



Sheffield Plan

Heritage Impact Assessments: Additional Sites

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1 Introduction

- 1.1 This documents supplements the Heritage Impact Assessment produced for the Sheffield Plan in November 2022, providing assessment of additional sites following recommendations from Government Inspectors.
- 1.2 The Heritage Impact Assessment informs the Sheffield Plan and provides a key part of the evidence base. The Assessment has been informed by the 'Site Selection Methodology' set out in the Historic England Advice Note 3 (HEAN3) 'The Historic Environment and Site Allocations in Local Plans' and consultation with Historic England.
- 1.3 This Heritage Impact Assessment deals primarily with built heritage constraints and should be read in conjunction with the separate [Archaeology Scoping Study \(2022\)](#), in order to understand the implications for the whole historic environment of each site allocation.

2 Methodology

Initial Scoping

- 2.1 Historic England provided an initial scoping view on sites to be considered for potential allocation through the Sheffield Plan Site Selection Methodology. RAG ratings indicating potential for harm to designated Heritage Assets as a result of development of allocated sites were the primary output of this exercise. The initial scoping exercise enabled sifting of the potential site allocations to determine further work was required based on the RAG rating and associated commentary.
- 2.2 Advice from Historic England was to undertake Heritage Impact Assessments in most cases for sites given a red and amber RAG rating following the advice in HEAN3.
- 2.3 For sites indicated as being red or amber by Historic England, a full Heritage Impact Assessment has been carried out enabling additional detail to be considered in terms of likely potential impact on heritage assets of future development.
- 2.4 The level of detail applied to each Heritage Impact Assessment was proportionate to the complexity and significance of affected assets and is reflected within the Significance of Heritage Assets Sensitive to Development on the Site.
- 2.5 Existing planning permissions have also been reviewed, but none were found to provide context and principles which have already been established through the decision-making process. They are, therefore, not referenced.

The Significance of Heritage Assets Sensitive to Development on the Site:

- 2.6 The NPPF defines significance of heritage assets as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 2.7 Ranking significance is a value judgement exercise carried out by trained professionals, with the intention to provide assistance in understanding the relative importance of different elements and assessing the likely impact of allocation.

High Significance

- 2.8 Assets which can be demonstrated to have international or national importance and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. This includes Scheduled Ancient Monuments and other nationally important archaeology, all Listed Buildings at Grade I and II*, Registered Parks and Gardens at Grade I and II*, and non-designated structures of clear national importance.

Moderate significance

- 2.9 Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes Listed Buildings at Grade II, Registered Parks and Gardens at Grade II, Conservation Areas and non-designated assets of regional importance.

Low significance

- 2.10 Assets of local importance. Non-designated assets with modest archaeological, architectural, historic or artistic interest. Includes historic townscapes or landscapes of limited historic integrity (including any locally listed assets outside of Conservation Areas)

Summary

- 2.11 An assessment of the significance of heritage assets is provided for each site logged through the initial scoping view, including the identification of the contribution made by the site to the significance of each asset, stated within the summary statement for each site, which informs the approach towards mitigation.

Potential Mitigation

- 2.12 The potential mitigation suggests key principles to be followed, for any development on the site, to reduce the likely impact on the Heritage Assets. For example, setting and context have informed the analysis and principles for development, including identifying key views, building line and Non-Designated Heritage Assets where applicable.
- 2.13 The recently designated Heritage Assets that are now on the local list have also been referenced where applicable [South Yorkshire Local Heritage List](#).
- 2.14 It is also expected that applicants will undertake detailed heritage assessments outlining the significance of Heritage Assets as part of any planning submission, working within the Historic England framework. [Statements of Heritage Significance: Analysing Significance in Heritage Assets | Historic England](#)
- 2.15 Initial heritage assessments for each site were evaluated in relation to other existing evidence bases to ensure consistency and consider effects in combination. Key references include:
- the Urban Design Compendium Quarter maps (based on a robust characterisation assessment), [Part 1 June 03\(New\) \(sheffield.gov.uk\)](#)
 - City Centre Strategic Vision, [Appendix 1 - City Centre Strategic Vision.pdf \(sheffield.gov.uk\)](#)
 - City Centre Priority Neighbourhood Frameworks and the Sheffield Plan: Site Allocations Archaeology Scoping Study
 - The South Yorkshire Historic Environment Record

- Informal Planning Guidance Notes (IPANs), where applicable.

Impact on the Significance with Mitigation in Place

- 2.16 The assessment concludes with a judgement (grading it as A, B, C or D) as to the likely overall impact of any development on the site on the Heritage Assets, with the potential mitigation in place. Given the complexities of some of the sites being assessed, the conclusion statements acknowledge that not all harm to all assets can be mitigated, but harm to the high value assets is prioritised.
- A= No change to the significance.
 - B= Minor change to the significance.
 - C= Beneficial change to the significance.
 - D= Major change to significance.

Output

- 2.17 For each site a base map identifies the site red line boundary. The supporting text references Historic England's description of potential impacts and RAG ratings, key Heritage Assets (designated and non-designated) to be considered, outlining the significance of heritage assets sensitive to development on the site, proposes potential future mitigation measures, and concludes as to the likely overall impact.
- 2.18 The map also identifies the heritage assets, and any other mitigation measures including guidance on buffer zones, key views, building line, frontages etc, which will help to control the overall form and quality of development.
- 2.19 Relevant planning consents, where applicable have also been identified.

Maps

- 2.20 All maps are correct at the time of printing and are subject to information being provided by third party data.

3 Site GBOM06: Land to the north of Parkers Lane, S17 3DP

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 3.1 RAG Rating – Green
- 3.2 There are no designated heritage assets in the vicinity of the site.

The Significance of Heritage Assets Sensitive to Development on the Site

Earthworks and Buried Remains of Archaeological Interest, non-designated heritage asset (Low-Moderate)

- 3.3 Land at the site was enclosed from moorland in the early 19th century, with an area of post-medieval mineral extraction on the north-east boundary, probably for gannister or coal, recorded in the HER and still legible as earthworks (marked 'A' on the plan). The age of the workings is uncertain but is evidenced to have continued into the 20th century with quarrying and pits recorded along the stream extending east from the site to the Limb Brook. Roadside development occurred on the south side of the site in the mid to late 20th century. There appears to have been limited ground disturbance beyond the extent of the quarrying, although undocumented early mine workings may have extended into the site, which would be of archaeological interest. The visible evidence of historic mineral extraction in the form of quarried edges and uneven ground, although largely outside of the site, has heritage value in relation to their positive contribution to historic landscape character.

Summary

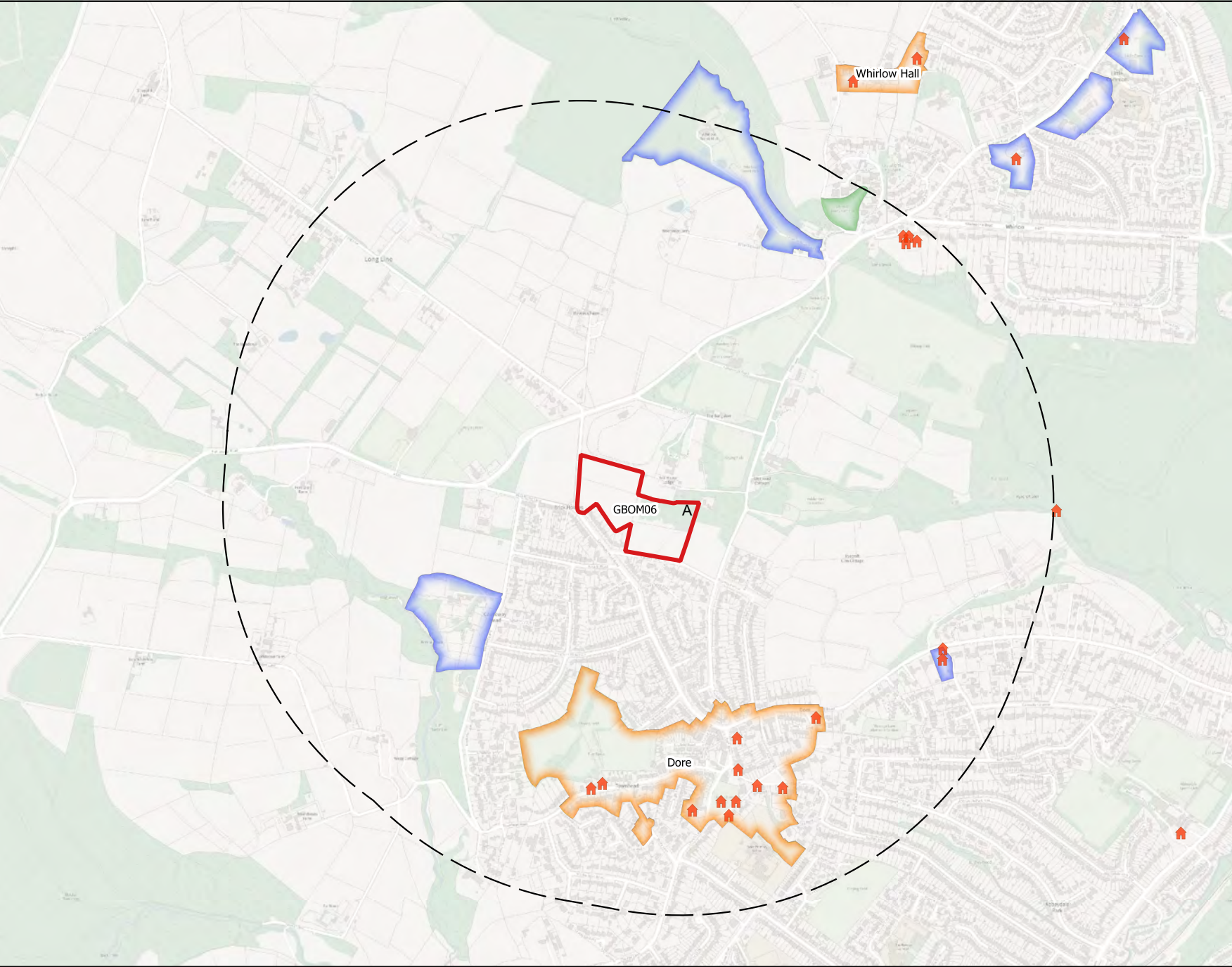
- 3.4 The site contains an area of known archaeological interest and has potential for associated remains to survive across a wider area. These remains are considered of up to moderate significance.

