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11th January 2024

Planning and Building Control
Economic Regeneration
Place Directorate
Barnsley MBC
PO Box 634
S70 9GG

FOR THE ATTENTION OF: [REDACTED]

Dear [REDACTED]

2021/1090 Hybrid application for residential development for 1,560 dwellings comprising: a) Full planning permission for: earthworks to create development platforms; strategic drainage ponds/dry detention basins and associated drainage infrastructure; construction of a new link road; location of strategic landscaping and ecological areas; demolition of existing buildings; works to Hermit Lane; and erection of Phase 1(a) residential development comprising 216 dwellings, b) Outline planning permission for: Residential development comprising up to 1,344 dwellings; new primary school; small shops and community facilities; and associated infrastructure works, (Amended Description and Amended Plans), Land south of Barugh Green Road and east of Higham Common Road, Barnsley

This application has archaeological implications. For the reasons stated on the enclosed report, we recommend that the following condition be attached, should planning permission be granted:

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.

- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason:

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

No other condition should be included with, or substituted for, the recommended condition without first discussing this with SYAS.

Please provide a copy of the planning decision notice as soon as this is available.

Yours sincerely,

Andy Lines
Archaeologist

PLANNING RECOMMENDATION REPORT

Planning application number: 2021/1090

Proposed development: Hybrid application for residential development for 1,560 dwellings comprising: a) Full planning permission for: earthworks to create development platforms; strategic drainage ponds/dry detention basins and associated drainage infrastructure; construction of a new link road; location of strategic landscaping and ecological areas; demolition of existing buildings; works to Hermit Lane; and erection of Phase 1(a) residential development comprising 216 dwellings, b) Outline planning permission for: Residential development comprising up to 1,344 dwellings; new primary school; small shops and community facilities; and associated infrastructure works, (Amended Description and Amended Plans)

Location: Land south of Barugh Green Road and east of Higham Common Road, Barnsley

Current land use: Arable/ pasture

Reasons for archaeological comments

This application has potential archaeological implications. Chapter 9 of the Environmental Statement assessed Cultural Heritage and drew upon the detailed archaeological desk-based assessment (DBA) and geophysical survey. Both of these reports were included as technical appendices. SYAS discussed the scope of these reports with the applicants archaeological consultants, Prospect Archaeology, prior to commencement and is satisfied with the standard and conclusions of the reports.

Much of the area concerned has been subject to opencast mining rendering archaeological potential in those areas negligible. Geophysical survey concentrated on the remainder of the site with some overlap with mined areas in order to confirm the limits of that disturbance. The results showed ground disturbance to be more widespread than anticipated though some anomalies of possible archaeological origin were identified. Chiefly, these were to the south of Hermit Lane mainly comprising isolated ditches but with a notable spread around the former location of Hermit Cottage. The DBA and site visit identified other features of archaeological interest including the possible monastic origin of Hermit House (farm), ancient boundaries between townships, possible foundations of an isolated farmstead, a kerbed trackway and water management features associated with the former Redbrook bleach works. Whilst none of these features are of themselves of the highest significance, they are likely to contain evidence that combined will illustrate the history and development of this particular area.

Groundworks associated with the scheme would cause substantial harm to this evidence and, as such, a scheme of archaeological investigation is required as mitigation. SYAS advise that the required investigation be secured by the condition given in the covering letter. A series of mitigation measures are proposed in section 9.9 of the Environmental Statement and SYAS agrees that these measures represent suitable mitigation.

See also **National Planning Policy Framework** (DLUHC 2023).

The methodology for the necessary archaeological works will need to be discussed and agreed with SYAS, on behalf of the LPA, and we will then monitor the resulting works.

For further information on these recommendations, please contact SYAS.

Archive deposition

Deposition of any field archive resulting from this work must be discussed and agreed with Experience Barnsley prior to the commencement of the project.

Date: 11th January 2024