

Rotherham local plan

Submission Sites & Policies

Heritage Impact Assessment 2015: Addendum

March 2016

Introduction

The Council published the Rotherham Sites and Policies Document on 28th September 2015 for a six week consultation period. In the light of comments received from Historic England into the Publication Sites and Policies Document 2015, the Council has further explored the impact development of three sites would have on the historic environment.

Historic England noted, in their Schedule of Comments pages 15 – 18, the Council's approach to site allocation and their response to the allocation:

- H/85 LDF0447: land to the east of Park Hill Farm, Swallownest;
- H93/ LDF0469: land off Keeton Hall Road, Kiveton Park;
- H43/ LDF0292 Highfield Farm at West Melton; promoting the inclusion of further development principles in chapter 5 of its Local Plan for the housing allocation wherein the Council is minded to grant planning permission and has prepared a number of planning conditions to attached to the grant of the planning permission on the signing of the s106 Agreement.

The following reports consider each of these sites in turn and provide a summary of the discussions subsequently held with Historic England representatives and their final comments on these sites. The Council is committed to protecting its heritage assets and the inclusion of these development principles will ensure that any future development adequately reflects the heritage value of this complex of buildings and their setting.

H85/ LDF 0447 Land to the east of Park Hill Farm, Swallownest

Additional Work following Historic England Comments on the Publication Sites and Policies Document 2015

1. Historic England Comment:

1.1 “Park Hill Farm which falls within the western part of this allocation includes two Grade II Listed Buildings (the cow house and the barn flanking the west side of the farm yard). The Heritage Impact Assessment provides a good evaluation of the elements which contribute to the significance of these buildings and identifies the important contribution which Site H85 makes to their setting.” The HIA prepared to support the Publication Sites and Policies Document September 2015 states: “In order to reduce the harm that the development of this site would cause to the setting of these Listed Buildings, the Heritage Impact Assessment recommends that the site area of this Allocation be reduced to exclude the land to the east and west of the Listed Buildings and that these areas remain in the Green Belt. However, this recommendation has not been reflected on the Proposals Map.

1.2 In order to ensure that there is not pressure for the development of the areas which contribute to the setting of the Listed Buildings at Park Hill Farm, the extent of the area which is considered appropriate for development needs to reflect the recommendations of Paragraph 4.4.2 of the Heritage Impact Assessment with only the area to the north of Park Garage included within the Allocated Site.

1.3 The extent of this Site H85 as depicted on the Proposals Map needs to be amended to reflect the recommendations set out in Paragraph 4.4.2 of the Heritage Impact Assessment”

2. Additional Analysis

2.1 Following the advice given above, a further assessment of LDF 0447 has been undertaken, including additional site inspection by representatives of the Council and Historic England. A joint site visit was undertaken on 9th February 2016. The contribution that the preferred development site allocation (PDS) makes to the setting of the heritage assets at Park Hill Farm have already been identified in the previous Heritage Impact Assessment. However, following the site visit, it is important to note the following:

- The principle view of Park Hill Farm is to the south/south west from the main entrance to the complex on Park Hill itself (see figure below). Consideration should be given to maintaining and protecting this view to preserve the setting of the farm complex.



Figure 1 The Park Hill farm complex taken from the main entrance on Park Hill

- The view looking north west from adjacent Park Garage is also important to the setting of the Farm, despite the detrimental impact of the main pylons to the rear (see figure 2 below)



Figure 2

- Also noted on the site visit were the various structures in the garden area of the east wing of the property, including the large double garage that have damaged the setting of the former barn looking in from the west (see fig 3 below). Unfortunately whilst planning permission was refused in 1993 permission was subsequently granted on appeal.



Figure 3 Garage structure adjacent listed former cow house, granted on appeal

2.2 Following the joint site visit, the following comments were received from Historic England:

- The Heritage Impact Assessment considered that the site as originally proposed would be likely to harm the setting of these Listed Buildings and that; as a result, there was a need to reduce the extent of the developable area to lessen the potential harm to the setting of these assets. The main differences between RMBC and Historic England are, firstly, the extent of the area which needs to be excluded from the Allocation in order to safeguard the setting of these buildings and, secondly, where the Green Belt boundary should be defined in this location.
- The Listed former farm buildings at Park Hill Farm sit slightly below the ridge of the hill and, as a result, are extremely prominent in, what is now, a very open, rural landscape. The crest of the ridge, to the east of this building group, contributes to their rural setting. The land to the north of Park Garage, where it falls away down to Rotherham Road, however, provides only limited views towards the Listed Buildings and, as such, its loss and subsequent development is less likely to harm their setting.
- We have concerns about the urbanising effect which development to the north of Park Hill Farm is likely to have upon their rural setting given the fact that the land

continues to rise for some metres behind the Listed Buildings. As a result, the roofs of any housing in this location are likely to be seen in views from Sheffield Road.

- As you know we considered that the proposed landscape buffer was not sufficiently far away from the Farm and we were not entirely convinced about its proposed location (from the edge of the garage to the edge of the curtilage of Park Hill Farm). We suggested that historic maps might give an indication of a more appropriate line for the landscape belt. However, having looked at the 1893 OS map of the area, the hedgerow at that time actually ran in an east-west direction from the south-eastern corner of the farm to a point opposite 11 Rotherham Road (see attached map) so there are no former hedgerow lines which might be reintroduced.
- As a result, we consider that the extent of the development should be limited to a line running between the north-eastern corner of Park Garage and the western corner of the Miners' Welfare Building. This would reduce the developable area by approximately 1.5 hectares from that shown on the most recent Heritage Impact Assessment. The edge of the development would be defined by a landscaped belt and this would become the new boundary for the Green Belt in this area.

