



Planning & Heritage Impact Assessment

Proposed Mixed Use Barn.

Cannon Hall Farm, Cawthorne, Barnsley,
South Yorkshire, S75 4AT

Cannon Hall Farm Ltd



Document:

Planning & Heritage Impact Assessment

Site:

Cannon Hall Farm, Cawthorne, Barnsley, South
Yorkshire, S75 4AT

Project:

Proposed Mixed Use Barn

Client:

Cannon Hall Farm Ltd

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1.0 Introduction

- 1.1 This Combined Planning and Heritage Impact Assessment has been prepared to support a planning application relating to a new barn to be erected at first floor level, over the top of what is currently the farm silage clamp at Cannon Hall Farm, Cawthorne, Barnsley. The new barn would be used mainly for educational purposes and seasonally for commercial leisure purposes, more fully described later in this statement.
- 1.2 The scheme has indirect impacts upon the setting of nearby listed buildings and a direct impact upon the Park and Garden of Cannon Hall, with the application site lying within the formally designated area defined on the Register under Entry No. 1001159.
- 1.3 It is therefore necessary to understand the impact of the proposed development on all of the heritage assets, both designated and non-designated as outlined above, and to appreciate the impact of the proposed scheme on the significance of those assets.
- 1.4 The document has been compiled in accordance with the principles set out in the following key documents:
- “Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12” published by Historic England in 2019.
- “The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3” (Second Edition) Published by Historic England in 2015.
- 1.5 The assessment will aid an understanding of the hierarchy of significance across the site and wider area, identifying any areas or features of particular sensitivity.
- 1.7 The proposed development also has the potential to impact upon the openness of the Green Belt in which it is situated, and it is necessary to understand and consider its potential landscape impacts, both upon the historic Parkland, the wider landscape and the openness of the Green Belt in the area.

Background

- 1.8 As a result of increasing environmental farming standards, the farm’s manure and silage now need to be stored under cover and a new purpose designed facility has proposed to be erected on the west side of New Road, adjacent to the farms existing manure storage area.
- 1.9 This means that the present concrete platform is no longer required for its original function of storing silage bales and the site can therefore be re-purposed for other farming and educational activities.

2.0 The Site and the Surrounding Area

The Site

- 2.1 The application site consists of the footprint of a concrete silage storage area, located immediately adjacent to the east of the Mammal House in the north-west corner of the farmyard.
- 2.2 The area is currently covered in concrete and surrounded on its external west and northern edges with mature hedging which will be unaffected by the proposals. The site is surrounded by concrete push walls which would remain in situ.
- 2.3 The site is cut into the hillside, such that the southern end opens out on to the farmyard but the whole of any first storey at the northern end would be effectively underground.
- 2.4 The well-known Roundhouse Barn is located to the east of the site and the field to the west is grazed as pasture by sheep.
- 2.5 To the immediate north of the site is a farm access track, often used during the summer months as part of the farm tractor ride.
- 2.6 The extent of the site is indicated in Figure 1 below.



Figure 1: Application Site - Source Google Earth 2025.

- 2.7 The extent of application site is approximately 250m².
- 2.8 There are a number of public footpaths and a more distant bridleway affecting the northern views of the farm complex, as detailed in Figure 2 below:

