From: [redacted]
Sent: 09 July 2025 08:17
To: SheffieldPlan
Subject: Hallamshire Historic Buildings - response to consultation on proposed additional site allocations
Attachments: HHB Sheffield Plan proposed additional site allocations consultation response.pdf

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Dear Sheffield Plan team

Please find attached the response by Hallamshire Historic Buildings to the consultation on the proposed additional site allocations.

Yours sincerely

Robin Hughes
Hallamshire Historic Buildings

Sheffield Plan - proposed additional site allocations Consultation response

This is the response of Hallamshire Historic Buildings to the consultation on the proposed additional site allocations within the draft Sheffield Local Plan.

We do not consider the Local Plan to be sound because:

- Insufficient evidence has been provided of the impact to heritage in respect of some sites; and
- The assessment of the impact to heritage on some sites omits to consider some heritage assets that may be affected by the development of those sites.

Notwithstanding these objections, most of the Heritage Impact Assessments for the sites are thorough, and we commend South Yorkshire Archaeology Service for their work to create them.

Insufficient evidence has been provided of the impact to heritage in respect of some sites

No detailed Heritage Impact Assessments have been prepared for the following sites:

- S03028 Land to the west of Grenoside Grange, Fox Hill Road, S35 8QS
- S03061 Handsworth Hall Farm, Land at Finchwell Road, S13 9AS
- S03100 Holme Lane Farm, Halifax Road, S35 8PB
- S03112 Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA
- S04639 Hesley Wood, north of Cowley Hill, S35 2YH

The explanation provided for this is that the initial scoping view carried out by Historic England indicated 'green' and there are no designated heritage assets in the vicinity of the site that are likely to be affected by development.

We consider it unreasonable to limit the consideration of assets likely to be affected to designated assets. Many non-designated heritage assets are of great local importance and these should be identified and the potential impact assessed. On several sites the only impact is to non-designated heritage assets, so this approach is inconsistent in that such assets are only taken into account if there are also designated heritage assets in the vicinity.

The approach itself is not applied consistently. Site GBOM06 Land to the north of Parkers Lane, S17 3DP has a 'green' Historic England rating and no designated assets in the vicinity are likely to be affected, but has a detailed HIA.

Some heritage assets not considered on some sites

<u>GBOM06: Land to the north of Parkers Lane, S17 3DP</u>

Just outside the site at SK 3062 8202 is Ash House. This very fine building was created in 1915 by "alterations" to Ash House Farm, an earlier building on the site, which probably amounted to rebuilding. These were carried out by owner Reginald Webster, a colourful character who was declared bankrupt in 1934 after having lived extravagantly beyond his means. He was subsequently imprisoned for stealing money from his clients. More detail can be read at https://www.sheffieldforum.co.uk/topic/476950-ash-house/. The quality of the house, externally and internally, reflects the character of its builder.

The house operated as a hospital for sick children from 1940 until 1959, and then became a care home for the elderly. It closed c2018 and was sold to private owners in 2021.

The house was set in 22 acres of land and the proposed additional housing site lies within its setting. Any development should respect the setting of this non-designated heritage asset and ensure that it remains visible as the principal building in the immediate area.

S03020 Land between Bramley Lane and Beaver Hill Road, S13 7JH

At the northeastern corner of this site there is a small square of land to the rear of 10 Beaver Drive at SK 4169 8567. It is outside the site but shares a boundary with it. This is a Quaker burial site for the Stacye family of Ballifield Hall, known as the Handsworth or Cinder Hill Friends' Burial Ground. It is marked on the Ordnance Survey 25" map surveyed 1890, 1:1250 map of 1968 and others. According to https://www.findagrave.com/cemetery/2586561/handsworth-friends-burial-ground it contains 10 burials from the late 17th century, including Thomas Stacey and his immediate family members. Thomas' brother Mahlon emigrated to America and founded what became the settlement of Trenton, now the capital of New Jersey. He became very influential in the business of that state. For more information, see:

- Hey, D. (1997) 'Mahlon Stacey: An Early Sheffield Emigrant' in Jones, M. (ed.) *Aspects of Sheffield 1*. Barnsley: Wharncliffe;
- https://sheffielder.net/tag/ballifield/;
- https://www.williamtrenthouse.org/uploads/1/3/1/1/131110538/mahlon_stacy_and_quakers_in_nj_7-18-2020_final.pdf.

Hey states that the burial ground is marked on a map in Sheffield Archives ref. FC/P/Han/23L. A note in ref. QR/10/22 Bundle of deeds and papers relating to Cinderhill Burial Ground says it "was transferred to Balby Monthly Meeting in 1924 and sold off around 1981. It was later destroyed and made inaccessible." It is still identifiable as a plot of land, and presumably the remains are still interred there. Development should respect the setting of this non-designated heritage asset and constraints should be set to ensure that it is not disrupted by building work.

