



Land off Rockingham Roundabout, Tankersley, South Yorkshire: Desk-Based Heritage Assessment

Client: Gregory Property Group

Local Planning Authority: Metropolitan Borough of Barnsley

Planning Reference: TBC

NGR: SE 3526 0074

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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.
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Executive Summary

Industrial development is proposed at Land off Rockingham Roundabout, Tankersley, South Yorkshire. Prospect Archaeology Ltd has prepared a desk-based heritage assessment report on behalf of Gregory Property Group to accompany a 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. These include seven grade II listed structures along with an asset designated as both a grade II listed building and a scheduled monument. None of the assets are within the site nor share significant views with the site.

A further 6 undesigned assets have been identified in the study area. These include a medieval moat and ridge and furrow, the possible site of the Civil War battle of Tankersley Moor and a deer park. The site contained a reservoir and ancillary buildings for Rockingham Colliery and council slurry ponds as well as the site of Rockingham Farm House and associated buildings and yards.

During the 1980s the site was used as an opencast coal mine. This will have removed all historic features.

The proposed development will have no effect on any designated assets and the results of the assessment indicate there is no archaeological potential to the site.

1.0 Introduction

- 1.1.1 Prospect Archaeology Ltd has been appointed by Gregory Property Group to prepare a heritage assessment to assess the cultural heritage impact for potential Industrial development at Land off Rockingham Roundabout, Tankersley, 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 approximately 4.9 hectares, located to the east of the Rockingham roundabout on the A6195, north of Hoyland Common, between Hoyland and Birdwell, South Yorkshire, centred at SE 3526 0074. It lies in the parishes of Tankersley and Hoyland. The area is principally open waste ground, cut through by open drainage ditches. Along its eastern and southern boundaries run belts of immature trees. On the eastern boundary is a path, watercourse and a pond. To the north the land is bounded by the A6195, Dearne Valley Parkway, to the east by young woodland, to the west by the A6135 Sheffield Road and roundabouts and to the south are industrial premises.

3.0 Geology and Topography

- 3.1.1 The site slopes gently from c.139m OD on the southern boundary to c.133m OD to the north. Beyond the eastern tree belt the ground falls to c.131m OD to the watercourse before rising on the far side onto historic slag heaps.
- 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>). The area is marked on the Coal Authority interactive map as an area of past and current surface mining (<http://mapapps2.bgs.ac.uk/coalauthority/home.html>).

4.0 Assessment Methodology and Significance Criteria

4.1 Buried Heritage

- 4.1.1 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 Sheffield Archives (LA), and Barnsley Archives (BA). 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.

4.1.2 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.

4.1.3 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.

4.2 Built Heritage

4.2.1 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.

4.2.2 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

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, two of them relating to the same asset. The closest of these, 470m to the west, is the Tankersley Mine Rescue Station (NHL1376008), the first purpose-built Coal Mines rescue station, built in 1902. About 230m southwest of the Rescue Station is Stone Bar Farmhouse and attached stable and barn (NHL1191991),

dating to the 18th and turn of the 19th century. One hundred and fifty metres north of the Rescue Station is the Birdwell Obelisk, dated 1775 and erected for the 2nd Earl of Strafford.

5.2.2 Almost 900m northwest of the site are a group of grade II listed buildings. Roxley Old Hall (NHL1151048) refers to 3 and 4 Rockley Lane, two domestic properties converted from cowhouses of early 18th century date. The Great Barn (NHL1286642) refers to 2 and 2A Rockley Lane, the 18th century barn building converted into two dwellings.

5.2.3 Over 850m to the southwest is the grade II listed Dovecote at Glebe Farm (NHL1151048), which is also a scheduled monument (NHL1016549).

5.2.4 To the east of the site, on the edge of the study area, are a further brace of grade II listed buildings: one is a tower, built in around 1750 for the Marquis of Rockingham; the other is the Church of St. Peter, built in 1830.

5.2.5 None of the above assets share significant views with the site.

Table 1 Designated Heritage Assets within 1000m of the site

NHL No	Name / description	Grade
1016549	Dovecote at Glebe Farm	SM
1151048	Rockley Old Hall	II
1151075	Dovecote at Glebe Farm Approximately 20 Metres to North of Farmhouse	II
1151093	Hoyland Lowe Stand	II
1191991	Stone Bar Farmhouse with Attached Stable and Barn	II
1192461	Birdwell Obelisk	II
1286642	Rockley Old Hall (The Great Barn)	II
1315062	Church of St Peter	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. Previous assessments mention a flint found near Roxley Old Hall (HER4374) and a possible prehistoric enclosure earthwork (HER1211) outside the study area to the northeast (ASWYAS 1999).

Roman Period (43AD to 410AD)

- 5.3.2 There is similarly little evidence for Roman period activity. There are no assets recorded in the study area and the nearest record 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 parish boundary between Tankersley and Hoyland runs north-south through the centre of the site. Other than this there are no known potential early or later medieval assets within the site. Tankersley is mentioned in Domesday as quite a small settlement with a church and a priest, held by Count Robert of Mortain (<https://opendomesday.org/place/SK3499/tankersley/>). The name derives from the Old English for a forest clearing or meadow and the personal name Tancred. Hoyland is also Old English and refers to a spur or strip of land (Arc Heritage, 2013). Hoyland is a very small settlement in Domesday, held by William of Warenne and Roger de Busli (<https://opendomesday.org/place/SE3600/hoyland-nether/>). The Hoyland side of the site was undoubtedly common land during the medieval period; the Tankersley side is less clear as some nearby field boundaries may betray the curve of earlier strip fields, but it is likely the eastern side of the site was also common land before piecemeal enclosure.
- 5.3.4 There are the earthwork remains of a moat (HER3804) c.890m to the southwest of the site in Tankersley. They are unusual in their configuration and may incorporate fishponds. They formerly enclosed the Tankersley Park manor house (James 2005). The medieval church lies a little to the south, outside the study area. To the west of the moat and coming within c.640m of the site is the Tankersley Deer Park (HER5804), a walled park which was probably created around 1303-4 when the Charter Rolls record the granting of the Free Warren to Hugh de Elland within the manors of Tankersley and Elland. There are no other medieval references to the park (James 2005). Just to the north of the park's northern boundary is an area of ridge and furrow (HER12377) seen on a 1962 aerial photograph.

Table 2 Undesignated Heritage Assets within 1km of the site

HER No.	Name / description	Period / date
4379	Glebe Farm Dovecote (NHL1151075)	Post-medieval
3804	Tankersley Rectory and Medieval Moat	Medieval/Post-medieval
5379	Upper Hoyland Hall	Post-medieval
5804	Tankersley Deer Park	Medieval

6493	Hoyland Lowe Stand	Post-medieval
6494	Birdwell Obelisk Folly (NHL1192461)	Post- medieval
7033	Tankersley Mine Rescue Station (NHL1376008)	Post-medieval
12218	Tankersley Moor Putative Battlefield Site	Civil War
12377	Ridge and Furrow	Medieval

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

- 5.3.5 Upper Hoyland Hall (HER5379) is on the edge of the study area to the northeast of the old slag heaps. It was the home of the Townend family and although much altered, contains the timber core of a late 16th century house. Also believed to be of the 16th century is the Dovecote at Glebe Farm (NHL1151075 & 1016549, HER4379).
- 5.3.6 HER12218 is the putative site of the English Civil War battle of Tankersley Moor, fought in 1643 and referred to in the writings of the Duchess of Newcastle. A cannon ball was reportedly found in 1917 near Tankersley Lane.
- 5.3.7 Until c.1794 the eastern part of the site was part of Hoyland Common, after which the land was enclosed and became the property of Earl Fitzwilliam. The Tankersley side enclosures were well established by this date, and before 1771, as the buildings of Tankersley Common Side are shown on Jeffery's map of Yorkshire.
- 5.3.8 Tankersley Park (HER5804) was improved in the 18th century. It appears to have been short-lived, being allowed to decay and eventually given over to agriculture and the mining of iron and coal. From 1793 the mining of ironstone increased in scale in Tankersley which supplied Thorncliffe, Elsecar and Milton Ironworks (ASWYAS 1999).
- 5.3.9 Rockingham Colliery was located directly to the north of the site across the railway. The first shaft was sunk in c1875 (ASWYAS, 1999) by Thorncliffe Partners, (later Newton Chambers & Co.) on land leased from the Earl Fitzwilliam from 1872 (Hill 2001). It incorporated state-of-the-art coke production equipment from the start, featuring 170 beehive shaped coke ovens and worked the Thorncliffe Thin and Silkstone coal seams (<https://hemingfieldcolliery.org/pits-rockingham-colliery/>). It is probable that the reservoir shown on the historic mapping in the north-eastern part of the site provided water for the colliery. Also notable is the powder magazine shown on the 1893 map, carefully located well away from the coke works.

