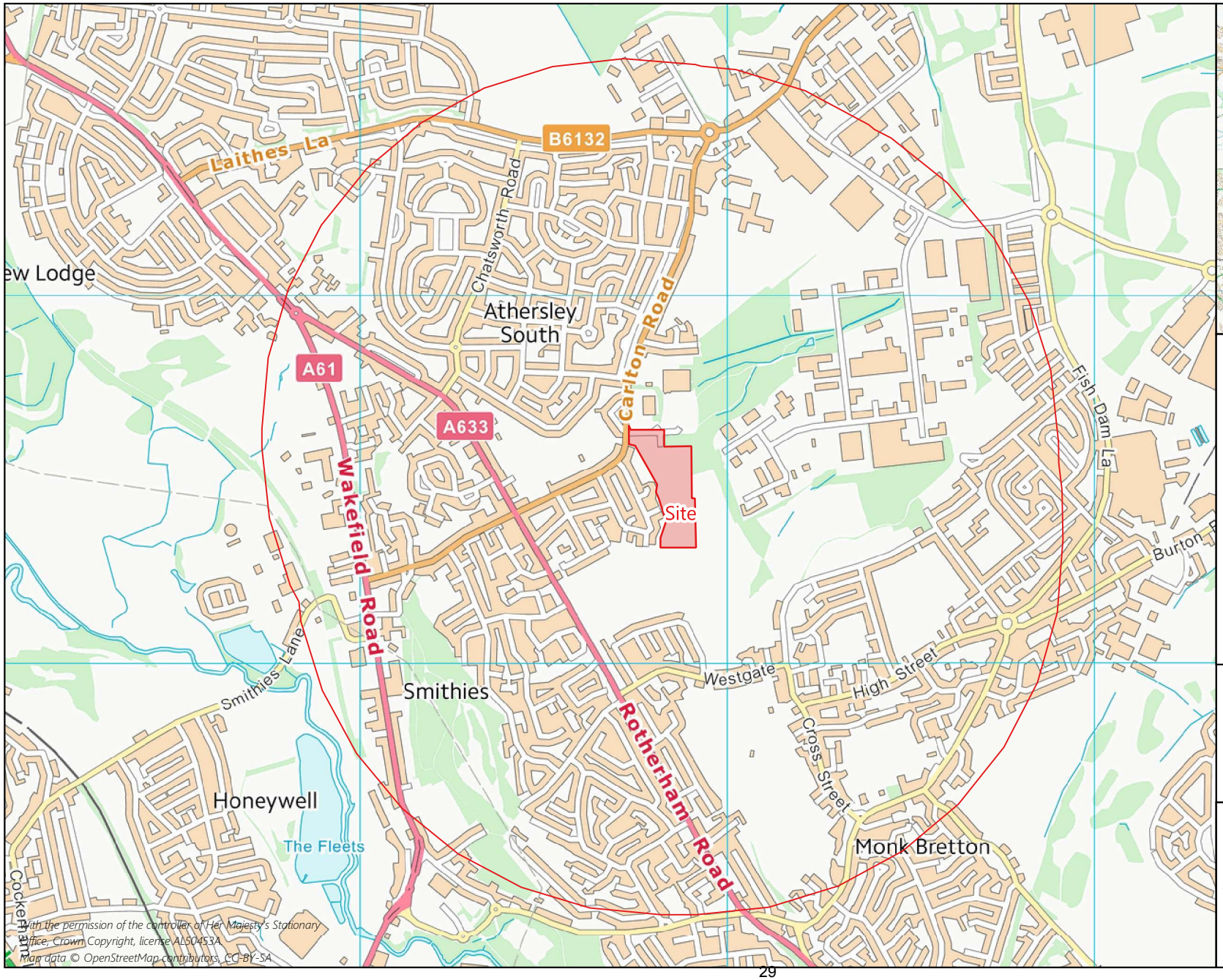
Legend

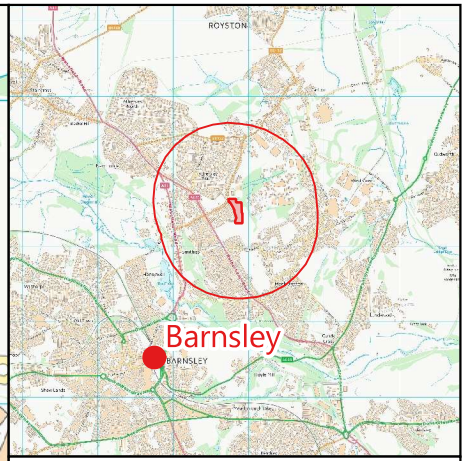
Proposed Development Area

N

0 0.2 0.4 0.6 0.8 1 km

Figure 1
Site Location Plan
Scale: 1:20,000 @ A4
Version A-080319
Client: Keepmoat Homes





