



BANKS RENEWABLES (BARNSDALE SOLAR PARK) LIMITED

BARNSDALE SOLAR PARK

ARCHAEOLOGICAL DESK BASED ASSESSMENT AND HERITAGE ASSESSMENT

NOVEMBER 2020

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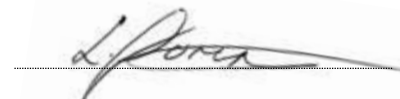
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DRAWINGS	TITLE
NT14987-010	Non-Designated Heritage Assets
NT14987-011	Designated Heritage Assets

1 INTRODUCTION

- 1.1.1 This report sets out the archaeological and historical background of a Site located to the east of Leeds between Allerton Bywater and Kippax, NGR SE 41921 29032. Proposals entail a solar park and associated infrastructure (the 'proposed Development').
- 1.1.2 This report provides an assessment of the significance of any known or potential heritage assets within the Site and its vicinity which may experience either direct or indirect impacts to their significance as a consequence of the proposals. Potential impacts are established, and the significance of impact assessed.
- 1.1.3 Appropriate mitigation measures for reducing/ offsetting these potential impacts are proposed where relevant.
- 1.1.4 The assessment was undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2014) and in accordance with terminology expressed within the National Planning Policy Framework. Historic England good practice guidance presented in the *Setting of Heritage Assets* (Historic England GPA 3 2017) has been adhered to as appropriate.
- 1.1.5 In order to inform this assessment baseline data was obtained from the following:
- West Yorkshire Historic Environment Record (HER) consulted August 2020;
 - GIS datasets (Historic England 2020):
 - Scheduled Monuments;
 - Listed Buildings;
 - Registered Parks and Gardens;
 - Registered Battlefields; and
 - The National Heritage List for England (Historic England website).
- 1.1.6 In addition, a walkover survey of the Site was undertaken in August 2020.
- 1.1.7 At the time of writing the report, access to the West Yorkshire Archive Service and Historic England search rooms were not permitted due to Government restrictions regarding the spread of the Coronavirus. Information relating to the archaeological and historic background of the Site has been sourced from online resources including the Archaeology Data Service and available online mapping resources. In this instance this is not considered to be a limitation in respect to baseline assessment.

2 LEGISLATION AND NATIONAL PLANNING POLICY AND GUIDANCE

- 2.1.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’(Ministry of Housing, Communities and Local Government 2019, Annex 2 page:67).

Legislation

- 2.1.2 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.3 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.4 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that:
- 2.1.5 *‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ (section 66).*
- 2.1.6 With regards to Conservation Areas it states that:

‘special attention shall be paid to the desirability of preserving or enhancing the character of that area’ (section 72).

National Policy

- 2.1.7 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves ‘protecting and enhancing our natural, built and historic environment’ (MHCLG 2019, para:8).
- 2.1.8 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications ‘great weight’ should be given to the asset’s conservation and that ‘substantial harm to or loss of... grade II listed

buildings, or grade II registered parks or gardens, should be exceptional' whilst 'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks And Gardens, and World Heritage Sites, should be wholly exceptional' (MHCLG 2019, para:194).

- 2.1.9 Non-statutory designated heritage assets, comprising Registered Parks and Gardens and Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 2.1.10 The significance of a heritage asset (designated or non-designated) is defined within the National Planning Policy Framework (NPPF) as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic' (MHCLG 2019, Annex 2 page:71).
- 2.1.11 The setting of a heritage asset (designated or non-designated) is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (MHCLG 2019, Annex 2 page:71).
- 2.1.12 Where heritage assets (designated or non-designated) are to be affected by development, 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (MHCLG 2019, para:189).
- 2.1.13 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019, para:196).
- 2.1.14 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2019, para:197), although non-designated assets which are of equivalent significance to

designated assets will be considered as such (MHCLG 2019, page:56). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (MHCLG 2019, para:189).

Local Policy

2.1.15 Local planning policy relevant to the management of the historic environment is set out in the following documents:

- Leeds City Council Core Strategy (Adopted 2014); and
- Leeds Unitary Development Plan (2006 Review).

2.1.16 Applicable policies are P11: Conservation within the Core Strategy and saved policies N28: Historic Parks and Gardens and N29: Archaeology which are quoted in full below:

Policy P11: Conservation

The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity:

- *the Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the City Centre and the urban grain of yards and alleys,*
- *the nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing,*
- *its legacy of country houses, public parks, gardens and cemeteries,*
- *the 19th century transport network, including the Leeds and Liverpool Canal,*
- *Development proposals will be expected to demonstrate a full understanding of historic assets affected, including any known or potential archaeological remains. Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals,*
- *Innovative and sustainable construction which integrates with and enhances the historic environment will be encouraged,*
- *Conservation-led regeneration schemes will be promoted. Priorities for new schemes will be in Regeneration Priority Programme Areas, but schemes outside these areas may also be considered where the historic environment offers potential as a catalyst for the wider regeneration of the area,*
- *The Council maintains a register of historic assets at risk to help it prioritise action and will seek to impose planning conditions or obligations for their repair and refurbishment where appropriate. Where appropriate, the City Council will use the provisions of the planning acts to secure repairs,*
- *Enabling development may be supported in the vicinity of historic assets where linked to the refurbishment or repair of heritage assets. This will be secured by planning condition or planning obligation.*

N28: Historic Parks and Gardens

Historic parks and gardens on the English Heritage register will be afforded protection from any development which would materially harm their historic interest. A list of historic parks and gardens of regional and local interest within Leeds district will be established and maintained in consultation with expert bodies. The historic interest of historic parks and gardens on this list will be taken fully into account when assessing development proposals affecting such sites. Where appropriate, protection, restoration and enhancement of historic parks and gardens will be encouraged through relevant planning means, including conservation area designations, tree preservation orders and Article 4 Directions.

N29: Archaeology

Sites and monuments of archaeological importance will be preserved and appropriate investigation will be required in accordance with the policies for archaeology in Appendix 4 of Volume 2.

3 ARCHAEOLOGY BASELINE INFORMATION

Geology and Topography of Site

- 3.1.1 The 90ha Site is located either side of the Sheffield Beck which crosses the Site on a north-west to south-eastern alignment. The Beck forms a tributary to the River Aire located c.800m south of the Site.
- 3.1.2 The highest point of the Site is located in the northern part of the Site where a wooded ridge extending to a maximum height of c.65m AOD drops steeply to its foot and the main body of the Site at the 50m contour. From the 50m contour the northern-two thirds of the Site are located on a south-western facing slope, descending towards the Beck which is present at a height of 15m AOD. The southern third of the Site, south of the Beck, is level in the eastern part of the Site where a height of c.15m AOD is maintained. In the western part of this area of the Site the topography rises to c.20m AOD such that the south-western extremity of the Site occupies a slight north-eastern facing slope.
- 3.1.3 Apart from the sandstone ridge along the northern boundary of the Site, the solid geology across the footprint of the Site comprises mudstone, siltstone and sandstone of the Pennine Middle Coal Measures. Superficial geology is limited to the Sheffield Beck where alluvial deposits of clay, silt, sand and gravel are present along its length and to the extreme south eastern part of the Site where river terrace deposits of sand and gravel are recorded¹.

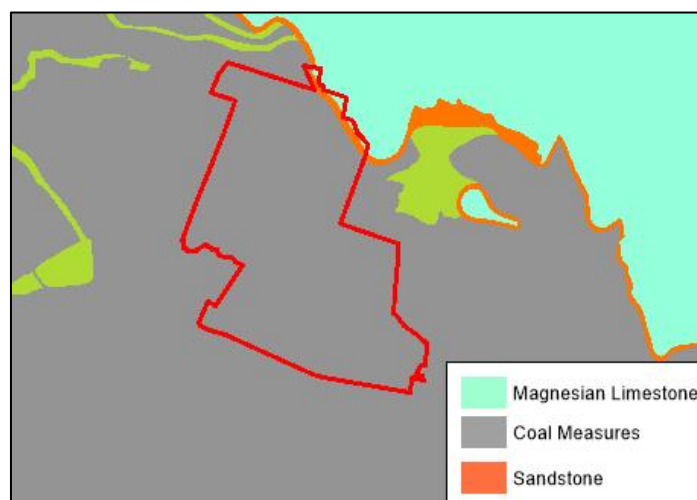


Plate 1: Solid Geology

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

- 3.1.4 With regard to the solid geology of the Site, a Coal Authority report referencing coal authority records highlights the historical mining of the Pennine Middle Coal Measures across much of the Site². Coal is recorded as having been removed through open cast methods across much of the Site, see Appendix 1.
- 3.1.5 The UK Soil Observatory verifies much of the area shown as opencast in Appendix 1 through the classification of the soil north of the Sheffield Beck as 'restored soils mostly from quarry and opencast spoil'³. This classification does not extend to the far north-western extremity of the Site where soils are recorded as 'slowly permeable seasonally wet acid loamy and clayey soils', a classification which is also recorded to the south of the Sheffield Beck where some uncertainty on the extent of previous surface coal mining may be inferred.

Archaeological Background

- 3.1.6 Whilst much of the Site is anticipated to have been disturbed through surface coal extraction, which would have removed any horizons of archaeological potential, there remains the possibility that some parts of the Site remain undisturbed, such as the north-western extremity and parts of the Site to the south of the Sheffield Beck (see Appendix 1).
- 3.1.7 With due regard to this potential, albeit limited, the West Yorkshire Historic Environment Record was consulted for entries within the search area (taken as an area of approximately 1km radius from the Site boundary). Besides identifying heritage assets of an archaeological nature that may be directly affected by the proposed Development this search boundary was expected to provide sufficient data to represent the archaeological character of the area. Information on designated heritage assets was complimented by GIS information downloaded from Historic England (Historic England 2020).

Designated Heritage Assets

- 3.1.8 There are no designated heritage assets of an archaeological nature located within the boundary of the Site.

² The Coal Authority (2020) Consultants Mining Report Barnsdale Solar Farm West Yorkshire

³ <http://mapapps2.bgs.ac.uk/ukso/home.html>

3.1.9 All designated heritage assets of an archaeological nature within the 1km search area are shown on Figure NT14987/011 and specified where relevant within the following text.

3.1.10 Within the search area the following designated heritage asset of an archaeological nature is present:

- One Scheduled Monument - Manor Garth Hill Ringwork (reference 1009357).

Non-Designated Heritage Assets

3.1.11 The results of the HER consultation indicate that the following assets are recorded within the boundary of the Site:

- The former site of Kippax Hall, an Elizabethan mansion now demolished, (HER reference 7851); and
- The former footprint of Kippax Park, a medieval deer park, (HER reference 14965).

3.1.12 Also recorded is a findspot of a Bronze Age socketed hammer (HER reference 18271). This was retrieved through metal detecting in 2009.

3.1.13 The assets above and the other non-designated heritage assets recorded within the 1km search area are shown on Figure NT14987/010 and specified where relevant within the following text.

Previous Archaeological Work

3.1.14 Apart from a watching brief ⁴ undertaken during the laying of a water main, the Site has not been subject to any archaeological fieldwork. The watermain established in the 1990s extended between Kirkhamgate and Selby and was aligned roughly east-west through the northern-most field within the Site. No archaeological finds or features were recorded within the alignment of the pipeline through the Site. Positive observations recorded elsewhere along the route (outside of the Site) and the results of other archaeological interventions within the search area are referenced where appropriate in the following text.

General Historical Background

Prehistoric

3.1.15 The earliest closely dated evidence for activity within the search area includes two Mesolithic cores and 16 Mesolithic scrapers. These were recovered as part of a flint

⁴ ASWYAS (1999) Kirkhamgate to Selby Water Pipeline Archaeological Investigations

assemblage retrieved 1.1km east of the Site during trial excavations in the last quarter of the twentieth century.

3.1.16 The assemblage also included a Neolithic scraper. Other evidence for Neolithic activity includes two Neolithic axes, indicative of tree clearance up to c.2,500 BC, which are recorded to have been found within the search area, 560m north and 860m west of the Site (HER references 2013 and 2001). An earthwork, now degraded, recorded 480m west of the Site has been interpreted as a possible Neolithic long barrow but this is doubtful (HER reference 916).

3.1.17 A single piece of flint (debitage) broadly dated at Palaeolithic to the Bronze Age is recorded 210m east of the Site (HER reference 9025) and within the Site boundary a Bronze Age socketed hammer retrieved through metal detecting in 2009 has been dated to the Middle to Late Bronze Age (HER reference 18271). The cropmark of a possible Bronze Age ring ditch is recorded 930m east of the Site (HER reference 937). This is recorded on rising ground on the 55m contour of a south facing slope which continues to extend to a height of 75m AOD.

Iron Age and Romano-British (800BC to 410AD)

3.1.18 In contrast to the lack of evidence for permanent or semi-permanent activity prior to this period, activity associated with the Iron Age/Roman period is attested to through a number of sites within the search area. These are predominantly located to the north and north-east of the Site on higher ground and occupying a southerly aspect with free draining loamy soil over Magnesian Limestone and include, 1km east of the Site, a number of closely related sites identified as cropmarks recorded as being associated with Iron Age settlement.

3.1.19 Complimentary to cropmark evidence is the physical record resulting from archaeological excavations undertaken in 1976 and 1996 (HER references 938, 944, 937 and 1582). Remains include the cropmark of a rectangular enclosure (platform) with trackways, a number of excavated Iron Age pits (used for grain storage initially and later (in some instances) for inhumations), ditches including a D shaped enclosure, a domestic pottery assemblage, an animal bone assemblage including horse, dog, pig goat and cattle, a large number of post holes and evidence of smelting.

3.1.20 Further cropmark evidence exists for activity in the form of associated field systems which extend west towards the Site with remains recorded 490m north-east of the Site (HER reference 4458). These are also located on the freely draining soil but on a more steeply sloping south facing slope than the remains to the east which are more

closely associated with settlement.

- 3.1.21 Remaining on the loamy soil above Magnesian Limestone but slightly closer to the Site, 200m north on more level ground on the 75m contour, the HER records a further cropmark enclosure with evidence of some unenclosed settlement (pits) (HER reference 4434). Also, within the same soil and topographic parameters is a further single cropmark enclosure recorded 50m north of the Site (HER reference 10687), this being the closest evidence for Iron Age/Roman activity to the Site.
- 3.1.22 The only potential cropmark evidence for Iron Age/Roman enclosure of the landscape away from the loamy well-draining soil over Magnesian Limestone is a single crop mark enclosure recorded 480m west of the Site located on more clayey soils above the Coal Measures (HER reference 916). Whilst this has also been interpreted also as a Neolithic long barrow (doubtful), geophysical survey undertaken in 2016-2017 appears to verify a cropmark enclosure complex associated with Iron Age/Romano British activity.
- 3.1.23 In respect to additional evidence for Roman activity, the Barnsdale Road, located to the immediate east of the Site is known locally as the Roman ridge. This is raised 1-3m above the surrounding landscape and is thought to be aligned along the former route of a Roman road (HER references 3088,3089,3090, 3091 & 3093). In addition, a Roman coin hoard of 300 coins is recorded 600m south of the Site (HER reference 1936).

