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HERITAGE STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LEE LANE, ROYSTON, BARNSELEY**

**Heritage Statement
Proposed Residential Development
Land off Lee Lane, Royston**

Date: March 2020

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1.0 INTRODUCTION

- 1.1 This Statement, sets out an assessment of the potential impact upon the historic environment of the proposed residential development, of circa 100 dwellings, on land falling to the south of Lee Lane (B6428), Royston, Barnsley. The proposed development is to be the subject of an Outline Planning Application. In preparing the assessment regard is given to guidance contained within paragraph 189 of the National Planning Policy Framework, 2019 (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.”

- 1.2 The site comprises an area of currently agricultural pasture land, extending to around 3.6 hectares, located to the west of Royston. Field divisions are largely defined by native species hedge and shrub although now open onto the Lane following recent highway works. The site currently adjoins agricultural land to the west and south with recent residential estate development to the north. This is accessed via a roundabout off Lee Lane, the southern spur of which falls with the site boundary. To the east the site is separated from the main built up area of Royston by a single agricultural field.
- 1.3 A copy of the site location and proposed illustrative masterplan is included at Appendix 1.
- 1.4 The Statement follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposed development 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 and archaeological context of the site. Identifies the heritage assets, both designated and non-designated potentially affected by the proposals.

Section 4 - Assessment of Significance and Impact of Development Proposals

Provides an assessment of the heritage significance of the identified built heritage assets and their setting potentially affected and considers development impacts upon the significance having regard to national and local planning policy.

- 1.5 The assessment is based primarily on published and archival information and this is referenced as appropriate within the report.

2.0 PLANNING POLICY CONTEXT

Statutory Context

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities, in the exercise of planning functions in relation to listed buildings. It states that:

“In considering whether to grant planning permission 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.”

- 2.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty as respects conservation areas in the exercise of planning functions, indicating 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.”*

National Planning Policy and Guidance

- 2.3 The policies contained within the National Planning Policy Framework (hereafter the Framework), taken together, comprise the Government’s view of what sustainable development should constitute in practice. A key objective of environmental sustainability is protecting and enhancing our historic environment (paragraph 8).

- 2.4 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”

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

2.6 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.

2.7 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. Paragraph 9 of Principles of Selection for Listed Buildings (DCMS March 2010) does provide definitions of architectural and historic interest in the national context:

“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”*

2.8 Further practical guidance informing the understanding of significance can be taken from Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). This sets out a heritage value driven approach to the assessment of significance. These values are inter-related and fall into four categories:

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 meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory*

2.9 These values closely relate to the consideration of archaeological, architectural, artistic and historic interest and help to inform and articulate the derivation of significance.

2.10 The Framework indicates that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset’s conservation (paragraph 193). For heritage policy ‘conservation’ is defined as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”

- 2.11 The Framework requires applicants for development proposals to provide a description of the significance of heritage assets affected and indicates, at paragraph 189, 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.”

- 2.12 Paragraph 192 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.”*

- 2.13 Paragraph 193 indicates that great weight should be given to an asset’s conservation. The more important the asset the greater weight that should be given. This is regardless of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to significance. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates, at paragraph 194, that any harm or loss should require clear and convincing justification.

- 2.14 Paragraph 195 states that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset, authorities should refuse consent unless it can be demonstrated that:

“The substantial harm or total loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss”

2.15 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 196, that authorities should weigh the public benefits of the proposal against the harm identified.

2.16 The Framework does not provide a definition of “substantial harm” but National Planning Practice Guidance (accessed 26th July 2018) does consider the process of assessment and states that:

“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.....

It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed, the harm may arise from works to the asset or from development within its setting.”

2.17 Paragraph 197 of the Framework indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. This should be a balanced judgement having regard to the scale of harm or loss identified and the significance of the heritage asset.

2.18 In considering development affecting conservation areas and their setting as heritage assets paragraph 200 states that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”

2.19 Paragraph 201 continues:

“Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.”

2.20 As regards the consideration of what constitutes the setting of a heritage asset the Framework provides the following definition:

“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”

- 2.21 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 2.22 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19):

- Step 1:** *Identify which heritage assets and their setting area affected*
- Step 2:** *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
- Step 3:** *Assess the effects of the proposed development, whether beneficial or harmful on that significance or on the ability to appreciate it*
- Step 4:** *Explore the way to maximise enhancement and avoid or minimise harm*
- Step 5:** *Make and document the decision and monitor outcomes*

- 2.23 The advice note articulates each of these steps in more detail and the framework of this approach is adopted within this statement.