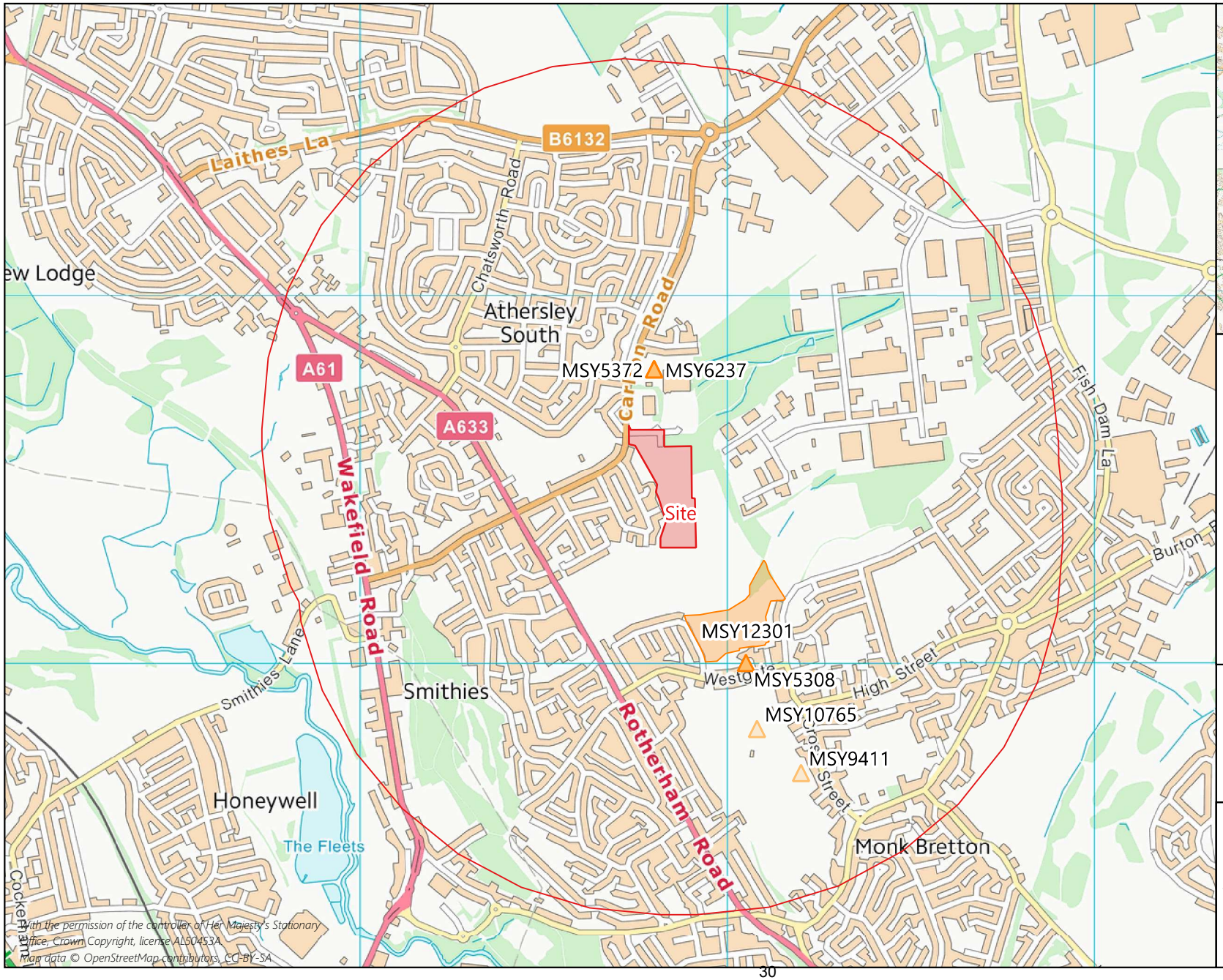
Legend

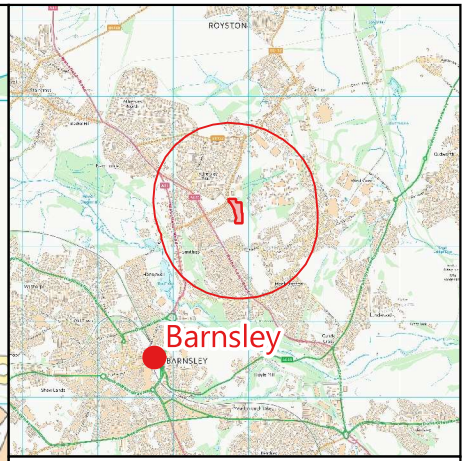
- Proposed Development Area
- 1km Development Buffer