Early Medieval (c.410 to 1066AD)

- 3.1.24 Kippax, centred c. 600m north of the Site, is thought to have been part of an important manorial centre during the Anglo-Saxon period. Alluding to this are fragments of an Anglo-Saxon cross shaft (HER reference 7307) which are recorded at the Church of St Mary thought to have been built on the site of an early medieval church. The church is in close vicinity to the location of the remains of a fortification of potential early medieval date (NHLE reference 1009357). This is present c.620m north of the Site and alongside an early church, highlights the focus of early medieval settlement at Kippax.
- 3.1.25 At this time Kippax Park, held by Earl Edwin in the pre-Conquest period, extended to the south of the occupation activity and included land within the footprint of much of the Site from the northern boundary of the Site to the Sheffield Beck (HER reference 14965).

Medieval (c.1066 to 1540AD)

- 3.1.26 The Domesday Survey (1086) references Kippax and it is known that relatively quickly after the Norman Conquest that a castle was established on the site of the earlier fortification (NHLE reference 1009357). Whilst this was only ever present in timber, the Church of St Mary was established in stone in the twelfth century. A manor house (HER reference 4989), referenced in 1341, is thought to have been located in close proximity to the church around 400m north of the Site. A mill may have been located 650m west of the Site (HER reference 14979).
- 3.1.27 In respect to the land within the boundary of the Site, Kippax Park which would have extended to the Sheffield Beck at this time was, during the fourteenth century (c.1310), used by the House of Lancaster as a royal hunting ground. Earthworks of the Kippax deep park pale were recorded during a watching brief of a water pipeline 300m west of the Site (ASWYAS 1999)⁵. These comprised two banks either side of a ditch. The most substantial ditch being a 1m high and 5m in width. The remains of a limestone wall were recorded on top of this bank.
- 3.1.28 A 'New Lodge' is referenced as being established in Kippax Park in 1405⁶ and in 1595 Kippax Park was purchased by Thomas Bland who constructed an Elizabethan Hall (Kippax Hall) within the boundary of the Site by the end of the medieval period (HER reference 7851).
- 3.1.29 Outside of the Park, medieval ridge and furrow earthworks are recorded to abut the south-western corner of the Site (HER reference 6559).
- 3.1.30 In the latter part of this period the removal of the coal geology of the search area is apparent although shallow workings for coal is recorded as having been exhausted by the later fifteenth century. These included an area of fourteenth to fifteenth century bell pits known as town pits c.1km north of the Site (HER reference 14972).
- 3.1.31 At Ledston to the east, a Monastic Grange was established during the twelfth century. The remains of the grange are thought to have been located 1km east of the Site where they are now extant within Ledston Hall.

Post Medieval (c.1540AD to present)

- 3.1.32 During this period Kippax Park was extended south of the Sheffield Beck to cover the

⁵ ASWYAS (1999) Kirkhamgate to Selby Water Pipeline Archaeological Investigations

⁶ ASWYAS (1999) Kirkhamgate to Selby Water Pipeline Archaeological Investigations

entire Site. At this time an entrance lodge (Low Lodge) was provided off Barnsdale Road and a 'Home Farm' was established on the edge of the park to the immediate east of the Site Boundary. Whilst only illustrative, Warburton's map of Yorkshire dated 1720 (see plate 2) shows Kippax Hall and its park in relation to other Halls in the district including Ledston to the east. The three storey, nine bay house of Kippax Hall (HER reference 7851) was unaltered until around 1750 when it was extended to 37 bays covering a footprint c.180 in length. The Hall and its parkland were recorded on historic editions of the Ordnance Survey (see Appendix 2). These showed the Hall extending into the eastern part of the Site. The remainder of the Site being characterised by scattered parkland trees and carriage rides.



Plate 2: Warburton's Map of Yorkshire 1720

- 3.1.33 The last heir, John Davidson Bland died in 1928 and Kippax Hall was demolished in the 1950s prior to the use of Kippax Park for its coal reserves.
- 3.1.34 The boom in the exploitation of coal during this period had commenced in the nineteenth century with the sinking of deep pits at Kippax 250m north, 400m east, 600m west and c.700m north-west of the Site (HER references 14977, 14973, 14973 14968) and at Allerton Bywater to the south. A pit was also located to the immediate north of the Site (HER reference 14978). This was known as Brindley Baulk Pit.
- 3.1.35 Records held by the Coal Authority, see Appendix 1, indicate that the Site underwent extensive open cast workings. This is verified by the 1960 (25 inch) and 1968 (6 inch) Ordnance Survey maps which show 'opencast workings' extending across and beyond

the boundaries of the Site to the north of the Sheffield Beck. The 'opencast workings' are also annotated as extending to the south of the Beck albeit not all the way to the southern boundary of the Site (see Appendix 2 for the 6inch maps, 25inch maps not reproduced here).

3.1.36 These maps illustrate that opencast workings removed all remains of Kippax Park within the footprint of the Site including Kippax Hall. The only historic map feature which appears to have remained unchanged is the trackway present between Low Lodge and Sheffield Beck. Opencast activities appear not to have extended all the way to this track.

3.1.37 Since the removal of the coal reserves within the boundary of the Site, the land was restored, essentially backfilled with opencast spoil⁷.

Aerial Photographs

3.1.38 In order to verify the extent of opencast workings across the footprint of the Site a cover search of Historic England collections was requested in August 2020. However, due to Covid-19 restrictions the results of the cover search were not available at the time of report production. Available online aerial photographs were only available from 2002 onwards and so could not be utilised for the purposes of verifying the extent of opencast extraction.

Historic Landscape Characterisation

3.1.39 In accordance with the map regression exercise undertaken as part of this assessment and in correlation with the records held by the Coal Authority⁸, the Historic Landscape Characterisation data records the land within the Site to the north of the Sheffield Beck as having undergone open cast coal extraction. The land to the south of the Sheffield Beck is recorded as being agglomerated fields created in the second half of the twentieth century from former fields associated with Kippax Park Hall. This does not entirely accord with the Coal Authority records which record open-cast workings in this area but does concur with soil classifications which do not reference reclaimed land to the south of the Beck.

Hedgerows

3.1.40 Due to the predicted reclaimed nature of much of the Site the presence of internal

⁷ <http://mapapps2.bgs.ac.uk/ukso/home.html>

⁸ The Coal Authority (2020) Consultants Mining Report Barnsdale Solar Farm West Yorkshire

hedgerows of historic importance is unlikely. However, in determining if hedgerows are important on archaeological or historic grounds The Hedgerow Regulations (1997) state the following criteria.

The Hedgerow Regulations 1997 Schedule 1 Part II - Archaeology & History

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is—
 - (a) included in the schedule of monuments compiled by the secretary of state under section 1 (schedule of monuments) of the ancient monuments and archaeological areas act 1979; or
 - (b) recorded at the relevant date in a sites and monuments record.
3. The hedgerow—
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow—
 - (a) marks the boundary of a pre-1600 ad estate or manor recorded at the relevant date in a sites and monuments record or in a document held at that date at a record office; or
 - (b) is visibly related to any building or other feature of such an estate or manor.
5. The hedgerow—
 - (a) is recorded in a document held at the relevant date at a record office as an integral part of a field system pre-dating the inclosure acts; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system—
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 act, for the purposes of development control within the authority’s area, as a key landscape characteristic.

Criteria 1

- 3.1.41 Sheffield Beck marks the historic boundary between the townships of Allerton Bywater and Kippax. However, there are no hedgerows along the Beck. There are no hedgerows within the Site which would be classified as important under Paragraph 1 criteria.

Criteria 2

- 3.1.42 There are no scheduled monuments recorded within the footprint of the Site. Therefore, no hedgerows within the Site would be classified as important under Paragraph 2 criteria.

Criteria 3

- 3.1.43 There are no archaeological sites recorded within the footprint of the Site. Therefore, no hedgerows within the Site would be classified as important under Paragraph 3 criteria.

Criteria 4

- 3.1.44 The land within the footprint of the Site is known to have been associated with a pre-1600 AD estate, Kippax Park. Therefore, hedgerows within the Site could be classified as important under Paragraph 4 criteria. However, paragraph 3.1.48 should be reviewed in respect of this.

Criteria 5

- 3.1.45 In assigning a hedgerow as historic the phrase 'pre-dating the Inclosure Acts' should be taken to mean before 1845 (Defra 2002)⁹.
- 3.1.46 The earliest map studied as part of this assessment comprised the 1850-52 Ordnance Survey Map. On the assumption that this map is illustrative of boundaries pre-dating the Inclosure Maps it would be suitable to assess the potential presence of important hedgerows under this criteria.
- 3.1.47 Extant hedgerows corresponding with these maps would comprise the short NW-SW boundary to the extreme north-western boundary of the Site and the southern boundary of the Site only. All other boundary and internal hedgerows are later and associated with reclamation and the re-organisation of the landscape post opencast mining operations.

Site Visit

- 3.1.48 A walkover survey of the Site was undertaken in August 2020. Please see Appendix 3 for accompanying plates.
- 3.1.49 The Site was inspected to assess and validate data collected as part of the desk-based assessment.
- 3.1.50 The main body of the Site lay on a north-western facing slope terminating at the Sheffield Beck which was present through the Site on rough north-west to south-east

⁹ Defra. (2002) Amendment to the Hedgerow Regulations 1997: A guide to the law and good practice – amendment 2002

alignment. To the south of the Beck the land was level in the east of the Site and on a slight north-eastern facing slope in the west of the Site.

- 3.1.51 The Site was observed as being within an agricultural land holding under mixed use comprising parcels of land under arable, fallow and pasture. Field boundaries which were generally straight predominantly comprised a mix of post and wire, hedgerow and plantation belts. Across the body of the Site these boundaries were characteristic of modern enclosure most likely providing evidence for a recent re-organisation of the landscape post opencast coal extraction activity. Boundaries appearing to predate any open cast activity comprised a stone wall present to part of the eastern boundary of the Site where it abutted Barnsdale Road and another stone wall along the southern boundary of the Site, see Plates 1-4. These walls are likely associated with the boundary of the deer park extended to the south of the Beck in the post medieval period.
- 3.1.52 Access to the Site was gained via a trackway which was aligned between Low Lodge across the Beck and towards Home Farm. To the south of the Beck this accords with a trackway shown on the 1908 Ordnance Survey map and it thought to be the original alignment. The trackway comprised compacted loose hardcore (see Appendix 3 Plate 5). North of the Beck the original alignment has been lost, the revised alignment providing access to Home Farm along the side of a modern hedgerow. Another trackway extended westwards from Home Farm. This was aligned parallel to the route a of another former historic track observed on the 1908 map, but slightly to the north. This trackway was terraced into the hillside (see Appendix 3 Plates 6 - 7), appearing modern and likely engineered as part of the reclamation scheme post opencast activities. This trackway provided access between Home Farm and remainder of the land within the Site. No other established trackways were observed within the Site.
- 3.1.53 An inspection shaft was noted to the south of Sheffield Beck (reference WA, see Figure NT14987/010) (see Appendix 3 Plate 8).
- 3.1.54 Potential evidence for mining was sparse however in all other parts of the Site, the exploitation of the coal measures is recorded as having been undertaken via open cast methods predominantly extending beyond the boundary of the Site such that differential heights would not be expected at the boundaries of the Site to reference past extraction. However, where the foot of the sandstone ridge along the northern boundary of the Site met the main body of the Site a stepped profile was notable to the southern end of the ridge potentially indicating a difference between former levels

and those which are extant (see Appendix 3 Plate 9). However, observations moving north along the base of the ridge were that this height differential tapered out leaving a more natural gradient potentially indicative of a standoff of mining in the extreme northern part of the Site, albeit this could also be a result of a more sympathetic reclamation strategy (see Appendix 3 Plate 10).

3.1.55 The former location of Kippax Hall (HER reference 7851), where it extends into the boundary of the Site, was cut by a hedgerow and within the footprint of an arable field (see Appendix 3 Plate 11). No earthworks or differential growth indicative of buried remains of the hall were visible. Where it extended outside of the Site, the footprint was within a pasture field, see Appendix 3 Plate 12.

3.1.56 General Site shots are included in Appendix 3 (Plates 13-37).

Summary of Baseline

3.1.57 Due to the anticipated disturbance within the Site through opencast coal extraction and the subsequent reclamation of the Site in the latter half of the twentieth century it is not known if the Bronze Age hammer was retrieved from within the locality of its original context. Nevertheless, it can be anticipated that this find, alongside the prehistoric assemblage for the search area as a whole, attests to a prehistoric presence within the wider area if not within the boundary of the Site. However, there is no known foci of activity within the wider search area or within the Site as the known record does not reference any remains of occupation sites. The finds simply reference activity which could be transient, and the potential funerary sites are unproven.

3.1.58 The Iron Age/Roman activity within the search area appears to favour the Magnesian Limestone and freely draining soils which differ from the geology and soil characteristics of the Site. However, this is likely a false representation of the extent of activity across the landscape, with the more clayey soils of the Coal Measures simply being less conducive to the formation of crop marks which is where much of the evidence for activity during this period originates. It is likely that the Site formed part of the landscape utilised during this period, most probably for agricultural purposes. Barnsdale Road, to the east of the Site is thought to be Roman in origin.

3.1.59 Certainly during the early medieval period the Site was part of a park which at some point during the medieval period was defined by a park pale, recorded remains of which (outside of the Site) have been described as comprising two banks (one inclusive of limestone walling) with an intervening ditch. The Site walkover undertaken as part of this Desk Based Assessment did not record any earthwork remains of a similar

character within the boundary of the Site to the north of the Beck but did note stone walls to the former boundary south of the Beck where it was extended in the post medieval period.

- 3.1.60 The former site of an Elizabethan hall (Kippax Hall) was located within the park and extended into the Site boundary. However, no above ground remains of the Hall exist and it is anticipated that the Hall and the footprint of the park were severely impacted upon by opencast coal extraction activity which Ordnance Survey maps and Coal Authority records evidence across much of the body of the Site, only limited areas potentially having avoided impact.
- 3.1.61 Therefore, regardless of the former archaeological potential of the Site, the Desk Based Research and field observations indicate that much of the Site has undergone extensive landscape change as a consequence of twentieth century opencast mining activities which would have removed horizons of archaeological potential across the vast majority of the Site. Only limited areas predominantly to the south of Sheffield Beck may have avoided the impact of open cast activities.