3.0 BASELINE ASSESSMENT

3.1 In order to understand the nature of the historic environment in the vicinity of the site and to identify those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken which identifies, where relevant:

- 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
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets

3.2 To inform the baseline the following information sources have been reviewed:

- The National Heritage List for England (NHLE) as maintained by Historic England, providing information on designated heritage assets in the vicinity of the site.
- The West Yorkshire Historic Environment Record (WYHER)
- The South Yorkshire Sites and Monuments Record (SYSMR)
- The National Record of the Historic Environment (NRHE)
- The Historic England Archive
- Historic maps of the site and surrounding area.

3.3 Baseline data and commentary is set out below regarding built heritage assets and archaeological resources in the vicinity of the site based upon a 1km study area from the site centre. This is considered appropriate having regard to the urban edge location of the site and scale of the development proposal.

Geology

3.4 The geology of the site predominantly consists of Oaks Rock formation sandstone with the eastern section falling within the Pennine Middle Coal Measures Formation comprising mudstone, siltstone and sandstone. Superficial deposits overlaying the site comprise glacial, Mid-Pleistocene till.

Heritage Assets

3.5 The National Heritage List for England holds 2 records falling within 1km of the site centre:

Nos. 100, 102 and 104 High Street, Royston

Grade II Listed Building (List Entry Number 1151128) NGR SE35647 11476

Farmhouse (formerly Maltkiln Farm) constructed during the 17th century with later 20th century alterations and now divided into three dwellings. The building is in 2.5 storeys and is rendered, likely over stone, with stone slate roof and part Welsh slate to secondary ranges. The building is set back to the south of the High Street and around 1km to the east of the site.

Late Prehistoric Settlement in Notton Park, 650m north-west of Lee Lane Farm

Scheduled Monument (List Entry Number 1018809) NGR SE34359 11870

The monument includes a late prehistoric enclosed settlement in woodland in Notton Park comprising ovoid enclosure, ditch and inner bank. The monument is located around 850m to the north-west of the site and north of Lee Lane.

3.6 The SYSMR hold five records falling within a 1km radius of the site centre:

Post-Medieval Farmhouse on High Street, Royston

Building (HER02232/01) NGR SE356 114

Cross references to the Grade II listed former Maltkiln Farm (see above).

Probable Iron-Age to Romano-British Enclosures, Royston

Monument (HER05774) NGR SE356 106

Sub-rectangular enclosure and associated curvilinear features identified from aerial photography. Geo-physical survey also identified several field boundaries or rectilinear enclosures along with a probable trackway (SSY3478 Grey Literature Report: GSB Prospection Ltd. 2015. Hands on Geophysics Survey. Attwood, G). The monument is located around 700m to the south-east of the site.

Undated Trackway at Royston

Monument (HER02233/01) NGR SE358 112

Raised track of unknown date running across fields. Partly destroyed by development. No dating evidence visible in the exposed section. The monument is located to the east of the site on land falling between Cropton Road and Croft Avenue within the main built up area of Royston

Medieval to Modern Pottery, Royston

Find Spot (HER05773) NGR SE357 106

Pottery recorded during fieldwalking in 2015. The majority was dated to the 19th and 20th century although finds did include four sherds of Hillam Ware (11th-13th century) and one of Cistercian Ware (c1450-1600). The finds were made on agricultural land around 600m to the south-east of the site.

Possible Late Prehistoric or Romano-British Enclosures, Lee Lane, Royston

Monument (HER05586)

NGR SE348 114

Two possible oval enclosures identified by geophysical survey in 2013 and interpreted as being late prehistoric or Romano-British in date (SSY2888 – Grey Literature Report. Wardell Armstrong. 2014. Land at Lee Lane, Royston, Barnsley. Geophysical Survey Report. Railton, M). The monument is located to the north of the site and Lee Lane, falling with a recent housing development site and presumably now overbuilt.

- 3.7 The WYHER holds three records falling within 1km of the site centre:

Cropmarks of Ploughed out Field Boundaries, Royston

Monument (PRN464)

Crop markings indicating the position of ploughed out field boundaries still shown on the modern mapping record. The monument is located in Wakefield District to the north of the site.