- 5.3.10 The railway separating the reservoir from the colliery was the Barnsley and Sheffield Branch of the South Yorkshire Railway. 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.
- 5.3.11 The listed building of Tankersley Mine Rescue Station (NHL1376008, HER7033) situated in Birdswell, has a date stone of 1902 and is believed to be the first rescue station away from the colliery. To the north is the listed Birdswell Obelisk Folly (NHL1192461, HER6494), a tall pyramid topped square sandstone column, dating to 1775, built for the 2nd Earl of Strafford.
- 5.3.12 The colliery closed in 1979. Applications were made in the early 1980s to develop a large area of land north of Nether Hoyland and Hoyland Common, including the site, for opencast mining (SYCC/ADMIN/2/1/7). The site was cleared, Rockingham Farm House removed, and the site today bears the hallmarks of the reinstatement following wholesale opencast mining.

5.4 Map Regression

Jeffery's Map of Yorkshire 1771 (Figure 3)

- 5.4.1 The site can only be located generally. Hoyland Common is marked as a shaded area and two buildings are shown in the vicinity, which are no doubt those of Tankersley Common Side, one of which is the later named Rockingham Farm.

Hoyland Plan of the manor, 1771 (Not shown)

- 5.4.2 This shows the Hoyland part of the site as part of the common, known as Hay Shough or Shoe.

Plan of the township of Tankersley 1772 (Not shown)

- 5.4.3 Shows the Tankersley side of the site, including fields and the complex of buildings known as Tankersley Common Side. The Hoyland side is labelled as common.

A map of Hoyland Common allotments, 1794 (Not shown)

- 5.4.4 Hoyland Common has been enclosed with the majority of the site in the ownership of Earl Fitzwilliam.

Tankersley Tithe Map, 1841 (Not shown)

- 5.4.5 This map shows little detail other than the buildings at Tankersley Common Side.

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

- 5.4.6 The site is agricultural, divided into a number of fields. Tankersley Common Side is shown.

Map of the Township of Tankersley, 1864 (Figure 6)

- 5.4.7 The buildings of Tankersley Common Side are shown. The map also shows the reservoir and colliery, including coke ovens. N.B. The date given for this map pre-dates the colliery, established after 1872 (according to Hill, 2001) and the gas works (not shown on this extract) introduced after 1883. The date of this map must, therefore, be treated with some scepticism.

Ordnance Survey 1893 (1:2,500) (Figure 7)

- 5.4.8 The reservoir and a powder magazine are shown within the site as well as Tankersley Common Side and the lane leading over the railway.

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

- 5.4.9 A council sewage tank in a small enclosure has been added in the southeast and filter beds in the northwest.

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

- 5.4.10 More filter beds have been added.

Ordnance Survey 1956-62 (1:2500) (Figure 10).

- 5.4.11 A crane has appeared, and tracks leading up to Rockingham Colliery.

Ordnance Survey 1965-66 (1:10,560) (Figure 11)

- 5.4.12 No significant change.

Ordnance Survey 1972-4 (1:1,250) (Figure 12)

- 5.4.13 The south-eastern corner of the site has been devoted to slurry ponds and further buildings have appeared in the northwest of the site.

Ordnance Survey 1978-89 (1:10,000) (Figure 13)

- 5.4.14 The reservoir has been filled in, becoming part of the slag heap to Rockingham Colliery. The buildings at Tankersley Common Side are named as Rockingham Farm House.

5.5 Site visit and Historic Landscape Characterisation

- 5.5.1 A site visit was undertaken on 13th February 2018 by Jim Bonnor. The site was rough grass with some dumps of sand and concrete. The ground was generally moist and the open earth-cut drains contained water. These drains were cut later than the latest OS mapping. A narrow band of relatively young trees ran along the eastern boundary, west of slightly lower lying ground including a pond. The trees continued along the southern boundary where there was evidence of historic rutting from vehicles and a sharp scarp in places down into the site from the south. There was no sign of the reservoir or former slurry ponds or the Rockingham Farm House. The impression was of reinstated mined land.

- 5.5.2 The South Yorkshire Historic Landscape Characterisation agrees with the conclusions of the site visit. Most of the site is defined as Reclaimed Coal Mine (HSY6901 and 6902), with a small portion in the northwest corner described as HSY6917 – piecemeal enclosure. The report confirms that all legibility of the former landscape has been removed by former opencast mining.

6.0 Assessment

6.1 Designated Assets

Step 3: Effects of proposed development

- 6.1.1 The development proposal is for the construction of four industrial units and associated parking, access and services.
- 6.1.2 There will be no direct or indirect impact on any designated assets.

Step 4: Enhancement / Avoiding Harm

- 6.1.3 There are no recommendations.

Step 5: Conclusions

- 6.1.4 There will be no direct or indirect impact on any designated assets.

6.2 Archaeological Potential

- 6.2.1 The evidence for archaeological remains of any period before the post-medieval is scarce, the only known feature of note being the historic parish boundary, the line of which runs through the centre of the site. The Rockingham Farm buildings at Tankersley Common Side dated to at least the late 18th century and there were late 19th century buildings, tracks, slurry ponds and a reservoir on the site.
- 6.2.2 Information from the Coal Authority website, Historic Landscape Characterisation Project, planning applications and the site visit indicates that, after a brief hiatus following the closure of the Rockingham Colliery, the site was given over in the 1980s to opencast coal mining, which removed all historic features from the site. The current state of the site reflects the post-reinstatement landscape.
- 6.2.3 It is considered that there is no archaeological potential to this site.

7.0 Conclusions

- 7.1.1 The proposed development on this site will have no direct or indirect impact on any designated assets. The site has previously been subject to considerable development, notably a reservoir and slurry ponds, but now represents reinstated land following opencast mining in the 1980s. It is concluded that there is no archaeological potential to this site.

8.0 References

8.1 Published Documentary Sources

ArchHeritage, 2013, *Dearne Valley Landscape Partnership Heritage Audit*, ArchHeritage report No. 2013/27

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. 744

Barnsley Metropolitan Borough Council Local Plan Publication Draft 2016.

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*

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

Threkheld, J, 2003 *Pits – A Pictorial History*

8.2 Cartographic / Archival Sources

Ordnance Survey 1:2,500 1893, 1905, 1931, 1956-62,

Ordnance Survey 1:1250 1972-4

Ordnance Survey 1:10,560 1855, 1965-6

Ordnance Survey 1:10,000 1978-89

SA FC/P/Tan/1L Tankersley: Plan of Township

SA SY/555/C3/1 The Township of Tankersley

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

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

SA WWM/MP/127(R) Set of Maps with Field Numbers, by Hodges, Smith & Co., Dublin

BA A-3742-Z/1/8 Miscellaneous Local History notes relating to Hoyland, Tankersley, Worsborough and local collieries