4 ARCHAEOLOGY: IDENTIFICATION AND ASSESSMENT OF IMPACTS

- 4.1.1 The proposed Development within the boundary of the Site has the potential to cause direct impacts but only in limited areas where opencast coal extraction has not taken place. The location of these areas is indicated in Appendix 1 and is predominantly restricted to the land to the south of the Beck.
- 4.1.2 Appendix 4 describes the general methodology for assessing the magnitude of impact and the overall significance of any direct (construction) impacts to heritage assets of an archaeological nature.
- 4.1.3 Direct impacts on surviving archaeological horizons in the limited area of the Site not subject to opencast coal extraction and subsequent restoration would be caused by any corresponding ground disturbance as a consequence of any soil strip associated with a site compound area, the excavation of cable runs, the establishment of trackways, the excavation of foundations for ancillary buildings and any other ground disturbance associated with the proposals.
- 4.1.4 Remains, if present within the boundary of the Site to the south of the Beck are most likely to date to the Iron Age/Roman period and be associated with the wider occupation of the landscape. They would most probably be agricultural in nature and would add to the local/regional knowledge base on the extent of occupation during the Iron Age and Roman period and the division and use of the landscape. Industrial remains associated with iron working of this period could also be present. Remains could reasonably be anticipated to be of low to medium importance. Affected by a magnitude of impact of 'up to major' this could result in a significance of effect of up to **moderate adverse effect**.
- 4.1.5 A similar level of effect could be anticipated in respect to buried remains of Kippax Hall in the event that opencast coal extraction did not remove the footprint of the asset. The importance of this asset if it survives would be gauged at being firmly within the medium bracket but the magnitude of impact would be set at moderate due to the known footprint of the Hall and the extent of disturbance which the proposals would cause i.e. half the Hall was located outside of the Site boundary. The significance of impact to any buried remains of Kippax Hall could therefore be of **moderate adverse effect**.
- 4.1.6 **The above impacts are the anticipated worst-case scenario impacts, the most likely archaeological impacts being gauged at slight adverse or neutral.**

5 ARCHAEOLOGY - MITIGATION

- 5.1.1 In this instance the 'field evaluation' referred to within paragraph 189 of the NPPF is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation was a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on Sites where remains of potential high (national) importance could be located which could preclude development. On the baseline presented here there is no evidence to indicate the presence of remains within the Site of national importance which would preclude the proposed Development.
- 5.1.2 It is anticipated that archaeological fieldwork, if it is required, could be delayed as a condition to consent and undertaken as mitigation works in accordance with a Written Scheme of Investigation prepared in consultation with the West Yorkshire Archaeology Service. The necessity and extent of work should be informed by baseline data obtained from aerial photographs dating to the 1960s and 1970s which were not available as part of this assessment due to Covid-19 restrictions and which may verify the map regression shown in Appendix 2 (1968 map) and the extent of coal extraction workings indicated by the Coal Authority (Appendix 1). This analysis would further define areas of potential (those areas of the Site not subject to opencast coal extraction and subsequent restoration) which may need to be targeted by archaeological works or may indicate that archaeological fieldwork is not necessary.

6 ARCHAEOLOGY - ASSESSMENT AGAINST PLAN POLICY

Legislation

- 6.1.1 There are no Scheduled Monuments within the boundary of the Site and the presence of unscheduled remains of national importance is not anticipated. The proposals would therefore be in contravention of the 1979 Act.

National Policy

- 6.1.2 In accordance with paragraph 189 of the NPPF this report has assessed the potential importance of archaeological remains which may be present within the boundary of the Site. In respect to any necessary field evaluation it has been demonstrated through cartographic and documentary sources that the majority of the Site is likely to have undergone extensive disturbance through open cast coal extraction such that the justification for any predetermination fieldwork would be considered disproportionate. Any fieldwork would reasonably be delayed as a condition to consent, with the ultimate necessity and/or targeting of fieldwork informed by analysis of archive aerial photographs dating to the 1960s and 1970s which were not available as part of baseline assessment for this report due to Covid-19 restrictions. This is not regarded as a limitation in respect to satisfying the requirements of paragraph 189. Paragraph 189 is considered to have been satisfied and it is anticipated that the proposals could be granted consent on archaeological grounds.

Local Policy

- 6.1.3 In respect to the adopted local plan policy saved policy N29: Archaeology of the Leeds Unitary Development Plan requires that sites and monuments of archaeological importance will be preserved and appropriate investigation required in accordance with the policies for archaeology in Appendix 4, Volume II of the UDP. Relevant to the non-designated heritage assets present within the Site, which are defined as 'Class iii' areas of archaeological value, are policies ARC5 and ARC6 of Appendix 4 which seek to ensure informed planning decisions are made where a proposed development may adversely affect Class iii areas and may require a developer to undertake archaeological evaluation and impose planning obligations if necessary. In consideration of policies N29, ARC5 and ARC6, this report provides an appropriate and proportionate investigation of the potential of the Site and sets out a route for archaeological evaluation as a condition to consent if this is deemed necessary.
- 6.1.4 Policy P11 of the adopted core strategy states that development proposals will be expected to demonstrate a full understanding of historic assets affected including

known and potential archaeological remains. Sections 3 and 4 of this report satisfy this requirement. The policy goes on further to state that mitigation measures required should be submitted. Sections 4 and 5 of this statement satisfy this requirement of the policy.

6.1.5 As such the proposals are considered to comply with relevant local planning policy.

7 HERITAGE - BASELINE

Designated Heritage Assets

- 7.1.1 Information on designated heritage assets was complimented by GIS information downloaded from Historic England (Historic England, 2020).
- 7.1.2 All designated heritage assets within a 2km search area are shown on Figure NT14987/011 and specified where relevant within the following text.
- 7.1.3 Within the search area the following designated heritage assets are present:
- Grade I Listed Buildings – five assets;
 - Grade II* Listed Buildings – two assets;
 - Grade II Listed Buildings – 25 assets;
 - Scheduled Ancient Monuments – two assets; and
 - Registered Parks and Gardens – one asset at Grade II*.
- 7.1.4 Assets as specified above which are within the stated vicinity of the Site are set out in Table 1.

Table 1: Designated Heritage Assets Within 2km of The Proposed Development		
Reference	Description	Status
1001221	Ledston Hall and Park	Grade II* Registered Park and Garden
1009357	Manor Garth Hill Ringwork	Scheduled Ancient Monument
1009926	Fairburn Ings (Newton Abbey) Moat	Scheduled Ancient Monument
1237399	Church of St Mary	Grade I Listed Building
1237515	Barn Forming East Side of Stable Yard Approximately 100 Metres East of Ledston Hall	Grade I Listed Building
1237569	Ledston Hall	Grade I Listed Building
1247674	Stable Block Approximately 50 Metres East of Ledston Hall	Grade I Listed Building
1264075	Entrance Gates and Lodges	Grade I Listed Building
1237514	Garden House at North End of West Terrace of Ledston Hall	Grade II* Listed Building
1264016	Gate Piers on Former Drive Approximately 150 Metres North of Ledston Hall	Grade II* Listed Building
1135668	The Old Rectory with Stone Boundary Wall to Garden	Grade II Listed Building
1237396	Low Lodge with Associated Gate Piers and Wall	Grade II Listed Building
1237397	Milepost at SE 429 314	Grade II Listed Building

Table 1: Designated Heritage Assets Within 2km of The Proposed Development		
Reference	Description	Status
1237400	Grave Cover Approximately 30 Metres East of Church of St Mary	Grade II Listed Building
1237401	The Royal Oak	Grade II Listed Building
1237402	Windmill Approximately 30 Metres West of Mill Farmhouse	Grade II Listed Building
1237465	33-37, High Street Ls25	Grade II Listed Building
1237466	Gatepiers to Former Kippax Park Between Numbers 38 and 40	Grade II Listed Building
1237512	Gate Piers to Former North Drive to Ledston Hall	Grade II Listed Building
1237513	Number 2 Winder at Ledston Luck Colliery	Grade II Listed Building
1237551	Remains of Newton Abbey At Se 444 277	Grade II Listed Building
1247687	Loggia in Sunken Garden Forming South End of Terrace to West of Ledston Hall	Grade II Listed Building
1247689	Statue in Sunken Garden Approximately 100 Metres West of Ledston Hall	Grade II Listed Building
1247703	Barn Approximately 50 Metres East of Shepcote Farmhouse	Grade II Listed Building
1255300	Two Sets of Steps up Terraces to East of Ledston Hall	Grade II Listed Building
1263986	Wall Bounding the South, West and North Sides of Stable Yard to East of Ledston Hall	Grade II Listed Building
1263992	Steps in Centre of Grassed Terraces of Sunken Garden to West of Ledston Hall	Grade II Listed Building
1263993	Barn Stables and Granary in Yard Immediately North of Manor Farmhouse with Yard Wall	Grade II Listed Building
1263998	Shepcote Farmhouse	Grade II Listed Building
1264026	Number 1 Winder at Ledston Luck Colliery with Garden Wall and Gate	Grade II Listed Building
1264074	Milepost at SE 427 282	Grade II Listed Building
1264076	Gate and Steps at South East Corner of Sunken Garden to West of Ledston Hall	Grade II Listed Building
1264085	Stone Shaft Approximately 5 Metres South of Church of St Mary	Grade II Listed Building
1264129	Barn Approximately 10 Metres West of Home Farm Farmhouse	Grade II Listed Building
1264130	Milepost at SE 428 299	Grade II Listed Building

7.1.5 The methodology for the assessment of impacts which sets out which of the assets listed above are selected for assessment is included in Appendix 5.

7.1.6 Of the designated assets listed in Table 1 and on review of mapping of the area (cartographic and aerial) it is anticipated that the asset types listed below would not be affected by the proposals (their significance is sustained). This is due to their significance lying wholly/predominantly within their fabric and/or the lack of change which the proposals would cause in respect to elements of setting which contribute towards their significance.

7.1.7 These types of assets would not therefore be taken forward within the Heritage Assessment i.e. the types of assets listed below are considered scoped out of further assessment:

- Scheduled buried remains and/or earthworks which do not hold topographically advantageous views of the Site or the area in which the Site is located such that the Site could be said to be significant in contributing towards an understanding/appreciation of the monument.
- Assets in built up areas for which cones of view to/from the asset are not important to understand significance.
- Gate piers/entrance gates which are located sufficiently distant from the Site, which would not frame any views of the Site and whose functional and visual relationship with the principal building (which they serve) would be unaffected due to the Site being located within land which is not intervening.
- Distant farmhouses with no historic links to the land within the footprint of the Site.
- Memorials or features within/bounding graveyards where the principal setting element of importance is the churchyard and/or the church.
- Ornamental garden features set within private gardens.
- Ancillary farm buildings to which an understanding and a perception of historic interest is restricted to the relationship with the principal farmhouse and/or the immediate rural backdrop which would be unaffected by the proposals.
- Distant cottages and houses to which rural setting is restricted with no historic link to the land within the footprint of the Site.
- Mileposts whose setting is restricted to the road and roadside verge.

7.1.8 We would anticipate, therefore that only the assets listed below in Table 2 would be subject to field observations undertaken as part of the preparation of the Heritage

Statement. These field observations would determine the necessity for an assessment of their significance in accordance with the Historic England Good Practice Advice 3 'The Setting of Heritage Assets' (2017) and Advice Note 12 'Statements of Heritage Significance' (2019)¹⁰.

Table 2: Filtered Designated Heritage Assets		
Reference	Description	Status
1001221	Ledston Hall Park	Grade II* Registered Park and Garden
1237569	Ledston Hall	Grade I Listed Building
1237514	Garden House at North End of West Terrace of Ledston Hall	Grade II* Listed Building
1237396	Low Lodge with associated Gate Piers and Wall	Grade II Listed Building
1264129	Barn Approximately 10 Metres West of Home Farm Farmhouse	Grade II Listed Building

7.1.9 Designated assets not listed in the table directly above are considered scoped out of assessment within the Heritage Statement unless otherwise stated by relevant stakeholders within their scoping responses. With respect to stakeholder comments it is acknowledged here that the Grade II listed windmill 30m west of mill farmhouse (reference 1237402) was requested for inclusion within a scoping response received from Leeds City Council planning services (dated 30th September 2020), however this will not be taken forward for assessment based on observation of the ZTV which shows that the asset would not be visible from the Site or have any view of the Site (see Figure NT14987/011). Neither is it anticipated that there would be any important views of the asset which would be infringed upon by the proposals (views where the asset and the proposals would be seen in unison and which would affect an appreciation of the assets significance).

7.1.10 The assets listed in Table 2 above were assessed in the field in August 2020 and October 2020, to ascertain the necessity of providing a full statement of significance to assess the potential impact of the proposals. In the field it was established that the following asset would not require further assessment within this report.

- Garden House at North End of West Terrace of Ledston Hall (NHLE 1237514) located 980m east of the Site.

¹⁰ Historic England. (2019) *Statements of Significance: Analysing Significance in Heritage Assets Historic England Good Practice Advice in Planning Note 12*

7.1.11 The designed setting of the Garden House is clearly the terrace along the western elevation of the Hall and the walled gardens descending to the immediate west of the asset. The intimacy of the extant setting created through the immediate proximity of the House, the terrace and the gardens which has an aesthetic value would not be affected by the proposals. In respect to views from the asset, the solar array would not be visible from the building to an extent which would introduce noticeable change that would affect an appreciation of the asset's interest; field observations confirming that whilst the building holds some visibility of the southern part of the Site (Area 5) this visibility is extremely limited and would not detract from the experience of the asset within the grounds of Ledston which form its setting. There would be no impact to any of the extant setting elements that contribute towards an understanding and appreciation of the building, the understanding of architectural and aesthetic intentions being sustained.

8 HERITAGE: ASSESSMENT OF SIGNIFICANCE

8.1.1 The baseline described above established that change within the setting of the following assets has the potential to impact upon their significance:

- Ledston Hall Park – Grade II* Registered Park and Garden (NHLE reference 1001221).
- Ledston Hall – Grade I Listed Building (NHLE reference 1237569).
- Low Lodge with associated Gate Piers and Walls – Grade II Listed Building (NHLE reference 1237396).
- Barn approximately 10m west of Home Farm Farmhouse – Grade II Listed Building (NHLE reference 1264129).

8.1.2 These assets are shown on Figure NT14987/011.

8.1.3 A description of each of the above assets' interests are presented below. These are discussed in proportion with the value of the asset and as far as is necessary in order to determine the importance of setting to the significance each asset and the potential effect of the proposals on this. Appropriate plates are presented in Appendix 6.

8.1.4 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.' (MHCLG 2019, Annex 2 page:71).

Assessment of Significance: Grade II* Registered Park and Garden Ledston Hall and Park (1001221) and Ledston Hall Grade I Listed Building (1237569)

8.1.5 For ease of reference and to prevent repetition, these closely related assets are discussed together for the purposes of assessing significance.

8.1.6 The significance of the assets is derived principally from their 'historic', 'architectural' and 'artistic' interests. The contribution of setting to understanding significance and appreciating the associated interests is described below.

Historic Interest

8.1.7 Ledston Hall has historic interest as a multiphase building including fabric of medieval date. It includes a mid-sixteenth century phase of c.1560 which comprised a modest courtyard house built by the Witham family. This roughly occupies the building's

extant south-western quadrant and reflects the fashions of the period when gardens were private, enclosed and small. This part of the building includes the undercroft of a chapel of c.1200 date which was built by the monks of Pontefract Abbey and was extended c.1500.

- 8.1.8 Seventeenth century extensions of a grandiose scheme were overseen by Thomas Wentworth (Earl of Strafford) c.1630 and Sir John Lewis c.1660. The latter scheme being most likely associated with the setting out of a walled garden and terrace to the western elevation of the Hall.
- 8.1.9 Later eighteenth-century remodelling was undertaken by Sir John Lewis's granddaughter Elizabeth (Betty) Hastings. These included stylistic alterations to the principal facades, see Appendix 6 Plate 2. Elizabeth, as a philanthropist with educational charities still standing in her name, is a notable historical figure associated with Ledston. Under Elizabeth a scheme of expansive gardens designed by Charles Bridgeman was set out to the east of the Hall. These were in typical Bridgeman style incorporating lawns, hedges and a ha-ha and are extant as a reconstruction.
- 8.1.10 In recent times, the Hall has been subdivided into a number of flats. At the time of writing this report the entire Hall was subject to extensive building work to provide renovated flats and town houses within the original fabric.
- 8.1.11 In summary, the Hall holds historic interest in its siting on a Monastic grange, fabric of which is retained in its earlier phase, the adaption and extension of its footprint throughout the seventeenth and eighteenth centuries and its association with notable historic figures particularly Elizabeth (Betty) Hastings whose philanthropy continues to provide benefit to the people of Leeds today.
- 8.1.12 The gardens hold historic interest in their association with the Hall, where the collective arrangement offers evidence of past activities and ideas, and with notable designers such as Charles Bridgeman and through their reflection of changing fashions of garden design, the earliest garden being enclosed within the sixteenth century building phase and the expansive gardens to the east of the Hall, incorporating a ha-ha and vast expanses of lawn being typical of the eighteenth century.