Cropmarks of Prehistoric Enclosure, Notton

Monument (PRN465)

Very faint crop markings of a large trapeziform enclosure with other linear ditches to the west and east of unknown function. Located within Wakefield District to the north of the site.

Notton Park

Monument (PRN4273)

Post-medieval park possibly of medieval origins shown on Saxton's map of 1599. Located to the north-west of the site and north of Lee Lane.

- 3.8 The NRHE holds three records within 1km of the site centre:

Notton Park Enclosed Settlement

Monument (MN903983)

NGR SE3455 1186

Cross references to the scheduled prehistoric enclosed settlement within woodland at Notton Park (see above).

Barnsley Coal Railway

Monument (MN1374599)

Part of the Stairfoot and Nostell Railway opened in 1870 and closed in 1967. The record centres around 800m to the north-west of the site.

Monument No. 1394622**Monument (MN1394622)****NGR SE31 SE55**

Possible Iron Age/Roman ditched enclosure visible as a cropmark on air photographs. The feature is incomplete and may be agricultural in origin. The record is centred to the north of the site and Lee Lane and appears to have now been overbuilt.

- 3.9 The National Monument Record Excavation Index hold one record with 1km of the site centre. This relates to a desk based archaeological assessment undertaken on land to the north of Compton Road, Royston (Archaeological Services WYAS. 2002)
- 3.10 Having regard to the historic environment baseline no currently know designated or non-designated assets fall within the site or its immediate vicinity.

Historical Background and Mapping*Prehistoric*

- 3.11 The NHLE records the Notton Park late prehistoric enclosure scheduled monument to the north west of the site (**1018809**) which indicates Bronze Age or Romano-British settlement. Further HER sites suggest settlement activity to the north side of Lee Lane and include a possible Iron Age/Roman ditched enclosure identified through reference to aerial photographs (**MN1394622**). The enclosure is only partially complete and may be agricultural in original. Further cropmark evidence relates to a enclosures and ditches indicative of activity although with uncertain function (**PRN464, PRN465**). A sub-rectangular enclosure and associated curvilinear features have also been identified to the south east of the site with a possible Iron Age or Romano-British dating (**HER05774**).
- 3.12 No find spots or features allowing positive dating have been recorded with the search area from this period.

Romano-British

- 3.13 As noted above, some cropmark evidence may relate to the Romano-British period although dating evidence is largely absent.

Early Medieval - Medieval

- 3.14 Royston is referred to in the Domesday survey of 1086 as *Rorestun* (derived from 'farm' in Old English) suggesting early medieval settlement possible centred around the site of the Church of St. John the Baptist (**1151127**). The Domesday record places the settlement within the Staincross Wapentake and comprising 4 carucates of land, 3 ploughs, woodland and meadow. Notton Park (**PRN4273**) is speculated to have been established during the late medieval period and delineated by a park pale suggested on Saxton's map of 1599. The settlement likely emerged from agrarian foundations with no clear evidence of industrial activity until the early modern period.

Post-Medieval/Modern

- 3.15 The parish of Royston comprised the townships of Royston, Notton, Chevet, Monk Bretton, Carlton and Cudworth and remained largely agrarian based during the 17th and 18th centuries. During the post-medieval period the site formed part of open fields to the west of the settlement but is shown on the 1772 Enclosure Map divided in to a series of narrow linear fields, in multiple tenancies, extending to the south of Lee Lane and a remnant of these field patterns is retained within the site. Royston is also shown on Thomas Jeffrey's plan of 1771 as a linear settlement extending along the High Street with a nucleated area of settlement around the Church.
- 3.16 The Tithe Map of 1845 shows the site as part of the 'Great West Field' and comprising three field divisions including the narrow field division retained today. The first edition Ordnance Survey (OS) plan, published in 1849 based upon a 1849-51 survey, shows the site with current field divisions largely established with the eastern field, now partially development, extending to the east. The remains divorced from the settlement and within a wider agricultural landscape.
- 3.17 By the time of the 1891-93 OS plan, the eastern section of the site is shown falling within a wider enclosed field marked as *allotment gardens* running between Lee Lane and Field Lane. A footpath or track is shown crossing the south section of the site and linking with Field Lane. The setting to the site remains agricultural although by this point the Barnsley Coal Railway Extension has been constructed and cuts through the landscape to the north-west and west of the site. A small building is shown within the southern section of the site, likely a field barn set within the narrow central curvilinear field.
- 3.18 Little change is shown on the 1906 OS plan or 1918 plan. The latter shows a new plot division with buildings to the east of the site little associated with the wider allotment site which remains annotated. The 1938-48 OS plan shows the residential expansion of Royston to the west with the laying out of West End Crescent and further allotment grounds to the south. This expansion continues, albeit relatively slowly, by the time of the 1955-56 OS plan which shows the commencement of residential development along the north side of Lee Lane and continuing to the south by 1962. Subsequent development has extended the urban form of Royston to the north-west and most recently residential estate development has taken place to the north side of Lee Lane.
- 3.19 Copies of selected OS mapping area included at Appendix 2.