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/place/SK3499/tankersley/>

<https://opendomesday.org/place/SE3600/hoyland-nether/>

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

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

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

<http://kep.n.nottingham.ac.uk/map/place/Yorkshire%20WR/Tankersley>

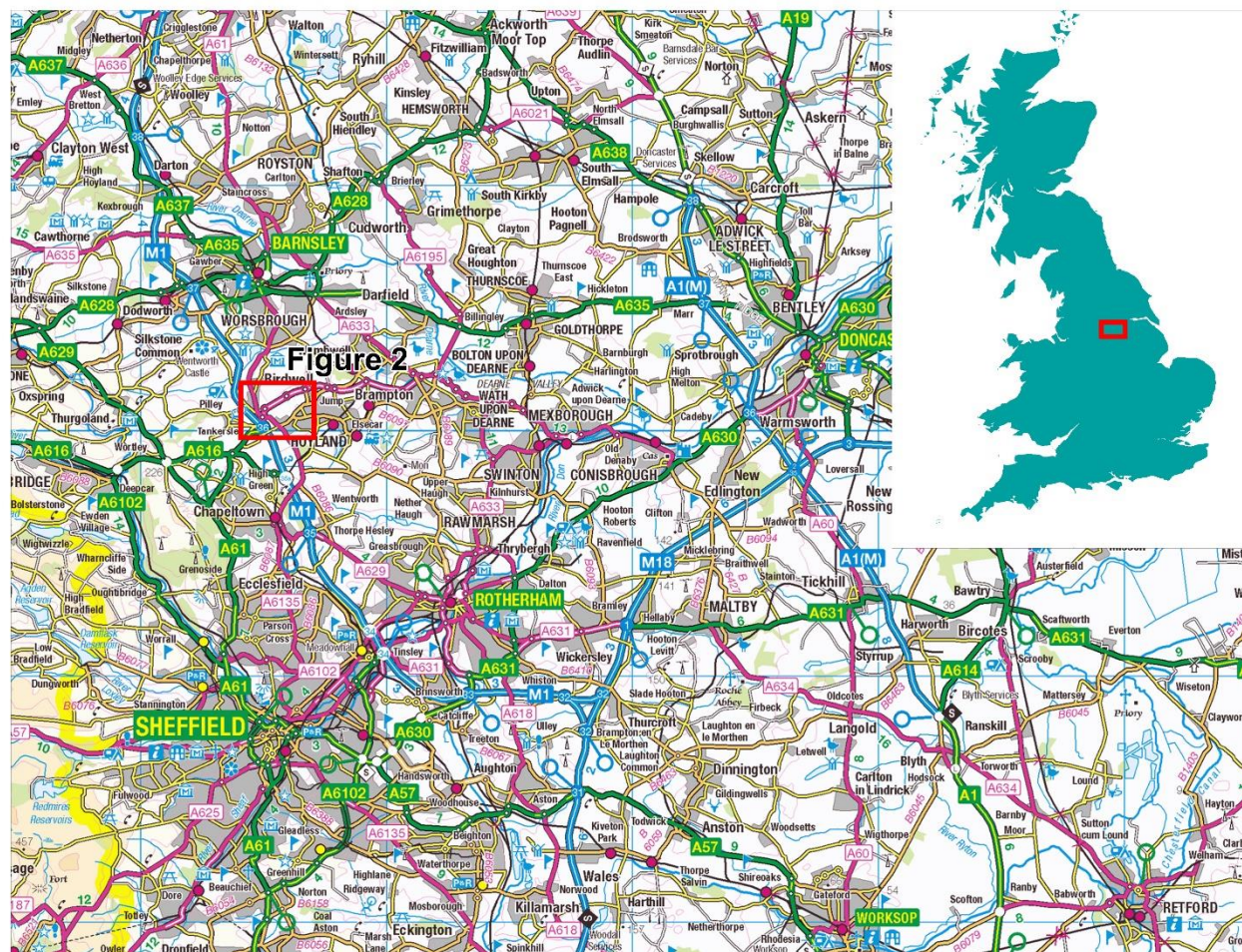
<https://www.old-maps.co.uk>

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

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

www.pastscape.org/homepage/

9.0 Figures



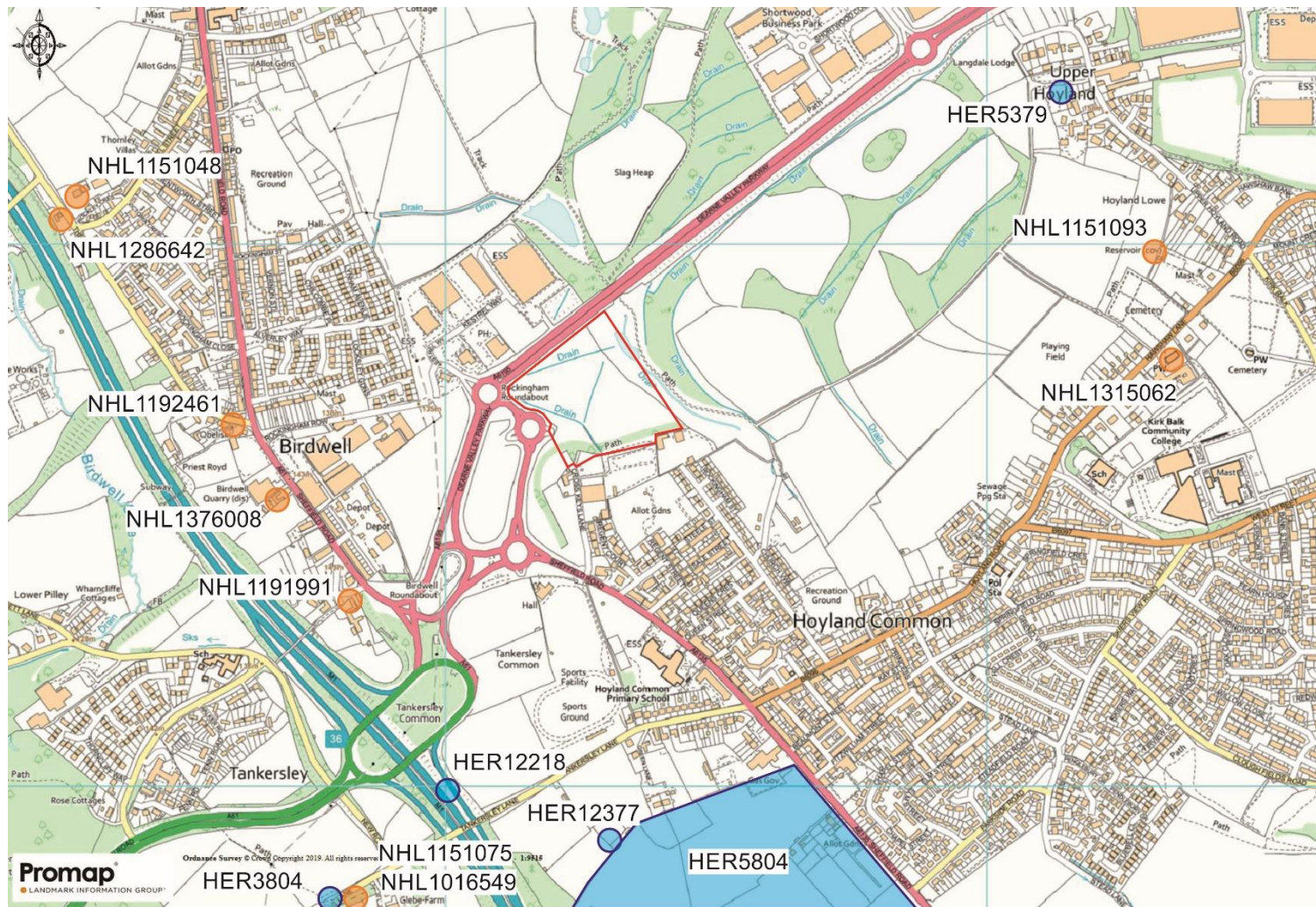
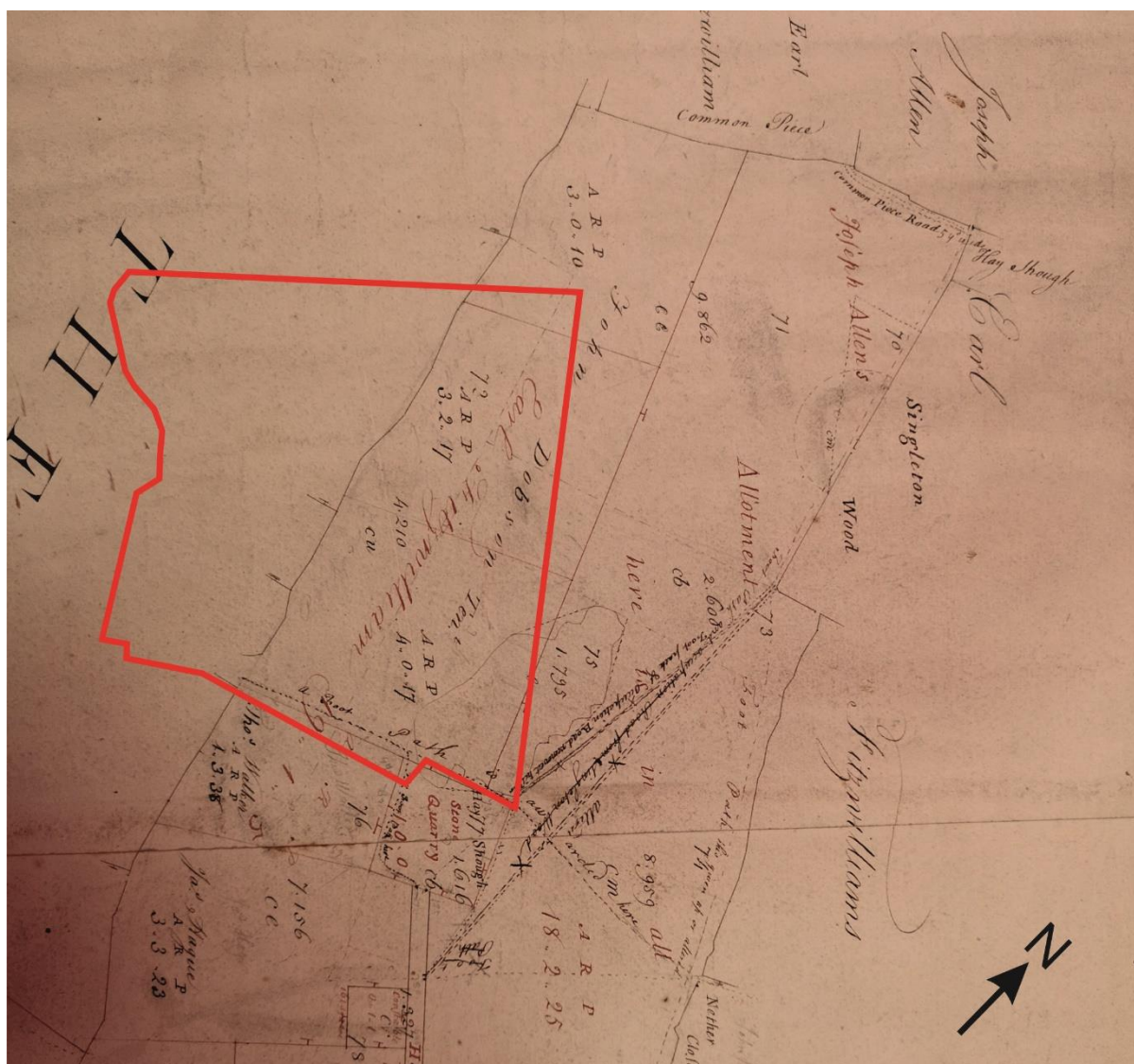