Potential Mitigation, Parameters and Principles for Development

- 3.5 Development impact could be reduced through appropriate design to preserve the character of views of and from area of historic mineral extraction.
- 3.6 A suitably detailed Heritage Statement that explains how historic landscape and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).







Impact on Significance with Mitigation in Place

- 3.7 B= With the mitigation in place, new development may potentially cause minor change to the significance.

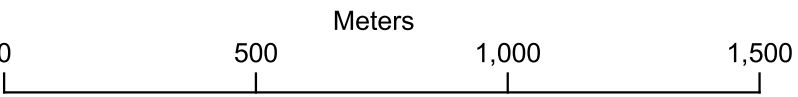


GMOM06

Key

-  Site Boundary
-  1km Study Area
-  Listed Building
-  Conservation Area
-  Locally Listed
-  Registered Park & Garden

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4 Site S02898: Land to the south of White Lane, S12 3HS

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 4.1 RAG Rating – Green
- 4.2 The site is adjacent to the Moss Valley Conservation Area. Development of this area could harm elements which contribute to the significance of this heritage asset.

The Significance of Heritage Assets Sensitive to Development on the Site

Moss Valley Conservation Area including Grade II Listed Carter Hall Farmhouse, Range of Farm Buildings South East of Carter Hall Farmhouse, and Farm Outbuilding to the East of Carter Hall Farmhouse (Moderate)

- 4.3 Moss Valley Conservation Area envelopes an extensive rural area spanning the Sheffield and North-East Derbyshire border. The special character and appearance of the area derives from the high integrity of its post-medieval landscape as preserved in its dispersed settlement pattern, winding lanes, woodland and field pattern; and its high number of historic buildings of vernacular architectural interest including farmsteads, halls and industrial sites. The site can be seen to possess many of these characteristics, including the historic farmstead of White Lane Farm (see below), the legibility of piecemeal and surveyed enclosure preserved in its hedgerows, and the winding character of Carter Hall Lane; although its quality, compared to the Conservation Area, is lessened as a result of boundary loss. The character of the Conservation Area also forms the essential wider setting of the Grade II Listed Carter Hall Farmstead and associated farm buildings, a high-status 17th century yeoman's house and associated farmstead, with the site forming a prominent area of open space on its approach along Carter Hall Lane. The site contributes positively to the setting of these assets.

White Lane Farm (marked 'A' on the plan) - Non-designated heritage asset (Low)

- 4.4 White Lane Farm comprises a historic farmstead of at least mid-18th century date. Although the farmhouse was rebuilt c.2003 several former barns and agricultural buildings, including a three-sided courtyard, to west and south-west survive. The buildings are now all converted to domestic use. White Lane Farm would be considered a non-designated heritage asset in respect of its age, the vernacular architecture of the surviving historic buildings, and the positive contribution it makes to the legibility of the historic landscape. The surrounding agricultural land makes a positive contribution to the setting of the farm, representing its former farmlands and preserving its rural context, although this is now somewhat reduced due to the degree of separation introduced by domestic conversion and the associated reinforcement of garden boundaries.

Charnock Hall Primary Academy (marked 'B' on the plan) - Non-designated heritage asset (Low)

- 4.5 Charnock Hall County Infants' School was built c.1949-53 for the Derbyshire Education Committee. It is in the Modernist style with an unusual plan formed by two principal blocks connected by a spinal corridor from which classrooms project - a form presumably influenced by the open-air school movement although this is more typically associated with special schools. The school would be considered a non-designated heritage asset in respect to its architectural design and historic interest. The surrounding agricultural land

contributes to the setting of the school, reflecting its open-air style planform and representing what is likely to have been an important characteristic in the selection and design of the site.

Summary

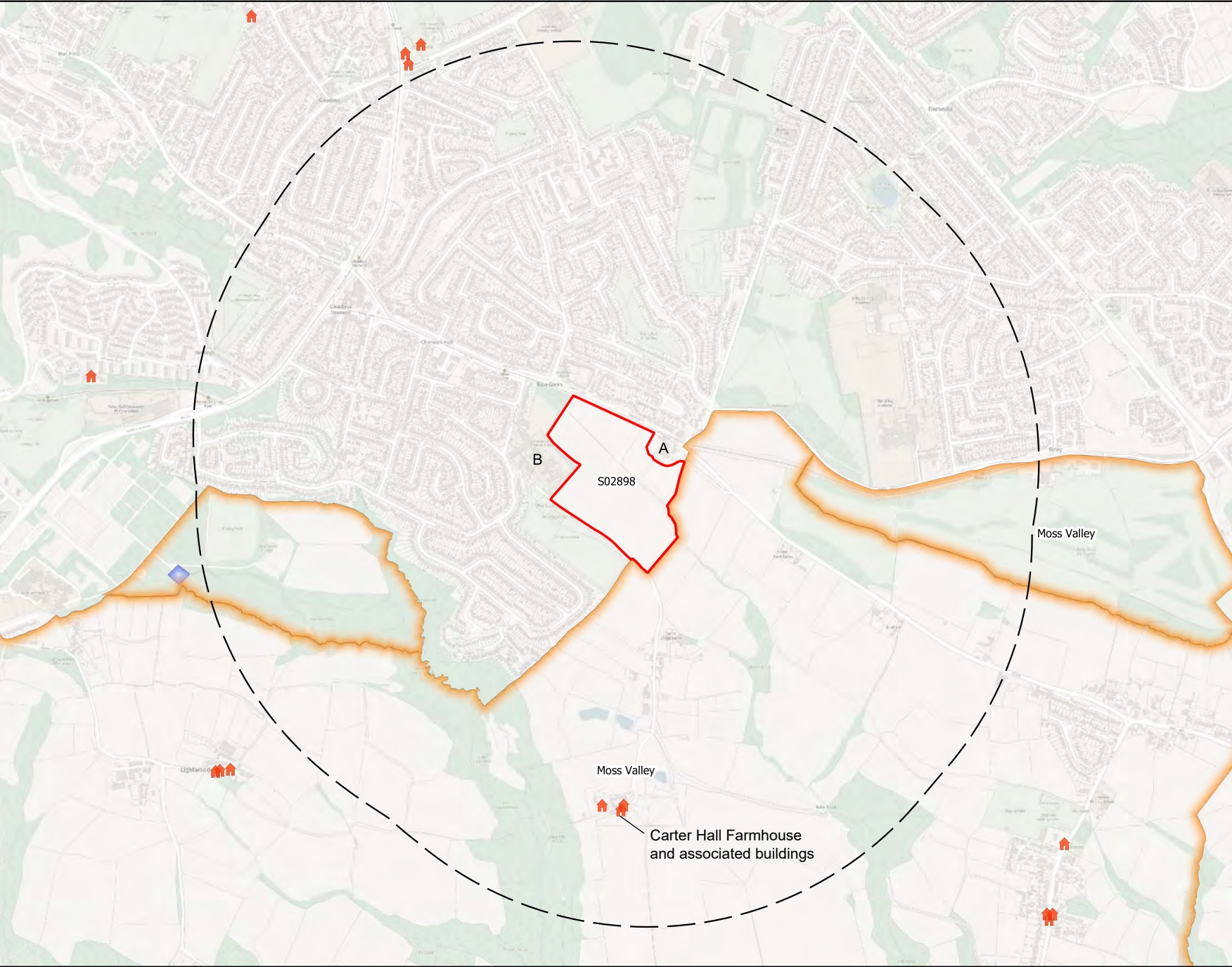
- 4.6 The site makes a positive contribution to the setting of nearby heritage assets of up to moderate significance, which could be affected by development.