4.0 ASSESSMENT OF DEVELOPMENT PROPOSALS

The Proposed Development

4.1 The proposed development is to be submitted as an Outline Planning Application to the Council. At the time of writing the Illustrative Masterplan (Appendix 1) only has been made available and it is understood that further information regarding the scheme will be set out with a Design and Access Statement and other technical documents. Based upon the Illustrative Masterplan, the scheme comprises:

- The erection of circa 100 dwellings comprising 2, 3 and 4-bed units within net development area of 2.89 hectares
- Provision for around 0.79 hectares of public open space arranged to the north of the site
- The development areas will be set back from Lee Lane with existing field boundaries delineating the site retained
- Access to be taken from the southern spur of the recently constructed roundabout off Lee Lane.

4.2 These details provide the basis for the assessment set out below.

Potential Development Impacts

4.3 No, currently known or recorded, designated or non-designated heritage assets fall within, or in close proximity to, the site.

4.4 As regards designated heritage assets falling within the 1km search area these are considered sufficiently distant from the site such that no development impacts are anticipated. The Grade II listed building comprising 100, 102 and 104 High Street (formerly Maltkiln Farm) (**1151128**) is located around 1km to the east of the site within the urban core of Royston. Given the extent of intervening built form, absence of inter-visibility or evidence of historic functional relationship, no impacts upon the setting of this asset will arise.

4.5 The Schedule Monument comprising the late prehistoric settlement in Notton Park is located around 700m to the north-west of the site. Given distancing and the extent of woodland enclosure, and more recently the intervening residential estate development to the north side of Lees Lane, the asset has no inter-visibility with the site. The site does not fall within the archaeological setting of the Monument and no evidence of historical inter-relationship is recorded. As such, no impacts upon the setting of the asset are anticipated.

4.6 With regards to archaeological potential a number of sites, largely relating to crop markings of enclosure, ditch and drain patterns have been recorded to the north of Lees Lane and to the south-east of the site. Evidence to confirm dating is however limited. A geophysical survey was

undertaken on land immediately to the west/south of the site in 2018 (Phase Site Investigations. December 2018. Project No. ARC/2453/925). The majority of the anomalies identified related to modern/material or objects, agricultural activity, including some ridge and furrow and geological/pedological features. Two broadly parallel linear anomalies may be related to a former trackway although these fade out towards the north-east of the site. Other weaker trends tended to be too fragmented to be reliably interpreted and are likely related to agricultural or drainage activity.

- 4.7 The site itself, excepting the northern section which has been affected by highways works, appears to have remained relatively undisturbed since the medieval period and remained in agricultural use. Having regard to the limited evidence of archaeological features falling within land immediately to the south and west of the site, and having regard to the nature of evaluations within the vicinity of the site, it is considered that archaeological potential is low. It is however recommended that a watching brief is secured during the development phase and this can reasonably be secured by condition.
- 4.8 Overall it is considered that the impacts of the proposed development upon the historic environment will be limited such that no harm to significance is anticipated.