N

0 150 300 450 600 750 m

Figure 2
1km Development Buffer
Scale: 1:15,000 @ A4
Version A-080319
Client: Keepmoat Homes





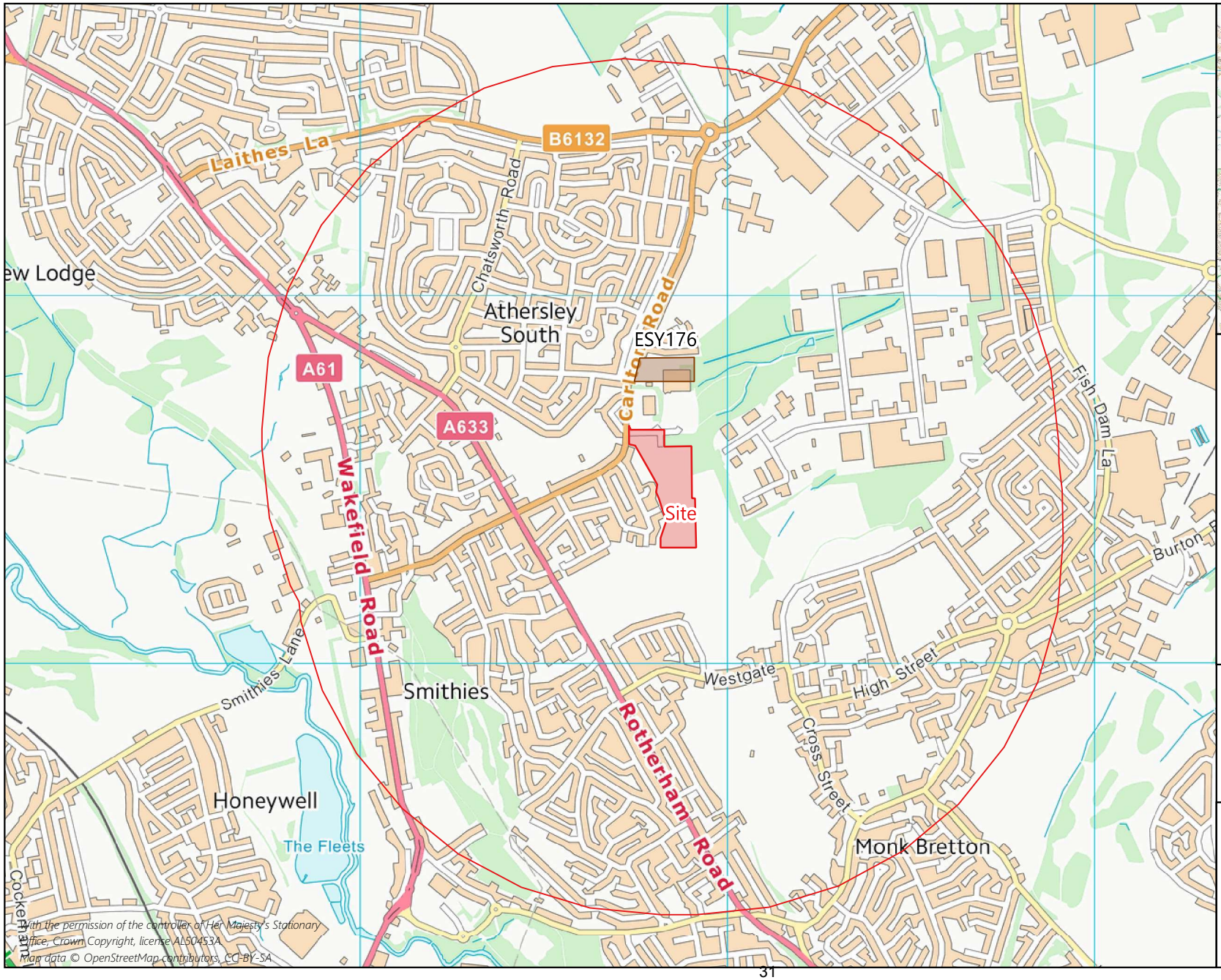
Legend

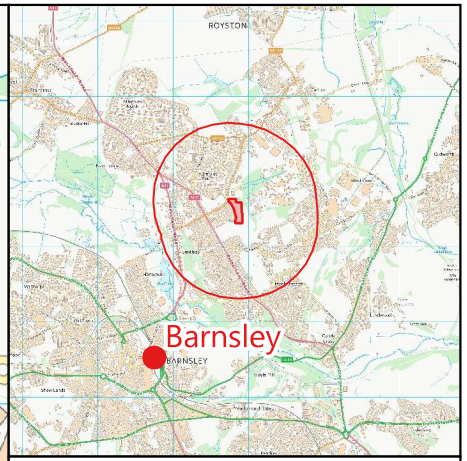
- Proposed Development Area
- 1km Development Buffer
- Find Spots
- Non-designated Asset
- Non-designated Region

N

0 150 300 450 600 750 m

Figure 4
Non-designated Heritage Assets
Scale: 1:15,000 @ A4
Version A-080319
Client: Keepmoat Homes