Potential Mitigation, Parameters and Principles for Development

- 4.7 Development of the scheme should be informed through analysis of the potential visual and experiential impacts with surrounding designated and non-designated heritage assets, to ensure it preserves their current setting. Development impact could be reduced through responding to local context and character. This approach would include establishing a green buffer around Charnock Hall Primary Academy and a buffer to White Lane Farm that ensures it retains a connection with rural land, and retaining the rural character of Carter Hall Lane.
- 4.8 A suitably detailed Heritage Statement that explains how historic landscape and setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022)."

Impact on Significance with Mitigation in Place

- 4.9 B= With the mitigation in place, new development may potentially cause minor change to the significance.



S02898

Key

-  Site Boundary
-  1km Study Area
-  Listed Building
-  Conservation Area
-  Locally Listed
-  Registered Park & Garden

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5 **Site S03020: Land between Bramley Lane and Beaver Hill Road, S13 7JH**

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 5.1 RAG Rating – Green
- 5.2 There are no designated heritage assets in the vicinity of the site that are likely to be affected by development.

The Significance of Heritage Assets Sensitive to Development on the Site

Buried Remains of Archaeological Interest, non-designated heritage asset (Low-Moderate)

- 5.3 The current historic landscape character derives from probable post-medieval piecemeal enclosure and contains the site of a contemporary 18th to early 19th century courtyard farmstead named Myrtle Bank (marked 'A' on the plan), which was demolished in the late 20th century. Buried remains relating to the farmstead are likely to survive and would be considered of archaeological interest. Cropmarks are recorded near the west edge of the allocation area (marked 'B' on the plan). Although the extent and significance of these remains has not been established, they are suggestive of Iron Age to Romano-British activity and there is a high probability that they formed part of a larger agricultural settlement. These remains would be of archaeological interest. There appears to have been limited ground disturbance here, such that the condition of the remains is anticipated to be good.

Summary

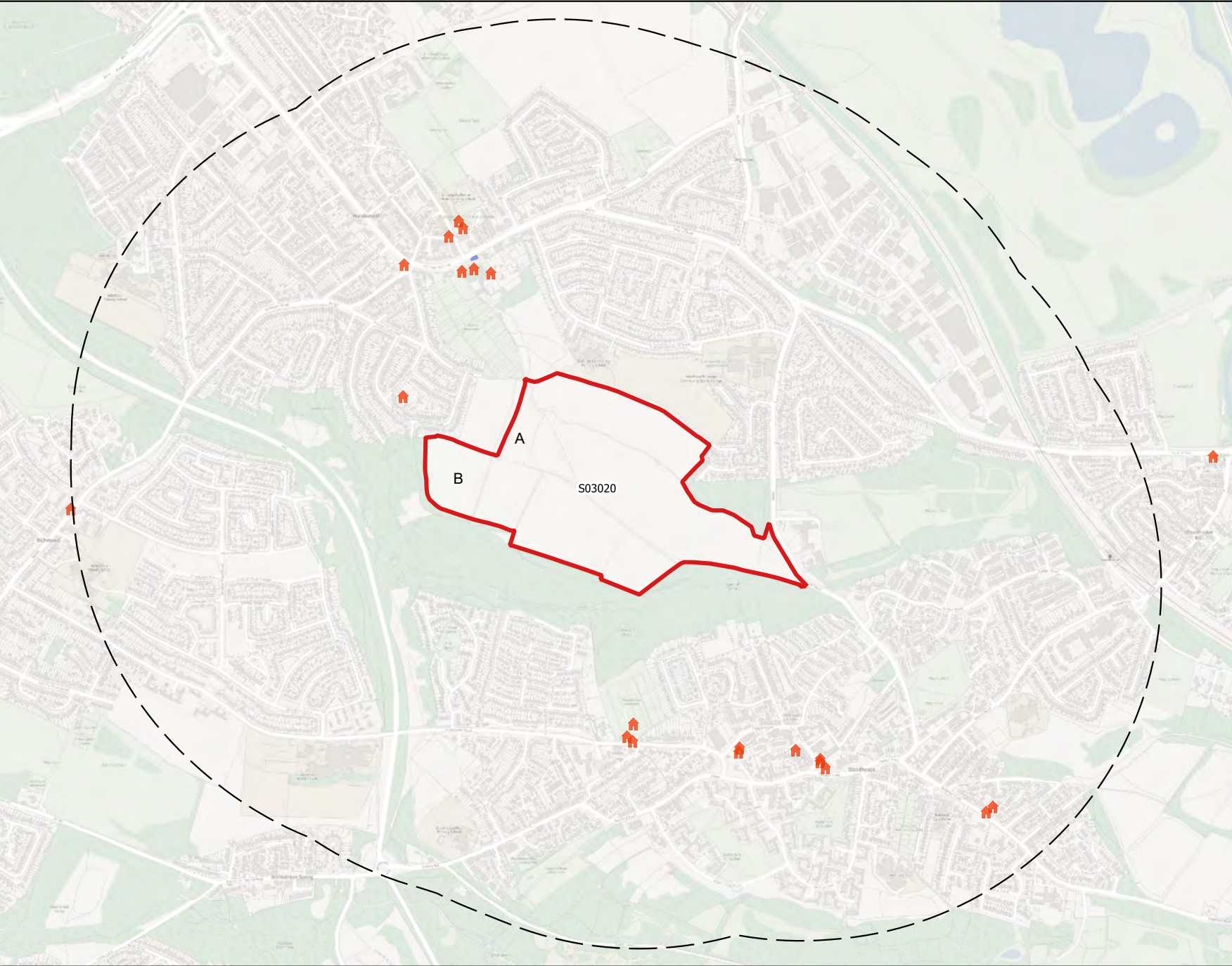
- 5.4 The site contains an area of known archaeological interest and has potential for associated remains to survive across a wider area. These remains are considered of up to moderate significance.

Potential Mitigation, Parameters and Principles for Development

- 5.5 Development should be informed by appropriate archaeological assessment/evaluation, and areas of archaeological importance excluded from development (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).





Impact on Significance with Mitigation in Place

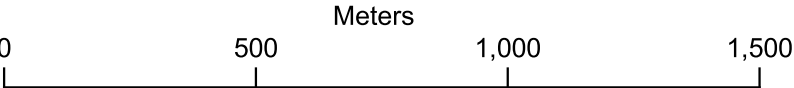
- 5.6 B= With the mitigation in place, new development may potentially cause minor change to the significance.



S03020

Key

-  Site Boundary
-  1km Study Area
-  Listed Building
-  Locally Listed



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6 Site S03032: Land at Forge Lane, S35 0GG

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 6.1 RAG Rating – Amber
- 6.2 The site is adjacent to Oughtibridge Forge, a Grade II Listed building. Development of this area could harm elements which contribute to the significance of this heritage asset.

The Significance of Heritage Assets Sensitive to Development on the Site

Oughtibridge Forge - Grade II Listed (Moderate)

- 6.3 Oughtibridge Forge comprises a former ironworking site and corn mill extant by the 1790s, now converted to domestic use, and represents an unusually architecturally embellished example of its type. Its principal setting has been largely lost through encroachment of modern development, although a sense of its original function survives in its relationship with the Don and associated waterpower infrastructure. The lane east of the site previously formed the main road, replaced by Langsett Road North c.1805, with the land within the site previously forming part of a larger area of post-medieval stripfield enclosure north of Cockshutts Lane. Although little remains of its past character, the site does preserve a sense of the Forge's former rural setting and is visible alongside the forge in views from Langsett Road North and Forge Lane.