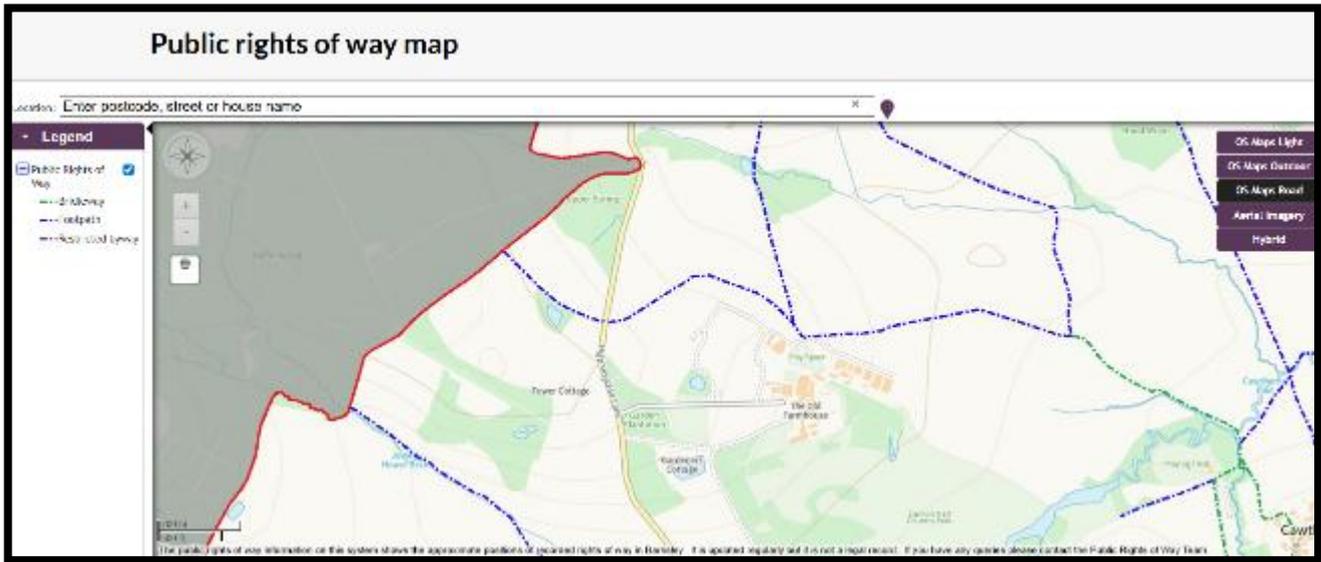


Figure 2: Public Rights of Way in vicinity of the farm complex – Source: Barnsley Metropolitan Borough Council.

3.0 Proposed Development

- 3.1 The applicants wish to erect a simple steel framed structure on the footprint of the silage pit and connected at first floor level with the adjacent Mammal House upper floor. It will effectively be a single storey building, built at first floor level over the top of the silage clamp. The latter would simply be used for agricultural storage purposes.
- 3.2 The building would match the height of the adjacent Mammal House building and would thus technically be a two-storey structure, with a ground floor opening onto the main farmyard and at first floor level would connect directly into the Mammal House.
- 3.3 There would be no ground floor to the structure, with the present clamp walls and floor simply being re-purposed for the same agricultural current use. The separate 1st floor area would provide an educational space, capable of being used flexibly with school visits, having its own toilet facilities.
- 3.4 For the short period running up to Christmas the upper floor might also be used in conjunction with the Mammal House to provide an enhanced Christmas Experience for young children and their families - but for the majority of the year it will accommodate children in an educational context.
- 3.5 The new barn would be composed of a steel frame building, timber clad to match the appearance of the adjacent Mammal House barn, which it abuts.
- 3.6 There would be no ground floor to the building -simply the retention of the current concrete clamp walls, and the new 1st floor structure would simply be built over the top of the clamp, off a new steel frame.
- 3.7 The remaining elevations would all then appear to be 'single storey' when viewed externally and set immediately adjacent to a barn with the same height, external cladding and roof pitch over.

4.0 Heritage Assets

4.1 The records held by Historic England identify a range of listed buildings in the vicinity of the application site, as well as the separately listed Grade II parkland and garden, shaded green in Figure 3 below. This study focuses on the 5 Listed buildings closest to the site and the Parkland/Garden. The buildings' locations are marked by dark blue teardrops, and comprise the following:

1. **Cannon Hall Farmhouse and adjoining range including former stable range at 90 degrees.**
2. **Former Coach House to Cannon Hall**
3. **East west range attached at 90 degrees to south end of former coach house at Cannon Hall.**
4. **Gardener's Cottage in Cannon Hall gardens**
5. **Cannon Hall**

4.2 Detailed entries for all listings are contained in Appendix A.



Figure 3: Heritage Assets on and around the application site - Source Historic England 2025.