Architectural/Artistic Interest

- 8.1.13 The hall has architectural interest in the design, decoration, and composition of its different phases which each providing a narrative on development and informing of the fashions and styles being explored in domestic architecture. The resulting building having an aesthetic value.

- 8.1.14 The seventeenth century building phase occupies the majority of the building's footprint and comprises a basement and two main storeys under a gabled roof which incorporates attic rooms behind dutch gables finished with small pediments alternately triangular and segmental. It is roughly U shape in plan around a forecourt facing east, see Appendix 6 Plate 2. The earlier part of the building, comprising the sixteenth century and c.1200 phases, projects to the west on a rough rectangular footprint. This incorporates an inner courtyard.
- 8.1.15 The principal (entrance) façade of the seventeenth century phase is of eleven bays incorporating 24 pane sash windows to the piano nobile. The bays are arranged symmetrically around a centrally placed flight of steps providing access to the piano nobile through panelled double doors with carved consoles supporting an entablature and an open segmental pediment from the centre of which an eagle displays a medallion. The wrought iron balustrade to the steps presents the initials of Lady Betty Hastings. The winged courtyard returns are both of four bays with a Dutch gable to the courtyard and eastern facades. Each return presents corner turrets with a low ogee shaped pyramidal lead cap with a ball finial.
- 8.1.16 The sixteenth century and earlier phases comprise three two storey ranges projecting on a rectangular plan to the rear of the building. These form part of the building's western elevation, incorporate a small inner courtyard and are defined by two square corner turrets of three stages with narrow windows including transoms. The earliest medieval fabric is present in the southern-most of these ranges and includes a Tudor arched doorway and lancet windows, see Appendix 6 Plate 1.
- 8.1.17 According to the listing description, internal features within the converted medieval chapel include a moulded plaster ceiling with pendants both dated 1588 and seventeenth century panelling. Within the seventeenth century building, a central (north-south) corridor is described off which doors with massive stone architraves are recorded.
- 8.1.18 The gardens hold further architectural interest in the form of garden structures on the western terrace and gardens below. These include a brick garden house or pavilion of early eighteenth-century date, eighteenth century flights of steps and an eighteenth-century loggia.
- 8.1.19 Artistic interest is further displayed in the landscape architecture of the gardens. To the west of the Hall the walled gardens are contained on a descending slope and comprise grassed terraces, a sunken garden and an orchard. These are viewed from

above from a terraced walk running the length of the western elevation of the Hall which terminates at the brick garden house/pavilion referenced above.

8.1.20 The grounds to the east of the Hall include a raised circular platform called the Grove. This is placed centrally to the eastern elevation of the Hall on the plateau of a slope which extends eastwards towards a ha-ha c.200m distant. This view is funnelled by clipped beech hedgerows, which form part of a recreated design initially laid out by Charles Bridgeman in 1716. The hedgerows combine either side of the long vista to create a series of serpentine walks and alleyways which create designed long and enclosed views across this part of the garden.

8.1.21 To the immediate north of the Hall is the North Park. This comprises open pasture and scattered parkland trees between the Hall and Back Newton Lane. Some of the trees may have lined a now disused avenue which could have connected to a 'ride' present on the northern side of Back Newton Lane. This ride is around 1km long and connects Ledston Hall and its North Park to a wider expanse of registered parkland present at Ledsham. This part of the Registered Park and Garden comprises open grassland, fields and woodland and includes a hunting lodge associated with Sir John Lewis. This part of the Registered Park and Garden is recorded as having long views to the south which potentially once included views of the Hall before the maturing of trees now present within the intervening landscape.

Contribution of Setting

8.1.22 The Hall is located to the north-east of the village of Ledston and is set within the grounds of the Registered Park and Garden as referenced above and which can be separated into four distinct parts. These form the designed and historic backdrop to the Hall and comprise in order of proximity to the Hall:

- The formal gardens in the immediate vicinity of the Hall to its east and west.
- The North Park between Back Newton Lane and the Hall.
- The 1km 'ride' between the park at Ledsham and Back Newton Lane.
- The expansive park at Ledsham.

8.1.23 All of these components of the Registered Park and Garden provide an appreciable and important historic context to the Hall and are important elements of its setting, forming part of the landscape designed in response to the leisure pursuits of its successive owners.

- 8.1.24 In addition to the four elements to the Registered Park and Garden listed above, the designed approach to the Hall is along a short ascending driveway from the village. This was laid out in the eighteenth century by Elizabeth Hastings, see Appendix 6 Plate 3 and provides a controlled access to the Hall and its grounds through Grade I listed entrance gates and lodges (NHLE reference 1264075), see Appendix 6 Plate 4. Although modern residential housing of Ledston village is located to the immediate west of the driveway, the designed purpose of the approach is clear and the mature trees provide a sense of arrival to the Hall and its immediate gardens including on immediate entrance to Ledston where a mature tree screens views towards the village (see Appendix 6 Plate 5).
- 8.1.25 The wider setting of the Registered Park and Garden itself is mixed but predominantly rural in character; as indicated above, where it interacts with the village of Ledston it is semi-residential in nature with views from parts of the registered area abutting the village and in the immediate vicinity of the Hall's western elevation including modern housing and other elements such as overhead lines and light industrial areas at Whitwood and Castleford (see Appendix 6 Plate 6) (Appendix 7 Plates 1-3). These include views of parts of the Site which were accessed to appraise reciprocal views (see Appendix 6 Plates 7-15). Partial inter-visibility with the Site is possible due to the elevated nature of the Hall (see Appendix 7 Plates 4-6) and park and garden at this location and the expansive low-lying valley present to its south-west towards and beyond the Rivers Aire and Calder. However, these long views aside, the walled nature of the gardens to the west of the Hall provide a sense of enclosure and separation from the village and the historical industrial areas beyond, the 'designed' expansive views from the Hall and registered area being reserved for the gardens to the east where in contrast to the enclosed nature of the gardens to the west, Bridgeman's ha-ha and viewing mount provide a distinctively more open character.
- 8.1.26 Overall, it is the Grade II* Registered Park and Garden which encapsulates a designed landscape associated with the Hall and which provides the principal setting to the Hall. Elements of particular note, which are experienced in close association with the Hall, are:
- The tree lined driveway approach from Ledston Village.
 - The immediate access into the Hall's grounds through its grand lodges and gatepiers.

- The expansive lawns, clipped hedgerows and ha-ha located to the east of the Hall which are visible from the principal entrance (east) elevation and which are characteristic of the eighteenth-century garden designs created in response to the remodelling of the frontage by Elizabeth Hastings.
- The intimate experience of the terraced walk to the western elevation which provides access into and views over the earlier walled garden which is more closely associated with the rear and earlier phases of the building.

8.1.27 Whilst the setting of the Hall does not stop abruptly at the boundary of the Registered Park and Garden it is the body of the Registered Park and Garden and the particular features listed above which provide the backdrop in which the Hall can be experienced and best appreciated with regards to contemporary landscape features and intended views.

8.1.28 No surviving features were noted outside of the Registered Park and Garden to provide a particular tangible historic association or important vista. That being said the generally rural boundaries of the Registered Park and Garden are positive in that they allow the Registered Park and Garden, and by association the Hall, which was effectively a country house, to be appreciated as part of a wider rural landscape from which the Hall and its gardens would not have been wholly isolated from.

8.1.29 However, its wider surroundings do not present a fossilised landscape devoid of modern features. This is apparent where the Registered Park and Garden abuts Ledston village and where visible elements from the vicinity of the western elevation of the Hall include modern infrastructure and industrial development in the middle and distant view (see Appendix 6 Plate 6) (see Appendix 7 Plates 1,3,4 & 5).

8.1.30 The modern changes to the landscape are reflected by modern changes within the Hall which has undergone recent change (compartmentalisation) through its conversion into a number of flats. This segregated use is currently being consolidated through a building project which seeks to provide a number of apartments and town houses within the historic fabric.

Summary of Significance

8.1.31 The significance of Ledston Hall is derived from its historic interest through an appreciation of its multi-phase construction of medieval and post medieval date. Architectural interest is derived from the fabric and the detailing of the elevations and interior features. Setting does contribute towards an understanding of these interests

with the Registered Park and Garden providing a designed landscape responding to the building in its immediate vicinity in particular in the form of designed gardens to the east and west of the building.

8.1.32 The Registered Park and Garden itself holds historic, architectural and artistic interest through its illustration of garden design associated with different periods and through its landscape character which responds to the Hall and the leisure pursuits of its former owners.

8.1.33 The setting of the Hall and the Registered Park and Garden beyond its boundaries are positive toward an appreciation of any country house in that it is generally rural in character but it is acknowledged that this setting it is not devoid of modern development including as it does residential and industrial elements to the south-west of the Registered Park and Garden. Furthermore, it is acknowledged that the former and current division of the Hall into a number of private living quarters, with an on-going building project consolidating this division through the creation of a number of apartments and town houses within the historic fabric of the Hall, has affected its experience as a whole and that the contribution of setting (certainly wider setting beyond the boundaries of the Registered Park and Garden, may therefore be considered to be diminished.

Assessment of Significance: Grade II Listed Barn approximately 10m west of Home Farm Farmhouse (1264129)

8.1.34 The significance of the barn is derived principally from its 'historic' and 'architectural' interests. The contribution of setting to understanding its significance and appreciating the associated interests is described below.

8.1.35 Plates of the barn are shown in Appendix 6 Plates 16-19.

Historic and Architectural Interest

8.1.36 The barn is referenced within its listing description as being constructed in the eighteenth century as part of a home farm complex associated with Kippax Hall, the home farm buildings being associated with an agricultural movement of the Georgian and Victorian periods which saw landowners constructing architecturally superior buildings containing the latest agricultural innovations. The barn therefore holds historic interest through its association with Kippax Hall and as an example of a model farm building.

- 8.1.37 Constructed of magnesium limestone rubble with quoins and a slate roof, the barn is multi-functional inclusive of a loft, stables, a byre and a dovecot. The barn's overall plan presents as an inverted squashed T with a northern range under a hipped roof (with 9 queen post trusses) and a longer southern range extending further to the east and west under an all-encompassing sliding roof. The southern range of the barn includes a stables and a byre either side of a wide central bay opening present to the farmyard and with internal barn doors to the northern range aligned with the main entry into the barn from the north. The stables and the byre each have two doors and two window openings to the farmyard at ground level and three windows to a first floor. A loft above the central bay comprises the dovecot with a small dormer opening in the roof. The listing description references very large chamfered beams supporting a lath and plaster floor to the dovecot.
- 8.1.38 The listing description references the northern elevation as comprising the architectural frontage with a slightly projecting gabled centre bay being present, containing a round headed wagon arch with 'impost bands, voussoirs, a cruciform breather each side and an oculus in a oeil-de-boeuf in the pediment'. The use of the northern range is not referenced in the listing description, but if the stables and byre do not extend into this range it is possible that this range formed a threshing barn. This may represent the first phase of a two-phase construction; the southern range having been added later.
- 8.1.39 A former cottage is referenced within the listing description as having been demolished which stood to the western elevation. This was perhaps the residential part of the model farm, there being no obvious candidate for an associated farmhouse on the 25" 1892 Ordnance Survey map.

Contribution of Setting

- 8.1.40 The northern elevation of the barn is described as the architectural front within the listing description. The apparent excessive embellishment of this elevation beyond that which would be needed for functionality reflects its association with Kippax Hall. A trackway depicted along the length of the northern elevation on the 25" 1892 Ordnance Survey is perhaps part of a 'ride' for viewing the model farm, the barn orientated towards this trackway in a manner which presents the most aesthetically pleasing elevation of the structure to the passing visitor. However, this trackway and Kippax Hall no longer exist, the Hall having been demolished in the mid-twentieth century. The barn therefore stands in isolation within the former historic context and

presents no physical connection to the Hall albeit the connection is theoretically tangible from a review of historic maps and it is anticipated that views of this elevation contribute towards understanding the historic interest of the barn as a part of a model/home farm development and towards appreciating any architectural embellishments which provide particular aesthetic interest.

- 8.1.41 The barn otherwise sits within a clustered group of agricultural buildings including an L shaped range to the south of its western end and the north-south ranges of a U shaped range located to the south of its eastern end which are contemporary in date to an 1850 depiction of the barn (6" Ordnance Survey). Two cottages present to the immediate east of the barn were shown for the first time on the 25" 1908 Ordnance Survey but appear to have undergone some modernisation. The remainder of the buildings within the farmyard cluster were constructed between 1908 and 1960.
- 8.1.42 The easily understood farmyard setting of the asset provides an immediate appreciable context for the barn and is a positive extant element of its setting contributing towards an understanding of its historic function in-particular.
- 8.1.43 Beyond this immediate context, the land associated with the barn essentially comprises the former landholding of Kippax Park which is illustrated by the 1908 map included within Appendix 2. This extends from the north-west in an anti-clockwise direction round to the south of the asset. This land is currently under a pasture and arable regime, see Appendix 2 Plate 18, its former parkland character having been affected by twentieth century coal extraction and land reclamation. Modern infrastructure in immediate proximity to the barn, between it and the former Kippax Hall comprises an electricity pylon, see Appendix 6 Plate 19.
- 8.1.44 The following attributes of the setting of the barn are considered to contribute towards its significance to varying degrees:
- The farmyard setting of the barn where the functional and architectural coherence between the buildings provides an immediate agricultural context inclusive of early if not contemporary ranges to its south.
 - Views of the northern elevation of the barn which provide for observation of an elevation intended for admiration in respect to the barn's model farm status and which suggests at the former association with Kippax Hall.
 - A rural backdrop which is linked to the rearing of livestock and production of crop housed/stored within its structure.

Summary of significance

8.1.45 The significance of the barn is derived from the 'historic' and 'architectural' interests which it holds, the barn having been built in response to functional and aesthetic needs to serve the purposes of a model farm in association with Kippax Hall. The built fabric of the barn is of importance, providing evidence for the housing of livestock (cows) and horses in-particular and in the presentation of aesthetic embellishments to the northern elevation above and beyond those required for functional needs. Elements of the extant setting are considered to contribute towards an understanding of these interests. Whilst a rural backdrop places the asset within a general landscape associated with the function of a barn, setting elements of particular note include the presence of early or contemporary buildings within the associated farmyard. The interaction of these buildings within the farmyard setting provides a tangible appreciation of their agricultural function as a group and as part of a complex built to serve Kippax Hall. Views of the northern elevation of the barn are particularly important in an understanding of the complex's association with Kippax Hall.

Assessment of Significance: Grade II Listed Low Lodge with associated Gate Piers and Walls (NHLE reference 1237396)

8.1.46 The significance of the lodge is derived principally from its 'historic' and 'architectural' interests. The contribution of setting to understanding its significance and appreciating the associated interests is described below.

