

Johnson Brook
Planning & Development Consultants

DAVID WILSON HOMES

HERITAGE STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
LAND ADJ. CHURCH LANE, HOYLANDSWAINE

**Heritage Statement
Proposed Residential Development
Church Lane, Hoylandswaine**

**Client: David Wilson Homes Ltd
Ref: Barratt52**

Date: June 2014

Johnson Brook
Planning and Development
Regent House, Queen Street, Leeds, LS1 2TW

1.00 INTRODUCTION

1.01 This report, prepared on behalf of David Wilson Homes, sets out an assessment of the potential impact upon the historic environment of development proposals on land off Church Lane, Hoylandswaine. In preparing the assessment regard is had to guidance contained within paragraph 128 of the National Planning Policy Framework, 2012 (hereafter the Framework) which sets out the information requirements for proposals affecting heritage assets. It states that:

“In determining applications local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected, including any contribution made by their setting.”¹

1.02 The assessment has been undertaken in order to inform proposals for the residential development of the site, the extent of which is shown on the site plan included as Appendix 1. The development proposals will potentially impact upon the significance of a number of sites and buildings which can be regarded as designated and non-designated heritage assets for the purposes of the Framework.

1.03 The report follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposals and the contribution made by their setting. The report is structured as follows:

Section 2 - Policy Context and Methodology

Summarises the principal policy guidance and the approach taken to the identification of heritage assets, baseline data sources and assessment criteria used.

Section 3 – Baseline Assessment

Summarises data sources consulted and the historical context of the site. Identifies the heritage assets, both designated and non-designated potentially affected by the proposals.

Section 4 - Assessment of Significance

Provides an assessment of the heritage significance of the identified heritage assets and their setting.

¹ Paragraph 128, National Planning Policy Framework, 2012. DCLG

Section 5 – Assessment of Development Proposals

Provides an assessment of the impacts of the proposed development upon heritage significance.

Section 6 - Conclusions

- 1.04 The assessment is based primarily on published and archival information and this is referenced as appropriate within the report. A site survey visit was undertaken during December 2013.

2.00 POLICY CONTEXT AND METHODOLOGY

Policy Context

- 2.01 As noted in the introduction the Framework requires applicants for development proposals to provide a description of the significance of the heritage assets affected by proposed development. It indicates that, in any such description:

“The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact 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.”²

- 2.02 Principal policy guidelines of relevance to this report are set out within the Framework and within the guidance note which accompanied the now superseded Planning Policy Statement 5, Planning for the Historic Environment. The guidance (PPS 5 - Planning for the Historic Environment: Historic Environment Practice Guide 2010) was confirmed as remaining relevant in the Government’s response to the select committee report on the Framework:

“The Government accepts the Committee’s recommendation that current underpinning guidance should remain in place when the final Framework is published to provide support to local planning authorities and other users of the planning system”³

- 2.03 A heritage asset is defined within the Framework 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing)”⁴

- 2.04 Significance, for heritage policy, is defined in the Framework as:

“The value of a heritage asset to this and future generations because of its heritage interest. This

² IBID

³ Paragraph 8, Government response to the Communities and Local Government Select Committee Report: National Planning Policy Framework, March 2012

⁴ Framework, Annex 2, Glossary.

interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting”⁵

- 2.05 The aim of any heritage assessment is to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. The Framework defines the nature of the particular archaeological interest a heritage asset may hold:

“Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.06 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. References can however be drawn from Conservation Principles, Policies and Guidance published by English Heritage. In addition the statutory listing criteria used for the selection of buildings of special interest provided definitions of architectural and historic interest, as follows:

“Architectural Interest. *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

Historic Interest. *To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing”⁶*

- 2.07 Conservation Principles⁷ sets out a heritage value driven approach to the assessment of significance. These values are inter-related and are summarised in four categories:

⁵ IBID

⁶ Paragraph 9, Principles of Selection for Listing Buildings, DCMS, March 2010

⁷ Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, English Heritage 2008

Evidential Value: The potential of a place to yield evidence about past human activity.

Historical Value: The ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value: The ways in which people draw sensory and intellectual stimulation from a place.

Communal Value: The meanings of a place for the people who relate to it or for whom it figures in their collective experience or memory.

2.08 These values closely inter-relate to the consideration of archaeological, architectural, artistic and historic interest and inform the derivation of significance.

2.09 In terms of the methodology for deriving the description of significance reference should be made to the Historic Environment Record, statutory and local lists, the Heritage Gateway, the National Monuments Record and other information sources in order to provide an understanding of the history and value the asset holds for society. An examination of the asset and its setting should also be undertaken and consideration given to the need for additional assessment, for example further intrusive investigation to identify the extent of interest.⁸

Consideration of Development Proposals

2.10 Paragraph 131 of the Framework indicates that, in determining planning applications, local planning authorities should take account of:

- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.”*

2.12 In respect of designated heritage assets, paragraph 132 states that great weight should be given

⁸ PPS5 Planning for the Historic Environment: Historic Environment Practice Guide 2010

to the asset's conservation. The more important the Asset, the greater the weight should be. Where it is concluded that an application will lead to substantial harm to, or total loss of, significance, authorities should refuse consent unless it can be demonstrated that:-

"The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss". (paragraph 133)

2.13 Where less than substantial harm, but a harmful impact is nonetheless identified upon the significance of a designated heritage asset, authorities should weigh the public benefit of the proposal against the harm (paragraph 134).

2.14 In considering the effect of development proposals upon the significance of non-designated heritage assets the Framework indicates that these should be taken into account in determining applications. It states that:

"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."

2.15 In respect of development within the setting of heritage assets, the Framework indicates that local planning authorities should look for opportunities for new development to enhance or better reveal their significance. Where proposals preserve those elements of the setting which make a positive contribution they should be treated favourably (paragraph 137).

2.16 As regards the consideration of the setting of a heritage asset this is defined in the Framework as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of 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"⁹

2.17 The practice guide to the former PPS 5 also makes it clear (in paragraph 114) that consideration of setting should not solely be confined to visual inter-relationships:

⁹ Framework, Annex 2, Glossary.

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places.”¹⁰

2.18 The English Heritage document *The Setting of Heritage Assets* (2011), indicates, at Section 2.4 that:

“Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset “

2.19 The document provides a five step approach for accessing the impact of a development proposal which indicate that it is those elements of setting that relate to the significance of a heritage asset that are relevant. The steps set out in the guidance are summarised below:

1. Identify the heritage assets that are likely to have their significance affected;
2. Assess the setting of heritage assets and have an understanding of how that setting contributes to, or detracts from, their significance;
3. Identify the range of effects the proposed development would have on the setting of the heritage assets that have been identified and to evaluate the resultant harm or benefit;
4. Consider the potential within a proposed development for maximising enhancement and minimising harm to the setting of heritage assets; and
5. Weigh the degree of harm to the significance of the heritage assets against the benefits of the proposed development

2.20 In considering the potential impacts of the proposal regard is had to the provisions of the Framework and, where appropriate, the steps set out in the setting guidance.

¹⁰ Paragraph 114, Planning Policy Statement 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide 2010.

3.00 BASELINE ASSESSMENT

3.01 A baseline assessment study has been undertaken in order to identify heritage assets within, and in proximity to the site, which may potentially be affected by development proposals. This, as appropriate, identifies:-

- Designated heritage assets including buildings statutorily listed as being of special architectural or historic interest, Conservation Areas and Scheduled Monuments.
- Non-designated heritage assets including buildings or structures of local interest, and archaeological finds.
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets.
- The contribution of the site, as existing, to the significance and setting of the identified Heritage Assets.
- The historical relationship of the site to the identified heritage assets.