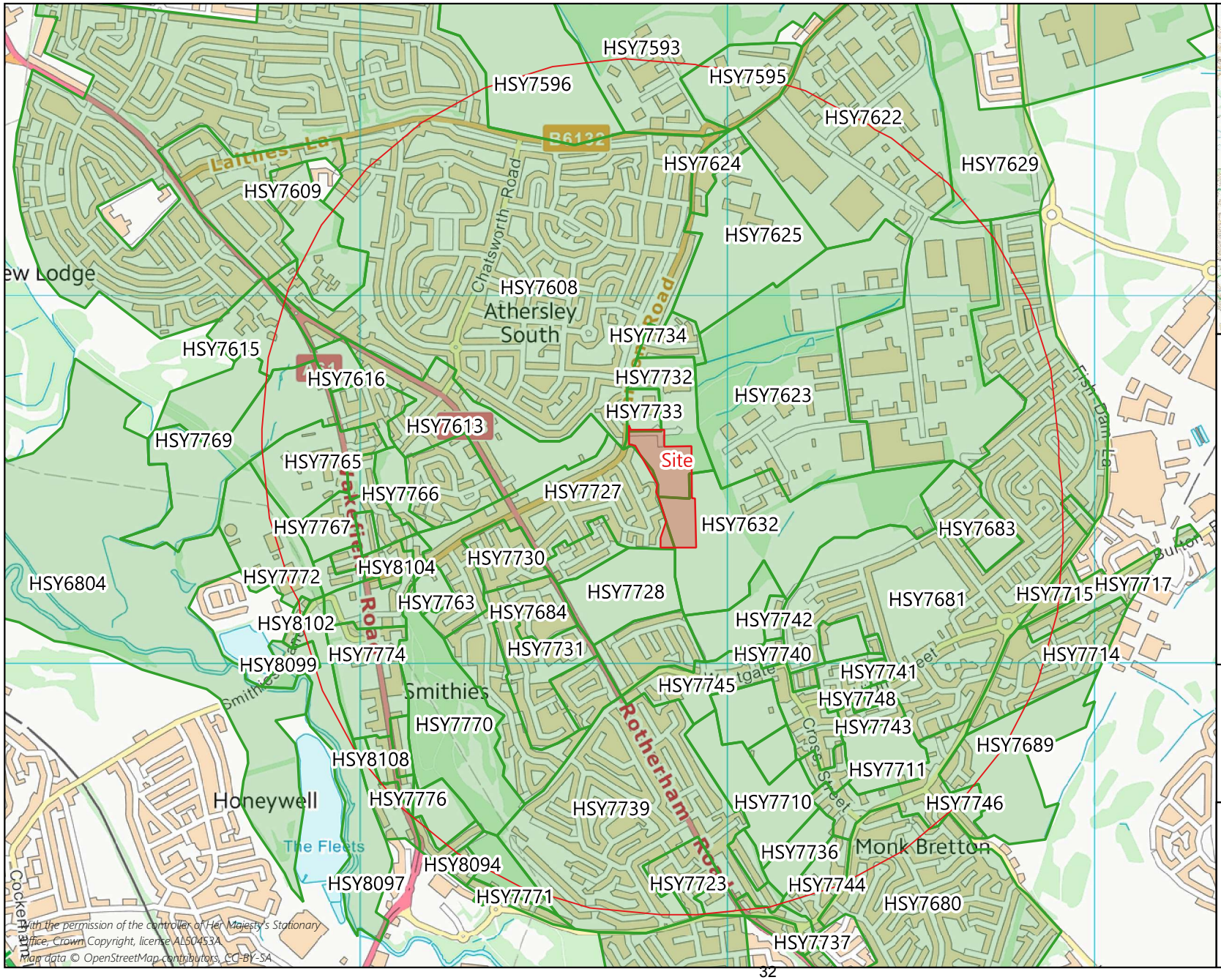
Legend

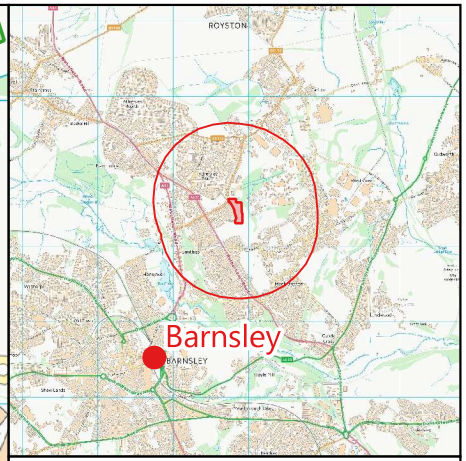
- Proposed Development Area
- 1km Development Buffer
- Archaeological Events

N

0 150 300 450 600 750 m

Figure 5
Archaeological Events
Scale: 1:15,000 @ A4
Version A-080319
Client: Keepmoat Homes