3. Post Site Visit Comment

3.1 Following extensive analysis, this leaves three distinct options for LDF 0447. These are as follows;

Option A

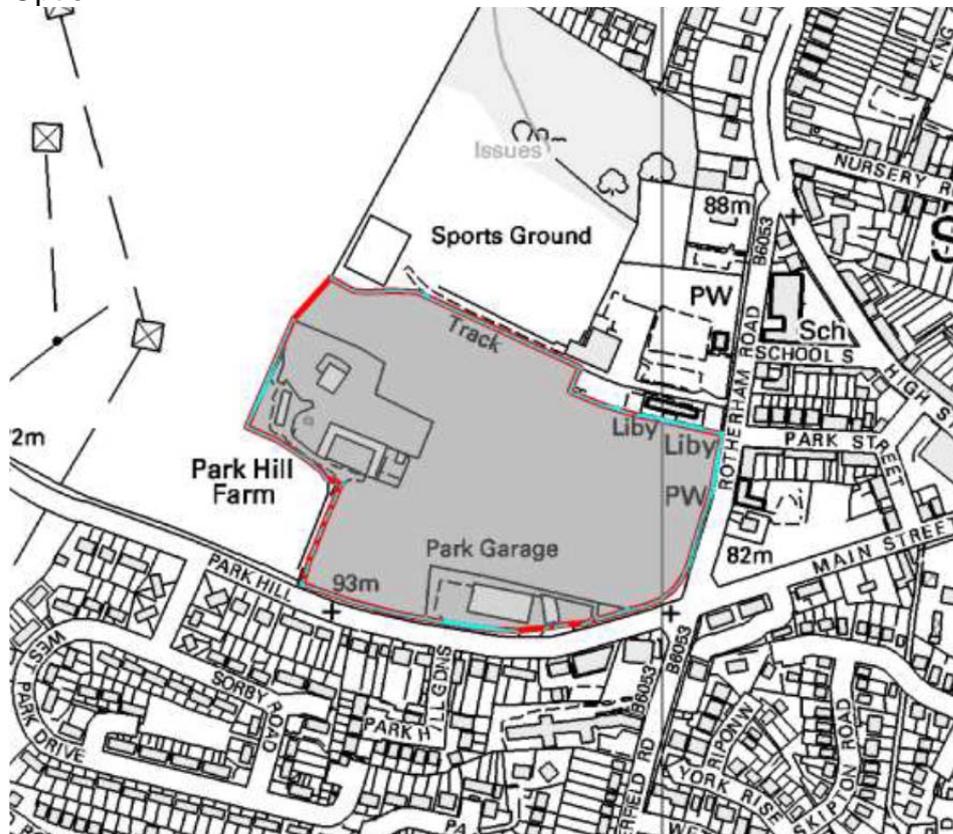


Figure 4 Option A the original Preferred Site Allocation

3.2 Option A is the Preferred Site Allocation boundary as originally proposed by the Council and to be submitted as part of the Sites and Policies Plan 2016. It is suggested that further analysis and following consultation with Historic England that the impact of residential development on the whole of this site could potentially be harmful to the setting of the listed buildings at the Park Hill Farm complex.

3.3 Initially, the potential negative impact on Park Hill Farm was considered in the 2015 Heritage Impact Assessment prepared to support the Publication Sites and Policies Document September 2015, and consideration was given to the following compromise. However it is important to note that any “stand-off” from the Park Hill Farm listed buildings was proposed to be negotiated at the planning application stage and that the wider site is proposed to be removed from the Green Belt and allocated for residential purposes

Option B

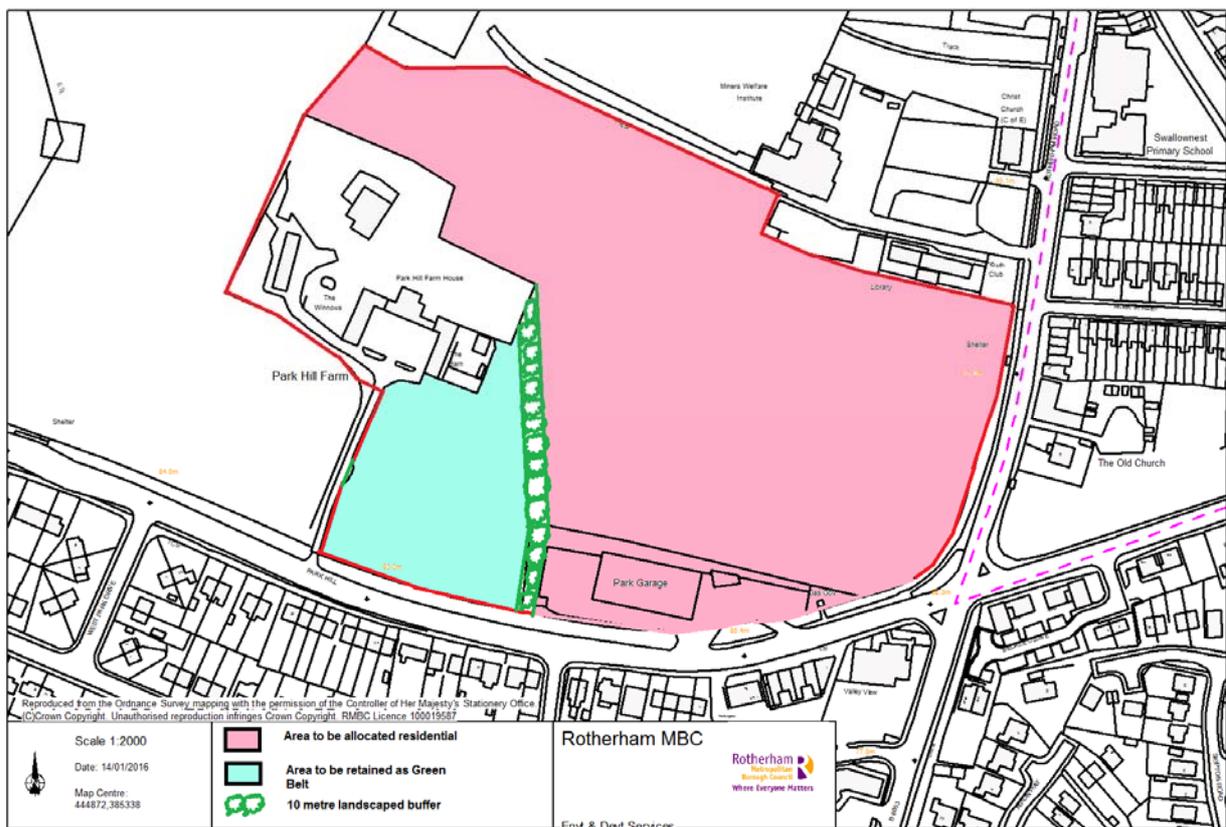


Figure 5

3.4 It is considered that Option B could lessen the impact of residential development on Park Hill Farm by identifying a 0.8 hectare parcel of land to the west and north-west of Park Garage to preserve the key views of the listed farm buildings from Park Hill to the south (see figure 3 above). As noted in the previous paragraph the protection the setting of the listed building would be undertaken at the planning application stage.



Figure 6 Option B taken from Park Hill to the west of Park Garage showing the proposed line of the landscaped buffer. The suggestion is that land to the left is to be excluded from the proposed development site