Figure 2 Heritage assets (South Yorkshire HER)



Figure 3: Jeffery's Map of Yorkshire, 1772.



RockinghamDBA Final

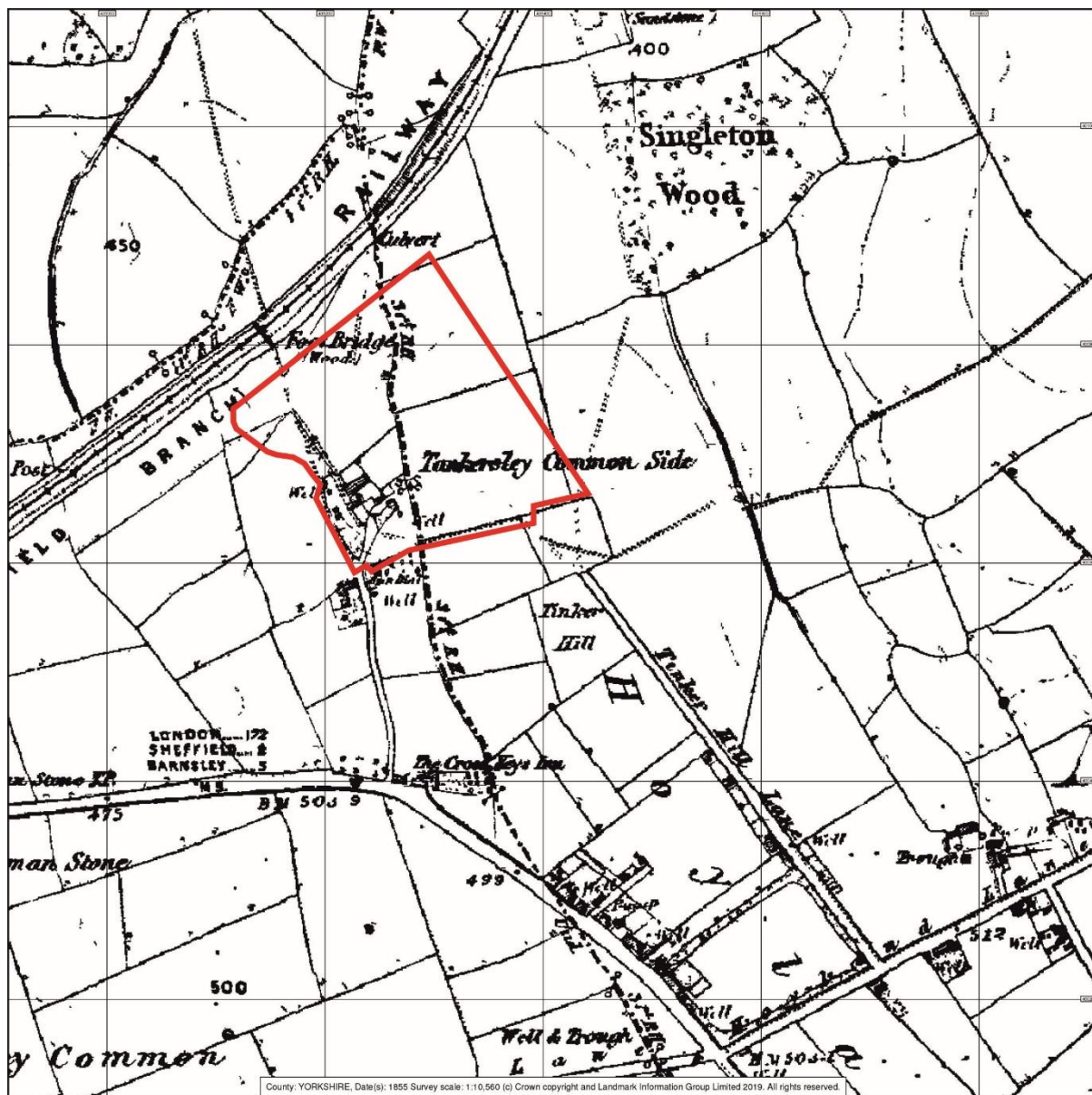


Figure 5: Ordnance Survey 1855, 1:2500



Figure 6: The Township of Tankersley, 1864 (but probably post 1883 – see notes above) (Sheffield Archives)