3.02 The baseline assessment and identification of heritage assets has been compiled through reference to documentary and archival resources and field survey. The following information has been reviewed:-

- The Statutory List of Buildings of Special Architectural or Historic Interest¹¹.
- South Yorkshire Sites and Monuments Record.
- Records held on the Heritage Gateway
- Historic map records of the site and vicinity.

Site Location

3.03 The site comprises an area of agricultural grassland and paddock located within and to the north

¹¹ As compiled by the Department of Culture, Media and Sport.

of the settlement of Hoylandswaine. The village is situated around 2.5km to the north-east of Penistone and 9km to the east of Barnsley. Access to the site is currently gained via field access off Cross Lane to the north and to areas of small holding and paddock to the south of the site via Haigh Head Road. Surrounding land use is mixed with 20th century residential estate development to the south and south-east of the site. The grounds of St John's Church and its former Vicarage adjoin the site to the east with agricultural grassland beyond Haigh Lane. To the west and north the site bounds onto a continuation of agricultural land.

- 3.04 The topography of the site is relatively flat although falls away towards the north. The boundaries to the site are defined by the domestic garden boundaries of adjoining residential properties, tree planting and hedgerows. Field boundaries are formed by interrupted mix species hedgerows and post and rail fencing.
- 3.05 The extent of the site and location is shown on the site plan included in Appendix 1.

Historic Context and Evolution

- 3.06 Hoylandswaine originally developed as a dispersed farming community with limited growth evidenced until the latter part of the 20th century. The first edition Ordnance Survey (OS) of 1851 indicates development focused around an area known as Green Side to the south-east of the site. This focus, around Barnsley Road, its junction with Haigh Lane and along Skinpit Lane, comprised a number of residential, agricultural and industrial buildings, the latter largely involved with iron and nail working and including the Hoylandswaine nail forge (listed building grade II). Nail working was a significant element of the 19th century village and 20 nail workers were recorded in 1806. Moving west along Haigh Lane settlement is more dispersed with a number of farmsteads indicated including at Hunger Hill, Haigh Head and Lower Haigh. Of note is a National School constructed at the junction of Cross Lane with Haigh Lane and opened in 1848. This building is now the Hoylandswaine Primary School. The proposal site is shown as in agricultural use comprising two enclosed fields and part of a third field adjoining Haigh Lane.
- 3.07 The 1893 OS map shows very little change to the pattern of development within the vicinity of the site suggesting that growth within the settlement during the latter half of the 19th century was limited. The principle exception is the construction of St John's Church and its associated vicarage on land to the east of the site and adjoining Haigh Lane. Both buildings were constructed in around 1869 and are shown as situated within landscaped grounds with tree planting shown to the boundaries of the Church yard and curtilage to the Vicarage.

- 3.08 The mapping record up to the 1960 OS map shows no significant change to the built and landscape context in the locality of the proposed development site. Whilst some limited infilling is indicated this is concentrated on the settlement centre around Barnsley Road. Field boundaries and farmsteads around and including the site remain unaltered during the majority of the 20th century.
- 3.09 The 1984-89 OS map highlights the extent of later 20th expansion of the settlement. This indicates comparatively substantial residential estate development to the south of Haigh Lane extending west from the historic core. This development and later sub-urban expansions to the west of the Lane has largely enveloped the historic farmsteads to the south of the site at Greenside, Hunger Hill and Lower Haigh. The most recent sub-urban development, with access take via Church Lane, infills land between the Church and Haigh Head Road to the south and adjoins the proposed development site.
- 3.10 Copies of the selected OS mapping record is included as Appendix 2.

Heritage Assets

- 3.14 As previously noted the Framework indicates that a heritage asset can comprise a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. The degree of consideration should be based upon the significance, in architectural, artistic, archaeological or historic terms, of the asset and the nature and extent of the potential impact.
- 3.15 Sites recorded on the South Yorkshire Sites and Monuments Record (SYSMR) falling within a 1km radius of the site centre are set out in Table 3.1 of Appendix 3. Designated heritage assets falling within the 1km radius and as such potentially impacted by the proposed development are listed in Table 3.2 and sourced through the National Heritage List and Council records of designated conservation areas.
- 3.16 No designated or non-designated heritage assets or other records fall within the site boundary. An initial scoping assessment of those sites falling within the vicinity of the site has been undertaken and is set out within Appendix 3 of this report. The majority are distant from the site and their nature would not give rise to any potential impact upon heritage significance as a result of the development. The SYSMR records 8 sites within the search area, of which 5 are duplicated on the National Heritage List as listed buildings, all Grade II designated. A total of 8 designated heritage assets are identified on the List including the Church of St John the

Evangelist (Ref. 1315075) which adjoins the site to the east. In addition the Hoylandswaine Conservation Area falls to the south-east of the site.

- 3.17 A Heritage Assessment prepared by Prospect Archaeology (LPA-47 January 2014) sets out a desk based assessment of the archaeological potential of the site and is submitted with the planning application. The Assessment notes that there is no evidence for archaeological activity within the limits of the site, although it lies in an area of suspected Iron Age field systems and enclosures, identified as cropmarks on aerial photographs. The South Yorkshire Archaeology Service has requested a programme of geophysical survey and trial trench evaluation in order to better understand the archaeological potential of the site. This approach will be in line with the provisions of the National Planning Policy Framework.
- 3.18 In summary the proposed development would not directly impact (through direct physical interaction) upon any known designated or non-designated heritage asset. No significant impacts upon the setting of identified designated heritage assets will arise, with the exception of potential impacts upon the Church of St John the Evangelist. The Church is immediately to the east of the proposed development site which can be considered to fall within its setting. An assessment of these impacts and effect upon heritage significance is set out in the next Section.

4.00 ASSESSMENT OF SIGNIFICANCE AND DEVELOPMENT IMPACTS

4.01 Having regard to guidance contained within the Framework this section sets out the heritage significance of those heritage assets identified as being potentially affected by the proposed development.

The Proposed Development

4.02 The proposed development comprises the erection of 66 dwellings. The proposals will be the subject of an outline planning application with all matters, excepting access, reserved for later consideration. Indicative layout details will be submitted as part of the application and are set out within the design and access statement.

4.03 The current iteration of the scheme layout shows a range of detached and semi-detached properties in two parcels situated to the north and south of a central area of open space. Further open space provision is made to the west of the Church and boundary landscape planting is indicated. The proposed dwellings will be constructed in two storeys and incorporate a mix of stone and brick materials.

4.04 Full details of the outline scheme proposals are set out in the design and access statement. The details are used as the basis for broad assessment of potential impacts upon heritage assets.

Impact upon Heritage Assets

4.05 As set out in Section 3 above, no heritage assets fall within the proposed development site. Where designated and non-designated assets are identified within the vicinity of the site no significant direct impacts are anticipated. A scoping assessment of assets falling within 1km of the site centre has been undertaken and is set out within Appendix 3 of this Statement. This concludes that the proposed development would not impact significantly upon the setting of these assets. The one exception is the Church of St John the Evangelist which immediately adjoins the site to the east. As a Grade II listed building the Church can be regarded as designated heritage asset for the purposes of assessment against the provisions of the National Planning Policy Framework. This assessment is set out below.

Church of St John the Evangelist

4.06 The Church is situated within grounds immediately adjoining the proposed development site at its north-eastern boundary. The Church was constructed in around 1867-1868 and is referenced as having been consecrated in July 1868 by the then Bishop of Ripon. The new parish of

Hoylandswaine was created in 1869 and the Church as constructed accommodated 250 worshippers. The siting of the Church is broadly central to the then parish boundary and in close proximity to the National School to the north.