S03032 Land at Forge Lane, S35 0GG

The site is bordered by the head goit from the river Don for the Grade II-listed Oughtibridge Forge, the route of which is shown by a line of trees at SK 3091 9371. The head goit forms part of the setting of the Listed Building and development should ensure not only that it is preserved but that it remains a feature in the landscape and that its relationship with the forge is not obscured.

S03034 Land between Creswick Avenue and Yew Lane, S35 8QN

A small area of woodland at the eastern boundary of the site is connected to Yew Lane by a linear feature that was formerly walled, running alongside a steep bank to the north, following the edge of the site at SK 3501 9374. Both woodland and linear feature require precautionary investigation and if thought to be a non-designated heritage asset should be respected by any development.

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

Nos. 279-281 The Wheel at SK 3449 9394 and Nos. 344-348 The Wheel at SK 3440 9393 appear to be the same buildings as shown on the Ordnance Survey 6" plan surveyed 1850-51. These non-designated heritage assets lie on the very edge of the site, making it potentially part of their setting. Development should respect these settings.

S03061 Handsworth Hall Farm, Land at Finchwell Road, S13 9AS

South Yorkshire Sites and Monuments Record ref. 5938 lies within the site, centred at SK 4141 8669, not far from Medlock Crescent. It is described as 'Probable Late Prehistoric/Romano-British Sub-circular Enclosure, Handsworth'. It is also in Historic England research records as Monument Number 1581512. See https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MSY13513&resourceID=1027 for the SYSMR entry. This should be excluded from the site until it can be verified.

SYSMR ref. 04917 is in approximately the same location. This is 'Suggested Iron Age or Romano-British trackway, running in a north-south alignment from Chesterfield towards the Templeborough fort', see https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MSY12480&resourceID=1027. This appears to be speculative, but might become more likely if the enclosure is verified.

SYSMR ref. 06287 is at SK 408 867 on Finchwell Road some way outside the site. This is described as 'Flint arrowheads indicate possible prehistoric site'. See https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MSY13878&resourceID=1027. Although this is only described as "possible", precautions will be needed if there is any possibility of building works taking place anywhere nearby.

S03076 Land between Lodge Moor Road and Redmires Conduit

The HIA notes the existence of field boundaries from the 1st edition Ordnance Survey map, but does not explicitly say that these should be preserved. For the avoidance of doubt these are non-designated heritage assets and should be preserved in any development. The drystone wall on south side of Lodge Moor Road is of particular importance.

Lodge Moor Road is a narrow lane typical of the area and should not be widened. It would ideally become a pedestrian and cycle route within its existing bounds.

S03112 Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA

The Ordnance Survey 6" plan surveyed 1850-51 shows a boundary marked "Old Park Wall" between Warren Lane and A6135 White Lane at SK 3603 9748, which presumably relates to Tankersley Park. There is still a wall on the same line forming a garden boundary for houses, although its present construction is unknown. A section of old stone wall also remains on the north side of Warren Lane near junction with Thorncliffe Road at SK 3554 9776, which is on the line of the Old Park Wall. The latter and potentially the former are non-designated heritage assets which lie on the site boundary. Any development should ensure that they are preserved.

A row of brick-built cottages at Rough Warren is shown on the Ordnance Survey 6" map of 1850-51 at SK 3548 9796. These lie just outside the site which therefore forms part of the setting of this non-designated heritage asset. Any development should respect that setting.

S03483 Land between Storth Lane and School Lane

The character of tracks bounding the site to west (Storth Lane, SK 2955 9438) and east (SK 2955 9438) is of particular value. The former is part of the road from Oughtibridge to Brightholmlee and Bolsterstone shown in part on Map of the County of Yorkshire, surveyed 1767-1770 by Thomas Jefferys (available at https://www.pictureshеffield.com/ ref. y13572) and predates the turnpike of 1805. It is an ancient route and a non-designated heritage asset, forming part of the Heritage Highways North Loop https://www.heritagehighways.co.uk/lakeland-loops. It is described in more detail in Ride 4 https://www.heritagehighways.co.uk/heritage-rides.

Tracks of this nature are of particular importance to the historic landscape, and development must preserve their character. Strict controls must be applied to ensure that they are not used by construction traffic and that they are not damaged during construction.

The wooded area to the east of the site at SK 2980 9443 is of amenity value, and contains a weir, small dam and a small building. The weir and the dam are shown on the Ordnance Survey 25" plan of 1890. Although outside the site these non-designated heritage assets must remain safely accessible to pedestrians to maintain their amenity value.

S04639 Hesley Wood, north of Cowley Hill, S35 2YH

The area to the west of the site contains a number of old shafts, part of ironstone workings that are shown on the Ordnance Survey 6" map of 1850-51 at SK 3619 9608. These appear to lie outside the site, but unmarked shafts may also occur within the site. Sheffield's history as a centre for the production of iron and steel makes such workings important, and they constitute non-designated heritage assets. Development should avoid disruption to these.

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9th July 2025

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