Summary

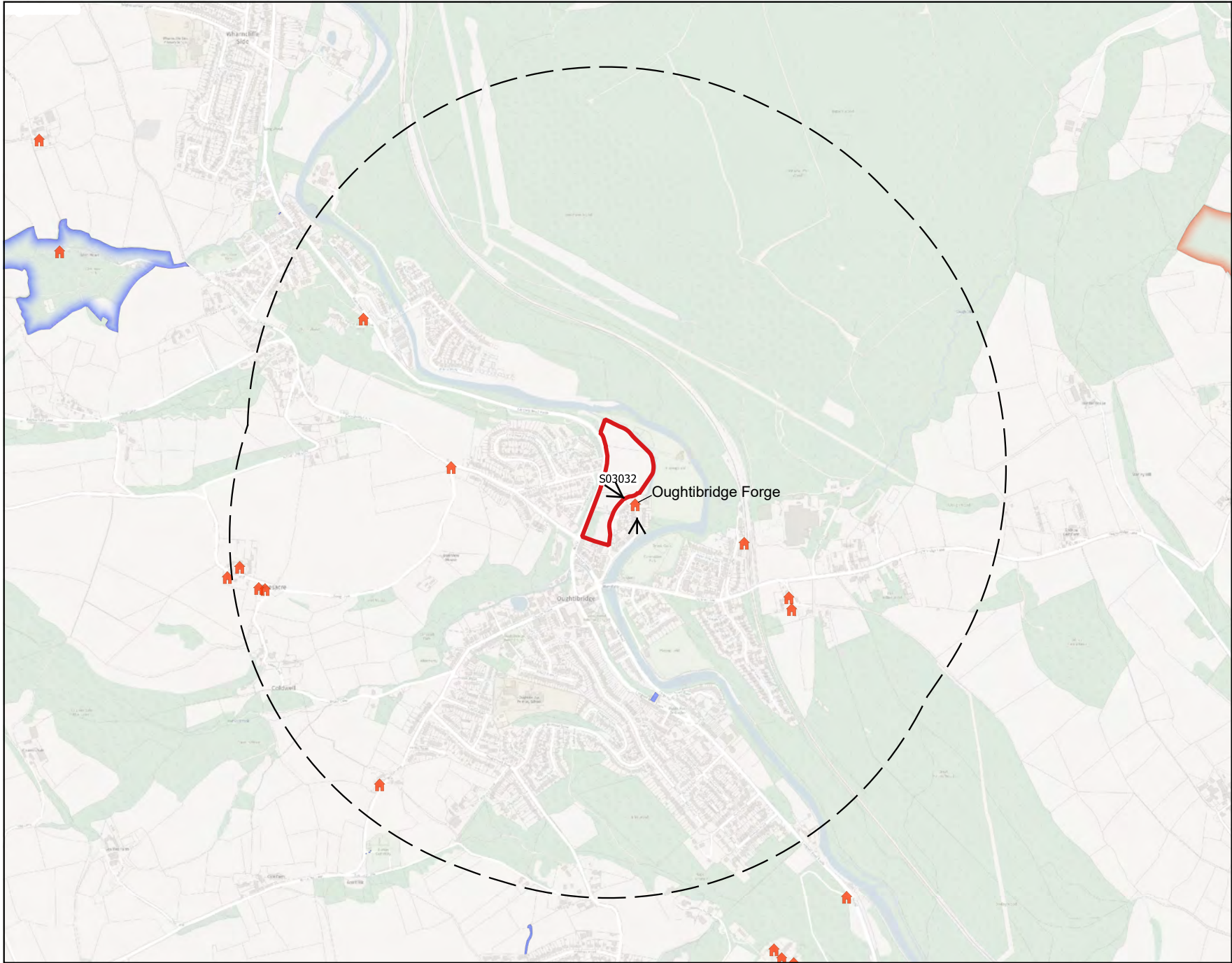
- 6.4 The site makes a positive contribution to the setting of nearby heritage assets, of moderate significance, which could be affected by development.

Potential Mitigation, Parameters and Principles for Development

- 6.5 Development impact could be reduced through appropriate design to preserve the character of views to and from Oughtibridge Forge and the remains of waterpower infrastructure on the boundaries of the site.
- 6.6 A suitably detailed Heritage Statement that explains how setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).






Impact on Significance with Mitigation in Place

- 6.7 B= With the mitigation in place, new development may potentially cause minor change to the significance.



S03032

Key

-  Site Boundary
-  1km Study Area
-  Listed Building
-  Locally Listed
-  View points

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7 **Site S03034: Land between Creswick Avenue and Yew Lane, S35 8QN**

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 7.1 RAG Rating – Green
- 7.2 There are no designated heritage assets in the vicinity of the site that are likely to be affected by development.

The Significance of Heritage Assets Sensitive to Development on the Site

Ecclesfield Conservation Area (Moderate)

- 7.3 The Conservation Area derives its special interest from its historical significance as the centre of an important parish with its urban core retaining its historic streets and a large number of distinctive buildings of 17th to 19th century date. Historically the town was detached from Sheffield, surrounded by its former open fields and dispersed farmsteads. The land at the site represents part of the former agricultural hinterland of Ecclesfield, now detached from the historic core but contributing positively to its wider landscape setting.

Town End Farm, non-designated heritage asset (Low)

- 7.4 Town End Farm is a post-medieval farmstead, which was extant by the 18th century but could be of earlier origins; several historic buildings survive. This group is of heritage interest in relation to its historic and architectural interest, and may preserve evidence of archaeological interest in relation to its origins. Land within the site contributes positively towards its setting in comprising part of its historic agricultural landscape, including its separation from Grenoside.

Historic Landscape Character, non-designated heritage asset (Low)

- 7.5 The field boundaries within the site preserves legibility of its historic origins, with the fields to the east comprising a remnant of enclosed medieval strip fields, and the land to the west forming post-medieval piecemeal enclosure of moorland. Whilst truncated by later development, the evidence of strip fields is a rare historic landscape form in the area and is of archaeological and historical interest.

Summary

- 7.6 The site contains valued historic landscape characteristics and makes a positive contribution to the setting of nearby heritage assets, of low to moderate significance, which could be affected by development.

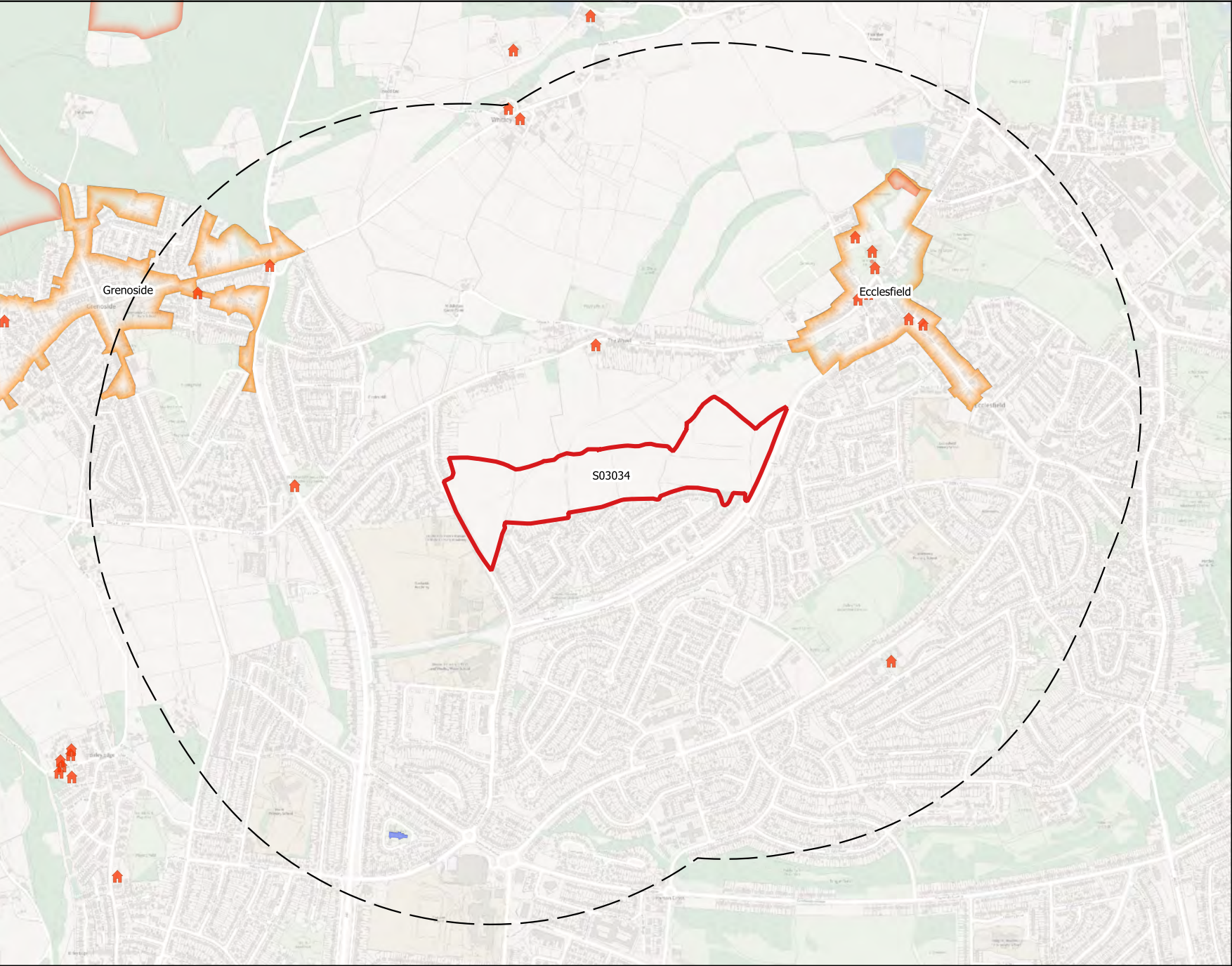
Potential Mitigation, Parameters and Principles for Development

- 7.7 Development impact could be reduced through appropriate design to preserve the character of views from the Conservation Area and non-designated heritage assets, to ensure their setting is preserved. Impact could be reduced through preservation of historic boundaries and areas of open space, with areas of importance excluded from development.
- 7.8 A suitably detailed Heritage Statement that explains how historic landscape and setting impacts and potential archaeological impacts have been addressed would be required to

support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).






Impact on Significance with Mitigation in Place

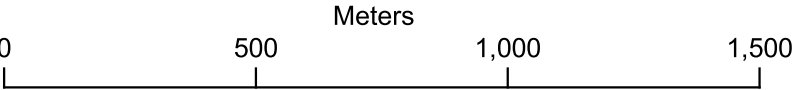
- 7.9 B= With the mitigation in place, new development may potentially cause minor change to the significance.



S03034

Key

-  Site Boundary
-  1km Study Area
-  Conservation Areas
-  Listed Building
-  Locally Listed



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8 Site S03035: Land at Wheel Lane and Middleton Lane, S35 8PU

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 8.1 RAG Rating – Green
- 8.2 The site is 100 metres west of 269 Wheel Lane which is a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this heritage asset.