- 4.07 The Church is to a Gothic revival design incorporating elements of geometrical decorated style and expressed in the use of tracery, buttresses, pinnacles and pointed arch surrounds. Constructed in stone with slate roof the building has a nave in three bays with south porch, chancel in two bays and to the north a vestry and aisle with mono-pitch roof. The tower is located at the west and incorporates buttresses angled as the tower tapers and corner pinnacles. Windows incorporate tracery and mullions largely set within pointed arch surrounds although those to the north aisle have flat heads.
- 4.08 The Church is attributed to the architect W. H. Crossland who undertook a number of works both regionally and nationally and had architectural practices in Leeds and Halifax. Crossland also received training within the London practice of George Gilbert Scott during the 1850s. A large number of new churches and church restorations within West Yorkshire were undertaken by Crossland during the 1860s and 1870s. These included Christ Church, Mold Green (1862-1863), the Church of the Holy Trinity in Osset (1862-1865) and Christ Church, Staincliffe (1865-1867). The three most significant commissions undertaken by his practice are the Town Hall, Rochdale (1864-1871), Holloway Sanatorium (1871-1885) and, perhaps most famously in the national context the Royal Holloway College (1879-1887).
- 4.09 It would seem likely, although not recorded, that Crossland's practice also designed the Vicarage building to the north of the Church and which was constructed around the same time. Some references do suggest that he was also involved in the design of the National School to the north although this is unlikely given the earlier dating of this building, well before Crossland established his practice.
- 4.10 It is considered that, having regard to the minimal degree of alteration to the Church fabric it retains a high level of interest in the national context as example of the Gothic Revival architecture of the latter half of the 19th century. The principal building retains a strong associative group value along with the Vicarage to the north and the churchyard and curtilage stone wall and tree planting contribute significantly to, and define, the immediate setting. The associations with Crossland, an architect of national importance enhances the historic significance of the building. Reflecting the statutory designation of the Church it is concluded that it holds a high degree of architectural and historic significance in the regional context.

- 4.11 Consideration of the contribution made by the setting of the building to heritage significance and potential impacts arising from the development is set out below.

Impact of the Proposed Development

- 4.12 As previously noted the proposed development would not directly impact upon the physical fabric of the listed building or upon any ancillary structures falling within its curtilage. Potential impact will be upon the setting of the building and as such it is appropriate to consider the proposals having regard to English Heritage guidance in respect of setting and the five step approach to the assessment of development impacts (see paragraphs 2.18 and 2.19 above). This approach is considered below.

Identify the heritage assets that are likely to have their significance affected

- 4.13 The proposed development site is situated to the east of the Church of St John the Evangelist, a Grade II listed building, and as such is a designated heritage asset of national importance. The site directly adjoins the historic boundary of the Church and its graveyard.

Assess the setting of heritage assets and have an understanding of how that setting contributes to, or detracts from, their significance

- 4.14 The historic demise of the Church grounds remains clearly defined through the low boundary stone walling and tree planting and these remain strong character elements of significance and evidential value within the immediate setting of the building. The surrounding tree planting appears, from the mapping record, to be contemporary with the construction of the Church during the 1860s and indicates an intention to create a sense of enclosure to the churchyard which remains today. Given this the Church, and comparatively low tower, does not have a particularly strong visual connection with the historic extent of 19th century settlement or its medieval core which sits on higher ground to the south-east.
- 4.15 The Church retains a strong visual and historical relationship with the former Vicarage to the north which, whilst having a more classical design treatment, is complimentary in terms of scale and materials. The listed building is a strong element in short distance views from Haigh Lane and in these aspects the group value with the Vicarage is notable. In medium and longer distance views towards the Church much of the building fabric is screened by the boundary tree planting and topography. In more direct southerly views from Cross Lane to the north the building is on higher ground and both the Church and Vicarage have prominence although the listed building is not seen in its entirety and indeed the tower itself tends to be screened by

landscape planting. In views from the north the recent housing estate development on Church Road and Church Heights provides an urban backdrop to the Church whilst from Haigh Lane, looking towards the west it has a more rural backdrop onto open agricultural land. In more extended views, for example from Renald Lane to the west the Church is largely screened and the more recent housing developments extending to the south hold more prominence.

- 4.16 From within the Church grounds views are largely enclosed by the boundary trees although aspects are more open directly to the south onto the Vicarage. Views under the crown spread of the trees do however take in the opening agricultural landscape in aspects to the west, which include the proposal site and perhaps more significantly to the east and south-east where land falls away and views are more extended. This visual connection with the surrounding landscape retains significance in illustrating the historic context of the Church siting within a predominantly agricultural landscape. Aspects to the north are more contained and interrupted by the later residential development of the settlement.
- 4.17 Overall it is considered that the contemporary and historic setting of the Church is defined by the visual inter-relationship of the building with the churchyard, strongly defined curtilage boundary and with the former Vicarage to the north. Whilst the proposed development site holds no functional or planned relationship with the Church it does form part of the historic agricultural landscape in which the listed building was located. The intended landscape enclosure of the Church does not however suggest any planned intent to facilitate or maintain views onto this landscape.

Identify the range of effects the proposed development would have on the setting of the heritage assets that have been identified and to evaluate the resultant harm or benefit

- 4.18 The proposed development will remove an area of agricultural land to the west and north-west of the Church grounds and introduce further sub-urban growth to the west of the original settlement and along the western boundary of the listed building and Vicarage. As such built development will intervene into available views of the Church from Cross Lane and in views from Haigh Lane which take in the building looking towards the west. Significant direct views onto the Church and including the visual relationship with the Vicarage building when viewed from Haigh Lane will not be obscured although the backdrop to the buildings will become urbanised.
- 4.19 Whilst the development will diminish the openness of the setting of the listed building to the west the immediate landscape enclosure and historic boundaries associated with the Church will be retained. The proposed indicative layout indicates areas of open space and the access road

taken from Church Lane adjoining the western boundary of the building with a larger area of open space beyond which will maintain some degree of visual openness. The larger area of open space will also allow for the retention of some visual connectivity with the agricultural landscape beyond. Aspects towards the agricultural landscape to the east and north-east will not be impacted.

- 4.20 Overall it is considered that the development would have an urbanising effect upon the wider setting of the Church and diminish the historic significance of the agricultural landscape to the west and north-west of the Church. As such the development will harm the significance of the heritage asset to some degree. However important aspects of significance within the setting of the building will be retained. This includes the churchyard and strong sense of visual enclosure provided by tree planting and boundary walls, the group value provided by the visual and historic relationship with the Vicarage and the openness of the setting of the building to the north and north-east.

Consider the potential within a proposed development for maximising enhancement and minimising harm to the setting of heritage assets

- 4.21 The proposed development indicates a number of measures designed to minimise the degree of harm to the wider setting of the building. This includes the incorporation of areas of open space adjoining the boundary with the Church and facilitating the retention of some visual connectivity with the retained agricultural landscape beyond the development site to the west. Buildings in closest proximity to the Church boundary will present gables and the layout is of relatively lower density to enable some retained permeability. This will minimise the extent of immediate built form which will be seen from Haigh Lane and the use of stone would further be in keeping with the character of the Church and adjoining Vicarage.

- 4.22 Material treatment, scale and design will be important considerations in order to further mitigate impact. Having regard to the historical intention to create a strong sense of landscape enclosure to the Church further landscape planting, particularly lower level structural planting will assist in visually screening the development.

Weigh the degree of harm to the significance of the heritage assets against the benefits of the proposed development

- 4.23 As previously discussed the proposed development will not directly impact upon the fabric of the Church or significant elements falling with, and defining, its curtilage boundary. The immediate setting of the building, as defined by its historic curtilage and visual inter-relationship with the

Vicarage building will be retained. The openness of the wider setting of the Church to the east and north-east and historic relationship with the agricultural landscape beyond will similarly not be impacted. The development of the site will however diminish this openness to the west and north-west and, whilst mitigation can be provided through layout of open spaces, landscape planting and detailed design and material treatment, harm will occur to significance within the setting of the heritage asset.

