BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2025/0997
Proposal	Demolition of existing structures and outline planning application for up to 200 dwellings with associated infrastructure and open space
Address	Low Valley Farm, Pitt Street, Darfield, Barnsley, S73 8AX
Date of Consultation Reply	24/12/2025
Consultee	BMBC PROW – C Farley

Consultation Assessment and Justification

There do not appear to be any Definitive Public Rights of Way affected by the proposed development but there may be routes that have acquired rights over a long period of unchallenged use. There is a route that is to the east of the development running north south which may connect into an existing public footpath (Darfield FP 17) The unrecorded route may have acquired rights and therefore needs to be accommodated. This route was flagged up at the community consultation as a concern due to ASB. It states that this route was diverted and under a temporary clsoure
We would welcome some funding through s106 to make improvements to the PROW network within the local area to encourage outdoor activities and active travel.
Please see below the PROW map showing routes in the area.

If the application is accepted then the following informative should be added to the decision notice:

NO OBJECTION*	~~**Defer for amends/further information***~~	~~**OBJECT***~~

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Although there are no public rights of way directly affected by the development, there is a route that is to the east of the development running north south which may connect into an existing public footpath (Darfield FP 17). The unrecorded route may have acquired rights and therefore needs to be accommodated.

If any unrecorded routes have been used unchallenged by the public for 20+ years, or for a lesser period under common law, those routes may have acquired public access rights. Members of the public may apply to have such rights formally recorded and if an application is made, the Council has a legal duty to research the claimed rights and reach a decision based exclusively on the available evidence about the status of the claimed routes. If such an application is made and accepted, the route would have to be accommodated within any development proposals. If the applicant has questions about any unrecorded routes, they should contact publicrightsofway@barnsley.gov.uk to discuss.

Planning Obligations required:

BARNSLEY
Metropolitan Borough Council