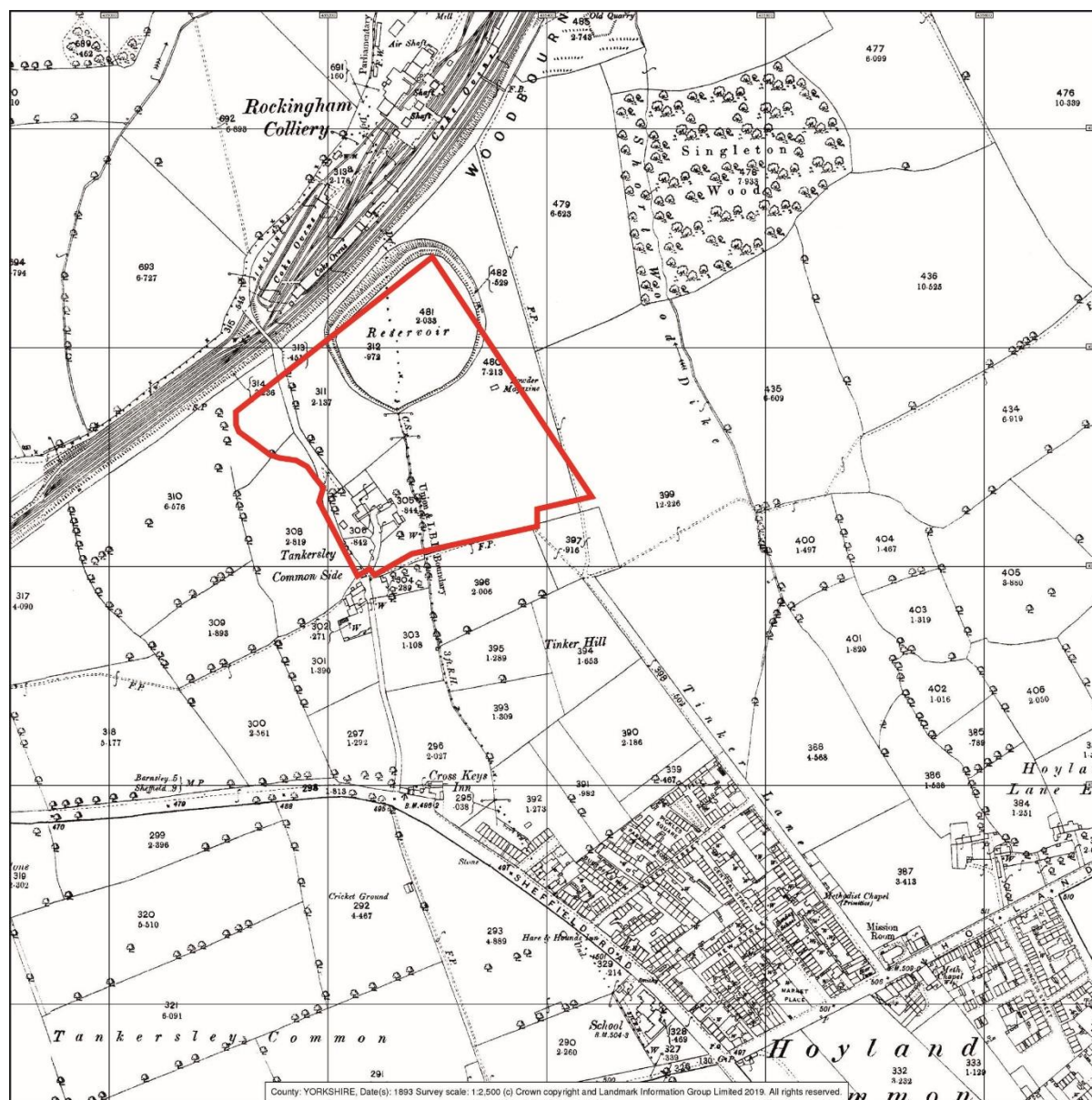
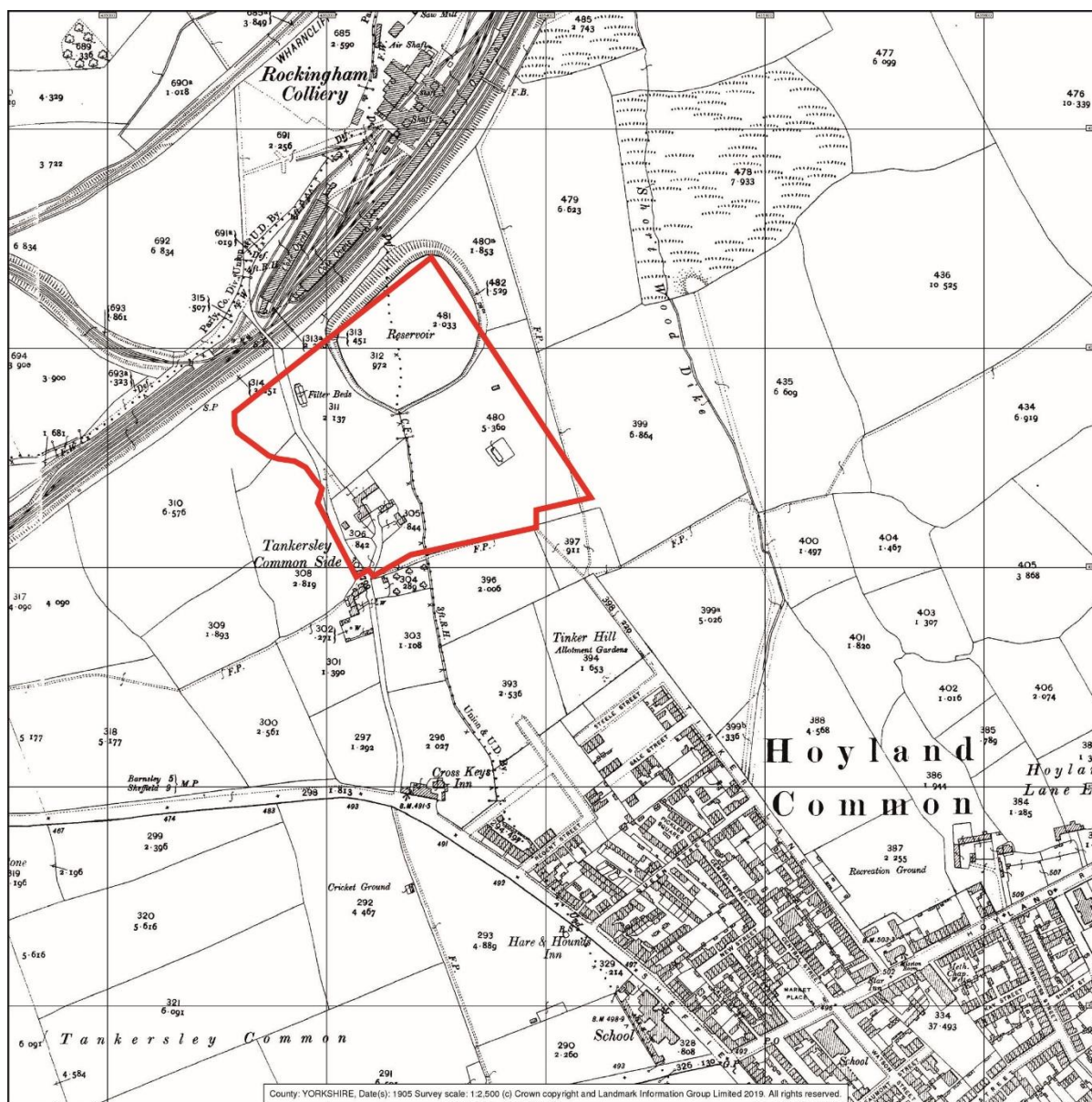
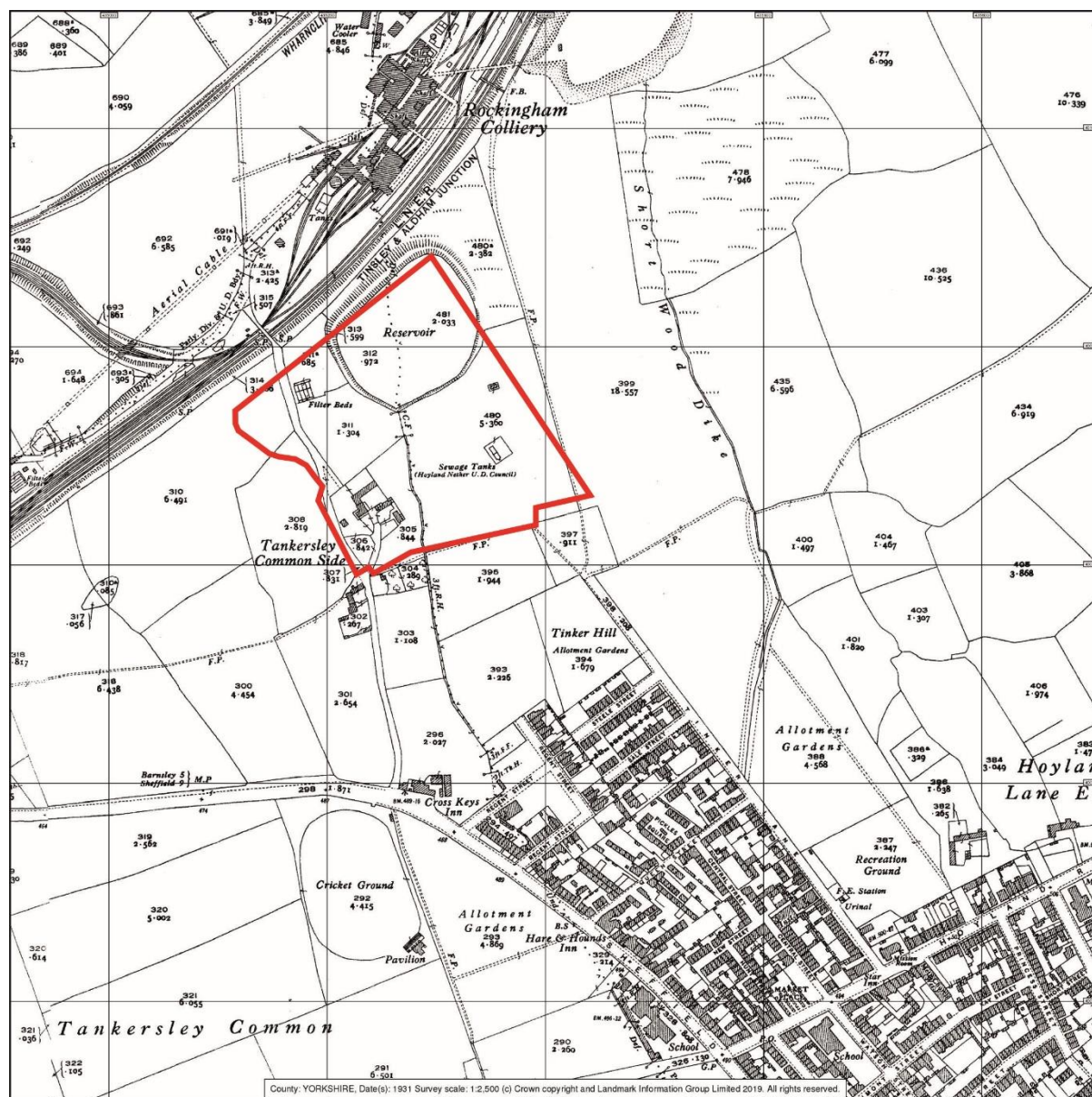