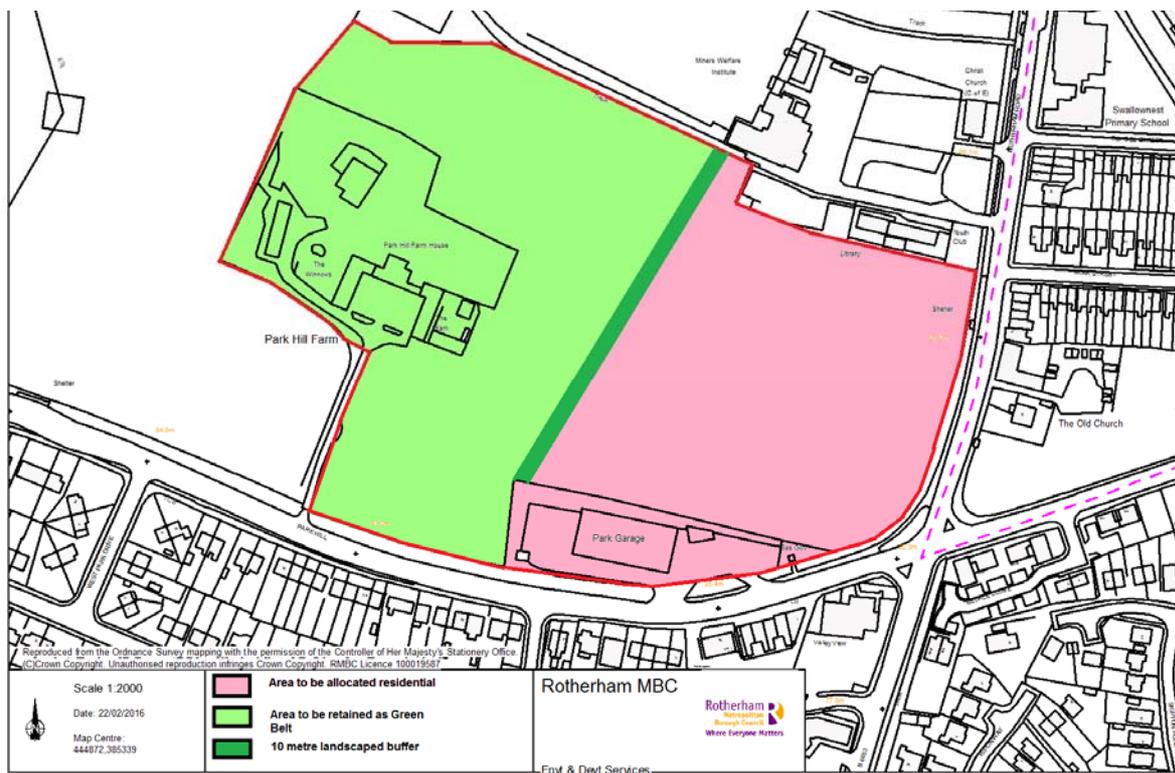


Figure 7

3.5 However, following the aforementioned site visit, Historic England are of the opinion that this compromise does not go far enough in protecting the setting of Park Hill Farm and an alternative solution is promoted

3.6 Option C reduces the Preferred Site Allocation (96 dwellings proposed) to 2.3 hectares (1.86ha net) and will result in only 56 dwellings being capable of

accommodation on site (at a standard density of 30 dpha). However, it was noted at the joint site visit that the topography of the site would potentially enable a higher density of development in the area adjacent to the crossroads. The figure below demonstrates the significant topography of this site.



Figure 6 The proposed development site taken from the south east corner of the site. Park Hill Farm is behind the ridge line as highlighted by the red arrow

4. Conclusion

4.1 Further to the comments from Historic England received following the joint site visit, the Council acknowledges that development on whole of the preferred site allocation could potentially harm the setting of the listed buildings of the Park Farm complex. A reduction of the extent of the developable area through careful consideration of any future planning application would ensure that any potential harm to the setting of these assets was mitigated. Prevention of harm to the historic environment is a requirement of both National and Local Planning Policy, and the Council considers that the consideration of a suitable “stand-off” zone is most appropriately considered at the planning application stage.

4.2 However Historic England’s preferred option is to lessen the size of preferred allocation through the Examination In Public process for the reasons outlined in detail above, and to retain a substantial proportion of the site as Green Belt. The Council considers that this would have a significant impact on the number of residential dwelling units to be provided in the Aston, Aughton, Swallownest settlement grouping resulting in a possible loss of 39 units. However there would remain a small buffer of dwellings to be delivered in the Plan period in this settlement grouping. The mitigation and re-drawing of the preferred site allocation boundaries proposed by Historic England, reflect their careful consideration of this site in its widest context but it will reduce the number of residential units to be delivered through the Local Plan to meet the borough’s housing needs.

4.3 Therefore the Council considers that if, during the Examination in Public into the RMBC Local Plan, the Planning Inspector accepts the Historic England approach to the protection of the listed buildings at the Park Hill Farm complex and, considers that the re-drawing of the boundaries is an appropriate response, the Council will accept the findings of the Inspector; and, following consultation on Main Modifications to amend the boundaries of the submitted allocation it will include a significantly reduced site allocation within the Sites and Policies Document on adoption of the Plan.

4.4 The Council is committed to protecting its heritage assets and the inclusion of these development principles will ensure that any future development adequately reflects the heritage value of this complex of buildings and their setting.

4.5 It is suggested that a further Mitigation Measures is considered for inclusion within the Development Principles Section (Chapter 5) of the Sites and Policies Document:

- A10 metre wide landscaped buffer shall be provided on the western boundary of the site in order to both further shield development and to define the Green Belt boundary.

H93/ LDF 0469 Land off Keeton Hall Road, Wales

Additional Work following Historic England Comments on the Publication Sites and Policies Document 2015

1. Historic England Comment:

1.1 “There is a group of five Grade II Listed Buildings around Kiveton Hall to the north of this area (LDF0469 land at Keeton Hall Road). Kiveton Hall, itself, would only be 100 or so metres from the edge of this development.

1.2 The Heritage Impact Assessment considers that this site makes a positive contribution to the setting of these buildings and that development of this site will detract from their character and setting.

1.3 However, having concluded that the development of this site is likely to harm these Listed Buildings, the Heritage Impact Assessment does not make any evaluation of whether or not any of this site is actually capable of being developed in a manner consistent with the protection of these assets. Nor does it identify what mitigation measures might be necessary to remove or reduce any harm to an acceptable level.

1.4 The reason why this exercise has not been undertaken is because the site is already allocated in the existing UDP. The Adopted UDP is sixteen years old. Just because a site is allocated in a Plan Adopted in 1999 does not mean that it should, automatically, be accepted as suitable for residential development in this Local Plan.

1.5 Consequently, the suitability of site H93 as a housing allocation should be evaluated in the same way as any other potential housing site.

1.6 Therefore, there is a need for the Heritage Impact Assessment to ascertain to what extent this site is capable of being developed without harm to the setting of the designated heritage assets at Kiveton Hall. It also needs to identify what mitigation measures might be necessary to remove or reduce any harm to an acceptable level. Any mitigation measures should then be included within the Development Guidelines for this site as has been done for all other Allocations.

1.7 Before allocating LDF0469 for development:-

(1) The Heritage Impact Assessment needs to evaluate to what extent this site is capable of being developed without harm to the setting of the designated heritage assets at Kiveton Hall and to clearly set out how the harm it has highlighted might be removed or reduced.

(2) If it is considered that this site is capable of accommodating housing development, the Development Guidelines for this site need to set out how that harm

might be removed or reduced in any eventual development proposals. This might, potentially, need to include a reduction in the extent of the developable area.

(3) If, however, it is concluded that the harm is incapable of mitigation, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).”

2. Further Analysis

2.1 The present day Kiveton Hall is an early 18th century replacement for an older and much grander building which was demolished in 1811.