- 4.25 The proposed development will not impact upon important positive aspects of significance in terms of the physical fabric of the building or its historic curtilage. The boundary treatment to the Church, which is clearly indicated on historic mapping suggests an intention to provide a sense of visual enclosure and there is no indication that the development site formed part of a planned landscape setting. Whilst the historic context of the Church within an agricultural landscape will be diminished it is considered that the degree of harm to historic significance resulting from this will be less than substantial. As such the proposed development should be considered having regard to the provisions of paragraph 134 of the Framework which states that:

“Where a development proposal would 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.....”

- 4.26 The consideration of this balance test falls outside of the scope of this assessment and is addressed within the Planning Case Report accompanying the planning application. In considering what constitutes a ‘public benefit’ for the purposes of this policy the National Planning Practice Guidance states that:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”

- 4.27 In this regard material weight in considering the balance test set out within Paragraph 134 can be given to the delivery of housing, particularly in the absence of a 5-year housing land supply, the economic benefits connected with the development, the provision of affordable housing and potential benefits arising from contributions relating to education, sustainable transport and open space.

5.00 CONCLUSIONS

- 5.01 This Statement has considered the potential impacts upon the historic environment of proposed residential development on land off Church Lane, Hoylandswaine. The Statement indicates that potential impacts will predominantly relate to those upon the setting of the Church of St John the Evangelist, a grade II listed building located to the east of the development site. The listed building holds a high level of architectural and historic interest in the national context and as such can be considered to be highly sensitive to potential development impacts.
- 5.02 The application site currently comprises a series of agricultural fields and forms part of wider rural setting to the west of the listed building. The development will remove an element of openness to the setting of the building and urbanise the context to the west although through scheme layout, landscape planting and design, potential impact can be reduced. Important aspects of significance within the setting of the Church will be retained including the curtilage setting, landscape enclosure and inter-relationship with the Vicarage to the north.
- 5.04 It is concluded that the proposed development will give rise to harm, which is less than substantial, to the heritage significance of the Church. The harm will be indirect and upon the setting of the listed building with no direct impacts upon the physical fabric. As such the principle of the development should be considered against the policy provisions set out within paragraph 134 of the National Planning Policy Framework. In this instance weight can properly be given to the wider benefits of the proposals and the delivery of housing is capable of carrying material and determining weight.

Reference Sources

National Heritage List *English Heritage*

South Yorkshire Sites and Monuments Record

South Yorkshire Historic Characterisation

South Yorkshire Archaeology Service 2008

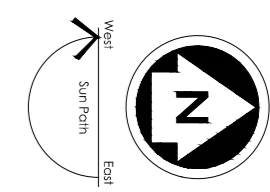
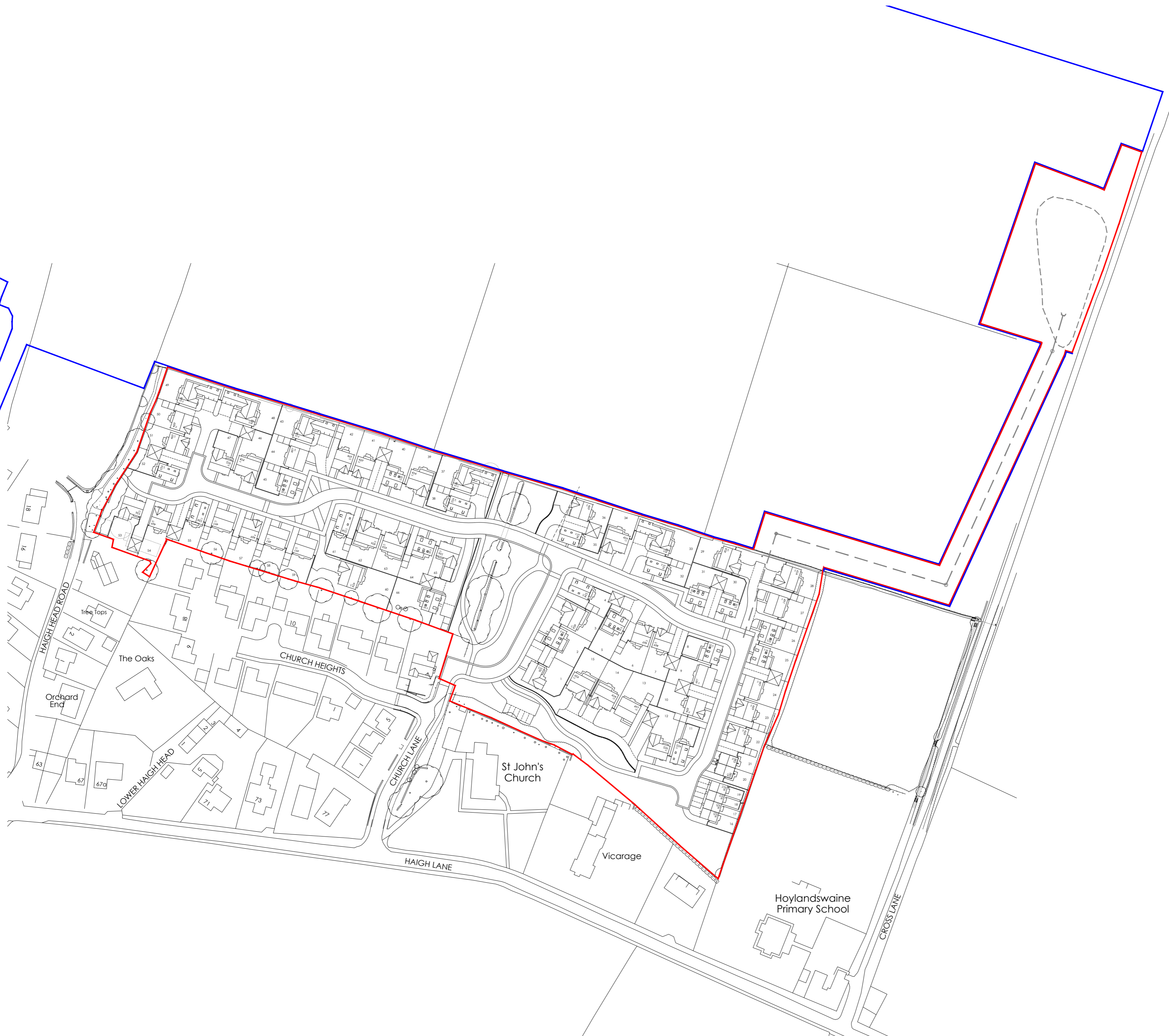
Ordnance Survey Mapping Record

Heritage Gateway

Heritage Assessment

Prospect Archaeology 2014

Appendix 1: Site Location Plan



Development :	Church Lane
Location:	Hoylandswaine
Marketing Name:	
Drawing Title:	Location Plan
Drawing Number:	HS-LP / 01
Revision:	-
Scale @ A3:	1:1250
Drawn By:	KL
Date Started:	Dec 2013