- 4.3 There are a number of other listed buildings identified in Figure 3, but it has been agreed with the LPA that those to the south of those identified above are not impacted by the proposed development to the extent that they merit specific assessment.
- 4.4 The full description of the Parkland is contained within Appendix A, but there is a specific identification of the parkland to the north of Cannon Hall which states:

“On the north side of the Hall the park is in use as pastureland. There are a few scattered trees which appear to be less mature than those in the Deer Park. Woods shows the southern part of this area, which he described as the Little Park, with thinner bands of perimeter planting than parkland to the south, and fewer clumps. This planting has largely disappeared. There are views over the valley to the village of Cawthorne and the prominent tower of All Saints' church (listed grade II) from many points in this part of the park.”*

5.0 Relevant Planning History

5.1 The relevant history of decision making on proposals at Cannon Hall Farm is set out below:

Reference	Description	Valid From	Decision
2025/0741	Prior approval application for erection of agricultural general-purpose storage and Roundhouse livestock buildings.	15 September 2025	Prior Approval - Not Required
2022/0103	Erection of single storey new build changing room and disabled WC facility	1 February 2022	Approve with Conditions
2019/0146	Extensions to substation and Top Barn	21 February 2019	Approve with Conditions
2018/1060	Erection of new Animal Feed Store and new Pig Shed, and proposed extension to existing Cattle Shed	3 September 2018	Approve with Conditions
2017/0709	Erection of substation building, beer store, shop exit porch, road alterations, cafe extension and shop bridge link	2 June 2017	Approve with Conditions
2016/0071	Formation of additional car parking spaces to existing car parking facilities.	21 January 2016	Approve with Conditions
2015/0426	Erection of two storey extension to form staff and storage facilities	8 May 2015	Approve with Conditions
2014/0453	Erection of new boiler house	8 May 2014	Approve with Conditions
2013/0507	Demolition of redundant livestock holding facilities and replace with multi-functional educational buildings	5 July 2013	Approve with Conditions
2013/0540	Erection of agricultural silage clamp (Prior Notification)	21 May 2013	Prior Approval - Not Required
2013/0089	Erection of agricultural silage clamp. (Prior Notification)	28 January 2013	Prior Approval - Not Required
2012/0965	Erection of three timber food sales pavilions.	31 August 2012	Approve with Conditions

Reference	Description	Valid From	Decision
2011/1340	Erection of new farm buildings, farm shop, indoor play facility, restaurant extension and alterations to existing buildings to create additional classrooms, toilets, offices and storage	17 November 2011	Approve with Conditions
2011/1354	Installation of solar PV panels to the roof of the existing tearoom/restaurant	28 October 2011	Approve with Conditions
2011/0068	Formation of external play area with play equipment.	20 January 2011	Approve with Conditions
2010/1274	Installation of children's play equipment.	13 October 2010	Approve with Conditions
2009/0023	Formation of car park	23 December 2008	Approve with Conditions
2008/1380	Erection of feed store building (prior notification).	27 August 2008	Prior Approval - Not Required
2008/1406	Erection of circular livestock building and separate storage building	18 August 2008	Approve with Conditions
2007/0915	Erection of general-purpose agricultural building	13 June 2007	Approve with Conditions
2006/1461	Extension to play area	25 August 2006	Approve with Conditions
B/05/0440/PR	Conversion of existing indoor picnic room to area for processing and retail of farm-produced meats.	15 August 2005	Approve with Conditions
B/05/0178/PR	Conversion of redundant ground floor stairwell into hot food servery	15 August 2005	Approve with Conditions
B/04/1312/PR	Construction of Sewage Treatment Plant.	31 August 2004	Approve with Conditions
B/04/1624/PR	Erection of extension to restaurant.	31 August 2004	Approve with Conditions
B/02/1585/PR	Alterations to Open Farm playground.	17 February 2003	NA
B/02/0757/PR	Change of use of 'people shelter' to form retail and staff area.	17 February 2003	NA