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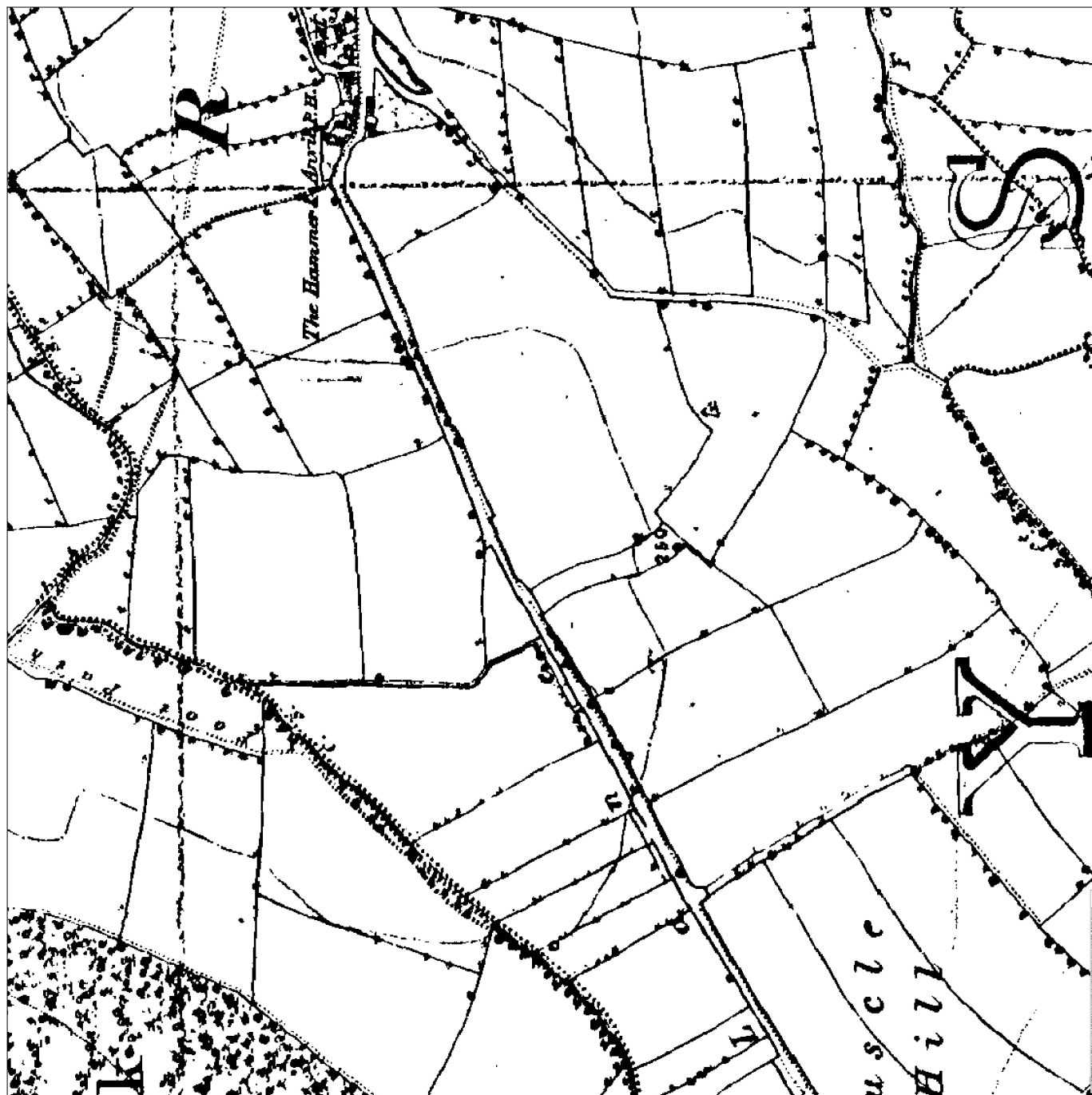
APPENDIX 1: ILLUSTRATIVE MASTERPLAN



ROYSTON INDICATIVE SCHEDULE					
Reference	Floor Area (sqft)	Bedrooms	Storerooms	Total	% of Mix
Private					
4 BEDS	1500	4	2	28	28.0
3 BEDS	1000	3	2	25	25.0
2 BEDS	750	2	2	20	20.0
3 Bed semitermance	900	3	2	28	28.0
3 Bed detached	1050	3	2	35	35.0
4 BEDS	1500	4	2	28	28.0
4 Bed detached	1500	4	2	35	35.0
4 Bed semitermance	1500	4	2	35	35.0
Sub-Total	10050	32	20	100	100.0
Affordable					
2 Bed terrace	750	2	2	20	20.0
3 Bed terrace	900	3	2	25	25.0
3 Bed detached	1050	3	2	35	35.0
Sub-Total	2700	7	6	100	100.0
Total	12750	39	26	100	100.0