Figure 7: Ordnance Survey 1893, 1:2500



RockinghamDBA Final



RockinghamDBA Final

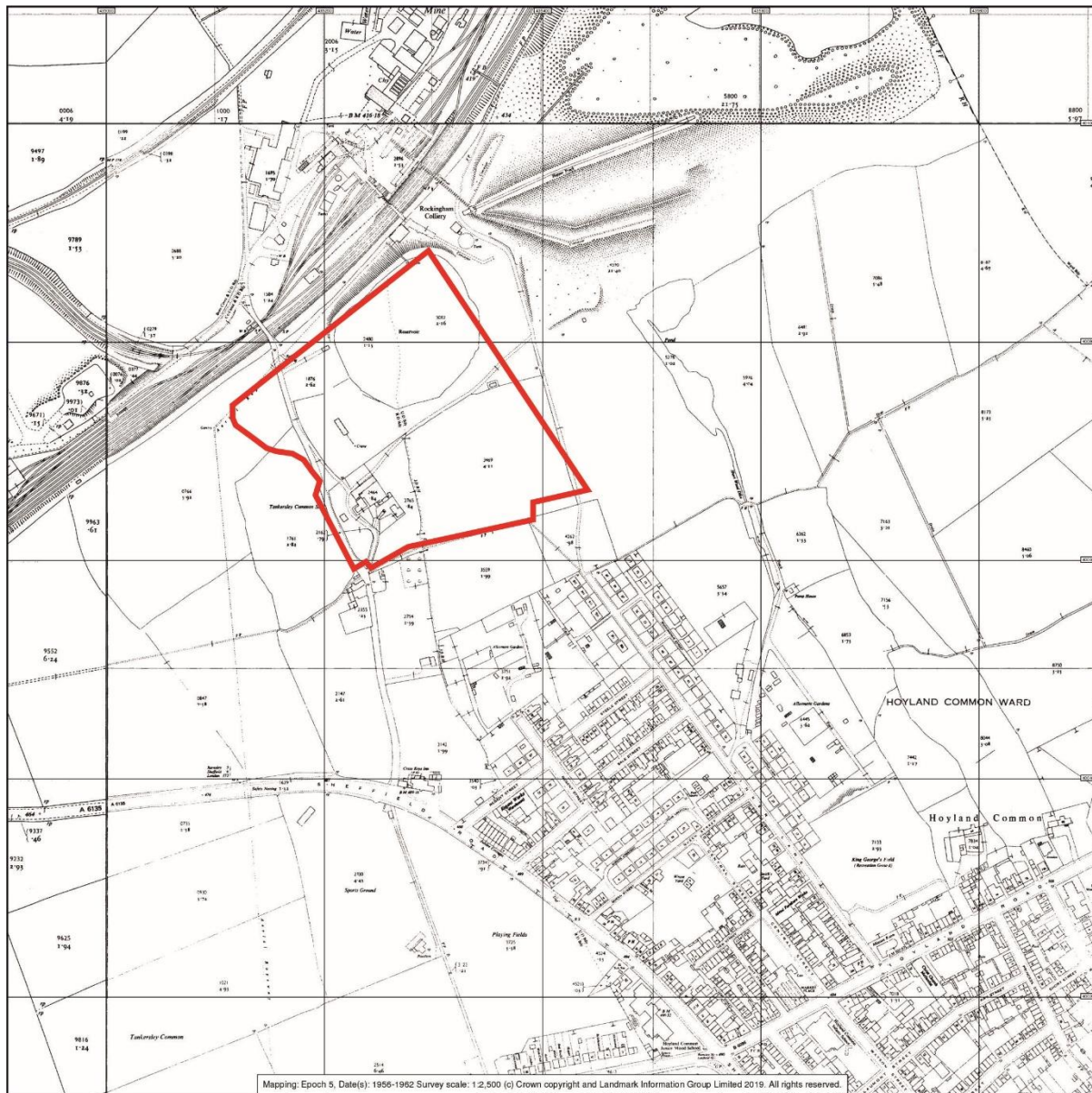


Figure 10 Ordnance Survey 1956-62 1:2500

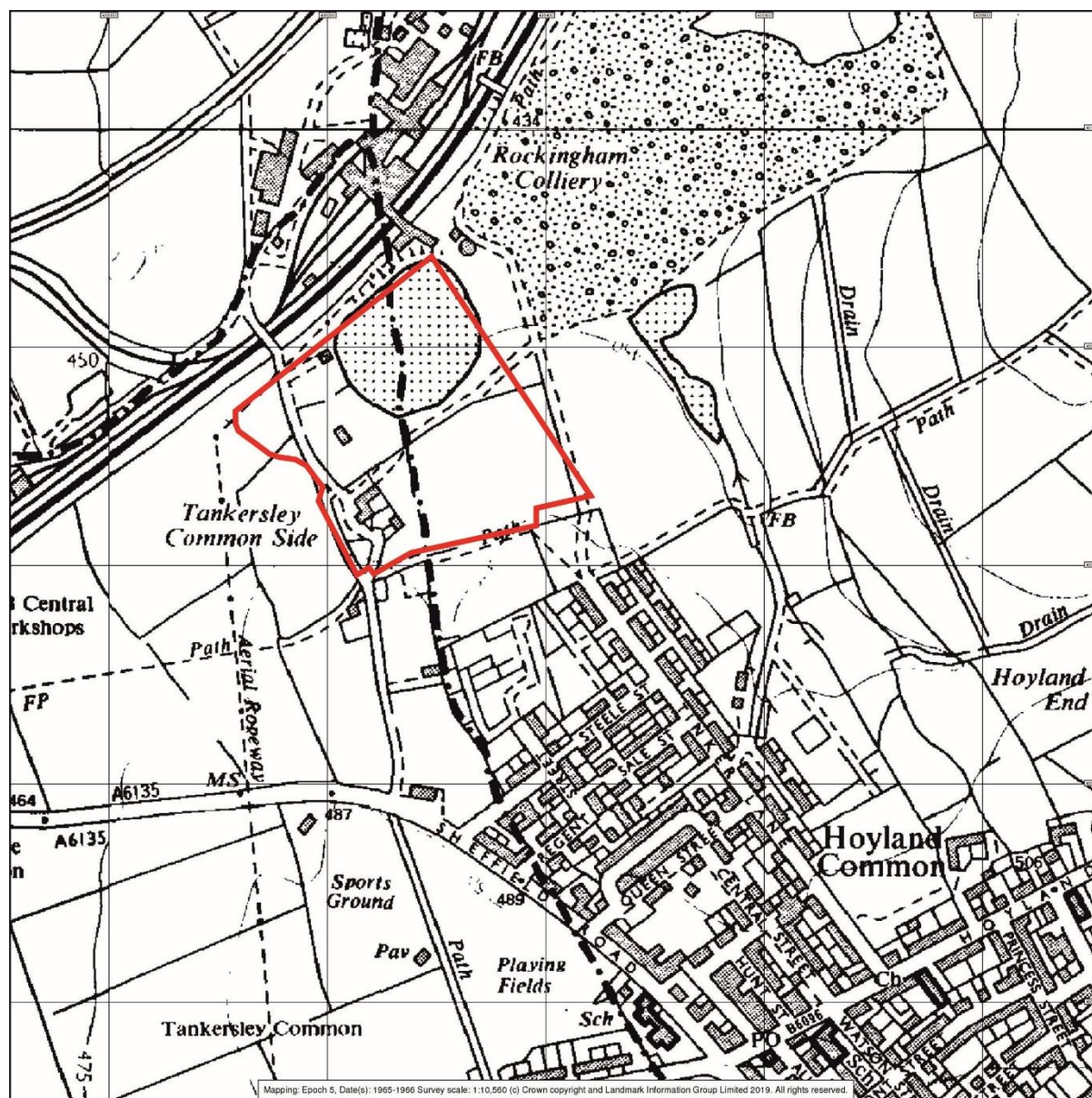


Figure 11 Ordnance Survey 1965-6, 1:10,560

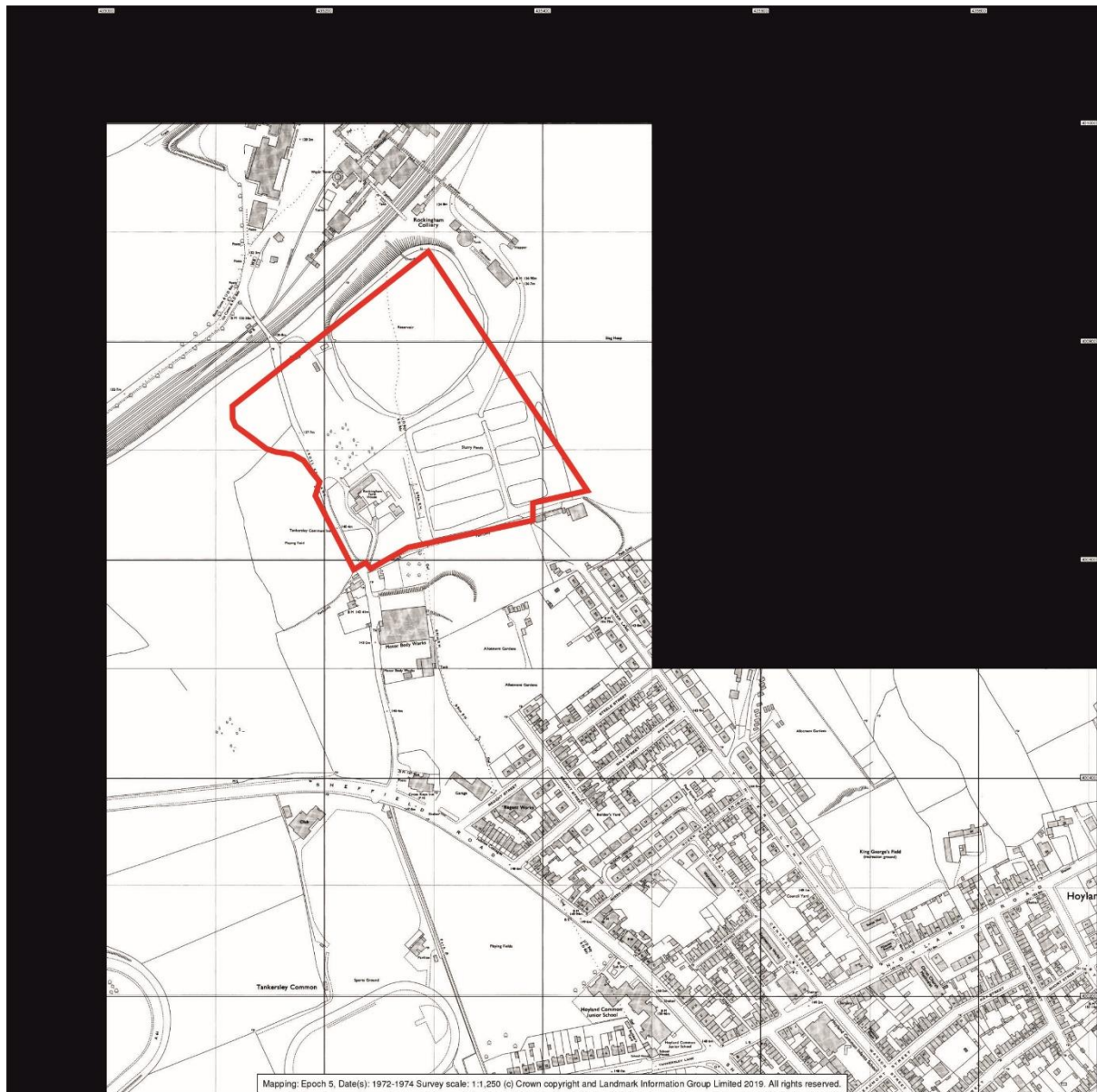


Figure 12 Ordnance Survey 1972-74, 1:1250

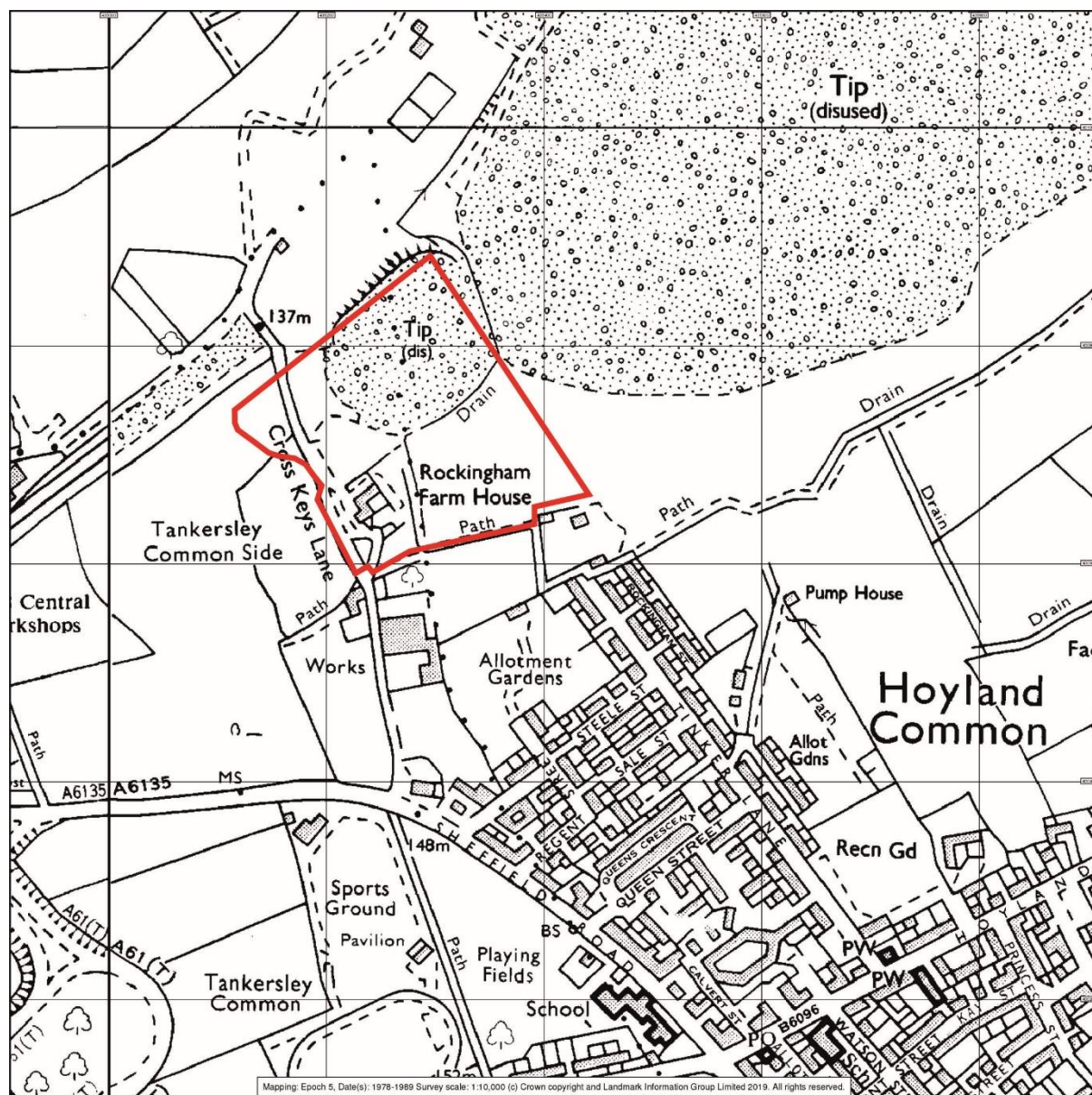


Figure 13 Ordnance Survey 1978-89, 1:10,000

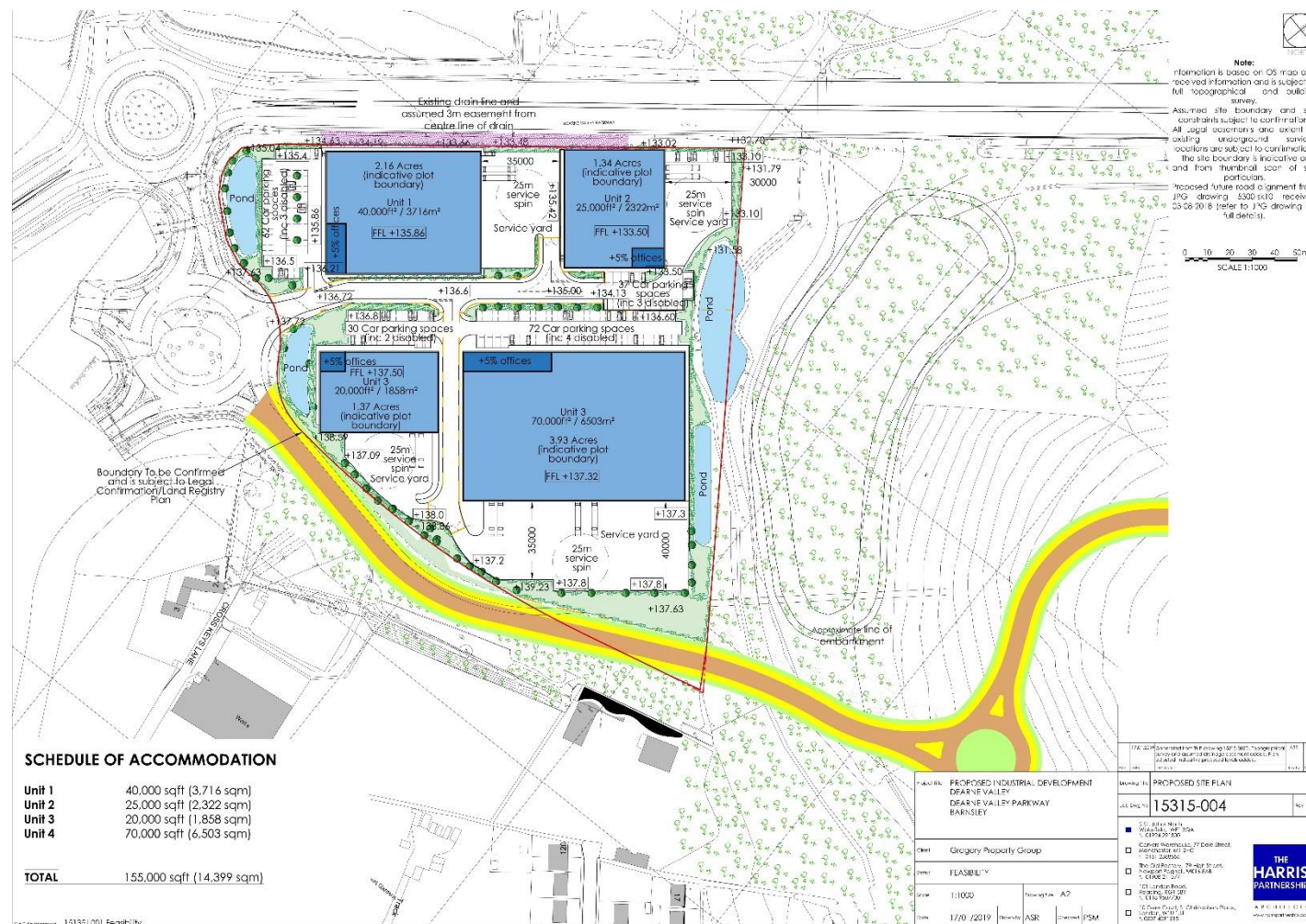


Figure 14: Development Master Plan

10.0 Plates



Plate 1: View into the site from Sheffield Road, looking northeast



Plate 2: View from Sheffield Road, looking east



Plate 3: View to the underpass on the A6195 at the north-eastern corner of the site



Plate 4: Pond on the eastern boundary



Plate 5: southern boundary tree belt showing drain



Plate 6: View looking east along the southern boundary



Plate 7: Looking north along a drain



Plate 8: Looking to the south-western corner of the site



Plate 9 Rockingham Colliery c.1988. The filled in reservoir can be seen in the bottom right-hand corner (Threkheld, 2003)

Appendix 1: Legislation and Planning Policy Context

A.1 Legislative Framework

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

- 11.1.1 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.
- 11.1.2 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).
- 11.1.3 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).
- 11.1.4 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).
- 11.1.5 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

- 11.1.6 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".

- 11.1.7 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".

A.2 National Planning Policy

The National Planning Policy Framework (NPPF) 2012

- 11.1.8 This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF 2012.
- 11.1.9 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".

11.1.10 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.

11.1.11 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).

11.1.12 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."

11.1.13 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);"

11.1.14 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).”

- 11.1.15 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).
- 11.1.16 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”.
- 11.1.17 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.
- 11.1.18 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).

11.1.19 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)

11.1.20 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

- 11.1.21 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...”

- 11.1.22 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”.

- 11.1.23 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.

A.3 Local Policy Guidance

- 11.1.24 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:-

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

These elements and assets include:-

- *The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.*

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

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

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

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 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.*