The Significance of Heritage Assets Sensitive to Development on the Site

269 Wheel Lane, Grade II Listed (Moderate)

- 8.3 269 Wheel Lane comprises an 18th century house representing a good quality example of Georgian architecture in the regional style. It lies gable on to Wheel Lane, facing east over its gardens. When built it was in a predominately rural context and has since been enveloped by suburban development. It has group value with no. 281, which is broadly contemporary although more extensively altered. Open land to its west and south is not attached nor shares direct intervisibility but does make a small contribution to its experiential setting in preserving a sense of its historic rural context. Land at the site, although comprising enclosures of similar age, is less prominent in relation to the building and does not contribute towards its setting.

Ecclesfield Conservation Area (Moderate)

- 8.4 The Conservation Area derives its special interest from its historical significance as the centre of an important parish with its urban core retaining historic streets and a large number of distinctive buildings of 17th to 19th century date. Historically the town was detached from Sheffield, surrounded by its former open fields and dispersed farmsteads. The land at the site represents part of the former agricultural hinterland of Ecclesfield, now detached from the historic core but contributing positively to its wider landscape setting, including its separation from Grenoside.

Buried Remains of Archaeological Interest, non-designated heritage asset (Low-Moderate)

- 8.5 Land at the site developed as piecemeal enclosure during post-medieval date and has good legibility of historic boundaries and hedgerows. The name Cinder Hill dates at least to the early 17th century and could indicate an early origin to metalworking in this area. A possible early 19th century waterpowered ironworking site is located in the northwest corner (marked 'A' on the plan), with earthworks surviving of the former dam that positively contribute towards historic landscape character. There is a high probability of buried remains surviving of the associated works, which would be of archaeological interest.

Middleton Green including Middleton Green Farm and 191-197 Cinder Hill Lane, non-designated heritage asset (Low)

- 8.6 This isolated group of historic buildings includes the much altered 18th century Middleton Green Farm, a linear farmhouse and attached barn in the vernacular style, and the early 19th century 191-197 Cinder Hill Lane, a row of stone built cottages in an unusual Palladian style. The group has historical and architectural interest, complemented by the setting within a contemporary landscape of post-medieval piecemeal enclosures. The site, whilst

detached from the group, is visible from 191-197 and contributes positively to their setting in preserving part of the rural context.

Historic Landscape Character, non-designated heritage asset (Low)

- 8.7 The field boundaries within the site preserves legibility of its historic origins, with the fields comprising a remnant of medieval to post-medieval piecemeal enclosure, possibly from woodland. This is a well preserved example of a distinctive historic landscape type for the Ecclesfield area and is of archaeological and historical interest.

Summary

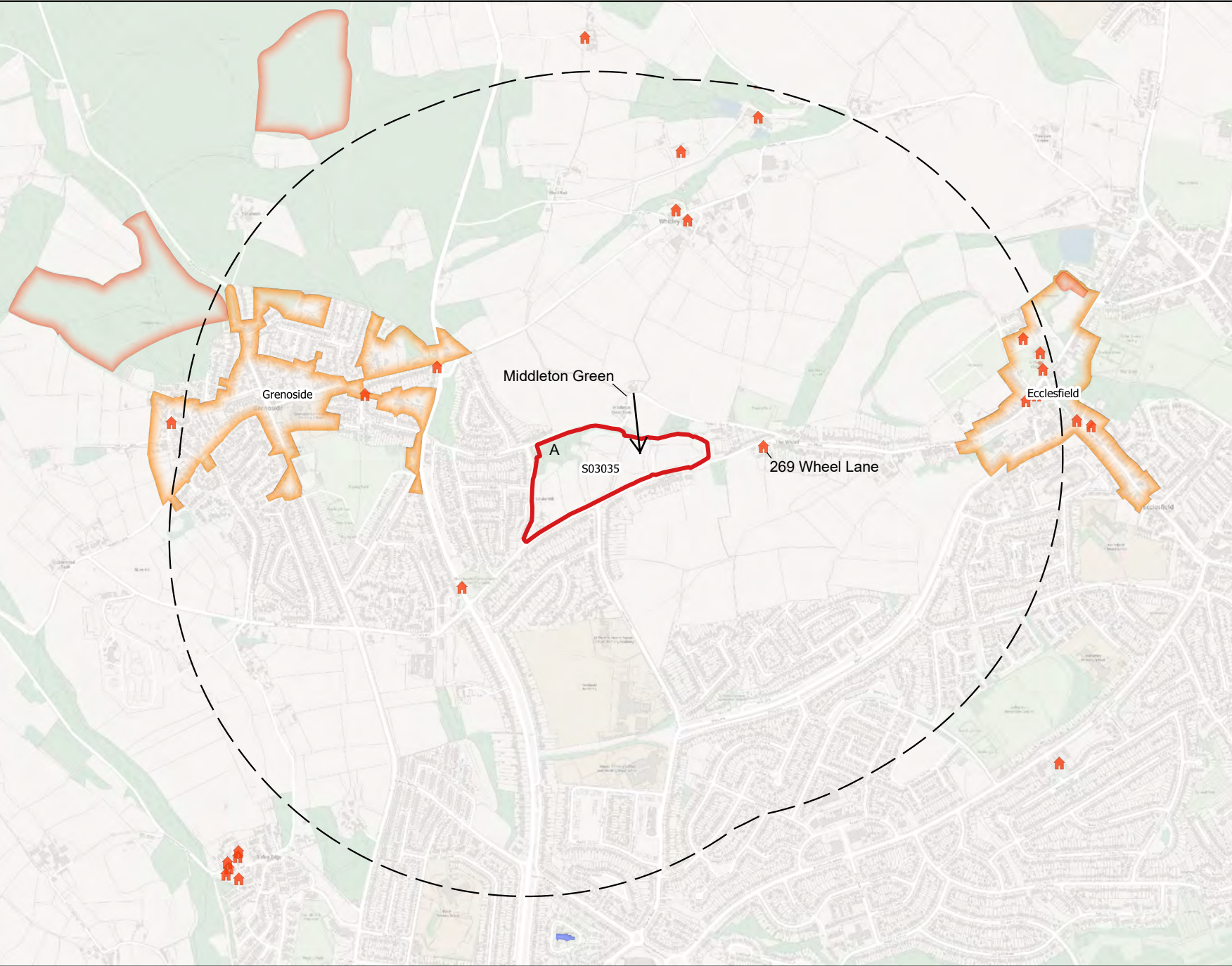
- 8.8 The site contains valued historic landscape characteristics and makes a positive contribution to the setting of nearby heritage assets, of low to moderate significance, which could be affected by development. The site also contains an area of known archaeological interest and has potential for associated remains to survive across a wider area. These remains are considered of up to moderate significance.

Potential Mitigation, Parameters and Principles for Development

- 8.9 Development of the scheme should be informed through analysis of the potential visual and experiential impacts with surrounding designated and non-designated heritage assets to ensure it preserves current setting. Development impact could be reduced through preservation of historic boundaries and areas of open space, with areas of importance excluded from development. This approach should include consideration of areas of higher sensitivity, including views to and from Middleton Green and north-east across the site to the wooded horizon.
- 8.10 A suitably detailed Heritage Statement that explains how setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).

Impact on Significance with Mitigation in Place

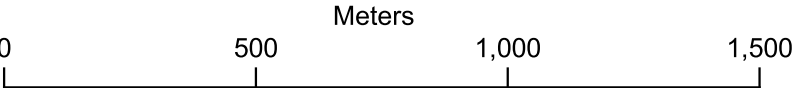
- 8.11 B= With the mitigation in place, new development may potentially cause minor change to the significance.



S03035

Key

- Site Boundary
- 1km Study Area
- Conservation Areas
- Listed Building
- Locally Listed
- View points



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9 Site S03038: Land to the east of Chapeltown Road, S35 9ZX

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 9.1 RAG Rating – Green
- 9.2 Cowley Manor and the barn at Cowley Manor Farm, both of which are Grade II Listed Buildings, are located 180 metres north-east of the site. Development of this area could harm elements which contribute to the significance of this heritage asset.

The Significance of Heritage Assets Sensitive to Development on the Site

Cowley Manor and the barn at Cowley Manor Farm, Grade II Listed (Moderate)

- 9.3 Cowley Manor and barn is an 18th century courtyard plan farmstead. Its immediate setting comprises a low density mix of 18th to 19th century dwellings and farm buildings set within a series of small closes now used as gardens, small areas of woodland and surrounding remnant of contemporary piecemeal enclosures to its south and west. Modern infill development within this area and a larger estate to its north have resulted in the loss of legibility of its historic isolation and extent of associated farmland. The land at the site is detached from the Manor by the Blackburn Brook and is distinct in form, deriving from the past division and agglomeration of a former medieval open-field of Chapeltown partly legible in the survival of two narrow strip fields. The site has some theoretical visibility with the Manor but is largely screened by trees. Whilst the site is not thought to have a direct historical association with Cowley Manor it does preserve a broadly contemporary area of farmland that makes a slight contribution to its setting.