Reference	Description	Valid From	Decision
B/00/1296/PR	Change of use of people shelter/hay store to extension of retail premises and ancillary food processing area	15 January 2002	NA
B/99/1076/PR	Change of use of existing gift shop to provide additional seating for cafe and change of use of people shelter to shop	15 January 2002	NA
B/97/1244/PR	Erection of agricultural building	8 December 1998	NA
B/97/0613/PR	Erection of agricultural building for mixed use of storage and open farm	10 November 1998	NA
B/97/0268/PR	Change of use of storage areas to residential accommodation (Retrospective)	2 July 1997	NA
B/97/0206/PR	Erection of store and toilet extension to existing building.	13 June 1997	NA
B/95/0902/PR	Erection of single-storey extension to dwelling	4 September 1996	NA
B/93/1392/PR/LB	Conversion of tearoom/shop to form dwelling (Listed Building)	15 February 1994	NA
B/93/1391/PR	Change of use of tearoom/shop premises to form dwelling	11 February 1994	NA

6.0 Historic Development Pattern and Characteristics and Historic Research Material

6.1 This section traces the historic pattern of development in and around the application site, to assist in the understanding of what makes the area important or significant in heritage terms, as well as describing any historical materials which might aid an understanding of the impacts of new development on the significance of the present assets.

Cannon Hall

6.2 Cannon Hall itself, a Grade II* Listed building, is a late 17th Century Building, built on the site of earlier buildings known to go back as far as the 14th Century.

6.3 There are basic plans of the initial house dated from around 1720, and it is known that further remodelling took place in three phases under the supervision of the renowned architect John Carr in the 1860s & 70s

6.4 Following the above, a new wing was added in 1890s under the direction of Sir Walter Spencer Stanhope

Cannon Hall Farm

6.5 The Cannon Hall Farm complex was originally created to support and supply the main Hall and lies to the north of the Hall. It consists of a range of outbuildings which

Parkland

6.6 There are both Pleasure Grounds and formal gardens immediately around the Hall, as well as a wider formal Parkland for the Hall.

6.7 The land around the Hall is understood to have first been laid out as a formal Pleasure Grounds to enhance the setting and experience of users of the Hall in the 1760s under the hand of John Spencer, based upon plans produced by Richard Wood and his plan of 1760 is included in Figure 4 overleaf.