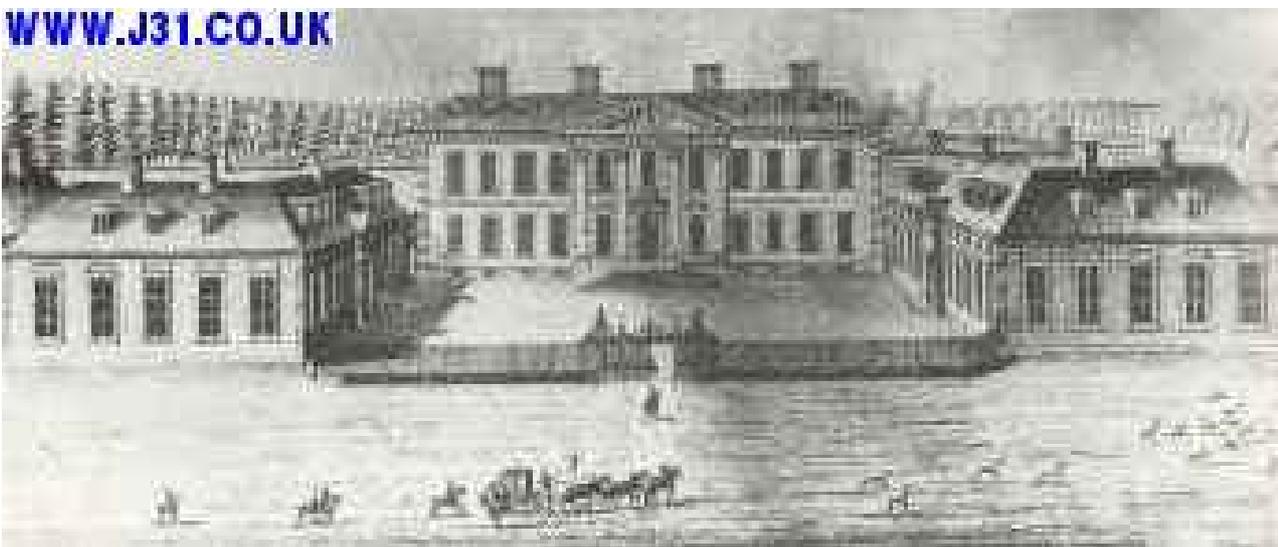


Figure 1 The former Kiveton Hall

2.2 The description of the present building as Kiveton “Hall” is a bit of a misnomer. A farming operation has existed on this site from at least the late 18th century and the Ordnance Survey maps from 1850 all refer to the present day building as Kiveton Farm (see OS Edition of 1888, fig 2). The building was, albeit a rather grand one for the area, a farmhouse at the eastern edge of a farmyard and associated buildings. The first time the building is referred to as Kiveton Hall is on the present day OS map. The building is now a private dwelling divorced from the adjacent farming operation.

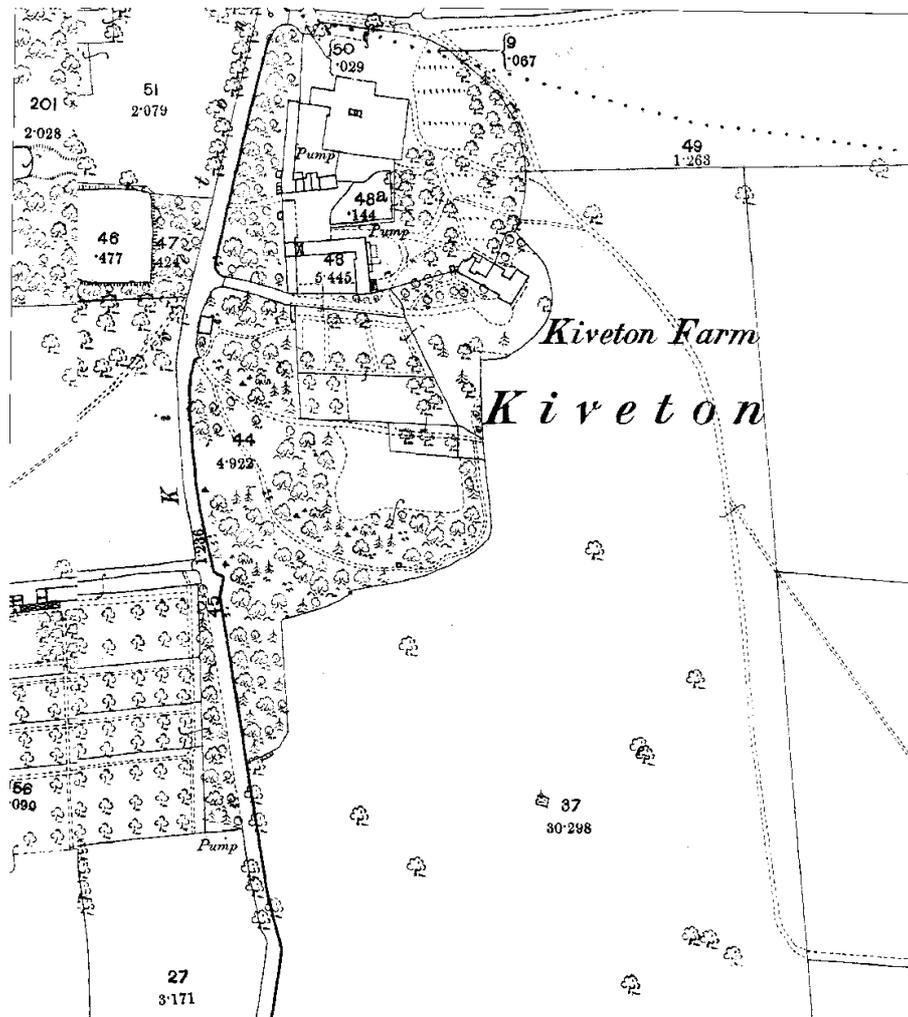


Figure 2 Ordnance Survey Map 1888

2.3 The layout of the building is also interesting in that recent, non-farming owners have emphasised the south western elevation of the property with the creation of a gravelled turning area leading up to the main entrance door. However, in many respects, the south eastern elevation is grander and qualifies more as the *principle* elevation with its far reaching views over open countryside, hence the construction of the ha-ha contemporary with the house.

3. Kiveton Hall, its associated listed structures and their setting

3.1 Sitting as it does to the south of the village of Todwick and to the north of the former mining settlement of Kiveton Park, Kiveton Hall and its surrounds have retained an idyllic, rural/agricultural feel. The Hall sits equidistant between the two settlements separated by Green Belt on all sides.

3.2 In addition to Kiveton Hall itself, there are a further eight residential units utilising former agricultural buildings on Todwick Court off the main Kiveton Lane. All of these were converted in the early 1980's and form an interesting settlement in their own right. These works may have been carried out before the surrounding structures and

buildings were listed in 1986. The whole site has a large number of mature trees and vegetation which are a major factor in its character and setting.

3.3 Historic maps show that in the past, the site was even more heavily wooded, particularly to the south. The trees, despite their scale and maturity are not protected by either Tree Preservation Areas or Conservation Area status.



Figure 3 Barn adjacent Kiveton Hall taken from the Public Bridleway

3.4 To the north of the Hall are the barns of the present day Kiveton Hall Farm which is still in operation under separate ownership. As can be seen from fig 3 above these have an impact on the setting of the Hall. In particular the large green and grey structure (arrowed) impacts heavily on the view from the public bridleway, not least because it is significantly raised above existing ground floor level by a landfilling operation. Permission for this structure was granted in 2001. Somewhat surprisingly by today's standards, the impact on the setting of the Hall was *not* taken into consideration.

4. Key Views

Views in

4.1 From the west, Kiveton Lane is a well- used, classified road with pedestrian walkways on both sides south of the junction with Todwick Court. Views from both of these, particularly of the Hall are fleeting due to tree and vegetation cover.