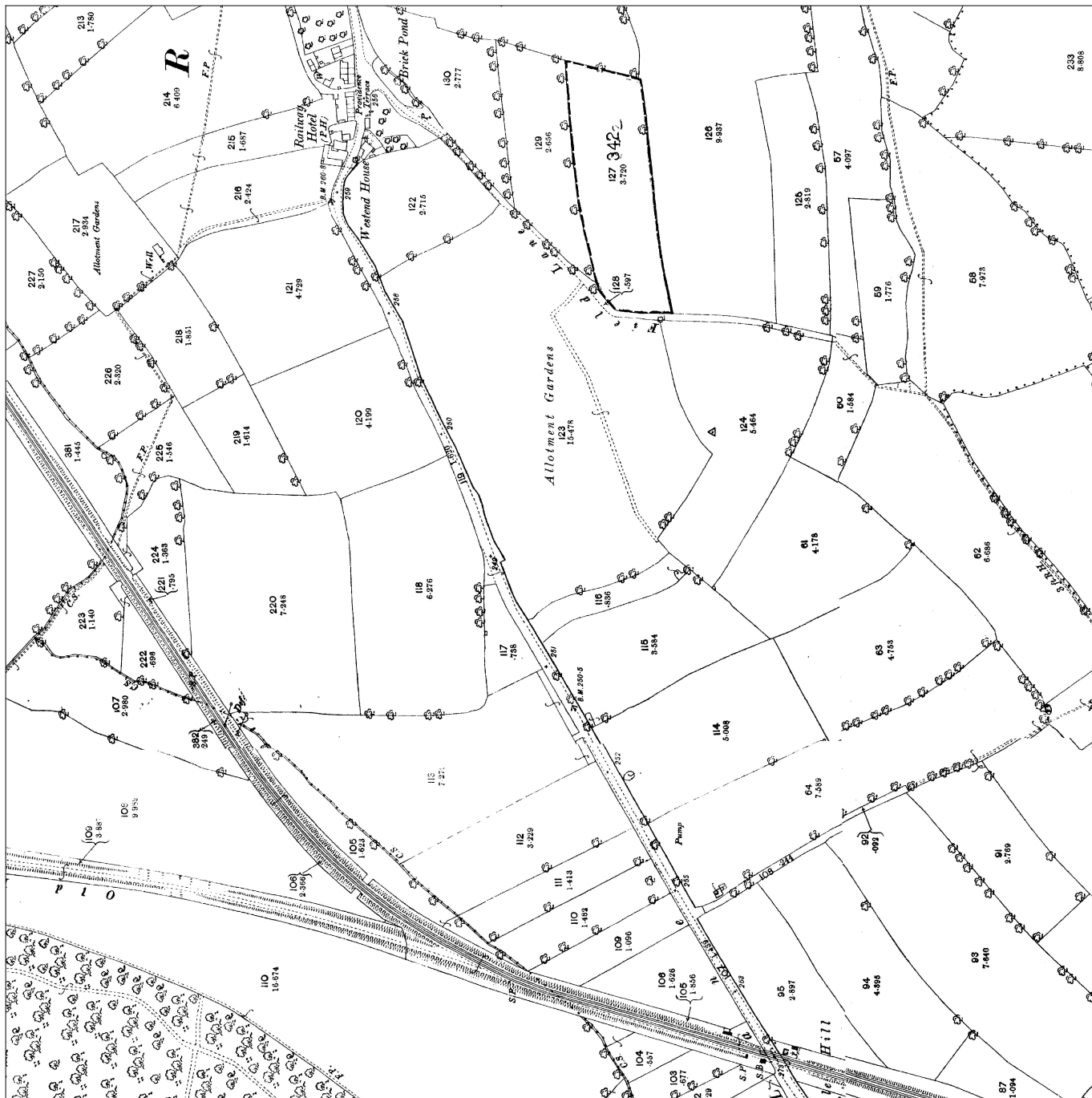
Bedrooms	Storerooms
32	20
7	6
39	26
100%	100%

APPENDIX 2: HISTORIC MAPPING



Landmark
INFORMATION GROUP

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1854
Originally plotted at: 1:10,560





Landmark
INFORMATION GROUP

Landmark Historical Map

County:

Published Date(s): 1962

Originally plotted at: 1:2,500