Historic Interest

8.1.47 Kippax lodge, with its associated gate piers and wall is described in its listing description as being of early nineteenth century date. It was built to provide access to Kippax Park and Hall which were unfortunately affected by surface coal extraction activities in the twentieth century. The lodge is of historic interest as a surviving element of the former Kippax Park.

Architectural Interest

8.1.48 The single storey lodge house occupies three bays arranged in a concave manner facing south in response to the entrance trackway to the former Kippax Park. It is of sandstone ashlar under a low-pitched hipped roof with a slate covering and a central chimney stack. The listing description references a symmetrical arrangement, around a central and deeply recessed Tudor-arched doorway which is set beneath an embattled parapet which wraps around the whole of the building above a moulded cornice.

8.1.49 The lodge sits in the immediate proximity of associated gate piers and walls included within the principal listing. These are of matching sandstone ashlar. The gate piers number four in total, two piers either side of a break in the wall being for the former attachment of gates and two piers present at the termini of the walls where they extend to mark the wider entry (see Appendix 6 Plates 22 & 23).

8.1.50 The gothic style and embellishment of the lodge provides it with architectural and aesthetic interest. The sympathetic materials and symmetrical arrangement of the associated gate piers and walls extends the aesthetic and architectural interest to these elements as a group.

Contribution of Setting

8.1.51 The building is located immediately off Barnsdale Road, off which a trackway passes to its immediate south and then northwards towards and over the Sheffield Beck. This trackway, between the asset and Sheffield Beck, concurs with a route shown on the 1850 Ordnance Survey map which in 1850 then extended to the north of the Beck providing access further into the parkland and to Kippax Hall. The alignment of the trackway to the north of the Beck and the Hall have both been lost, the area to the north of the Beck comprising land under pasture facilitated by trackways modern alignments, the Hall having been demolished in the 1950s.

8.1.52 Whilst in isolation from this trackway it clearly stands as a lodge house with its associated gate piers and walls designed to control entrance and announce arrival to the former Kippax Park, the planted nature of the walls and the later additions to the perimeter of the lodge house, namely a modern fence and hedges, serve to alter and insulate the asset from its surroundings (see Appendix 6 Plates 20-23 & Plates 25 & 26). The effect of the modern treatment to the building's perimeters resulting in an apparent over emphasis on its modern use as a private residential dwelling serves to dilute its historic associations as a building associated with a wider backdrop, the former Kippax Park.

8.1.53 The separation from its historic context is further reflected in the location of modern gates to the Site access. These are set back west of the asset's empty gate piers which no longer hold any gates. The modern gates stand to place the asset outside of the controlled access point into the former park (see Appendix 6 Plate 23) not as part of/within the controlled access point as it historically would have functioned. These modern gates, which are substantial in nature, are not the only modern addition into the setting of the asset, an electricity sub-station and electrical infrastructure being

present in the immediate vicinity of the asset (See Appendix 6 Plates 20, 21, 22, 24, 25 & 26).

8.1.54 The following attributes to the setting of the lodge, gate piers and walls are considered to contribute towards the significance of the overall asset to varying degrees:

- The built relationship of the three distinct elements of the group, the repetition of the building fabric to the lodge, the gate piers and the walls and the combination of their built form to provide a controlled access to Kippax Park and Hall.
- The immediate proximity of the asset group to Barnsdale Road, the highway which the asset once controlled access from and to in respect to Kippax Park and Hall.
- The trackway which passes to the front of the asset and towards the Sheffield Beck which appears to be on the same alignment of the trackway which originally provided access through Kippax Park between the asset and Kippax Hall.
- The former footprint of the wider Kippax Park albeit adapted from parkland.

Summary of significance

8.1.55 The significance of the lodge, gate piers and walls is derived from the 'historic' and 'architectural' interest which they hold, the lodge and the associated gate piers and walls having been built in response to functional and aesthetic needs of Kippax Park and Hall. The built fabric of the asset is of importance, providing evidence for embellishment and controlled access to the Park and Hall. Extant elements of the extant setting are considered to contribute towards an understanding of these interests, namely the location of the asset immediately adjacent to Barnsdale Road on the edge of the former Kippax Park (the asset clearly marking the boundary between publicly accessible areas and the historic estate) and the survival of a trackway entering the former park on an historic alignment. However, its functional association with the former estate has been eroded by its modern boundary treatment, the loss of Kippax Hall, the insertion of a substantial modern farm access gate between the asset and the former parkland and the loss of parkland character in respect to the latter, the parkland having been affected by the loss of scattered trees through a combination of modern farming practices and the extraction of coal from the park in the twentieth century.

9 HERITAGE - IMPACT ASSESSMENT

9.1.1 The potential indirect impact to the significance of heritage assets as a consequence to proposed development within the Site is discussed below. Impacts are assessed against the proposed layout as shown on Plan PA04 (not reproduced here) and with due regard to a landscape mitigation plan Figure 4.5 which includes planting proposals designed to minimise harm (not reproduced here).

Grade II* Registered Park and Garden - Ledston Hall and Park (NHLE reference 1001221)

9.1.2 Potential impacts to the Registered Park and Garden would be indirect and are anticipated to comprise visual impacts only, the proposed Development having no other associated effects such as noise, movement etc which would affect an appreciation of the significance of the Registered Park and Garden beyond this.

9.1.3 The Registered Park and Garden is located 800m east of the Site. A ZTV prepared as part of this assessment has demonstrated the theoretical bare earth visibility of the Site, assuming blanket coverage with solar panels of up to 3.5m in height. This theoretical visibility indicates that parts of the Registered Park and Garden south of Newton Back Lane may hold views of the Site, see Figure 4.4.

9.1.4 However, field observations undertaken in August 2020 and October 2020 (which included access to the Registered Park and Garden to the western elevation of the Hall) have confirmed that only a limited part of the Registered Park and Garden around the gravelled western terrace walk of the garden would have views of the Site and that these views would be limited to parts of the Site only; the intervening landscape and the land within the boundary of the Site benefiting from a density of tree and mature hedgerow coverage which provides a substantial amount of screening such that much of the Registered Park and Garden would not be inter-visible with the proposals. This extant screening includes mature trees within the garden at Ledston i.e. those present to the slopes of the walled garden and along the entrance driveway.

9.1.5 With reference to the proposed layout (Plan PA04), without mitigation the solar arrays and site infrastructure (a substation) to the south of the access road in Area 5 would be visible from a limited area within the Registered Park and Garden; the western terrace gravelled walkway and a patch of land between the walled garden and the driveway (see Appendix 6 Plate 6 and Appendix 7 Plates 1-3).

9.1.6 However, it is proposed that screen planting to the north of the proposed road opposite the proposed Site infrastructure and additional planting along the retained

hedgerow to the east of the proposed solar array at this location, would screen views of the proposals from the limited affected areas of the Registered Park and Garden. This mitigation designed to minimise harm is shown on the landscape mitigation plan Figure 4.5.

9.1.7 With due regard to site observations, the proposed layout and planting mitigation and having considered the significance of the Registered Park and Garden and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that there would no harm to the significance of the asset as a consequence of the proposals. This is based on the following grounds:

- The vast majority of the Registered Park and Garden would not hold views of the proposals such that the experience of the majority of the Registered Park and Garden within its extant setting would be wholly unaffected.
 - Views from, towards and across the sunken gardens below the western terrace would be unaffected.
 - The visual appreciation of the expansive formal garden to the east of the Hall designed by Bridgeman would be unaffected.
 - Views from the North Park between the Hall and Back Newton Lane would be unaffected.
 - The experience of the Registered Park and Garden from the 1km 'ride' would be unaffected.
 - The park at Ledsham would be unaffected.
- The limited part of the registered area having long views of the proposals is restricted to the western terrace gravelled walk and a small grassed area to the immediate south of the walled garden present between the garden walls and the terminus of the driveway. The latter area between the walled garden and the driveway, already holds views of Ledston village and industrial development in the wider vista beyond such that the proposals would not be out of character and obtrusive within the current wider setting of the asset experienced at this location. Likewise, views from the gravel terrace to the interior of the walled garden are not wholly rural in character.
- Any perceived harm to the Registered Park and Garden as a consequence of inter-visibility from the terrace and nearby the garden walls (described above) would be wholly mitigated by screen planting.

Grade I Listed Building - Ledston Hall (NHLE Ref 1237569)

- 9.1.8 Potential impacts to Ledston Hall would be indirect and are anticipated to comprise visual impacts only, the development having no other associated effects such as noise, movement etc which would affect an appreciation of the significance of the Hall beyond this.
- 9.1.9 Ledston Hall is located 1km east of the Site. A ZTV prepared as part of this assessment has demonstrated the theoretical bare earth visibility of the Site, assuming blanket coverage with solar panels of up to 3.5m in height. This theoretical visibility indicates that the Hall may hold views of the Site, see Figure 4.4.
- 9.1.10 However, field observations undertaken in August 2020 and October 2020, including observations from within the Hall, have confirmed that only parts of the Site would have inter-visibility with the Hall; the intervening landscape and the land within the boundary of the Site benefiting from a density of tree and mature hedgerow coverage, which provides a substantial amount of screening such that much of the Site would not be inter-visible with the Hall. This extant screening includes mature trees within the garden at Ledston i.e. those present to the slopes of the walled garden and along the entrance driveway.
- 9.1.11 With reference to the proposed layout (Plan PA04) without mitigation the solar arrays and site infrastructure (a substation) to the south of the access road in Area 5 would be visible from the western elevation of the Hall as would the southern part of Area 4 (see Appendix 7 Plates 4-6). However, it is proposed that screen planting to the north of the proposed road in Area 5 and along the retained hedgerow to the east of the proposed solar array at this location, would screen views of the proposals within Area 5 from the Hall. Similar boundary planting is proposed in Area 4. This mitigation designed to minimise harm is shown on the landscape mitigation plan Figure 4.5.
- 9.1.12 With due regard to site observations, the proposed layout and planting mitigation measures and having considered the significance of the Hall and the contribution that setting makes towards an understanding and appreciation of this, it is anticipated that there would limited less than substantial harm of an in-direct nature to the Hall as a consequence of some continued inter-visibility of the proposals (some limited visibility likely continuing to be present after mitigation screening due to the elevation of the Hall).

9.1.13 The identified limited level of less than substantial harm is based on consideration of the above identified visual impact against the following moderators:

- The vast majority of the Hall would not hold views of the proposed Development.
- The parts of the Hall which would hold views of the proposed Development are being converted into private apartments and town houses such that affected parts of the Hall are segregated from the rest of the Hall.
- The wider experience of the Hall within its Registered Park and Garden would be unaffected by the proposals (the assessment of impact to the RPG establishing that with planting mitigation the proposals would cause no harm to the RPG).
- An appreciation of the Hall's historic and architectural interests would be conserved, there being no physical impact to the fabric of the Hall or an infringement on any part of the halls immediate setting which attests to any particular important association which particularly informs on the wider experience and appreciation of the Hall.
- Views from the controlled access to the Hall (from the footprint of its driveway) and views of and from the principal (entrance façade) would be unaffected by the proposals.

Grade II Listed Barn approximately 10m west of Home Farm Farmhouse (1264129)

9.1.14 The barn is located 30m east of the Site. The western elevation of the barn presents a predominantly blank gable end towards the Site, one window opening being present to the western gable end of the southern range which appears to be boarded. Whilst access to the barn was not possible as part of this assessment it is anticipated that the northern part of Area 3 may be visible from the immediate perimeter of the barn, to its southern elevation. However, in respect to the wider experience of the barn, the proposals would not be visible in important views of the northern elevation or from within large parts of the main body of the farmyard complex, the interaction with which provides for an immediate understanding of the barn's function.

9.1.15 With due regard to site observations, the proposed layout and having considered the significance of the barn and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that visibility of solar arrays from the vicinity of the barn's southern perimeter would cause limited less than substantial harm of an in-direct nature to the asset. This is based on the following moderating grounds:

- An understanding and appreciation of the farmyard setting of the barn would be unaffected by the proposals.
- Views towards the barn's northern elevation which present a greater architectural embellishment reflective of its original intended observation as a model/home farm on arrival at Kippax Hall would be unaffected by the proposals.
- An appreciation of the historic and architectural interests held by and presented by the fabric of the barn would be conserved, there being no physical impact to the barn.
- The former Kippax park has undergone landscape change through modern agricultural improvement subsequent to former surface coal extraction such that the proposals would not physically affect an associated landscape which has not already undergone significant modern change.
- The modern change within the former Kippax Park includes electrical infrastructure in close proximity to the asset
- The proposed arrays in proximity to the barn would be viewed side on, such that strips of pasture would be visible between each alignment, and such that agricultural character is not wholly lost.

Grade II Listed Low Lodge with associated Gate Piers and Walls (NHLE reference 1237396)

- 9.1.16 The asset is located on the boundary of the Site. However, due to the fact that the asset only extends to a single storey and due to the nature of the boundary treatment around the asset, there would be no views of the proposals from the interior or private grounds of the lodge. Whilst without mitigation distant proposed infrastructure and solar arrays located in the western half of Area 5 may be visible from the wider entrance and exit to the lodge through the gate piers and along the trackway into the Site, these would be viewed beyond a foreground of electrical infrastructure shown in Appendix 6 Plate 24.
- 9.1.17 However, it is proposed that screen planting to the north of the road opposite and to the east of the Site infrastructure and additional planting along the retained hedgerow to the east of the solar array in Area 5 would screen views of the proposals from the limited affected areas in proximity to the asset. This mitigation designed to minimise harm is shown on the landscape mitigation plan Figure 4.5.
- 9.1.18 With due regard to site observations, the proposed layout (Plan PA04) and planting mitigation measures and having considered the significance of the lodge, gate piers

and walls and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that change in use of a formerly associated landscape (Kippax Park) would cause limited less than substantial harm of an in-direct nature to the asset. This is based on the following moderating grounds:

- An understanding and appreciation of the function of the lodge, gate piers and walls would be unaffected by the proposals which would not disrupt the built relationship between the three elements of the Listed Building and their clear combined function in controlling access to the former Kippax Park off Barnsdale Road.
- An appreciation of the historic, architectural and aesthetic interests held by and presented by the fabric of the lodge, gate piers and walls would be conserved, there being no physical impact to them.
- There would be no views of the proposals from the lodge itself which is single storey in height and present behind strong boundary treatments.
- There would be no unmitigated views of the proposals in proximity to the lodge, gate piers and walls due to proposed mitigation screening.
- The effect of the modern treatment to the lodge's perimeters has resulted in an apparent over emphasis on its modern use as a private residential dwelling which serves to dilute its historic associations as a building associated with a wider backdrop, the former Kippax Park.
- The former Kippax park has undergone landscape change through modern agricultural improvement subsequent to former open cast coal extraction such that the proposals would not physically affect an associated landscape which has not already undergone significant modern change.
- The modern change within the former Kippax Park includes electrical infrastructure in close proximity to the asset.

9.1.19 The proposed junction arrangements which include the laying of a bitumen surface to the Site access off Barnsdale Road (Site Layout Plan PA04 – not reproduced here) is not anticipated to cause any harm to the asset, the gravel trackway in the immediate proximity of the asset and on the interior side of the asset being retained. No security gates are proposed in excess of those which are already present to the west of the asset.

Summary of Impacts

9.1.20 In accordance with terminology expressed within the NPPF the following impacts have been identified. Impacts are presented as in-direct impacts as a consequence of changes to setting.