Figure 4 View from Kiveton Lane

4.2 From the south, views are limited due to lack of public access. The preferred development site (PDS) is largely inaccessible being under plough or crop all year round. A long distance view can be obtained looking over the PDS from Essex Close 375 metres to the south. This looks over the allocation site towards Kiveton Hall (see figure 5)



Figure 5 View over the allocation site from Essex Close

4.3 To the east, there is a wide expanse of Green Belt open fields. There are long distance views from both North and South Anston (2 and 1.6 kilometres respectively). Closer up to Kiveton Hall and the preferred allocation site, views are limited due to lack of public access as shown by fig 6 below. The public bridleway ends at the north eastern corner of the allocation site and then heads in a south easterly direction towards Kiveton Park Station.

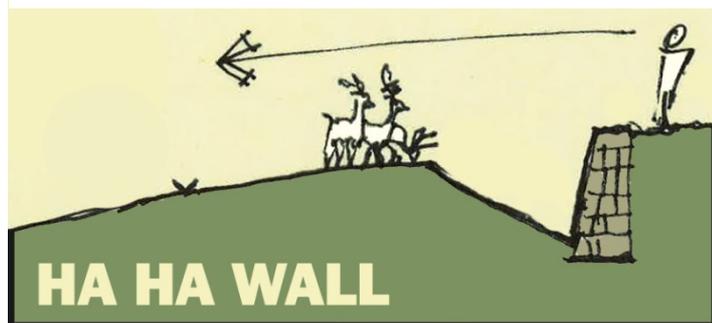
4.4 Long distance views of both Kiveton Hall and the allocation site from the north and north east are prevented by the topography which runs up from the A57 Sheffield Road (1.2km to the north east) to a ridge line obscuring the view.



Figure 6

Views out

4.5 Views out from the cluster of heritage assets around the Hall are restricted, predominantly by tree cover and vegetation to the west and south and the ancillary farm buildings of Kiveton Hall Farm to the north.



4.6 The key view, particularly from Kiveton Hall itself is to the east and south east across to Anston and Kiveton Park Station. Historically, this has always been the key view both to and from the Hall, hence the



Figure 7 Ha' ha's explained

creation of the ha-ha to take full advantage of this.

4.7 A ha-ha is a recessed landscape design element that creates a vertical barrier whilst preserving an uninterrupted view of the landscape beyond. The design includes a turfed incline which slopes downward to a sharply vertical face, typically a masonry retaining wall. Ha-has are used in landscape design to prevent access to a garden, for example by grazing livestock, without obstructing views. The name "ha-ha" derives from the unexpected (i.e., amusing) moment of discovery when, on approach, the vertical drop suddenly becomes visible.



Figure 8 Key view out from Kiveton Hall

5. Assessment

5.1 From the above it can be seen that the allocation site makes a positive contribution to the setting of the heritage assets of Kiveton Hall and its surrounds.

5.2 The effect on the listed gate piers, the end sections of the two outbuildings and the section of the walled garden can largely be discounted as they are not visible from the preferred allocation site.

5.3 The impact on the setting of the Hall and ha-ha is a more contentious matter. As can be seen from the analysis above, the key views in and out are from the south and east. To the immediate south of the Hall the impact is limited by the tree and vegetation cover which, as we can see from the historical maps is important to the sites historical context i.e. this is the remains of a much more significant tree cover. Once this tree cover ends the Hall is completely visible and enjoys significant long distance views out.

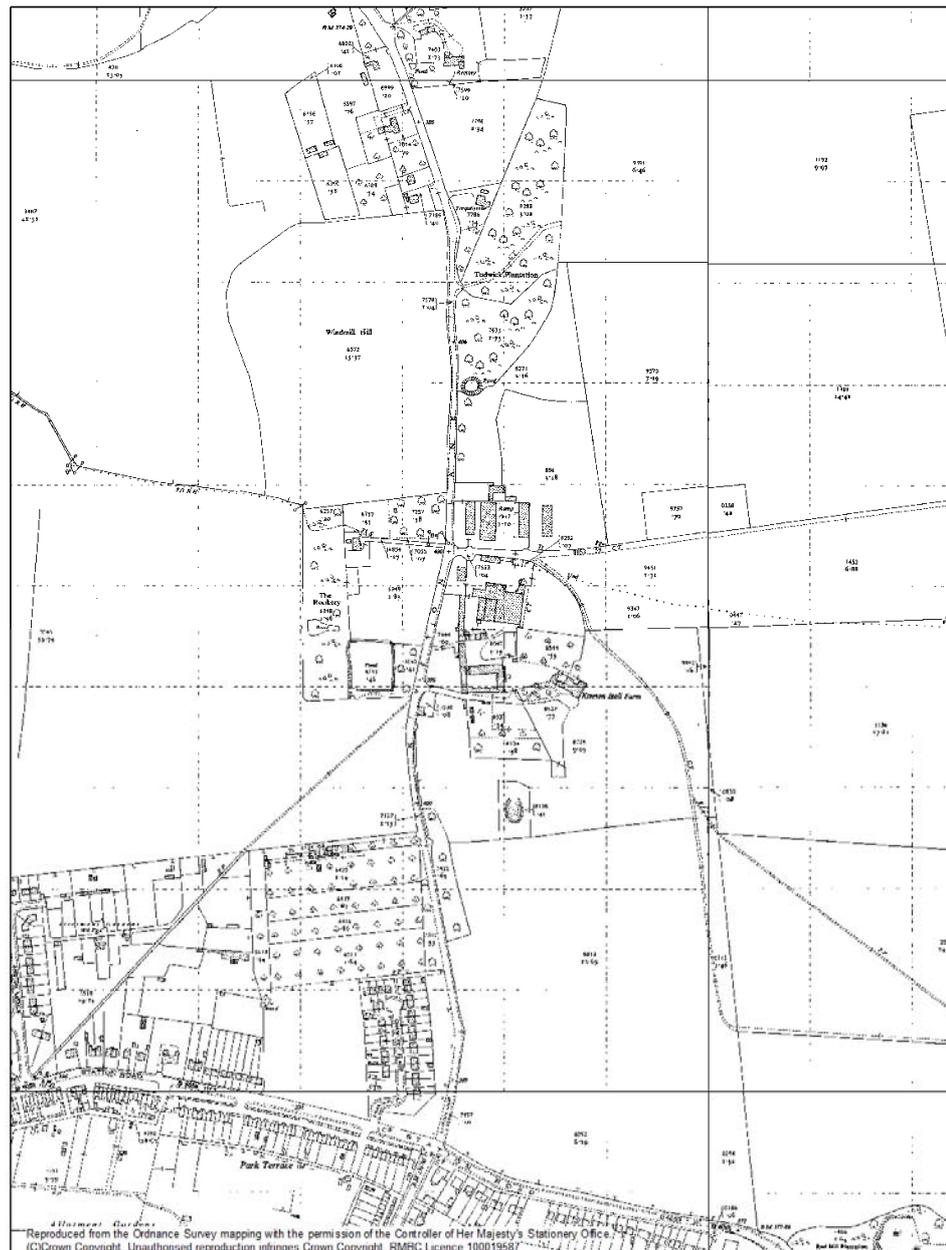


Figure 9 Ordnance Survey Map 1956

5.4 In many respects development in the last 40 years has already impacted significantly on the setting and historical context of the Hall. The Ordnance Survey maps of 1956 and today show how both the settlements of Kiveton Park and Todwick have significantly encroached and therefore impacted on the setting of what was once a more isolated stand-alone farming settlement. The farm itself has also expanded significantly, particularly with the addition of the large barn building referred to above.