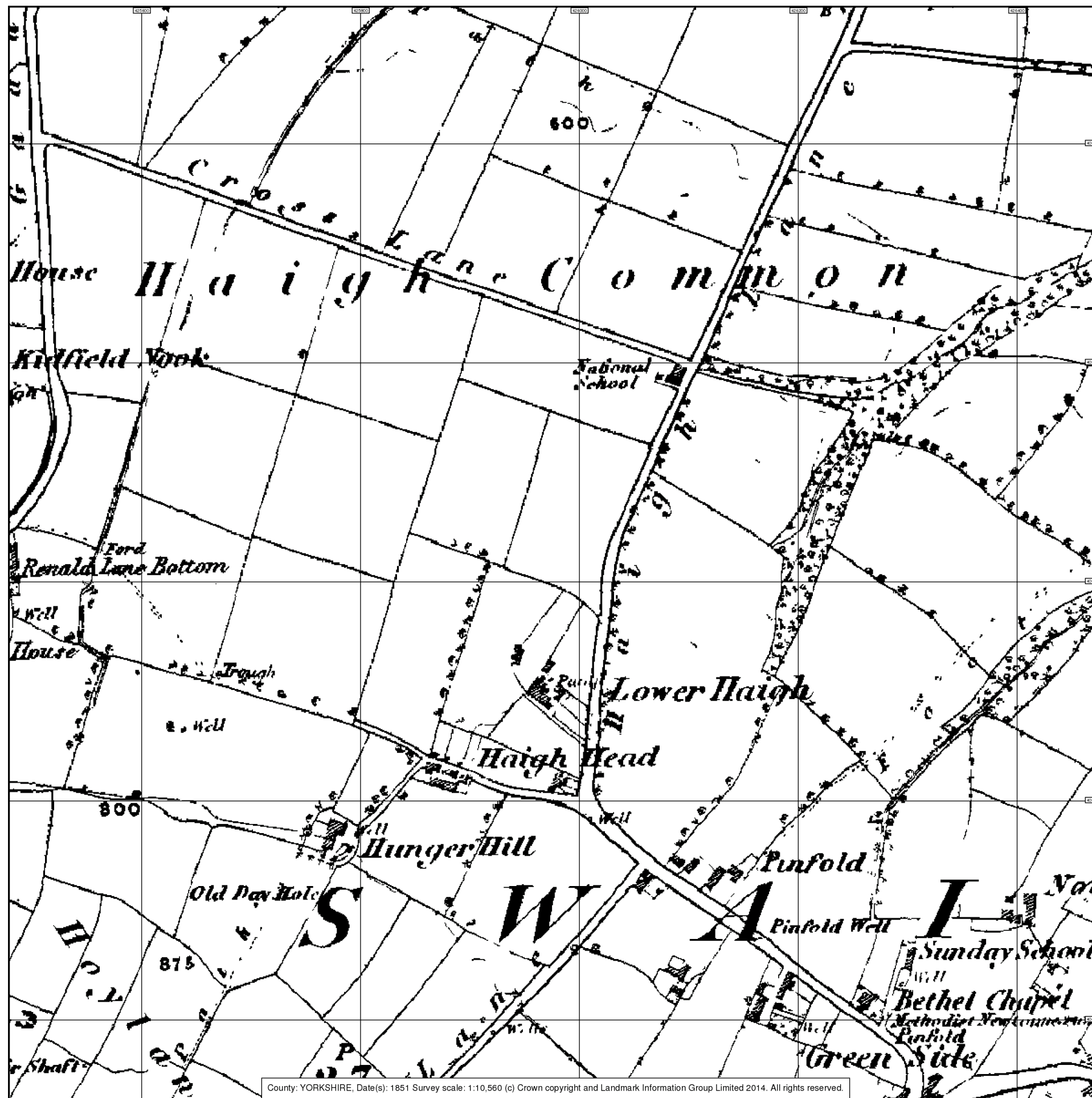
Space to live.




David Wilson Homes

Vico Court, Ring Road, Lower Wortley, Leeds, LS12 6AN
Tel: 0113 279 0099 Fax: 0113 279 0038

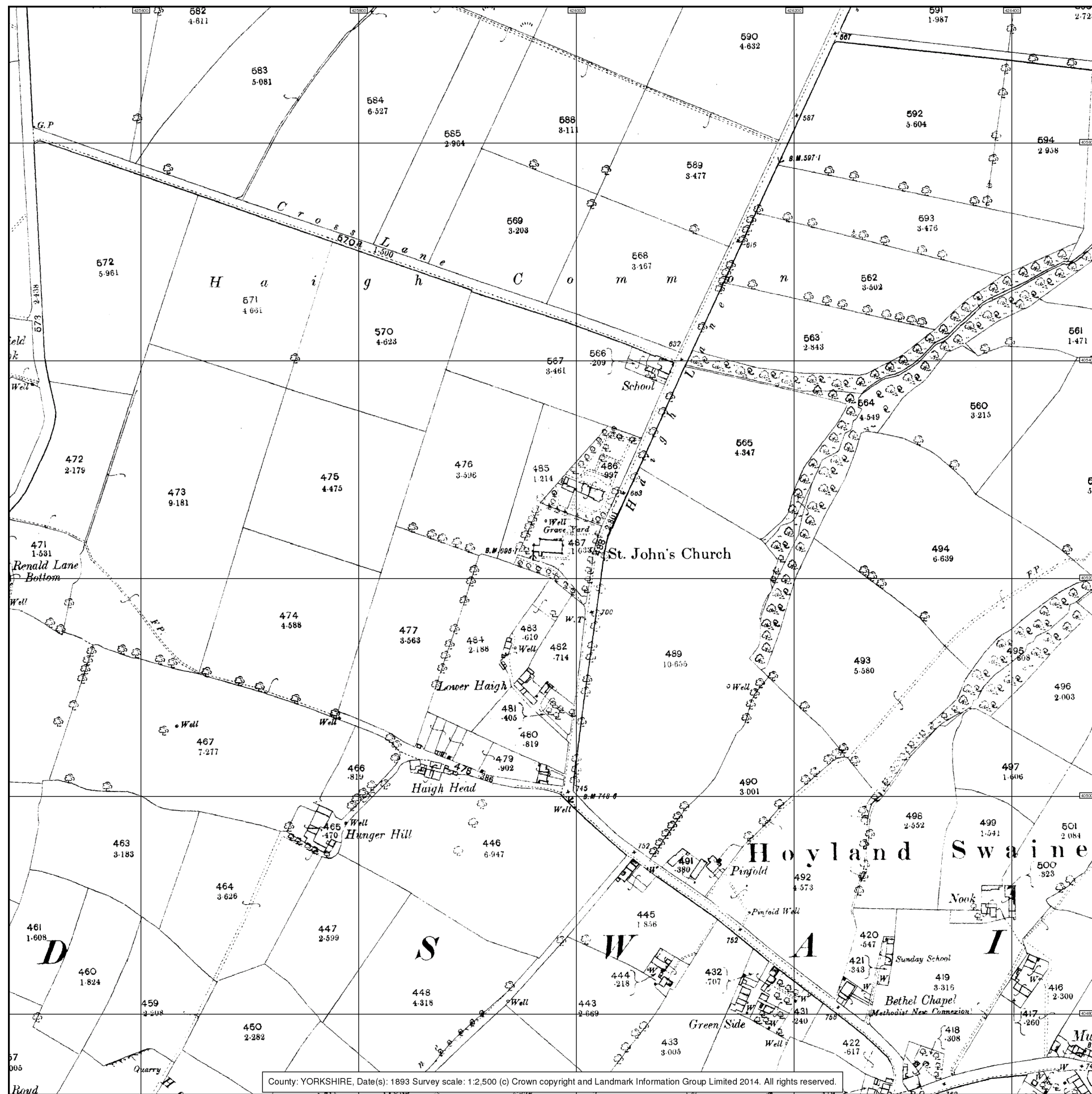
Appendix 2: Ordnance Survey Mapping




County: YORKSHIRE, Date(s): 1851 Survey scale: 1:10,560 (c) Crown copyright and Landmark Information Group Limited 2014. All rights reserved.