Table 3: Impact Assessment	
In-Direct Impacts	
Asset	Level of Harm (NPPF)
Ledston Hall and Park (RPG Grade II*)	No Harm
Ledston Hall (Grade I Listed Building)	Limited Less than substantial
Barn approximately 10m west of Home Farm Farmhouse (Grade II Listed Building)	Limited Less than substantial
Low Lodge with associated Gate Piers and Walls (Grade II Listed Building)	Limited Less than substantial

10 HERITAGE - ASSESSMENT AGAINST PLAN POLICY

National Policy

10.1.1 Relevant national planning policy is presented by paragraph 196 of the NPPF.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

10.1.2 This assessment has established the proposals could less than substantial harm to the significance of designated assets within their vicinity. This would be through the introduction of change within the setting of Grade I Ledston Hall, a Grade II barn and Grade II Low Lodge gate piers and walls. In all cases, however, the identified harm would be less than substantial and limited in scale and should be weighed against the public benefits offered by the scheme.

10.1.3 Public benefits are clearly provided by proposed development and are presented within the planning statement (not reproduced here)

Local Policy

10.1.4 In respect to the adopted local plan policy saved policy N28, this assessment has established that with the planting mitigation proposed that the proposals would cause no harm to the Grade II* Registered Park and Garden at Ledston. The proposals are therefore in full accordance with this policy.

10.1.5 Policy P11 of the adopted core strategy states that development proposals will be expected to describe the significance of assets potentially affected, the potential impact to them and propose mitigation measures. This assessment has provided a full significance statement for all assets potentially affected, fully assessed the potential impact and provided reference to planting mitigation where this is possible. As such the proposals are considered to comply with local planning policy.

11 CONCLUSIONS: ARCHAEOLOGY & HERITAGE

- 11.1.1 Baseline information was gathered from the West Yorkshire Historic Environment Record, Historic England data sets, available online resources and field observations.
- 11.1.2 In respect to potential buried archaeological remains, there is no evidence to reasonably indicate the potential for the presence of unknown remains which would preclude development with baseline evidence attesting to the former presence of extensive open cast coal workings across the Site. On this basis, no further works are anticipated at this stage; consent could be granted on this basis, with any uncertainty on the extent of proposed disturbance and the correlation of any undisturbed areas able to be confirmed through aerial photographic research if deemed necessary.
- 11.1.3 On the evidence presented within this report and with due regard to potential mitigation measures which could be undertaken as a condition to consent, the application is considered to comply with local and national policy requirements on archaeological grounds.
- 11.1.4 In respect to heritage, a potential for less than substantial harm has been identified in respect to one Grade I Listed Building (Ledston Hall) and two Grade II Listed Buildings (a barn 10m west of Home Farm and Low Lodge and its associated Gate Piers and Walls).
- 11.1.5 With regards to Ledston Hall and the barn, this harm has been identified in respect to the potential visibility of the proposals from the assets. In both instances the less than substantial harm identified is anticipated to be limited in scale. The visibility from Ledston is anticipated to be extremely limited after the implementation of screen planting and with due recognition that the screened proposals would be seen as part of a wider context which already includes non-rural elements and which, like the Hall itself which is undergoing significant re-organisation, is not fossilised in nature. These impacts could therefore be favourably considered against the public benefits that the scheme would offer.
- 11.1.6 In respect to Low Lodge and its associated Gate Piers and Walls the less than substantial harm has been identified in recognition of the change of use of an historically associated landscape rather than on inter-visibility, none being expected after the implementation of mitigation screening. The level of harm identified in respect to the impact to the lodge is also considered to be limited due to the fact that the associated landscape has already been altered in respect to its historic character such that its contribution towards an understanding of the asset has been diminished.

11.1.7 On the evidence presented within this report, with due consideration of the public benefits to be offered by the proposals the application is considered to comply with local and national policy requirements on heritage grounds.

12 GLOSSARY

Archaeological Interest There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Source: Historic England Conservation Principles 2017 (consultation draft).

Architectural Interest The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

Source: Historic England Conservation Principles 2017 (consultation draft).

Artistic Interest The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric.

Source: Historic England Conservation Principles 2017 (consultation draft).

Harm Changes for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a place that reduces their values to society.

Source: Historic England Conservation Principles 2017 (consultation draft).

Historic Interest The connections between a place and past lives and events.

Source: Historic England Conservation Principles 2017 (consultation draft).

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Source: NPPF 2019.

**Setting of a
heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Source: NPPF 2019.

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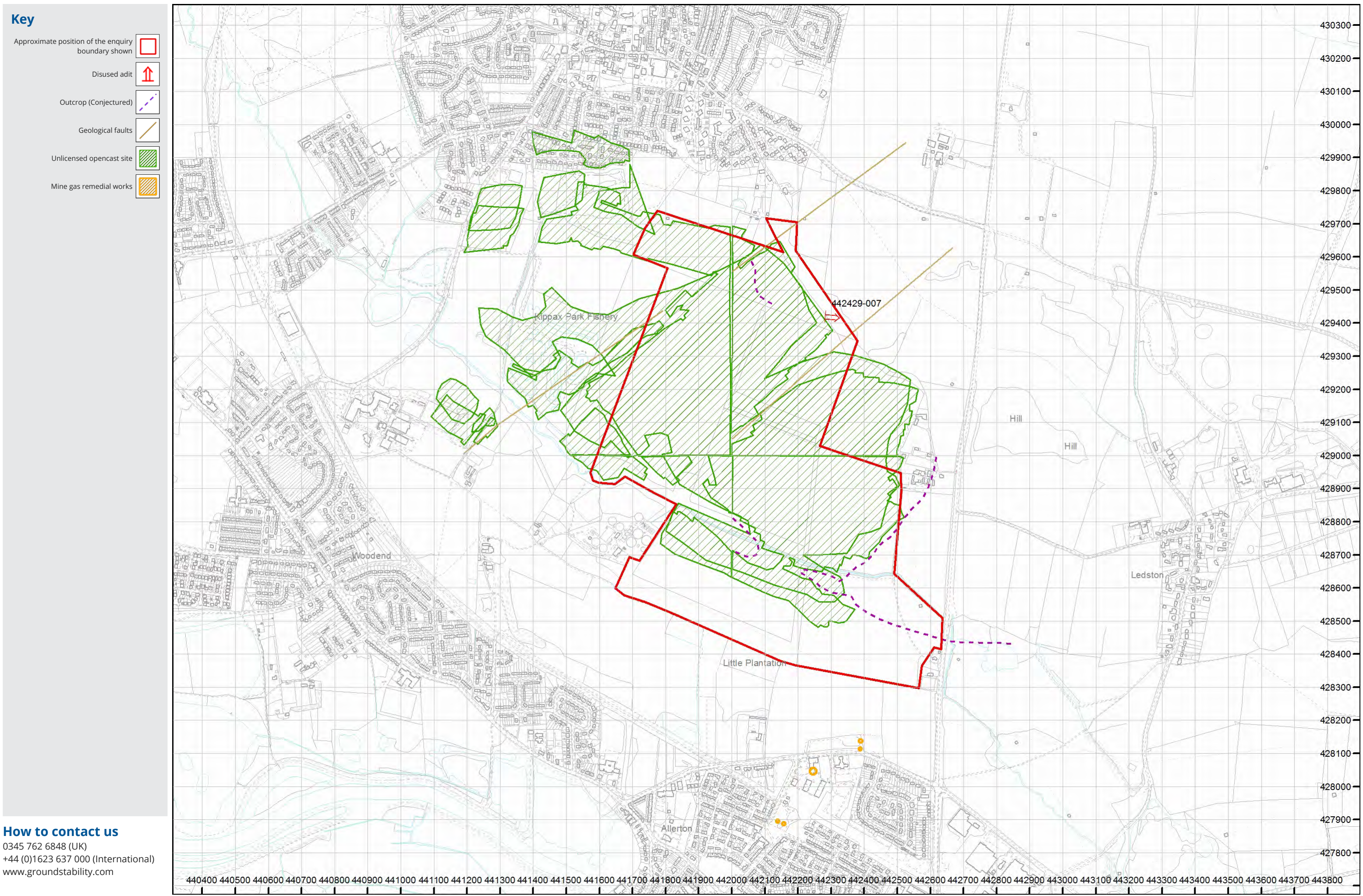
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Appendix 1

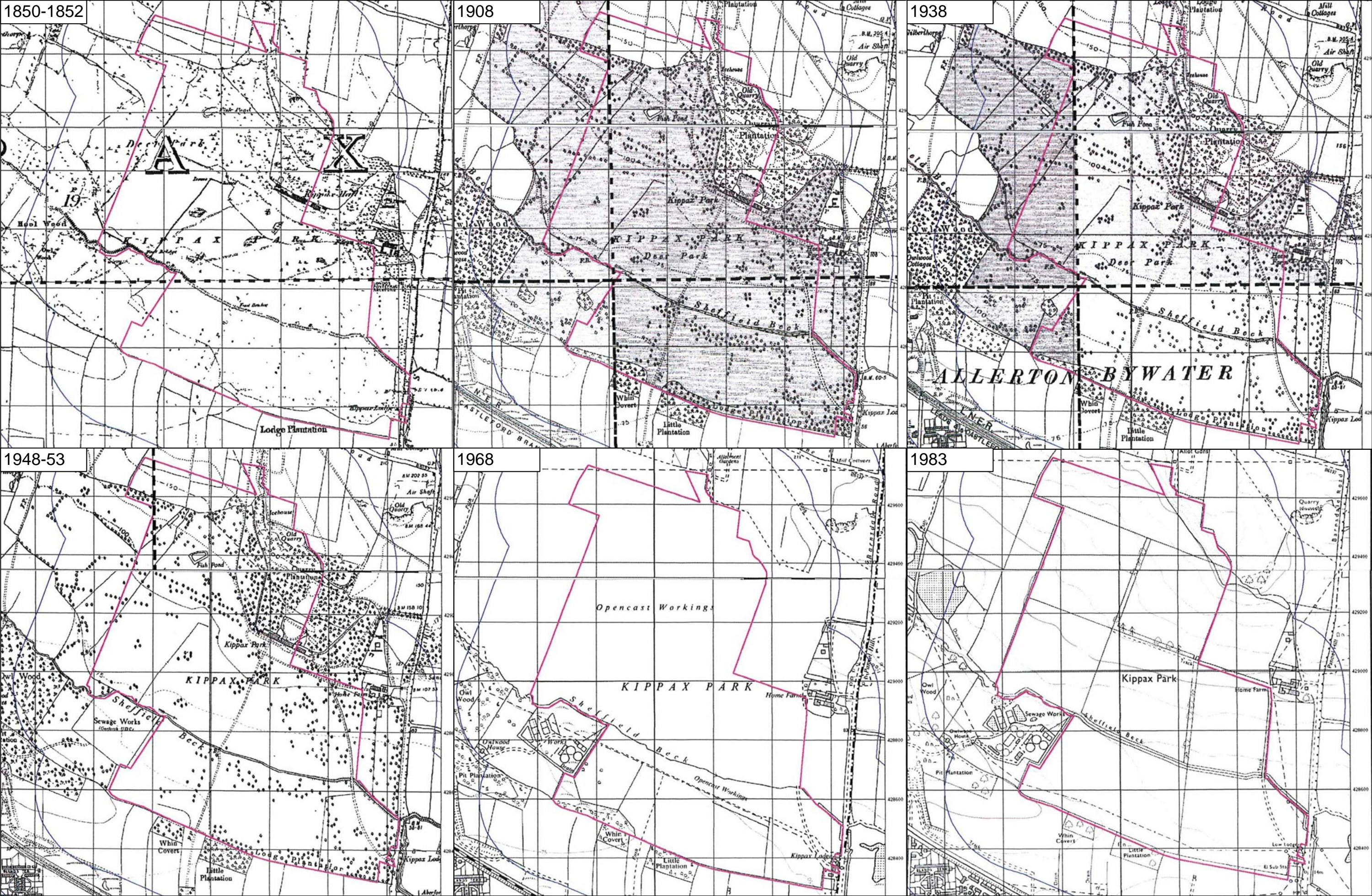
The Coal Authority Opencast Sites

The map highlights any specific surface or subsurface features within or near to the boundary of the site.



Appendix 2

Historic Maps



Appendix 3

Archaeology Site Visit Plates



Plate 1: Stone wall to Barnsdale Road



Plate 2: Stone wall to Barnsdale Road



Plate 3: Stone wall to southern boundary of the Site



Plate 4: Stone wall along southern boundary of the Site



Plate 5: Trackway between Low Lodge and the Sheffield Beck (442520,428480 looking north-west)



Plate 6: Trackway extending west from Home Farm, terraced into the hillside (442290,429020 looking east)



Plate 7: Trackway extending west from Home Farm, terraced into the hillside (442290,429020 looking east, ranging pole 1m)



Plate 8: Inspection shaft (WA1) to the south of Sheffield Beck at NGR 442478 428549 (1m scale)



Plate 9: Post and wire fence marking the foot of a sandstone ridge. 50cm scale highlights c.0.8-1m stepped profile to the main body of the Site



Plate 10: Natural looking gradient between the ridge and the main body of the Site



Plate 11: Former location of Kippax Hall (reference 7851) (442250,429030 looking north)



Plate 12: Former location of Kippax Hall (reference 7851) (outside the Site)



Plate 13: View across the Site south of Sheffield Beck from Barnsdale Road (442630,428520 looking west)



Plate 14: South-eastern-most field, south-east corner looking west



Plate 15: South of the Beck at the boundary between the two southern-most fields looking east (442210,428650 looking east)



Plate 16: South-western extremity of the Site from the Beck looking south (441930,428800 looking south)



Plate 17: South-western corner of the Site looking north-east



Plate 18: View of an arable parcel between Low Lodge and the Sheffield Beck (442550, 428400 looking north-west)



Plate 19: Sheffield Beck



Plate 20: View from south-eastern corner of field to the south-west of Home Farm (442490 428650 looking north)



Plate 21: View of the field to the south-west of Home Farm (442490 428710 looking north-west)



Plate 22: View from the north-eastern corner of the field to south-west of Home Farm (442510 428930 looking south-west)



Plate 23: View from the north-western corner of the field to south-west of Home Farm (442290,429000 looking south-east)



Plate 24: Centre field north-east corner looking south-west (442260,429010 looking south-west)



Plate 25: Centre field north-west corner looking south-east (441990,429110 looking south-east)



Plate 26: centre field south-east corner looking north-west (442220,428690 looking north-west)



Plate 27: Field north of centre, north-east corner looking south-west (442350,429280 looking south-west)



Plate 28: Field north of centre, north-west corner looking south-east (442100,429440 looking south-east)



Plate 29: Field north of centre, south-west corner looking north-east (442000,429140 looking north-east)



Plate 30: Sandstone ridge to north-western extremity of the Site



Plate 31: Northern-most field eastern boundary looking west (442300,429400 looking west)



Plate 32: Northern-most field northern boundary looking south (442130,429600 looking south)



Plate 33: Northern-most field north-west corner looking south-east (441780, 429720 looking south-east)



Plate 34: Western-most field, mid-way along eastern boundary looking west (441970,429130 looking west)



Plate 35: Western-most field, north-west corner looking south-east (441820,429530)



Plate 36: Western-most field mid way along western boundary looking east (441710,429230)



Plate 37: Western-most field, south-western corner looking north-east (441600,428950 looking north-east)

Appendix 4

Archaeology Impact Assessment Methodology

Appendix 4: Archaeology Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor (Highways England, 2019).