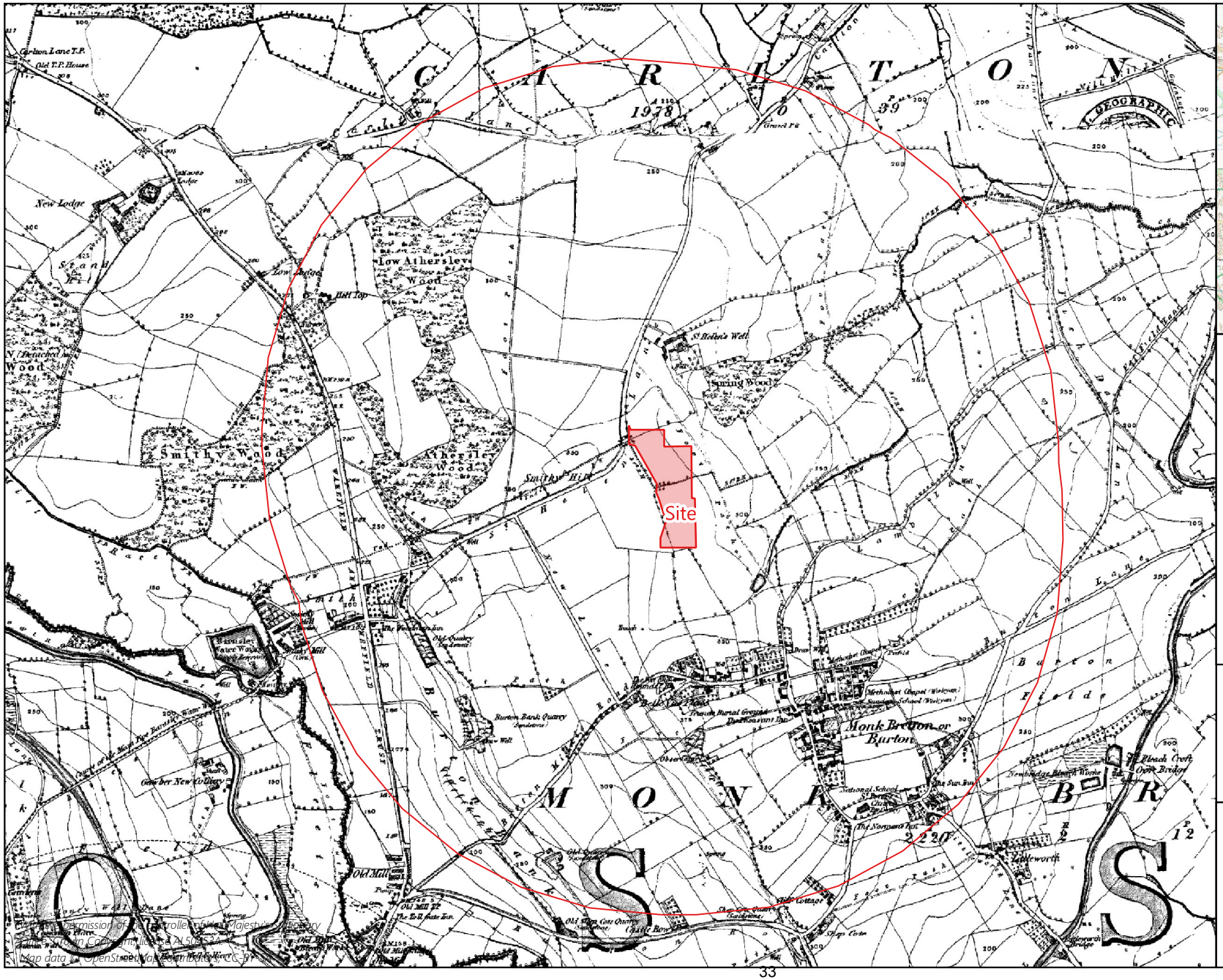
Legend

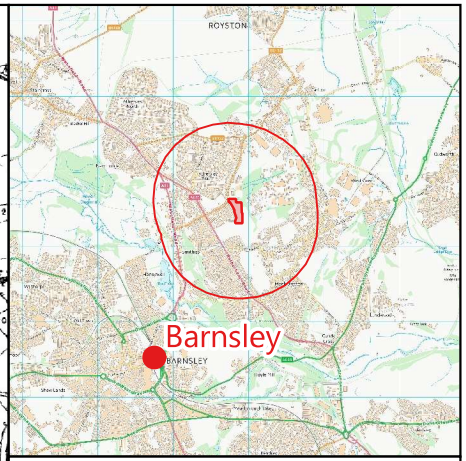
- Proposed Development Area
- 1km Development Buffer
- Historic Environment Characterisation

N

0 150 300 450 600 750 m

Figure 6
Historic Environment Characterisation
Scale: 1:15,000 @ A4
Version A-080319
Client: Keepmoat Homes