Summary

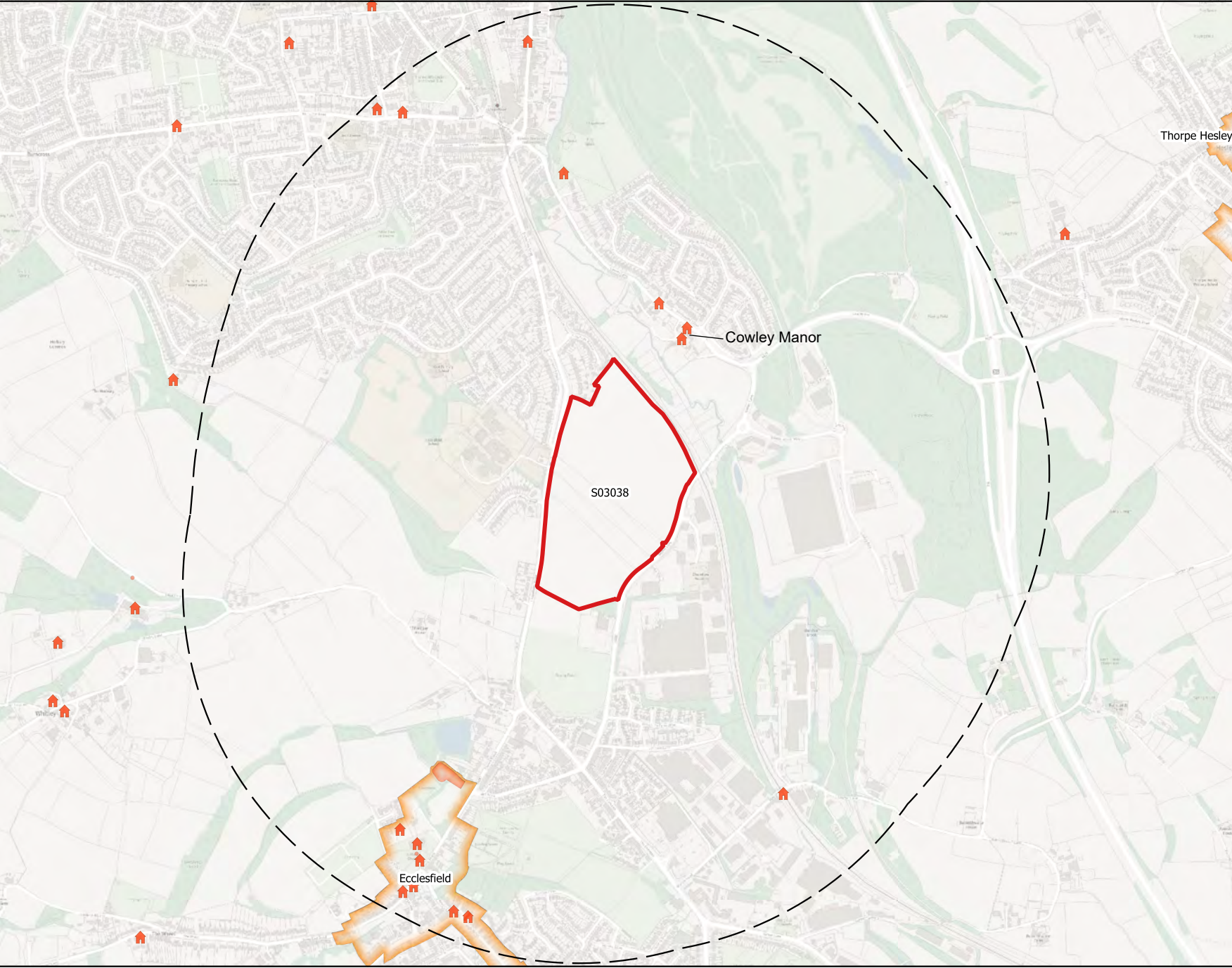
- 9.4 The site makes a positive contribution to the setting of nearby heritage assets, of moderate significance, which could be affected by development.

Potential Mitigation, Parameters and Principles for Development

- 9.5 Development of the scheme should be informed through analysis of the potential visual and experiential impacts with surrounding designated and non-designated heritage assets to ensure it preserves current setting. Development impact could be reduced through preservation of historic boundaries and areas of open space.
- 9.6 A suitably detailed Heritage Statement that explains how setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).

Impact on Significance with Mitigation in Place

- 9.7 B= With the mitigation in place, new development may potentially cause minor change to the significance.

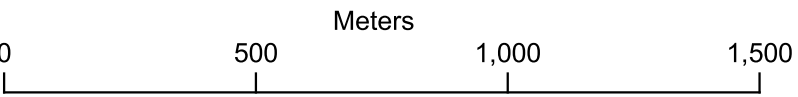


S03038

Key

- Site Boundary
- 1km Study Area
- Conservation Areas
- Listed Building
- Locally Listed

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10 Site S03051: Land to the south of Wheel Lane, S35 8RY

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

10.1 RAG Rating – Amber

10.2 The site is south of 30 metres south-west of 269 Wheel Lane, a Grade II Listed Building, and 100 metres west of Ecclesfield Conservation Area. Development of this area could harm elements which contribute to the significance of these heritage assets.

The Significance of Heritage Assets Sensitive to Development on the Site

269 Wheel Lane, Grade II Listed (Moderate)

10.3 269 Wheel Lane comprises an 18th century house representing a good quality example of Georgian architecture in the regional style. It lies gable on to Wheel Lane, facing east over its gardens. When built it was in a predominately rural context and has since been enveloped by suburban development. It has group value with no. 281, which is broadly contemporary although more extensively altered. Land within the site is not attached nor shares direct intervisibility but does make a small contribution to its experiential setting in preserving a sense of its historic rural context.

Ecclesfield Conservation Area (Moderate)

10.4 The Conservation Area derives its special interest from its historical significance as the centre of an important parish with its urban core retaining historic streets and a large number of distinctive buildings of 17th to 19th century date. Historically the town was detached from Sheffield, surrounded by its former open fields and dispersed farmsteads. The land at the site represents part of the former agricultural hinterland of Ecclesfield, now detached from the historic core but contributing positively to its wider landscape setting, including its separation from Grenoside.

Town End Farm, non-designated heritage asset (Low)

10.5 Town End Farm is a post-medieval farmstead, which was extant by the 18th century but could be of earlier origins, and several historic buildings survive. This group is of heritage interest in relation to its historic and architectural interest, and may preserve evidence of archaeological interest in relation to its origins. Land within the site contributes positively towards its setting in comprising part of its historic agricultural land, with surviving historic boundaries preserving slight legibility of its origins as early post-medieval piecemeal enclosure.

Buried Remains of Archaeological Interest, non-designated heritage asset (Low)

10.6 Includes the site of a farmstead shown on a 1797 survey of Ecclesfield (marked 'A' on the plan), which could be of earlier origins. Buried remains of the farm are likely to survive. These remains would be of archaeological interest.

Historic Landscape Character, non-designated heritage asset (Low)

10.7 The field boundaries within the site preserve legibility of its historic origins, with the fields comprising a remnant of medieval to post-medieval piecemeal enclosure. This is a moderately well preserved example of a distinctive historic landscape type for the Ecclesfield area and is of archaeological and historical interest.