Heritage assets are susceptible to numerous forms of development during the construction process and as a consequence of the operational life of the proposed Development. These can be either direct (physical) impacts or indirect (non-physical) impacts.

The worst magnitude of impact would be Loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features or elements. physical removal of the heritage asset (Highways England, 2019).

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. The impacts which are in grey are considered significant impacts which would constitute substantial harm.

References

- Department for Communities and Local Government. (2014) *Planning Practice Guidance*.
- Highways England. (2019) *Design Manual for Roads and Bridges: LA 104 Environmental Assessment and Monitoring*.
- Ministry of Housing, Communities and Local Government. (2019) National planning policy framework.

Table 1: Establishing the importance of a heritage asset

Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.

Table 1: Establishing the importance of a heritage asset

Value (sensitivity)	Typical description
Negligible	Very low importance and rarity, local scale.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019)

Table 2: Establishing the magnitude of impact

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 3: Establishing the significance of impact

Value/Importance	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	Negligible	Minor	Moderate	Major
Magnitude of impact						

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 4: Significance categories

Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Appendix 5

Heritage Impact Assessment Methodology

Appendix 5: Heritage Impact Assessment Methodology

The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed Development should be provided in order to satisfy the requirements of the NPPF (Para 189).

The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic.

For a definition of these ‘interests’ a useful reference document is Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; ‘evidential’ equating to archaeological, ‘historical and communal’ equating to historic and ‘aesthetic’ equating to architectural and artistic. A consultation draft of a revised Conservation Principles (Historic England 2017) reverts to the NPPF terminology and specifically provides a definition of archaeological interest, architectural interest, artistic interest and historic interest (see glossary).

Assessment of Setting

As stated within the NPPF ‘significance derives not only from the physical fabric of a heritage asset but also from its setting’ (MHCLG 2019, Annex 2 page:71).

In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset’s significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
- Step 5 – Make and document the decision and monitor outcomes.

A non-exhaustive list provided within the document (2017:11) identifies themes such as:

- Physical Surroundings;

- Topography;
 - aspect;
 - functional relationships and communications;
 - history and degree of change over time; and
 - sense of enclosure, seclusion, intimacy or privacy.
- Experience;
- views from, towards, through, across and including the asset;
- intentional inter-visibility with other historic assets and natural features; and
- sense of enclosure, seclusion, intimacy or privacy.

Assessment of Impact

The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

Appendix 6

Heritage Plates



Plate 1: Ledston Hall southern elevation showing early phase to LHS of frame



Plate 2: Ledston southern and eastern (entrance) elevations



Plate 3 Driveway to Ledston



Plate 4: Ledston Hall entrance gates and lodges (reference 1264075)



Plate 5: View towards the Site from the eastern side of Ledston's entrance lodges and gaterpiers. Mature stand of trees screening views of the village. Site not visible.



Plate 6A: View from the RPG (off the access drive to the south of the entrance gates on the other side of the stand of trees shown in Plate 5 (NGR 443520 428840)). The Site is to the RHS of the frame (marked by an electricity pylon)



Plate 6B: Modern residential housing abutting the driveway to the Hall. The Site is in the middle of the frame (marked by an electricity pylon and the hedgerow and rising agricultural land to its RHS)



Plate 7: North of Sheffield Beck – south eastern corner of the field to the south-west of Home Farm (Area 4) looking north-east. Ledston west elevation visible but terrace screened



Plate 8: South of Beck, eastern most field, 120m east of intersecting N/S field boundary on southern boundary of the Site (SE 42316 28361) (Area 5). Ledston west elevation visible – northern range (all floors) and garden terrace visible



Plate 9: South of Beck, eastern most field, adjacent to N-S field boundary, on southern boundary of the Site (SE 42499 28374) (Area 5). Ledston west elevation visible – northern range and projecting range (all floors) and garden terrace visible.



Plate 10: c.65m west from southern end of N-S intersecting field boundary, on southern boundary of the Site (SE 42137 28413) (Area 5). Ledston (1237569) western elevation north and central projecting ranges (all floors) and terrace visible.



Plate 11: c.180m west from southern end of N-S intersecting field boundary, on southern boundary of the Site (SE 42017 28462) (Area 5). Ledston, western elevation north and projecting ranges (all floors) and terrace visible.



Plate 12: Halfway point on southern boundary (Area 5). Hall screened.



Plate 13: South-western corner (SE 41672 28598) (Area 5). Ledston, western elevation north and projecting ranges (attic and first floor) visible.



Plate 14: Extreme western extent of development footprint in Area 5 (south of sewage works) (Area 5). Hall screened



Plate 15: Centre of development footprint in Area 5 (SE 42002 28528) (Area 5). Hall screened.



Plate 16: Barn – view to the barn from within the Site (north-east corner Area 3) (442480 428920 looking E)



Plate 17: View of the southern elevation of the barn



Plate 18: Barn – view over the Site (Areas 3 in the foreground) from gateway providing access to barn.



Plate 19: View from within the northern part of Area 3 towards the barns western elevation



Plate 20: Low Lodge, view on entrance to the former Kippax Park, showing fence to southern perimeter and electricity infrastructure (pylon) to RHS of frame



Plate 21: Low Lodge southern and south-western facing elevation, with OHL visible crossing the roof and chimney line



Plate 22: Low Lodge, northern gate pier and wall



Plate 23: Low Lodge, southern gate pier and wall



Plate 24: Interior access to the Site. Lodge perimeter entrance to the RHS of the photograph. Area 5 is visible, proposed solar arrays beyond the defunct hedgerow crossing the centre of the photograph and proposed infrastructure present to the LHS of the photograph screened by line of conifers to the foreground



Plate 25: Low Lodge, view from eastern end of Area 5 showing hedge to western perimeter. Electricity infrastructure (pylon) breaking the roofline



Plate 26: Low Lodge, more distant view from the eastern end of Area 5 showing hedge to western perimeter of asset and a larger hedge to its northern perimeter, electricity substation to south of asset to RHS of frame

Appendix 7
Additional Plates from Ledston (private grounds)

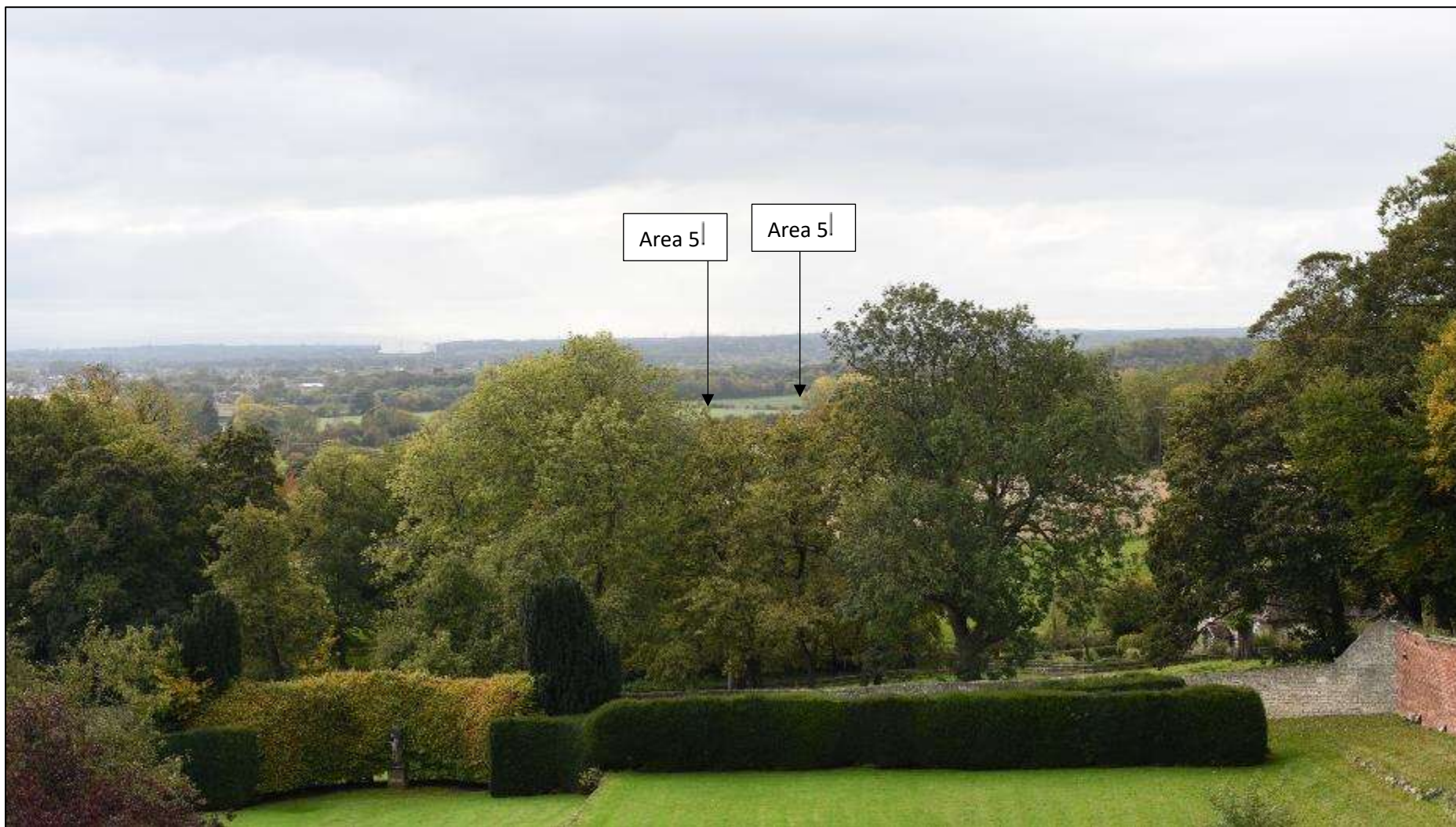


Plate 1: Ledston RPG - View from garden terrace (northern end of terrace). Area 5 visible



Plate 2: Ledston RPG - view from garden terrace (central section of terrace). Area 5 visible



Plate 3: Ledston RPG - view from garden terrace (southern end). Site not visible

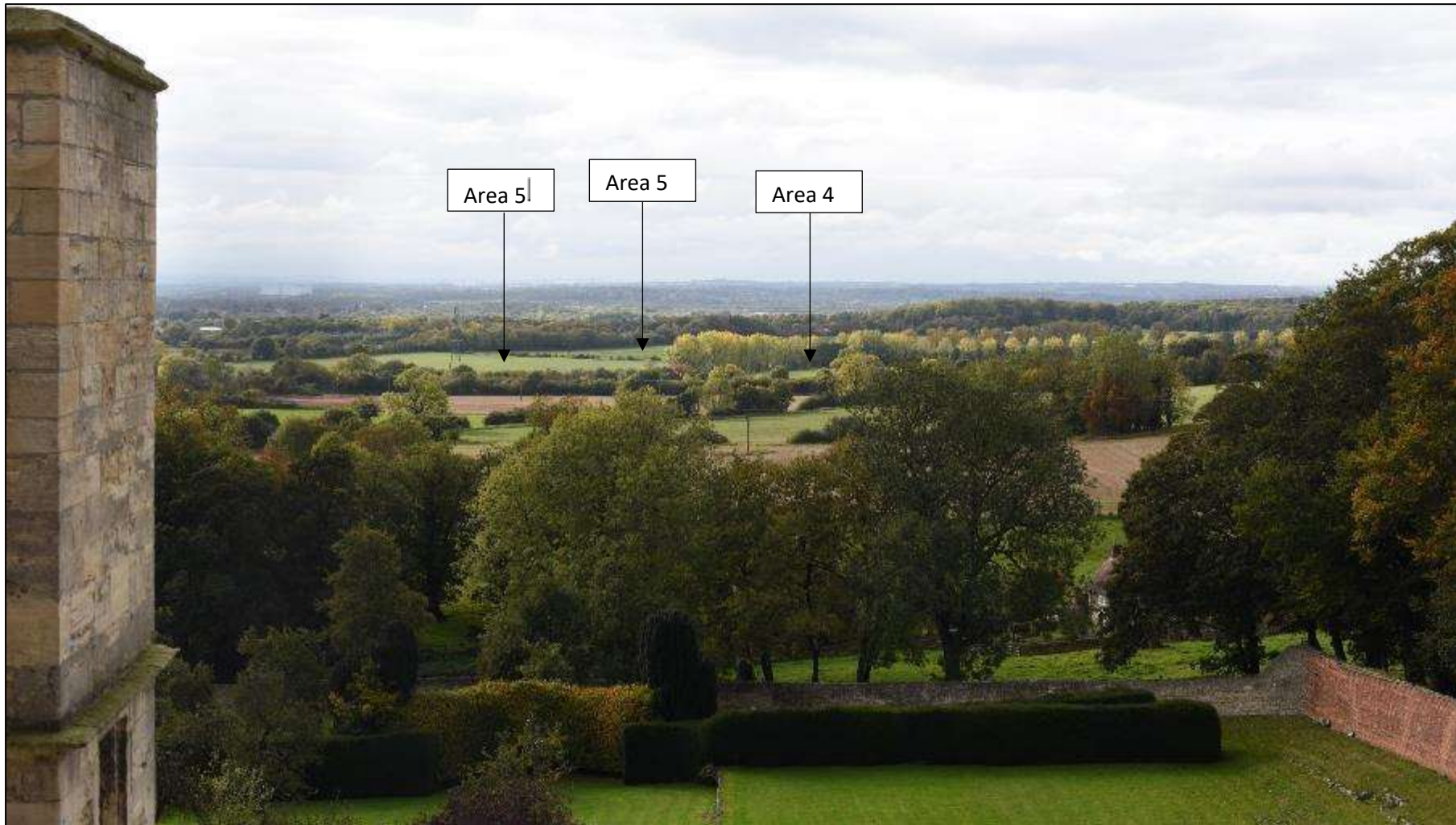


Plate 4: Ledston Hall –second storey, southern-most dutch gable (the ‘unfinished room’). Areas 4 and 5 visible