Figure 10 Ordnance Survey Map today

5.5 Any housing development on the preferred allocation would be close to the Hall, 133 metres at its closest point. The impact to the immediate south, the closest point, is reduced by the tree screen; however potentially the development on the north eastern portion of the allocation site will impact on the key view out from the Hall, this is described above. However this is not a publically enjoyed view, the Hall itself is

Option C: Reduce site boundary at the north eastern corner of the preferred site allocation and include the previously excluded area of public open space to the south

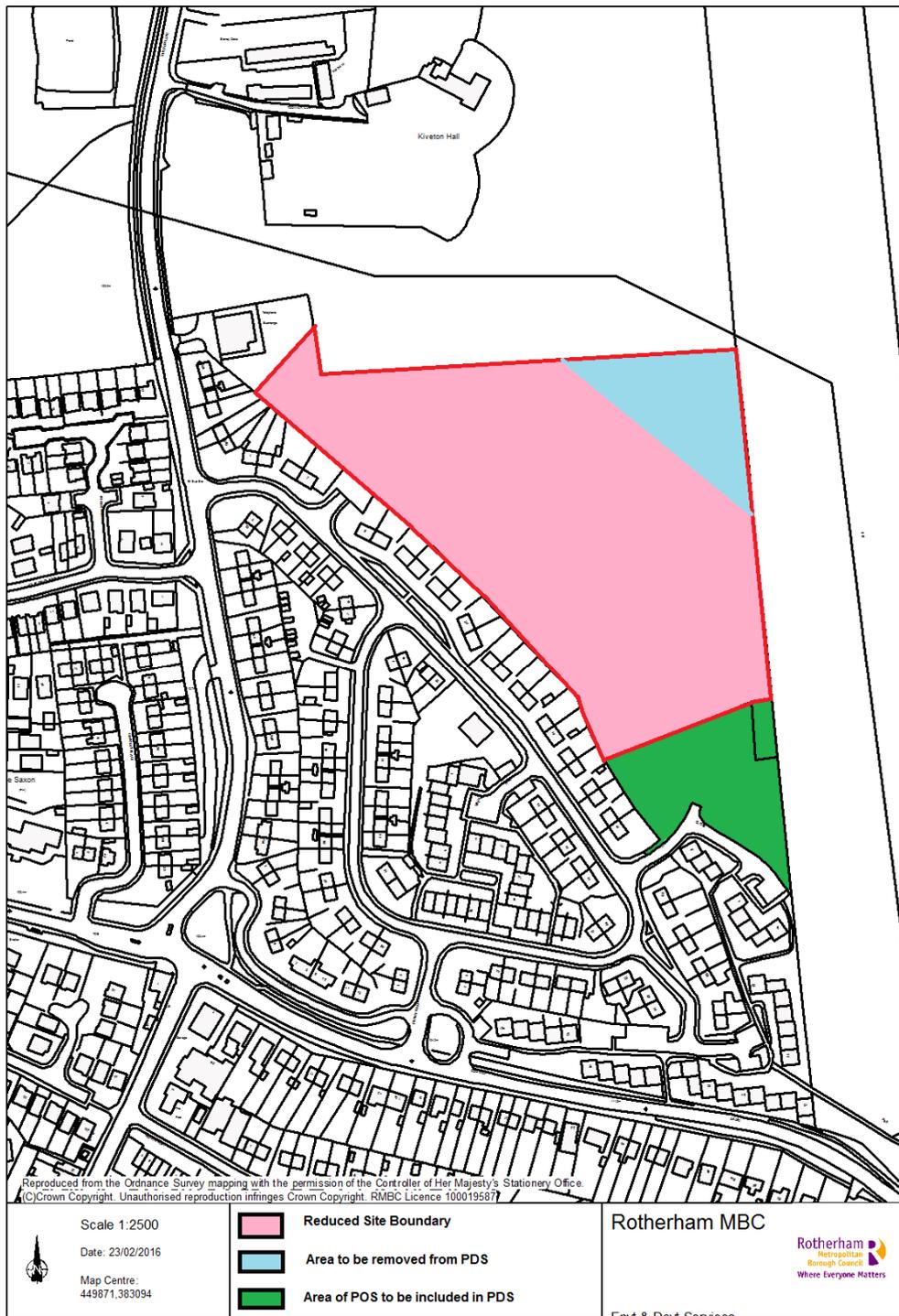


Figure 12 Option C

5.7 As a result of a joint site visit with representatives of Historic England and the Council on 9th February 2016, the following additional comments were received from Historic England:

- The Heritage Impact Assessment considered that this site makes a positive contribution to the setting of the heritage assets at Kiveton Hall and that, as a result, there was a need to reduce the extent of the developable area to reduce the potential harm to their setting. The difference between RMBC and Historic England lies in the extent of the area which is considered to be capable of development without harming the setting of the numerous heritage assets at the Hall.
- The group of Listed Buildings at Kiveton Hall sit on the ridge of the hill and, as a result, the Hall and its Listed boundary wall are extremely prominent in views from the south and east. The hall and the belt of trees in what remains of the Hall's formal gardens are also the focal point at the end of, what appears to be, a much-used historic Bridleway which runs towards Kiveton from Kiveton Park Station. Despite the proposal to remove an area at the northern end of the proposed Allocation, we are concerned that neither of the Options proposed are sufficiently large to reduce the harm to the setting of these assets. Whilst there may be potential for housing development at the lower part of this site around Essex Close, the further development creeps up the hill towards Kiveton Park, the greater the impact upon the setting of these Listed Buildings and their appreciation from the south and east.
- Consequently, we consider that built development should extend no further northwards than the point where the bungalows begin (at 23 Keeton Hall Road). This would reduce the size of the site by approximately 1.6 hectares. If as a consequence, the area of amenity space at Essex Close is included in the Allocation as a site for development, we would not object to an equivalent area of amenity space being provided in the area to the north of any new housing.