Summary

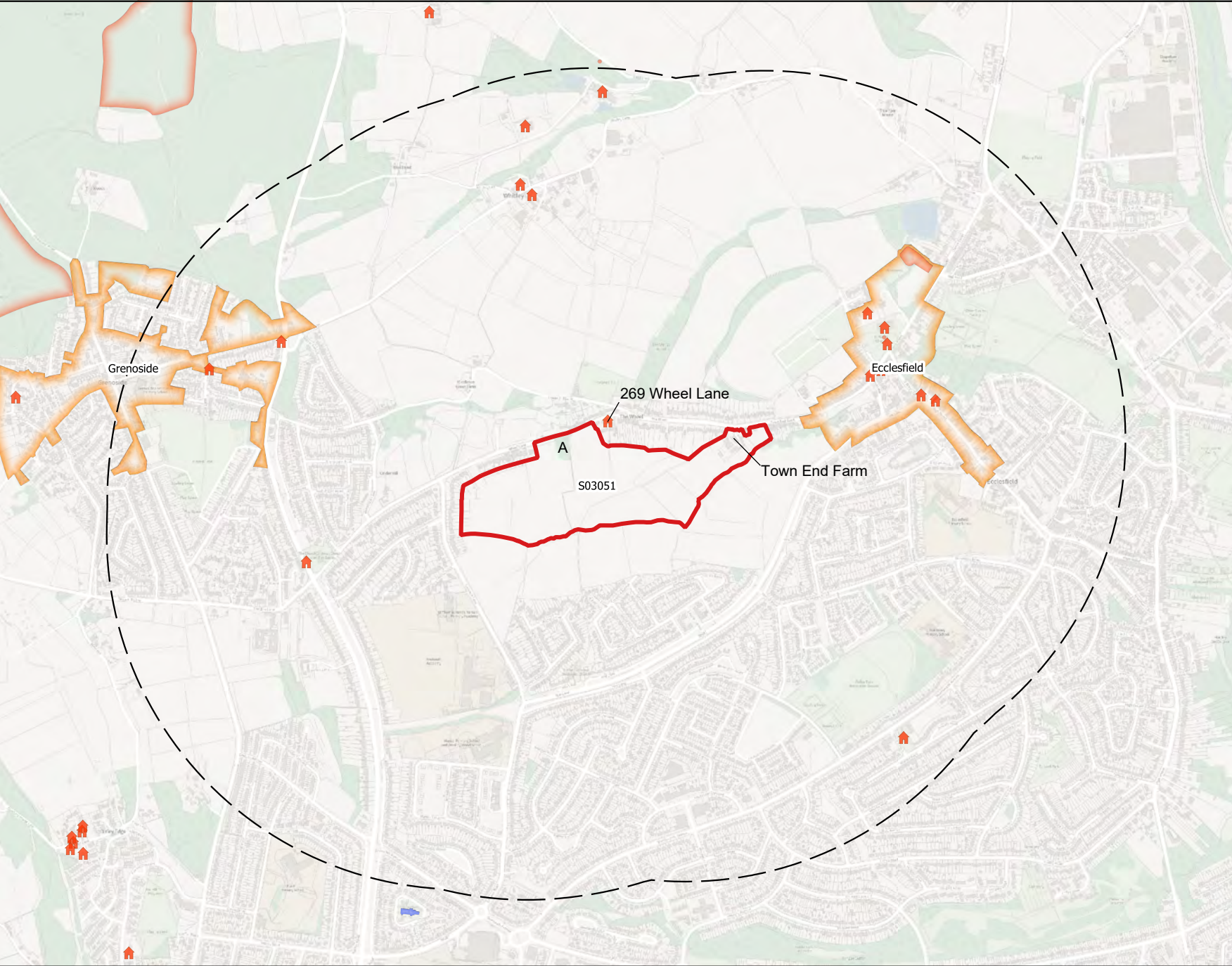
- 10.8 The site contains valued historic landscape characteristics and makes a positive contribution to the setting of nearby heritage assets, of low to moderate significance, which could be affected by development. The site also contains an area of known archaeological interest and has potential for associated remains to survive across a wider area. These remains are considered of low significance.

Potential Mitigation, Parameters and Principles for Development

- 10.9 Development of the scheme should be informed through analysis of the potential visual and experiential impacts with surrounding designated and non-designated heritage assets to ensure it preserves their current setting. Development impact could be reduced through preservation of historic boundaries and areas of open space, with areas of importance excluded from development. This approach should include consideration of areas of higher sensitivity, including land fronting Wheel Lane and land adjacent to Town End Farm that preserves its agricultural context.
- 10.10 A suitably detailed Heritage Statement that explains how setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).







Impact on Significance with Mitigation in Place

- 10.11 B= With the mitigation in place, new development may potentially cause minor change to the significance.

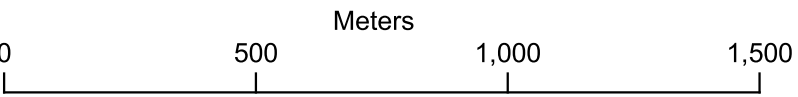


S03051

Key

-  Site Boundary
-  1km Study Area
-  Conservation Areas
-  Scheduled Monument
-  Listed Building
-  Locally Listed

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11 Site S03076: Land between Lodge Moor Road and Redmires Conduit

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 11.1 RAG Rating – Green
- 11.2 Swallow Farmhouse, a Grade II Listed Building, is 321 metres south of the site. Development of this area could harm elements which contribute to the significance of this heritage asset.

The Significance of Heritage Assets Sensitive to Development on the Site

Sheffield Water Works Company Conduit (Redmires Conduit), Locally Listed (Moderate)

- 11.3 The Conduit comprises a largely open channel, with bridges, and some culverted sections; built in 1836 and extending over 4 miles in length, it brought drinking water from Redmires Reservoir to the town of Sheffield. The section adjacent to the southern boundary of the site survives well, as an open stone lined channel with bridges and drystone boundary walls. This is one of the more exposed sections of the culvert, with views from Lodge Moor Road that allows its route curving along the contour within undulating farmland to be appreciated. The site forms an important part of the setting of the conduit at this point.

Swallow Farmhouse, Grade II Listed (Moderate)

- 11.4 Swallow Farmhouse dates to the late 18th century and comprises a two-storey stone built range with south facing elevation. A former farmstead, comprising a combination barn now converted to a dwelling, lies directly to the south-west. The farmhouse is sheltered by a tree belt to the north and looks over its associated gardens and former farmland to the south. The farm is accessed from Brown Hills Lane to the north where the site can be glimpsed within kinetic views approaching and leaving the property, forming a legible area of historic farmland before the backdrop of suburban development along Lodge Moor Road. Although not a key component, the site make a slight positive contribution towards its setting.

Historic Landscape Character, non-designated heritage asset (Low)

- 11.5 The site forms part of a well-preserved historic landscape of piecemeal enclosed farmland, the field boundaries generally originating in the medieval or early post-medieval periods. All boundaries shown on the first edition OS map are still extant. This type of field is still the dominant form of landscape on the western fringe of Sheffield and it is historically important, representing a significant phase of expansion of agricultural landuse across this area; it forms an important component of the historic environment that contributes positively to local character.

Summary

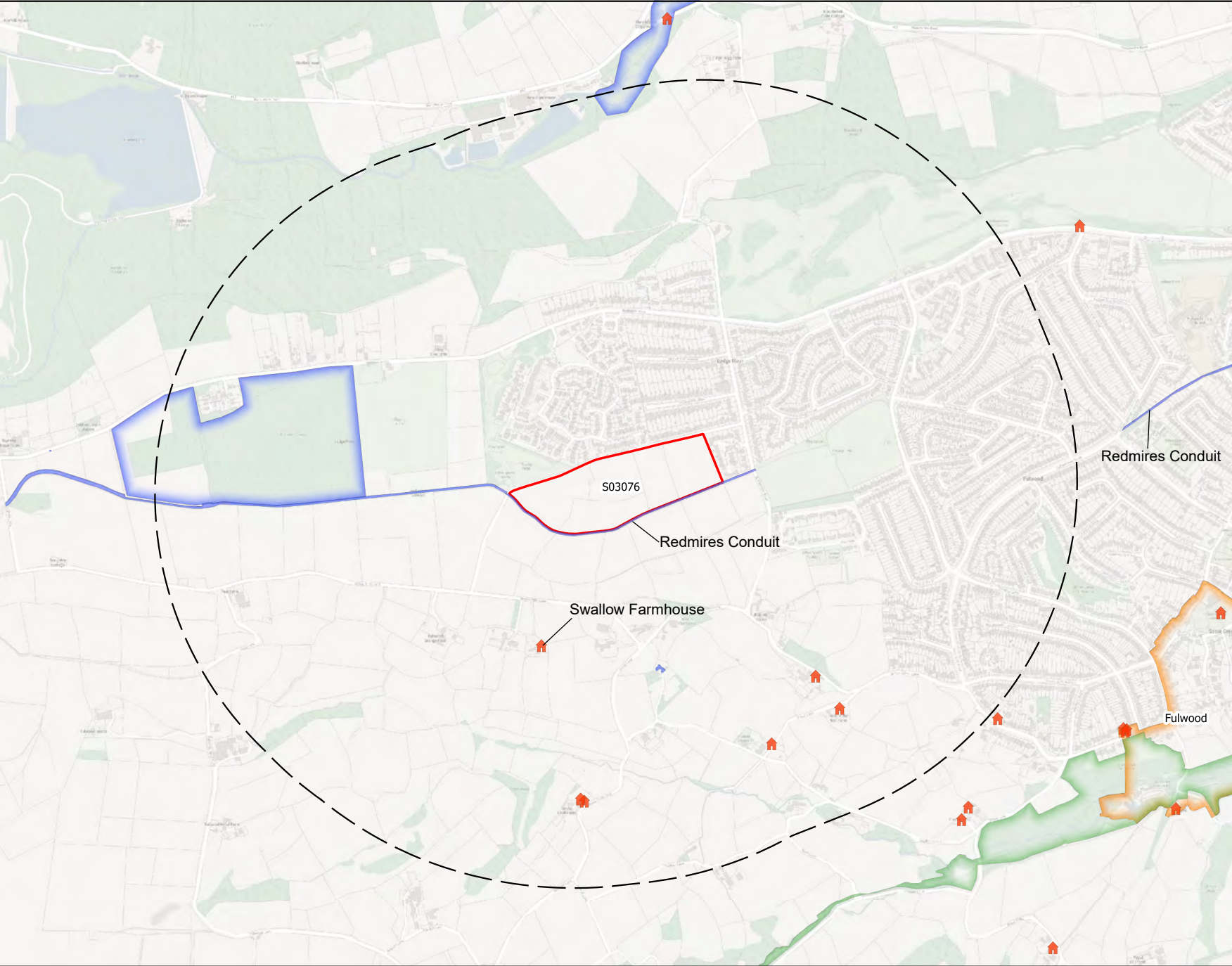
- 11.6 The site makes a positive contribution to the setting of nearby heritage assets, of moderate significance, which could be affected by development, and contains a surviving element of historic landscape.