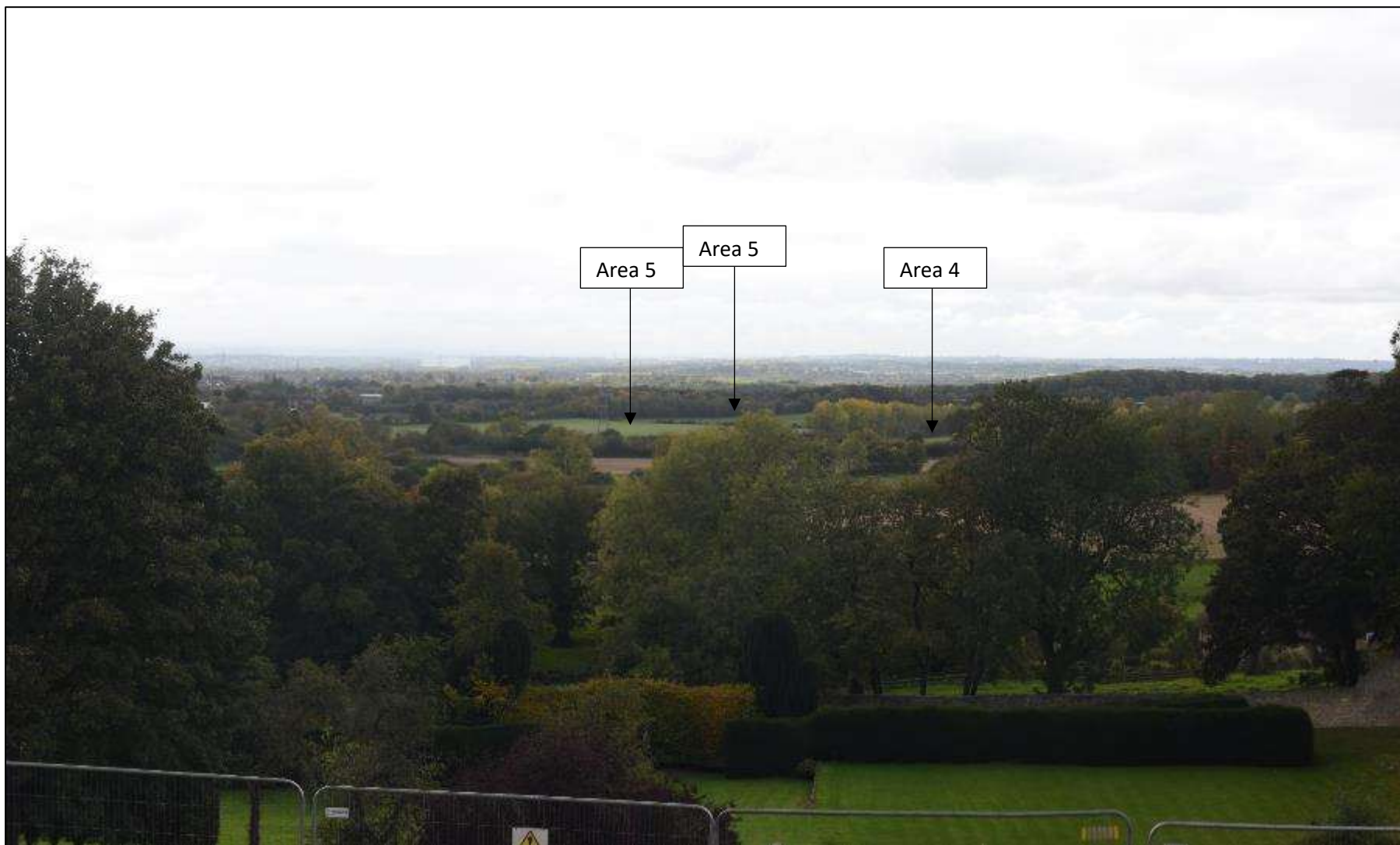


Plate 5: Ledston Hall –first storey, fourth northern-most window in dutch gabled range. Areas 4 and 5 visible



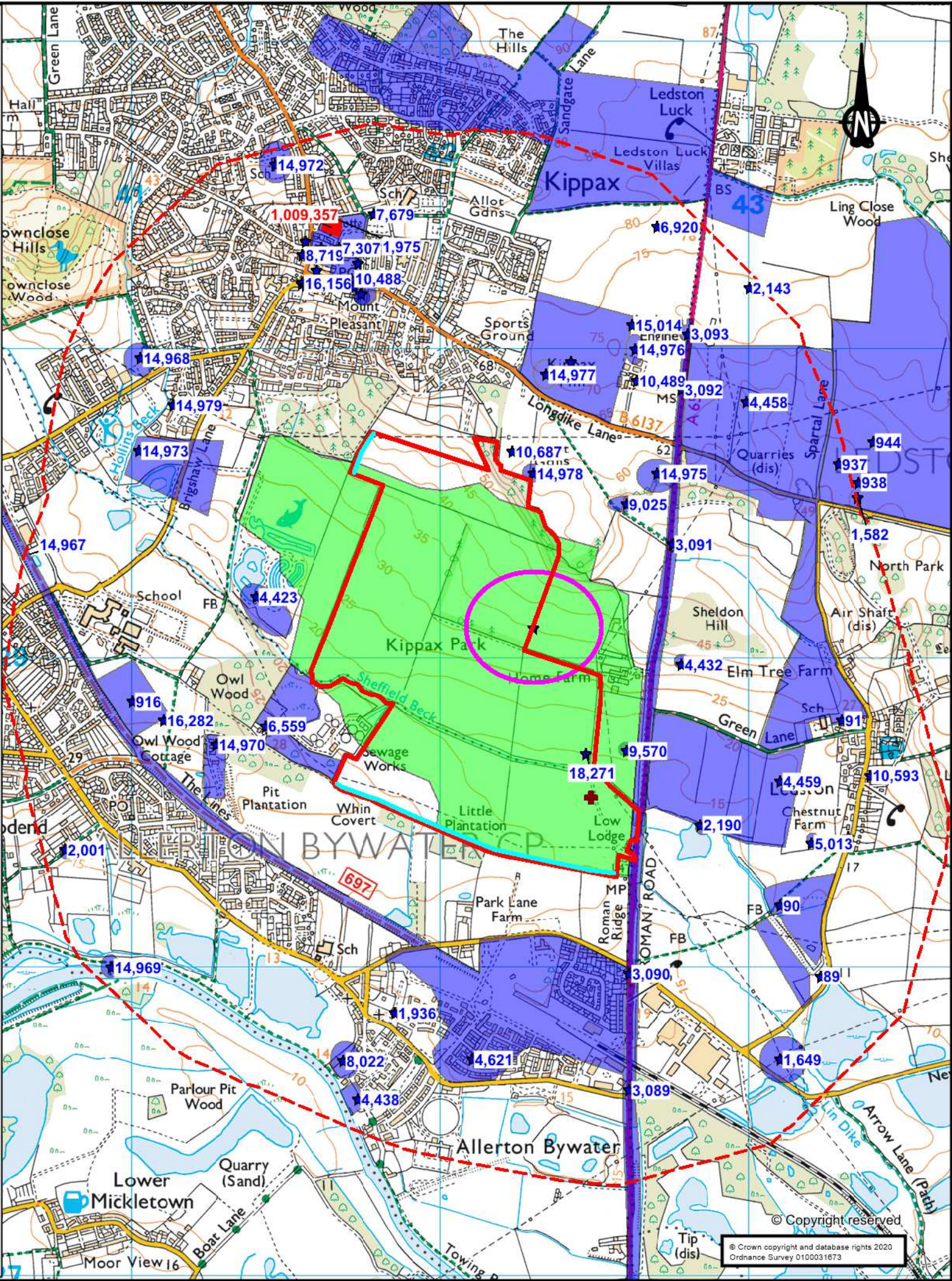
Plate 6: Ledston, first storey, southern end of projecting western range (the oak panelled room). Area 4 visible (see arrow)

DRAWINGS

Selected 'Other HER Entries':

89 Ledston Mill (site of)
90 Earthworks and field name Hawstead, south of Ledston
91 Medieval earthworks in field known as West Croft, Ledston
916 Iron Age/Roman enclosure (cropmarks) east of Brigshaw
937 Ring ditch (cropmark), Ledston
938 Iron Age pit cluster, field boundaries and platform (cropmarks)
944 Iron Age/Roman settlement and field system, Ledston (cropmarks)
946 St Mary's, Kippax
1013 Extensive coal workings and bell pits north of Kippax
1582 Excavation of Iron Age Settlement, Ledston
1649 Hallewelle, Ledston
1936 Roman Coin Hoard, Allerton Bywater Churchyard
1975 Manor Garth Hill (medieval ringwork and bailey castle), Kippax
2001 Stone Axe found at Woodend Crescent, Allerton Bywater
2013 Stone axe Kippax
2190 Glass bottle, found nr Roman Road 28b, Ledston
3088 Roman Road 28b
3089 Roman Road 28b, Allerton Bywater/Kippax
3090 Roman Road 28b, Allerton Bywater/Kippax
3091 Roman Road 28b, Kippax
3093 Roman Road 28b
4423 Linear cropmarks, Kippax Park
4432 Modern drainage (cropmarks), Ledston
4434 Iron Age/Roman enclosure and field boundaries (cropmarks)
4438 Allerton Bywater Pottery
4458 Iron Age/Roman field system and trackways (cropmarks)
4459 Post medieval ridge and furrow (ploughed out), Ledston
4621 Allerton Bywater Colliery
4989 Kippax Manor House and Kippax Hall
5013 Cobbled surface south west of Ledston Village
6559 Medieval ridge and furrow, north-east of Owlwood House
7307 Fragments of cross shaft at St Marys
7851 Kippax Hall (demolished)
8022 Manor House, Allerton Bywater
9025 Flint flake found in field adjacent to Longdike Lane
9570 Medieval heraldic horse harness pendant and Roman coin

10687 Iron Age/Roman enclosure (cropmarks)
14965 Kippax Park
14967 Leeds Castleford Pontefract Railway, Kippax/Great & Little Preston
14968 Lady Pit Kippax
14969 Kippax Coal Staith
14970 Kippax Colliery
14972 Town Pitts, field name
14973 Woodhouse, Oak, Rock and Gilberthorpe Pits, Brigshaw Lane
14975 Medhurst and Low Pits south of Longdike Lane
14976 Mill Pit north of Kippax Mill
14977 Park End Colliery north of Longdike Lane
14978 Brindley Balk Pit
18271 Bronze Age socketed hammer, Kippax



KEY

- Site Boundary
- Search Area (2km)
- Scheduled Monument
- Kippax Park (HER Entry 14965)
- Site of Kippax Hall (HER Entry 7851)
- Other HER Entries
- Potential Historic Hedgerow
- Inspection Shaft (WA1)

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D

CLIENT
**Banks Renewables
(Barnsdale Solar Park) Limited**

PROJECT
Barnsdale Solar Park

DRAWING TITLE
Non-Designated Heritage Assets

DRG No	NT14987/010	REV	A
DRG SIZE	A3	SCALE	1:15,000 @ A3
DATE	August 2020	APPROVED BY	CM
DRAWN BY	CLD	CHECKED BY	CM

wardell armstrong

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EDINBURGH	SHEFFIELD

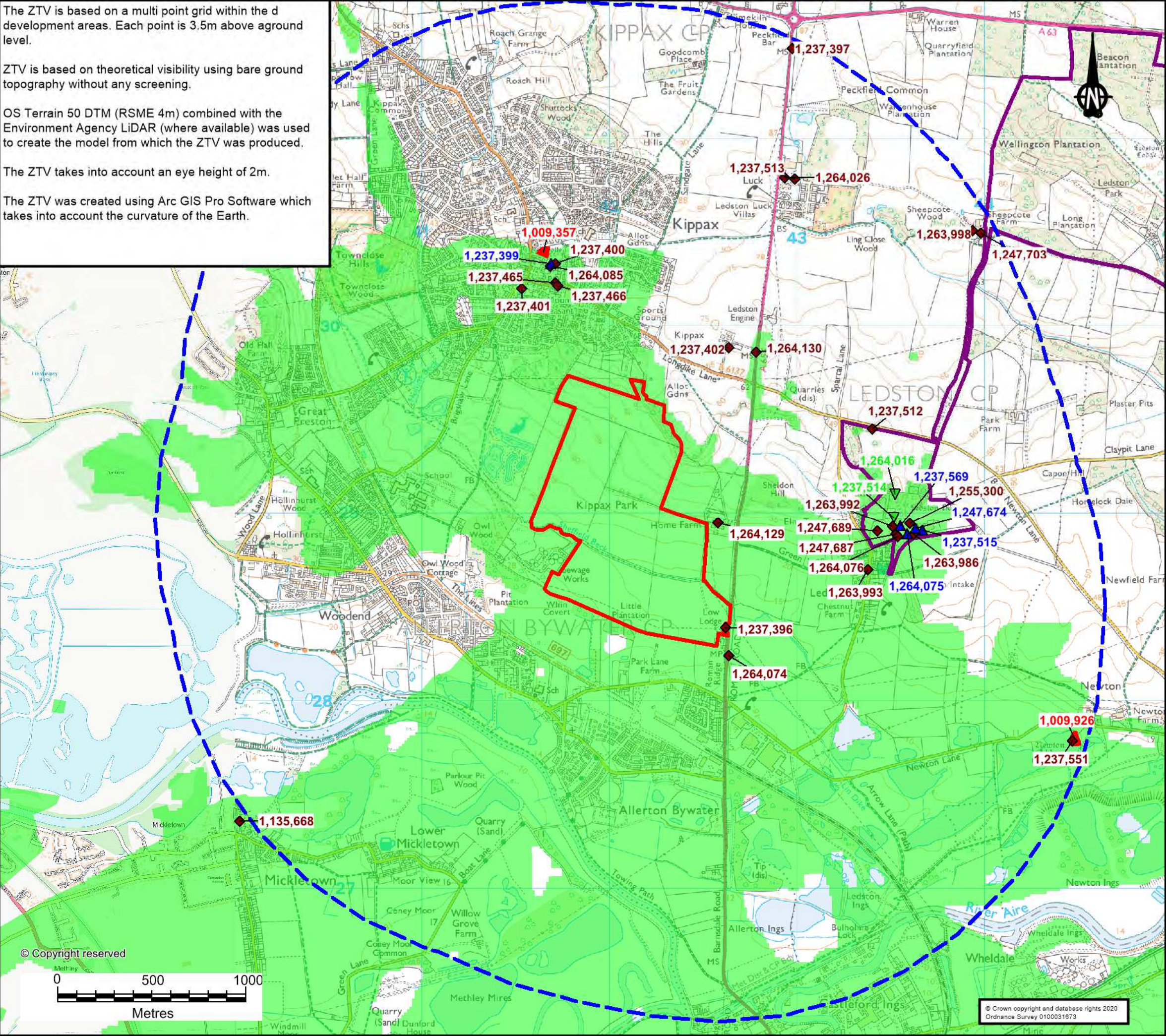
The ZTV is based on a multi point grid within the d development areas. Each point is 3.5m above aground level.

ZTV is based on theoretical visibility using bare ground topography without any screening.

OS Terrain 50 DTM (RSME 4m) combined with the Environment Agency LiDAR (where available) was used to create the model from which the ZTV was produced.

The ZTV takes into account an eye height of 2m.

The ZTV was created using Arc GIS Pro Software which takes into account the curvature of the Earth.



KEY

- Site Boundary
- Search Area (2km)
- ZTV
- Registered Parks and Gardens
- Scheduled Monuments
 - 1009357 Manor Garth Hill ringwork
 - 1009926 Fairburn Ings (Newton Abbey) moat
- Grade I Listed Buildings
 - 1237399 Church of St Mary
 - 1237515 Barn East of Ledston Hall
 - 1237569 Ledston Hall
 - 1247674 Stable Block East of Ledston Hall
 - 1264075 Entrance Gates and Lodges
- Grade II* Listed Buildings
 - 1237514 Garden House Ledston Hall
 - 1264016 Gate Piers on Former Drive
- Grade II Listed Buildings (Selected Entries)
 - 1237396 Low Lodge
 - 1237402 Windmill
 - 1264129 Barn

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
CLIENT	BANKS RENEWABLES (BARNSDALE SOLAR PARK) LIMITED				
PROJECT	BARNSDALE SOLAR PARK				
DRAWING TITLE	DESIGNATED HERITAGE ASSETS				
DRG No	NT14987/011		REV	A	
DRG SIZE	A3	SCALE	1:20,000 @ A3	DATE	August 2020
DRAWN BY	CD	CHECKED BY	CD	APPROVED BY	CM

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