Landmark Historical Map
 County: YORKSHIRE
 Published Date(s): 1851
 Originally plotted at: 1:10,560

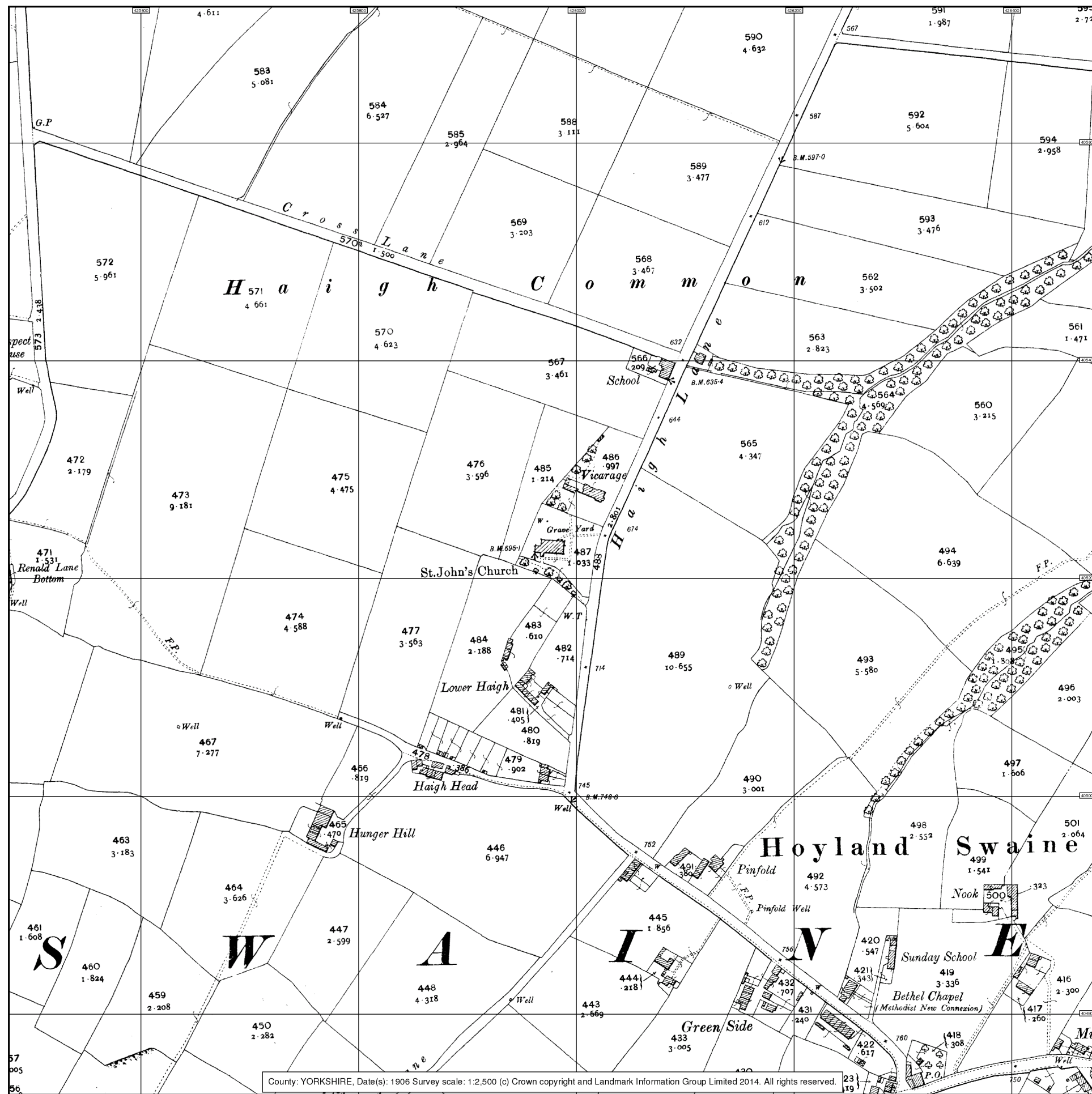


County: YORKSHIRE, Date(s): 1893 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2014. All rights reserved.




Landmark
Information Group

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1893
Originally plotted at: 1:2,500

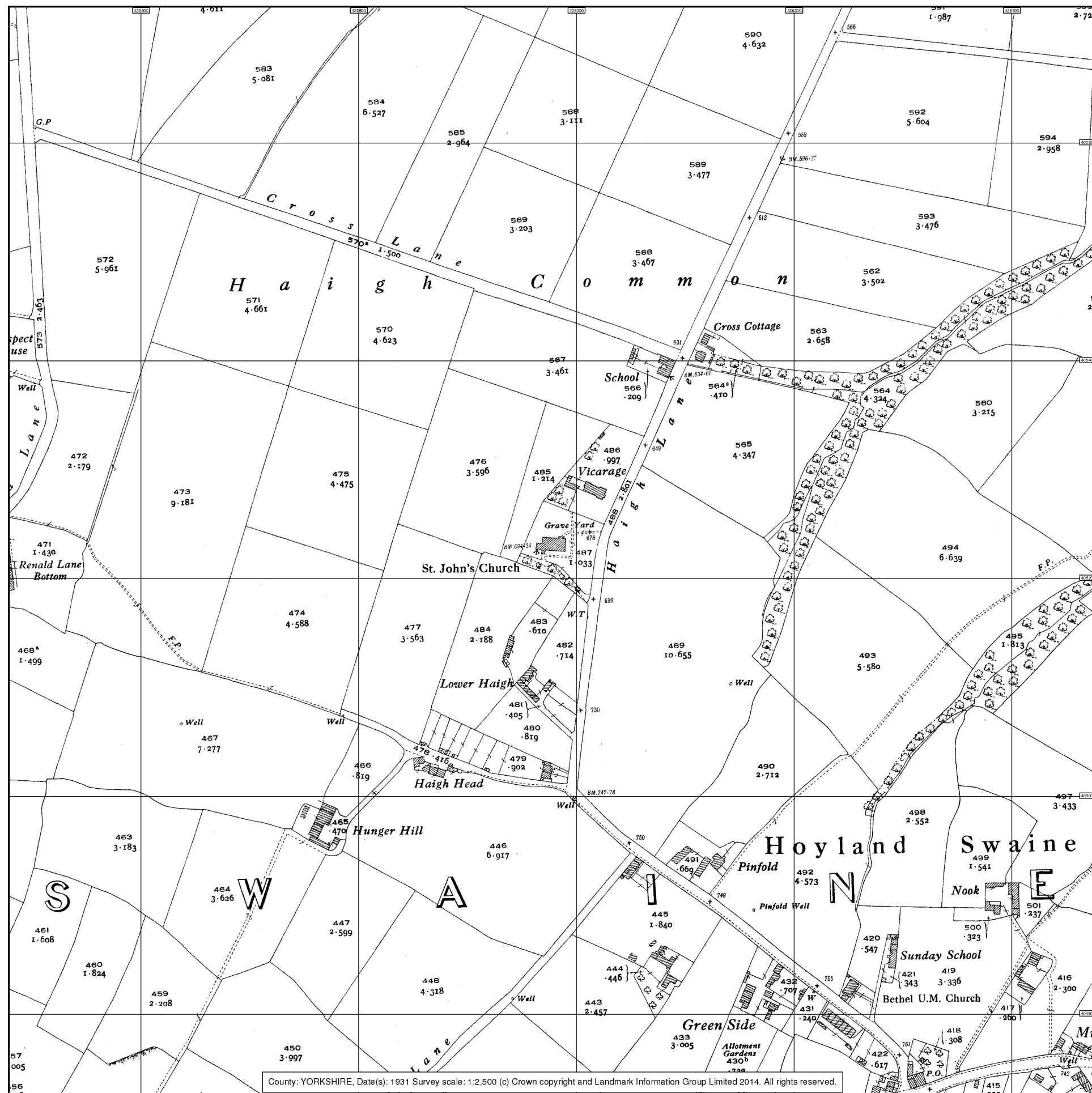


County: YORKSHIRE, Date(s): 1906 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2014. All rights reserved.