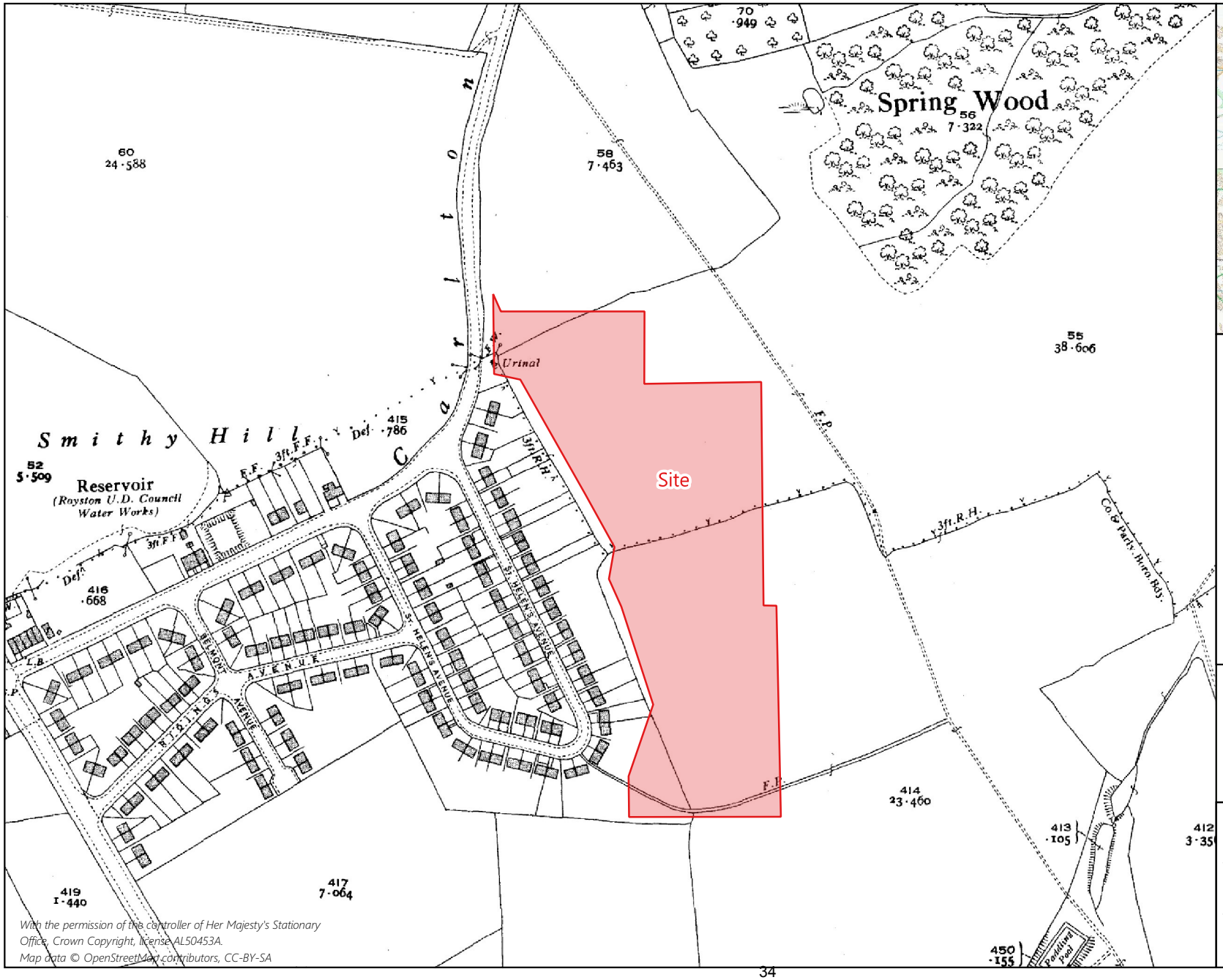
Legend

- Proposed Development Area
- 1km Development Buffer

N

0 150 300 450 600 750 m

Figure 7
Extract from OS County Series: YORKSHIRE 1:10,560 1854-1855
Scale: 1:15,000 @ A4
Version A-080319
Client: Keepmoat Homes



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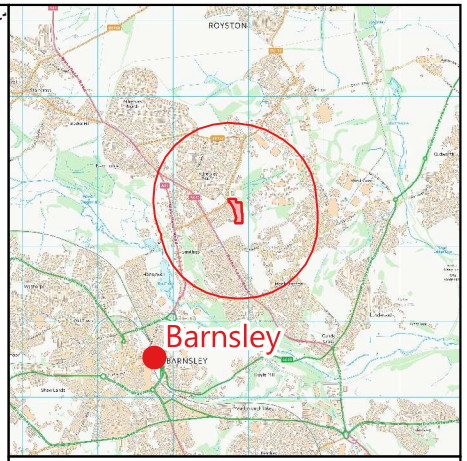


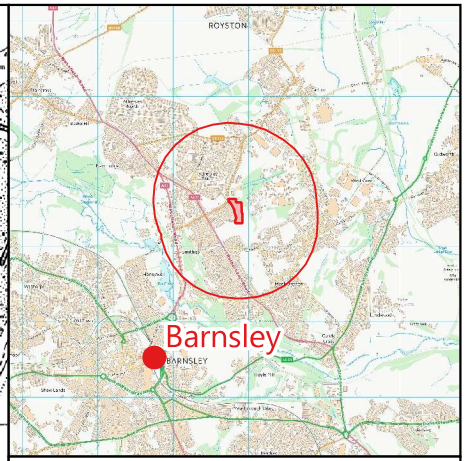
Legend

- Proposed Development Area
- 1km Development Buffer

N

0 35 70 105 140 175 m

Figure 8
Extract from OS County Series: YORKSHIRE 1:2,500 1931
Scale: 1:3500 @ A4
Version A-080319
Client: Keepmoat Homes



Legend

- Proposed Development Area
- 1km Development Buffer

N

0 150 300 450 600 750 m

Figure 9
Extract from OS Plan 1:10,000 1973-1974
Scale: 1:15,000 @ A4
Version A-080319
Client: Keepmoat Homes

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Plate 1. General View of Proposed Development Area.

Plate 2. General View of Proposed Development Area.

Plate 3. General View of Proposed Development Area.

Plate 4. General View of Proposed Development Area. .

Plate 5. General View of Proposed Development Area.

Plate 6. General View of Proposed Development Area. .