5.8 Consequently, this presents a further option as shown below:

Option D

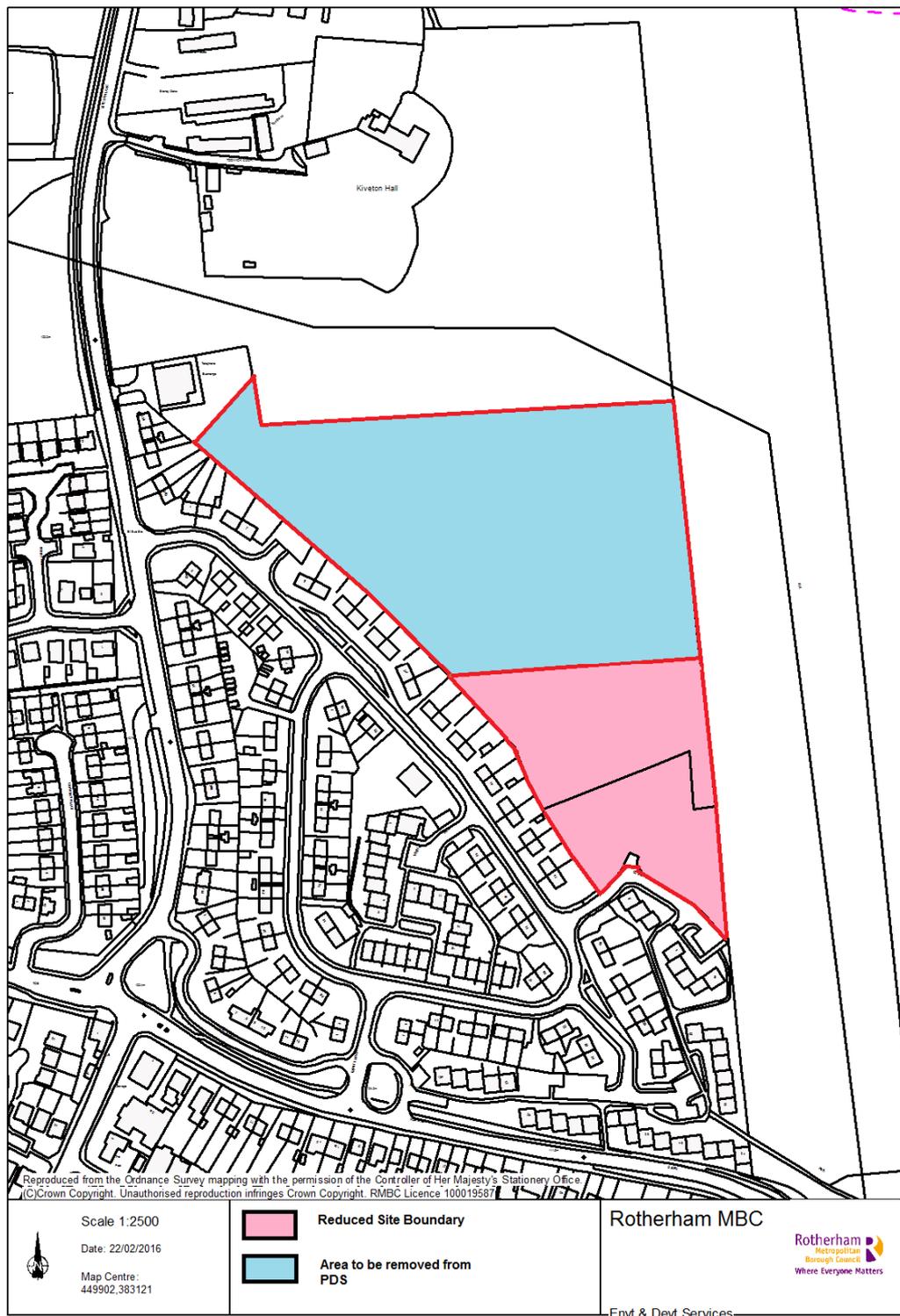


Figure 133 Option D

6. Conclusions

6.1 Option A is the Council's, Preferred Site Allocation, however, the HIA and the comments of Historic England consider that "this site makes a positive contribution to the setting of these buildings and that development of this site will detract from their character and setting"

6.2 Option B was explored following initial consultation with Historic England. Option B proposes to move housing development away from the heritage assets at Kiveton Hall but leads to a substantial reduction in the size of the site and therefore the potential number of housing units whilst, at the same time only gaining marginal benefit. There are "clear public benefits" as specified by paragraphs 133,134 of the NPPF for this site to be developed for residential purposes to meet the settlement target for Kiveton Park and Wales in accord with adopted Core Strategy Policy CS1 'Delivering Rotherham's Spatial Strategy'.

6.3 Option C is a further alternative suggestion which removes a 0.53 hectare triangle from the north eastern corner of the preferred allocation site. The effect of this will be to keep and protect the key view out from the south eastern elevation of the Hall over the ha-ha which is a key element of the buildings' setting. To compensate for the loss of residential units, the area of public open space off Essex Close, which is also in the ownership of the Council, could potentially be included within the development site boundary. This southern section is equal in size to that land removed from the north eastern corner. This Option would enable the housing capacity of the site to be maintained whilst retaining a buffer zone to the north to minimise /mitigate harm to the Grade II listed buildings and structures

6.4 Historic England prefers Option D for the reasons outlined above. However, even with the inclusion of the Public Open Space to the south (adjacent Essex Close) this would result in a significant reduction of 2.5 hectares from the original Preferred Site Allocation (Option A). A reduction of 76 dwellings from 101 units proposed for the preferred allocation to approximately 25 dwellings.

6.5 Further to the comments from Historic England, received following the joint site visit, the Council acknowledges that development on whole of the preferred site allocation could potentially harm the setting of the listed buildings of the Park Farm complex. A reduction of the extent of the developable area through careful consideration of any future planning application would ensure that any potential harm to the setting of these assets was mitigated. Prevention of harm to the historic environment is a requirement of both National and Local Planning Policy, and the Council considers that the consideration of a suitable "stand-off" zone is most appropriately considered at the planning application stage.

6.6 However Historic England's preferred option is to lessen the size of preferred allocation through the Examination In Public process for the reasons outlined in detail above, and to retain a substantial proportion of the site as Green Space. The

Council considers that this would have a significant impact on the number of residential dwelling units to be provided in the Kiveton Park and Wales settlement Grouping. However there would remain a small buffer of dwellings to be delivered in the Plan period in this settlement grouping.

6.7 The mitigation and re-drawing of the preferred site allocation boundaries proposed by Historic England reflect their careful consideration of this site in its widest context but their approach will reduce the number of residential units to be delivered through the Local Plan to meet the borough's housing needs. In making the decision as to whether to continue to allocate this site for residential development, consideration has to be given to the issue of "clear public benefits". The Council supports the development of this site to assist in meeting the settlement target for Kiveton Park and Wales in accordance with adopted Core Strategy Policy CS1 'Delivering Rotherham's Spatial Strategy'. Furthermore it considers that it can deal with the issue of impact on the historic environment through careful consideration at the stage of the planning application.

6.8 Therefore the Council considers that if, during the Examination in Public into the RMBC Local Plan, the Planning Inspector accepts the Historic England approach to the protection of the listed buildings at Kiveton Hall and, considers that the re-drawing of the boundaries is an appropriate response, the Council will accept the findings of the Inspector; and, following consultation on Main Modifications to amend the boundaries of the submitted allocation it will include a significantly reduced site allocation within the Sites and Policies Document on adoption of the Plan.

6.9 The Council is committed to protecting its heritage assets and the inclusion of these development principles will ensure that any future development adequately reflects the heritage value of this complex of buildings and their setting.

6.10 It is suggested that further Mitigation Measures are considered for inclusion within the Development Principles Section (Chapter 5) of the Sites and Policies Document:

- The height of any new development shall not exceed two storeys in height
- Building materials will need to be given careful consideration as part of any subsequent planning application and accompanying Heritage Statement. The surrounding area is characterised by a mix of brick/stone and roofing materials, as shown by the housing constructed on the west side of Kiveton Lane. Kiveton/Todwick is generally in the transition zone between sandstone/brick and slate to the north west and the limestone/red pantile to the east as illustrated by the view of North Anston from the preferred allocation site.