Landmark
Information Group

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1906
Originally plotted at: 1:2,500

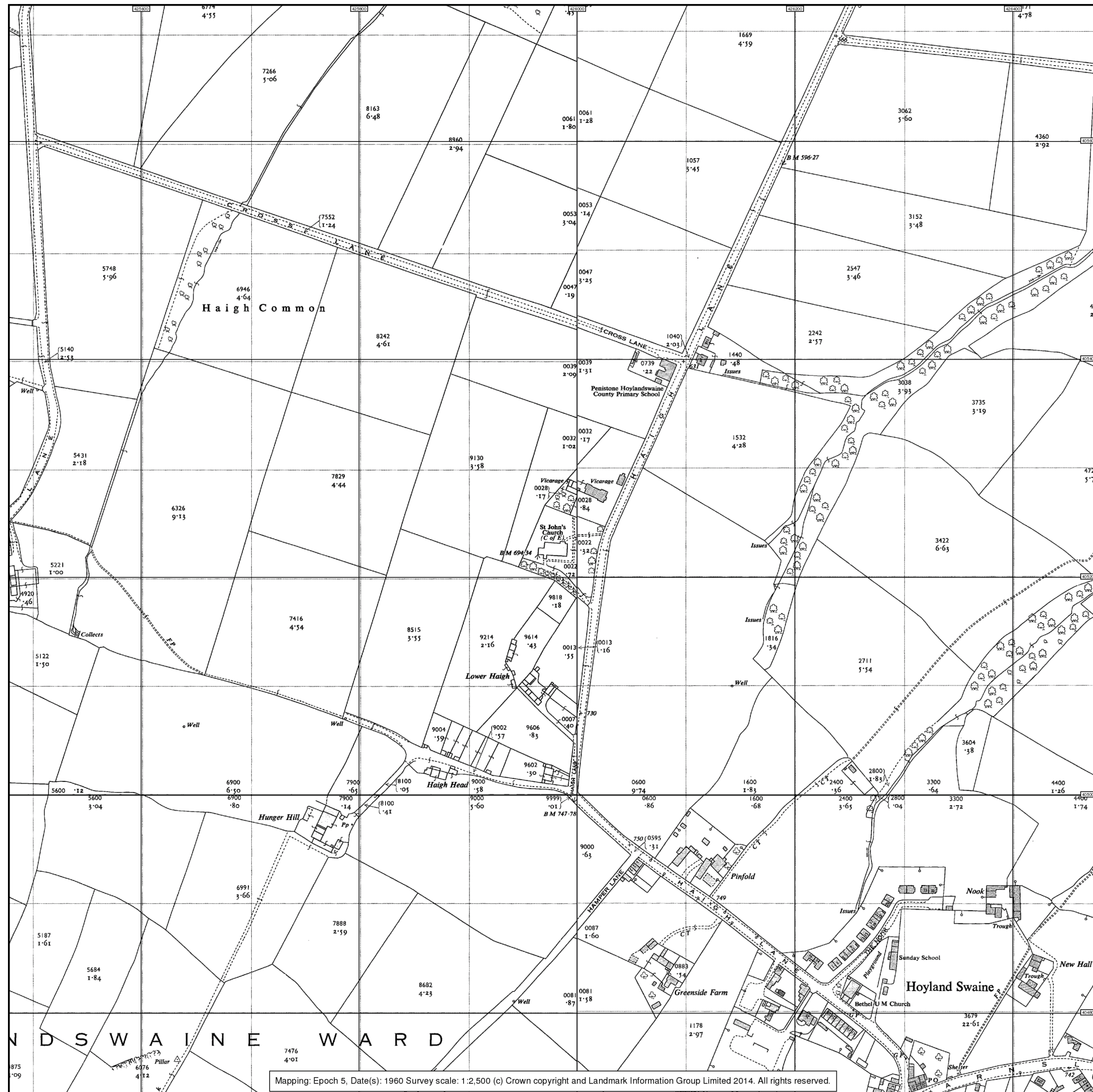


County: YORKSHIRE, Date(s): 1931 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2014. All rights reserved.




Landmark
Information Group

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1931
Originally plotted at: 1:2,500

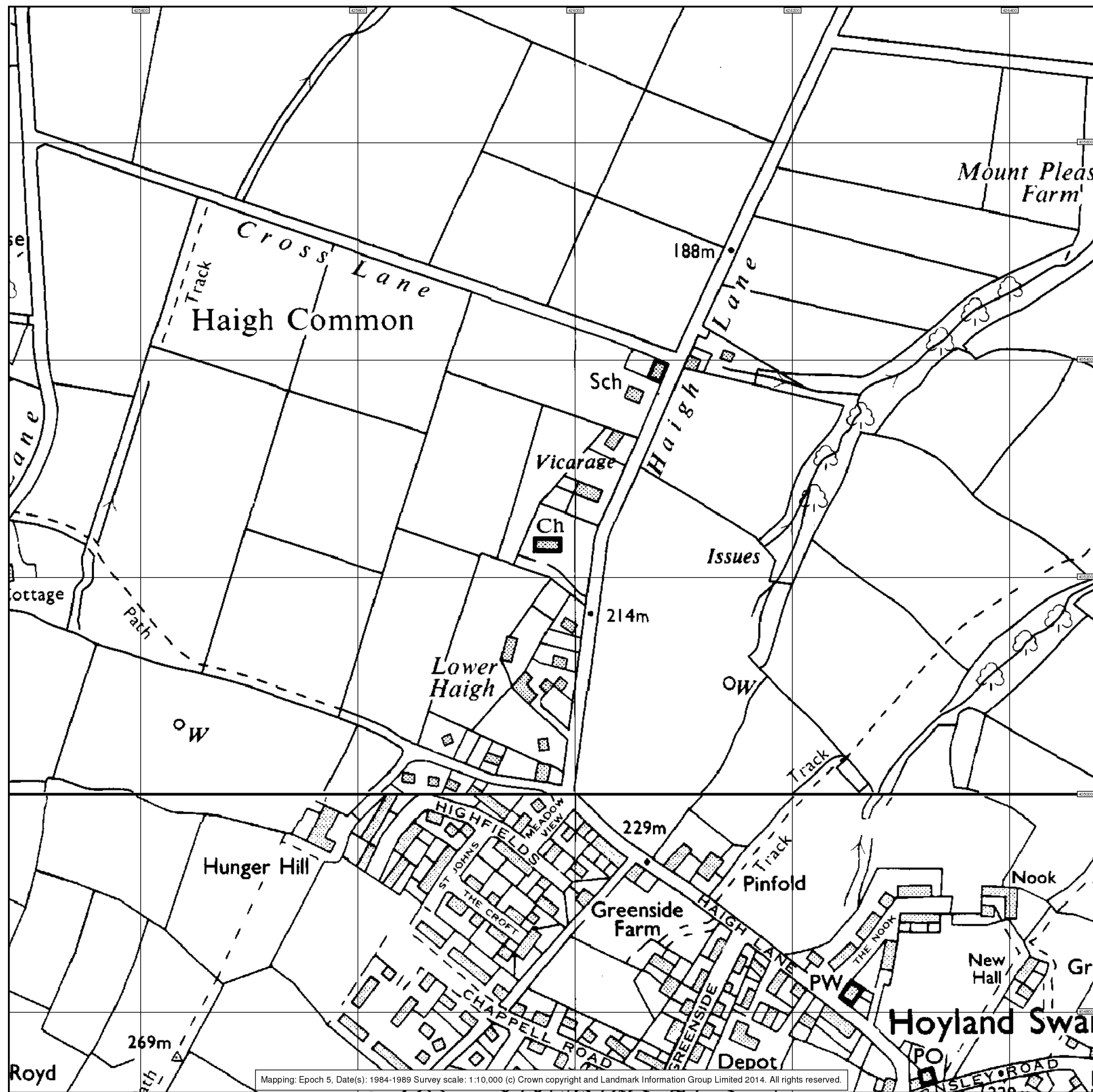


Mapping: Epoch 5, Date(s): 1960 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2014. All rights reserved.




