



Subject: 2021 1089 & 1090 Hybrid Applications Land SE of Higham Common Road MU1

Recommend: No Objections. See associated LBC and PP – 2019/1567 & 2020/0027

The main issue to be considered from a heritage perspective in the determination of this Planning Permission application is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of a Listed Building, Section 66 (1) of 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

Policy

The National Planning Policy Framework (NPPF) paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 199: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 200: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policy HE1 The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Barnsley Local Plan Policy HE3 Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

Barnsley Local Plan 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

Appraisal

These two hybrid applications seek permission for the development of employment platforms, access, and infrastructure, and for full and outline permission for residential developments that span the bulk of Local Plan allocation site MU1. During the allocation process the land underwent scoping assessment for archaeological potential and possible impacts on any designed assets (listed buildings etc.). The archaeological scoping review determined that the northern half of the MU1 (B) allocation site (2021/1090) was of low / negligible archaeological potential which was due in part to historic open casting in the area. The presence of the listed milestone (NHLE 1151794) on Barugh Green Road was also noted in the scoping exercise and is covered in the EIA. The southern half of the site MU1 (A) - (2021/1089) was determined to have a relative higher potential for deposits and was flagged as 'unknown potential'. As a result of MU1 had a site condition attached to it that advises:

- Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary).

The EIA deals with the heritage assets within the site, the sensitivity of receptors, their significance, and possible impacts due to the development. An archaeological DBA is also included in support of the submission. The EIA concludes that the milestone will be directly impacted by the development. This matter has already been discussed with Jim Bonner of Prospect Archaeology and has resulted in a separate listed building consent under ref. 2019/1567. This consent accompanied planning application 2020/0027 for the necessary junction alterations which are located to the north of 2021/1090. A separate report (titled Heritage Statement) covers this in more detail. However, in summary consent is in place to move the mile post circa 10m to the SE to a position of greater prominence and safety. A separate programme of conservation works is also planned for the milestone. This is further conditioned via condition 3 of LBC 2019/1567. There are no other designated assets in the vicinity which will be directly or indirectly affected by the development. Other non-designated assets such as unknown archaeological remains in areas not subject to open casting may be harmed by the development. The EIA states that

- A comprehensive scheme of mitigation has been outlined in this chapter to be undertaken prior to construction activity. Further evaluation of the receptors will be undertaken by trial trenching. Where preservation is not desirable or feasible, any significant remains will be excavated, recorded and the results published and archived as appropriate.

And

- The mitigation measures will bring the residual effects to no more than minor adverse permanent and are not considered significant in EIA terms.

Given the archaeological nature of the above I would expect the SYAS to have a view on the merits of the applications.

Date: 041021