Potential Mitigation, Parameters and Principles for Development

- 11.7 Development of the scheme should be informed through analysis of the potential visual and experiential impacts with surrounding designated and non-designated heritage assets to ensure it preserves current setting. Development impact could be reduced through responding to local context and historic landscape character. This approach should include developing a significant positive boundary alongside the conduit, to preserve its character and setting, and to protect it from the type of encroachment that has occurred in urban areas adjacent to conduit to the east (e.g. south of Carsick Hill Road, Ivy Park Road and Whitworth Road).
- 11.8 A suitably detailed Heritage Statement that explains how historic landscape and setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).

Impact on Significance with Mitigation in Place

- 11.9 B= With the mitigation in place, new development may potentially cause minor change to the significance.



S03076

Key

- Site Boundary
- 1km Study Area
- Scheduled Monument
- Listed Building
- Conservation Area
- Locally Listed
- Registered Park & Garden

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12 Site S03483: Land between Storth Lane and School Lane

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 12.1 RAG Rating – Green
- 12.2 The site is close to Glen Howe Park which is locally designated as a Historic Park or Garden and contains the Grade II Listed Glen Howe Packhorse Bridge. Development of this area could harm elements which contribute to the significance of these heritage assets.

The Significance of Heritage Assets Sensitive to Development on the Site

Glen Howe Park - Locally Listed (Low)

- 12.3 The park was formed in 1917 and is defined principally by its remote, secluded character encompassing a stream and woodland. The site forms part of the surrounding agricultural land that preserves its remote context and is located north-east of the park entrance. Although presently screened by trees and hedgerows, it forms a prominent aspect of how entry into the park is experienced from along Storth Lane, contributing positively to its setting.

Summary

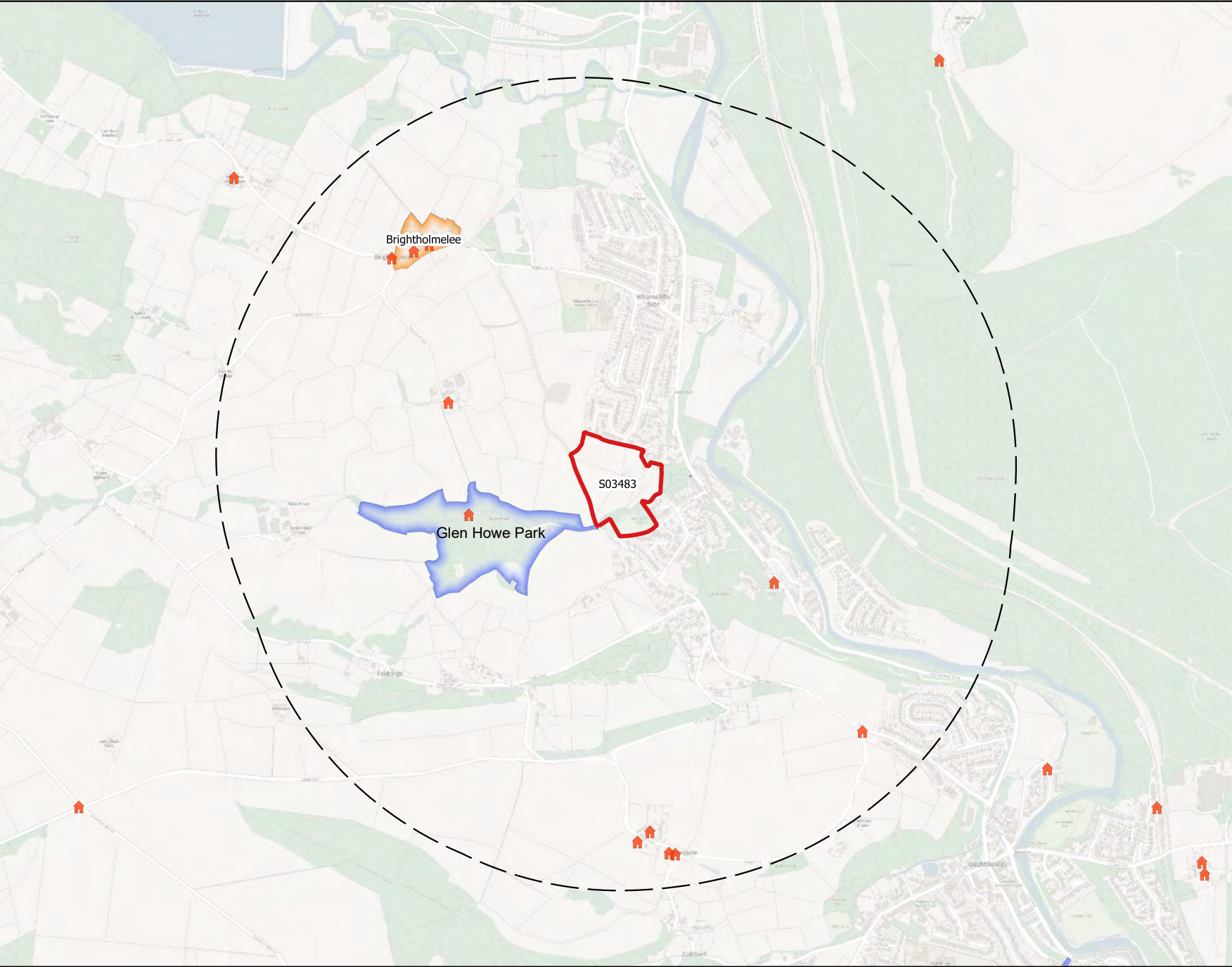
- 12.4 The site makes a positive contribution to the setting of nearby heritage assets, of low significance, which could be affected by development.

Potential Mitigation, Parameters and Principles for Development

- 12.5 Development of the scheme should be informed through analysis of the potential visual and experiential impacts with Glen Howe Park to ensure it preserves current setting. Development impact could be reduced through preservation of the character of Storth Lane and open space.
- 12.6 A suitably detailed Heritage Statement that explains how setting impacts and potential archaeological impacts have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).





Impact on Significance with Mitigation in Place

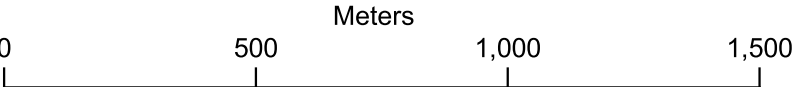
- 12.7 A= With the mitigation in place, new development will potentially not cause any change to the significance.



S03483

Key

-  Site Boundary
-  Listed Building
-  Conservation Area
-  Locally Listed



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13 **Site S04101: Land to the south of the M1 Motorway Junction 35, S35 1QP**

Heritage Assets Affected by the Allocation/ Historic England RAG Rating

- 13.1 RAG Rating – Green
- 13.2 The Ecclesfield signal box on the railway line 200 metres west of the site is and Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this heritage asset.

The Significance of Heritage Assets Sensitive to Development on the Site

Earthworks and Buried Remains of Archaeological Interest, non-designated heritage asset (Moderate)

- 13.3 The woodland to the north of the site contains significant evidence of early mining activity, including substantial annular spoil heaps (marked 'A' on the plan) that are believed to have been worked during the medieval and early post-medieval periods. Further associated buried remains relating to processing, transportation and occupation can be expected to survive. The land to the south, deriving from piecemeal enclosure of medieval to early post-medieval date, includes two annular spoil heaps (marked 'B' on the plan) and it is highly likely that further evidence survives as buried remains. This evidence of early mining activity is considered to be of at least regional importance.

Historic Landscape Character, non-designated heritage asset (Low)

- 13.4 The land south of the woodland area preserves good legibility of historic landscape character in the form of medieval to post-medieval piecemeal enclosures. This is a well-preserved example of a distinctive historic landscape type for the Ecclesfield area and is of archaeological and historical interest.

Ecclesfield Signal Box, Grade II (demolished)

- 13.5 Although identified as a possible constraint at scoping stage, this heritage asset is no longer extant having been demolished between 1999 and 2002.

Summary

- 13.6 The site contains valued historic landscape characteristics and makes a positive contribution to the setting of nearby non-designated heritage assets. Areas of the site contain remains of known archaeological interest, with potential for associated remains to survive across a wider area. Historic landscape sensitivity varies across the site and conforms with the archaeological sensitivity mapping produced in the Archaeological Scoping Study (2022), which is reproduced on the plan for illustrative purposes. These remains are considered to be of at least regional importance.

Potential Mitigation, Parameters and Principles for Development

- 13.7 Development impact could be reduced through responding to local context and historic landscape character. This approach would include establishing a significant buffer to Smithy Wood to preserve and protect the upstanding earthworks and protection of areas of high-quality historic landscape character.

- 13.8 A suitably detailed Heritage Statement that explains how historic landscape impacts and potential archaeological issues have been addressed would be required to support a development proposal (for further detail on prior field evaluation see the Archaeology Scoping Study 2022).

Impact on Significance with Mitigation in Place

- 13.9 B= With the mitigation in place, new development may potentially cause minor change to the significance.