Landmark
Information Group

Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1960
Originally plotted at: 1:2,500



Mapping: Epoch 5, Date(s): 1984-1989 Survey scale: 1:10,000 (c) Crown copyright and Landmark Information Group Limited 2014. All rights reserved.



Landmark
Information Group

Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1984-1989
Originally plotted at: 1:10,000

Appendix 3: Gazetteer of Heritage Assets

Table 3.1: Sites Recorded on the South Yorkshire Sites and Monuments Record (1km radius of site centre)

Reference Number	Type	Name	NGR	Description	Assessment of Potential Impacts
03024/01	Find Spot	Lead Seal Find, Penistone	SE25 05	None	No impacts identified
005075	Building	Hoylandswaine Nail Forge	SE2650 0476	The building is a row of three forges, at the side of the former main road. Only one room is complete with the hearth, chimney and bellows of the forge. Nailmaking by hand on domestic forges was an important trade locally well into the 19th century.	The building is Grade II listed (Ref. 1276175) and potential impacts are assessed in Table 3.2
00576/01	Monument	Two Iron Age Enclosures in Cawthorne, near Penistone	SE2560 0590	The site falls on arable land at present under pasture. No complete ground plan can be distinguished, though an ill-defined and superficial	Given the nature of the record no direct or indirect impacts will arise.

				<p>depression probably represents the east side of the western enclosure. From aerial photography and ground examination, it seems likely one enclosure superseded the other, and that both were of a simple non-defensive type. The form and lie of both, suggests, in this region, the remains of probable Iron Age pastoral enclosures. <2> The site is ill-defined but appears on APs. Possibly two sites superimposed - simple non-defensive type. References: O.S card</p>	
01449/01	Monument	Medieval Cruck Barn, Pinfold Lane, Penistone	SE2612 0493	Cruck barn	The building is Grade II listed (Ref. 1191725) and potential impacts are assessed in Table 3.2
01556/01	Monument	Medieval	SE2642 0482	Timber framed barn, New	No direct impacts.

		Timber Framed Barn, New Hall, Hoyland Swaine, Penistone		Hall, Hoyland Swaine - 4 bay timber framed barn, PR roof aisled originally? Notched lap joints. References: J. Hislop, visited PFR 11.9.1978	The building is distant from the proposed development site and has no significant inter-visibility with it. As such no impacts upon setting are identified.
01562/01	Monument	Kidfield House Medieval Timber Framed House, Penistone	SE2530 0540	Timber framed house with king post roof, encased in later stonework. Also adjacent barn PIN 1563 - informant J. Hislop.	The building is Grade II listed (Ref. 1314711) and potential impacts are assessed in Table 3.2
01563/01	Monument	Medieval Timber Framed Barn, Kidfield House, Penistone	SE2530 0540	Timber framed barn, Kidfield House, Penistone - adjacent to timber framed house PIN 1562. Informant J. Hislop.	The building is Grade II listed (Ref. 1314711) and potential impacts are assessed in Table 3.2
04286/01	Monument	Packhorse Road from Gunthwaite Bridge to Cathill, Penistone	SE2485 0555	A raised packhorse trail that runs from Gunthwaite Bridge to Cathill. Originally ended in Penistone. This type of track was known as a 'causey' (from the Norman French "caucie")	No direct impacts. The line of the road follows Cat Hill Lane around 1km to the west of the proposed development site. There is no inter-visibility with the site and no indirect impacts will arise.

				<p>- a raised way). This was later corrupted to 'causeway'. Remained in use well into the 19th century (1).</p>	
--	--	--	--	---	--

Table 3.2: Designated Heritage Assets Potentially Impacted by the Proposed Development

Name	Asset Type	Address	NGR	Description	Assessment of Potential Impacts
Church of St John the Evangelist	Grade II Listed Building Ref: 1315075	Haigh Lane	SE25982 05228	Church, 1869 by W.H. Crossland.	No direct impacts. The Church is located immediately to the east of the proposed development site, the church yard abutting the site boundary. The site forms part of the wider setting of the Church and as such the development will have an indirect impact. The nature and extent of this impact is assessed within the main body of the report.
Barn Immediately West of Pinfold Farmhouse	Grade II Listed Building Ref: 1191725	Haigh Lane	SE26130 04937	Cruck barn probably 16 th century, encased during the 17 th century with later addition.	No direct impacts. The barn forms part of a group of buildings located to the west of Pinfold Farm house and now converted to separate units of residential occupation. The development site has no significant inter-visibility with the building and does not form part of the heritage setting related to its historic agricultural function. Given distancing and intervening built and landscape form no impacts upon significance within the setting of the building is identified.
Nook Farmhouse	Grade II Listed Building	Barnsley Road	SE26384 04892	Farmhouse circa 17 th century with later 19 th	No direct impact. The Farmhouse is located around 500 metres

	Ref: 1151026			century addition to rear.	to the east of the proposed development site. It has no significant inter-visibility given intervening built development and landscape planting. The site does not form part of the agricultural setting of the farm. Given distancing and intervening built and landscape form no impacts upon significance within the setting of the building is identified
Hoyland Swain outbuilding range in garden of number 355	Grade II Listed Building Ref: 1276175	Barnsley Road	SE26525 04746	Nailshop, now outbuildings, constructed early-mid 19 th century	No direct impacts. The building forms part of the garden curtilage of 355 Barnsley Road and its setting is largely defined by this immediate inter-relationship and with the surrounding street scheme. The site does not fall within the setting of the building and as such no impacts will arise from the development.
Milestone approximately 200 metres east of roundabout at junction with A629	Grade II Listed Building Ref: 1315072	Barnsley Road	SE25900 04300	Milepost date 1736, repositioned circa 1980	No impacts given the nature of the asset.
L-Shape range of barns and stabling at	Grade II Listed Building	South Lane	SE26359 06023	Range of barns and stabling constructed late 18 th or early 19 th century	No direct impacts. The listed building forms part of a range of former agricultural buildings located around

Upper Elmhirst Farm	Ref: 1286739				750m to the north of the site. The listed building abuts Haigh Lane and its setting is defined by its relationship with the building group and connection with the surrounding agricultural landscape. The development site is distant from the listed building and has no significant inter-visibility with it. As such no impacts upon setting are identified.
Kidfield House and Barn	Grade II Listed Building Ref: 1314711	Renald Lane	SE25338 05463	Farmhouse and adjoining barn probably 16 th century, both encased in stone during the 17 th century.	No direct impacts. The farmhouse and barn are located to the west of Renald Lane and around 500m west of the proposed development site. Whilst the landscape is relatively open the buildings principal elevations orientate away from the site and given intervening buildings and landscape planting inter-visibility is limited. It is not considered that the development site makes a significant contribution to heritage setting and as such no substantive impact is identified.
Hoylandswaine Conservation Area	Designated Conservation Area			Conservation Area taking in the historic core of the settlement to the south-east of the proposal site.	No direct impact. The Conservation Area is relatively small with boundaries taking in the buildings and plots associated with the Medieval and Post-

					<p>Medieval core of the village. It includes a number of buildings associated with the 16th and 17th century settlement.</p> <p>The proposed development site is distant from the boundaries of the Area and visually divorced from it by intervening residential estate development and landscape planting. It does not form part of or facilitate significant views into or out of the Conservation Area.</p> <p>Whilst historically part of the wider agricultural hinterland of the settlement it is not considered that the site forms any significant component of the current setting of the Area.</p> <p>As such no substantive impact upon the significance of the setting of the Area is anticipated.</p>
--	--	--	--	--	---