Appendix: Distance of Listed Buildings from the proposed allocation site

Kiveton Hall – The House: 133 metres from PDS (Option A) at closest point

Ha ha: 67 metres from PDS (Option A) at closest point

Walled garden: 107 metres from PDS (Option A) at closest point

Outbuildings: 122 metres from PDS (Option A) at closest point

Gate Piers: 137 metres from PDS (Option A) at closest point

H43/LDF 292 Highfield Farm, West Melton

Additional Work following Historic England Comments on the Publication Sites and Policies Document 2015

1. Historic England Comments

1.1 “The farm complex of farmhouse, stable, hayloft and granary range, threshing barn, cow house and hayloft range, cart shed, granary and pigeon loft range at Highfield Farm at the southern end of this allocation are Listed Grade II as is Beech House, 214 High Street (to the west of this site) is also Listed Grade II. The development of this area could also potentially affect the setting of the Grade II Listed Christ Church on the junction of Brampton Road with Melton High Street.

1.2 Application RB2013/1399 has been awaiting determination since 2013. In the situation where that Application is not eventually approved, this allocation would be the only one in the Plan which does not include any specific Development Guidelines on how the site should be developed. The Development Guidelines should set out the measures that are considered necessary to ensure that this site is developed in a manner which is consistent with the Statutory Duty under the 1990 Act and the requirements of the National Planning Policy Framework.

1.3 The Development Guidelines need to set out the measures by which any harm to the significance of the numerous Listed Buildings around this site will be removed or reduced”

2. Potential Impact on Christ Church

2.1 Christ Church lies approximately 65 metres to the south west of the Preferred Development Site (PDS). Occupying a prominent position at the junction of Brampton Road and Melton High Street, the church is arguably the most significant listed building within the settlement. Its history and significance were outlined in the previous Heritage Impact Assessment. A full listing description is also attached to this addendum.

2.2 Despite its close proximity to the preferred site allocation, the potential impact of any residential development on the Church will be limited. As the aerial photograph shows, the surrounding churchyard itself has many mature trees, all protected by a blanket Tree Preservation Order.

2.3 A visible site off the main route through the settlement and incorporating a complex of listed farm buildings makes it essential that any new residential development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place. There will be a need for careful consideration of layout, design, scale, height and materials to ensure development

contributes positively to the location. Development should reflect existing character of small scale domestic architecture,



Figure 1 Aerial photograph showing tree screening between PDS and Christ Church (63 metres to the west)

2.4 This includes a significant line of trees on the eastern boundary of the churchyard adjacent the unlisted 216 Melton High Street (see figure 2 below)



Figure 2

2.5 In addition there are a further nine mature trees to the front and rear of the listed Beech House. The tree cover provides a significant protected screen, between Christ Church and the preferred site allocation. Consequently, there are no existing views between the preferred site allocation and the Church.

2.6 Figure 3 below, (taken in winter) shows the tower from an easterly position, on Melton High Street, looking back, to Christ Church. The entrance to the preferred site allocation is just before the street lamp with the Highfield Farm complex behind the pedestrian.



Figure 3

3. Mitigation Measures

3.1 As has been discussed in detail as part of the original Heritage Impact Assessment, planning application RB2013/1399 has carefully considered the potential impact that residential development may have on heritage assets. It is considered that all issues relating to heritage matters have been addressed and resolved satisfactorily.

3.2 The Heritage Statement/Archaeological Assessment carried out by the agent, Chris Carr Associates, is considered to be exemplary.

3.3 There are also considerable benefits to be gained by residential development of the site, not least the removal of a number of functional but unattractive agricultural buildings associated with the previous use of the site (see fig 4 below)



Figure 4 Barn immediately adjacent the listed Highfield Farm

3.4 The only remaining issue with the current planning application relates to the provision of affordable housing. And the application can only be approved following the signing of the relevant legal agreement. Therefore, there is still a possibility that this well thought out application may not yet be approved nor implemented.

3.5 This Heritage Impact Assessment captures the key principles of potential re-development and the conditions that are proposed to be placed on the submitted planning application are reiterated below. It is anticipated that should development not take place at this stage and a new planning application is subsequently submitted for approval then the following development principles shall be applied.

- A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings
- The listed buildings of Highfield Farm shall be retained as part of any future development and restored and enhanced for positive, re-use. The principles outlined in the Archaeological Building Record contained within planning application, RB2013/1399, shall be adhered to, unless it can be demonstrated that there will be further positive enhancements to any future scheme above those already considered.
- The sensitive development of Highfield Farm for alternative uses shall ensure the retention of all listed buildings in their present form and maintain their unique “agricultural” character and retain the open character of the yard space.
- New build extensions to the buildings shall be limited in scale to two storeys and, constructed in matching materials.
- The original farmyard space, whilst providing a communal facility for future residents and users of the space, shall not be compromised by the requirements of car parking, bin storage or general domestic paraphernalia.

- Conversion of the existing farmhouse, cottage and adjoining barns shall be undertaken with minimal structural alteration or reconstruction of external elevations. Existing door and window openings shall be maintained.
- Internal conversion shall respect existing structural sub-division.
- Repair work to the existing buildings, whether for isolated weathered stone or for the reconstruction of areas of wall that have deflected, shall be undertaken in matching stonework throughout.
- Damaged detailing, including stone lintels, sills, jambs and heavy corner quoin stones shall be repaired and, where replacement is necessary, the work shall be undertaken with reclaimed stonework to match in every respect.
- Rainwater gutters shall be replaced throughout the scheme with traditional timber ogee section guttering supported on steel brackets and connected to cast iron or cast aluminium rainwater pipes erected in 2m lengths with connecting bosses between and terminating in cast shoes to discharge over surface-mounted rainwater gully's.
- All pointing of stone walls shall be undertaken with an approved lime-based mortar having a coarse grit sand aggregate and brushed flush with the arris of surrounding stonework immediately prior to set to remove any laitance and expose the aggregate.
- All door and window frames shall be set a minimum of 75mm in rebate to the surrounding stonework and are to be constructed in timber to traditional details.

4. Conclusion

4.1 Planning permissions can lapse. For this reason, the proposed mitigation measures provided above reflect the specific conclusions reached by the current planning application, and it is considered that these mitigation measures should, if the Planning Inspector considers that this is an appropriate response during the Examination in Public into the RMBC Local Plan, be included within the development principles section of the Sites and Policies Document on adoption. The Council is committed to protecting its heritage assets and the inclusion of these development principles will ensure that any future development adequately reflects the heritage value of this complex of buildings and their setting.

If you or someone you know needs help to understand or read this document, please contact us:

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نهگهر تو یان که سینک که تو دیناسی پیویستی بهیارمستی هه بیت بو نه وهی لهم به لگه نامه یه تینگات یان بیخوینیته وه، تکایه په یوه ندیمان پیوه بکه له سهر نهو ژماره یه ی سهر وه دایان بهو نیمه یله.

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اگر آپ یا آپ کے جاننے والے کسی شخص کو اس دستاویز کو سمجھنے یا پڑھنے کیلئے مدد کی ضرورت ہے تو برائے مہربانی مندرجہ بالا نمبر پر ہم سے رابطہ کریں یا ہمیں ای میل کریں۔

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