Table 3: Designated Heritage Assets within 1Km of the Proposed Development Area

NHLE Ref.	Grid Ref.	Description	Period	Grade
1013765	SE 3620 0788	Medieval Standing Cross. The monument includes the remains of a medieval standing cross and comprises the calvary or stepped base of the cross, the medieval socle or socket stone, the modern socket stone and the 19th century shaft which has been converted to a lamp post. This shaft has replaced the medieval cross head and shaft which are now missing. The modern socket stone is made of concrete and was possibly inserted when the electric light fittings were added earlier this century. The calvary comprises four octagonal sandstone steps with a base diameter of approximately 3m and a total height of 1m. The original medieval socle measures approximately 70cm square and 40cm high and is chamfered round its upper half. The modern concrete socle is broadly similar in appearance though slightly taller than the original while the shaft, at c.1.75m tall, is thought to be somewhat shorter than the original shaft would have been. The current shaft is a tapering column with a cuboid pedestal and capital whose corners merge with the shaft via small pyramid stops. The lamp standard is fixed to the capital by riveted plates and appears no longer to be functioning. The cross is Listed Grade II and is believed to be a medieval market cross. The modern road surface surrounding the cross is excluded from the scheduling though the ground underneath is included.	Medieval	Scheduled & II
1315010	SE 3614 0795	Farmhouse, Manor Farm. Farmhouse. C17. Deeply-coursed rubble, right gable rendered, Welsh slate roof. 3 storeys. 4-bay near-symmetrical facade. Entrance to right of bay 3 with chamfered quoined surround. To right a 2-light window on each floor. To left two 6-light mullioned and transomed windows to ground and 1st floors with 2-light windows to 2nd floor, and a bay of single-light windows (with transoms to ground and 1st floor). Most windows are now much altered with mullions and transoms removed and later casements, though some chamfered surrounds survive and the 2nd-storey windows remain intact. Weathered string courses between floors. Chamfered gable copings on cut kneelers. Later central stack. Rear: addition to left having	Post-Medieval	II

		3 bays, the central one of single lights, the side bays of 3-light windows to ground and lst floors and 2-light windows to attic. All windows are double-chamfered, some blocked, some part-blocked. Ground and lst-floor windows have dripmoulds. Chamfered gable copings on cut kneelers. The left return has an external stone stair leading to a narrow attic doorway with chamfered surround and a small 2-light overlight with small dripmould.		
1191467	SE 3613 0796	Dovecote at Cricket Farm. Dovecote. Mid-late C18. Squared, coursed rubble. Stone slate roof. 3 storeys, one bay. Entrance to left with deep, shaped lintel. 2-light window to 1st floor and larger single-light to 2nd floor. Gable copings on cut kneelers. To left a lower 2-storey altered building has entrance with deep lintel, rebuilt gable wall and a Welsh slate roof.	Post-Medieval	II
1151148	SE 3613 0796	Farm buildings Approx. 20m south of Manor Farmhouse. Stable block. Late C18, altered. Coursed rubble, Welsh slate roof. Two storeys, 3 bays. Quoins. 3 entrances with jambs and deep lintels. Ventilation slits. Small chamfered entrance to rear and small entrance up stone steps to right. To the left at 90° is an altered 2-storey range of coursed rubble with various altered and later openings. Included for group value.	Post-Medieval	II
1287051	SE 3613 0796	Farm buildings Approx. 20m south of Manor Farmhouse. Barn and attached buildings. Late C18, altered. Coursed rubble, welsh slate roof. 6 external bays. Quoins. Near-central projecting gabled entrance with large boarded doors and wooden lintel. Ventilation slits. Chamfered, gable copings on moulded kneelers. Rear: Opposing cart entry with segmental head and similar doors.	Post-Medieval	II
1287061	SE 3613 0796	Cartshed Approx. 40m south of Manor Farmhouse. Cartshed. Late C18, altered. Rubble walls, pantile roof. Open 4-bay front. 3 stone square piers with footstones and padstones. Later roof structure. Included for group value.	Post-Medieval	II

Table 4. Non-Designated Heritage Assets within 1km of the Proposed Development Area.

HER Ref.	Grid Ref.	Description.	Period.
03027/01 MSY107	SE 3608 0782	**Neolithic Leaf-Shaped Flint Arrowhead.** Found by Mr Raynet in 1969	Prehistoric
00585/01 MSY941	SE 3620 0770	**Roman Coin, Monk Bretton Cricket Ground.** Emperor Nero. 1st century AD.	Roman
03676/01 MSY16237	SE 3580 0880	**St Helen's Well.** Holy Well with reputed healing powers. A chapel was built either over or alongside during the 13th century. Monk Bretton Priory charged visitors to the well.	Medieval
02236/01 MSY537	SE 3580 0880	**Site of Medieval Chapel of St Ellen.** Later renamed ad Chapel of St Helen. Dedicated to St Ellen in 1233.	Medieval
0217/01 MSY530	SE 3605 0800	**Site of The Ridings.** 17th century house.	Post-Medieval
04749 MSY12301	SE 3602 0814	**Monk Bretton Miners' Welfare Ground.** Purchased by the Miners Welfare in 1925 and made a public park in 1927. Contains Medieval Ridge and Furrow.	Medieval & Modern