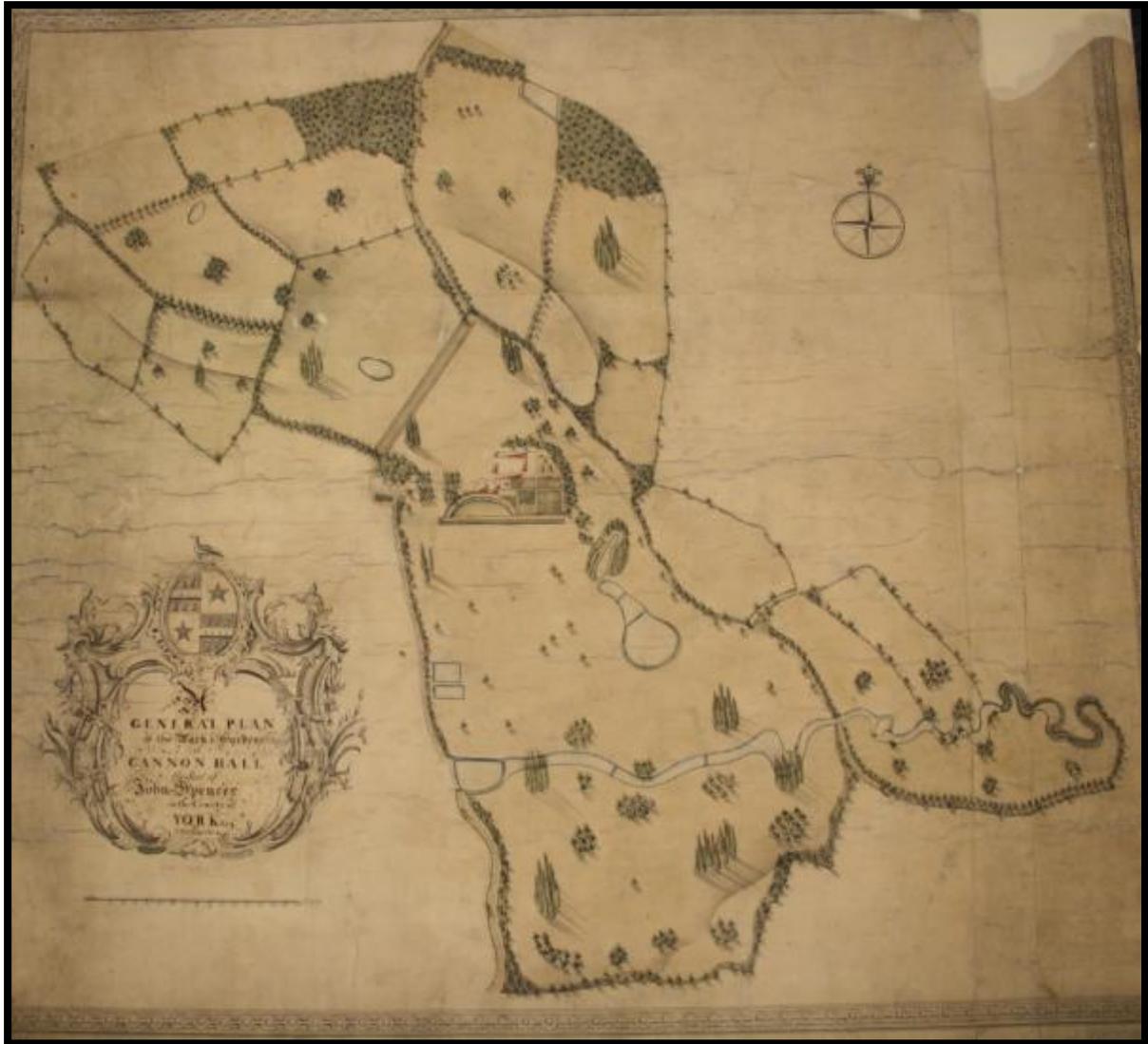


Figure 4: John Spencer's Plan for Cannon Hall and Parkland 1760? - Source Cannon Hall Museum, Park and Gardens, Barnsley Metropolitan Borough Council.



Figure 5: Enlargement of northern portion of Figure 4 with approximate location of new barn shown.

6.8 The first Ordnance Survey Plans for the site are the 1855 1;10,00 series with Figure 6 below detailing the site in a broad context:



Figure 6: Cannon Hall Complex 1855 – OS County Series 1:10,560
Source Centre Maps Ordnance Survey License No. 100035207

- 6.9 The Pleasure Gardens immediately around the Hall are readily identifiable and Home Farm extends out on the North Side of the Hall, initially with a traditional fold yard courtyard and then in a series of linear buildings, roughly aligned on a north/south axis.
- 6.10 The more extensive Parkland, including land to the north of the farm complex, is also clearly visible with a network of paths criss-crossing it.
- 6.11 Also, readily visible at that time was the impressive and substantial south facing glasshouse in the gardens to the north east of the Hall.
- 6.12 The next edition of the 1;10,560 series was produced in 1891, based upon a survey of that year. However, the 1893 1:2,500 provides a clearer picture of the Hall at a broadly similar date and the relevant excerpt is detailed below in Figure 7.

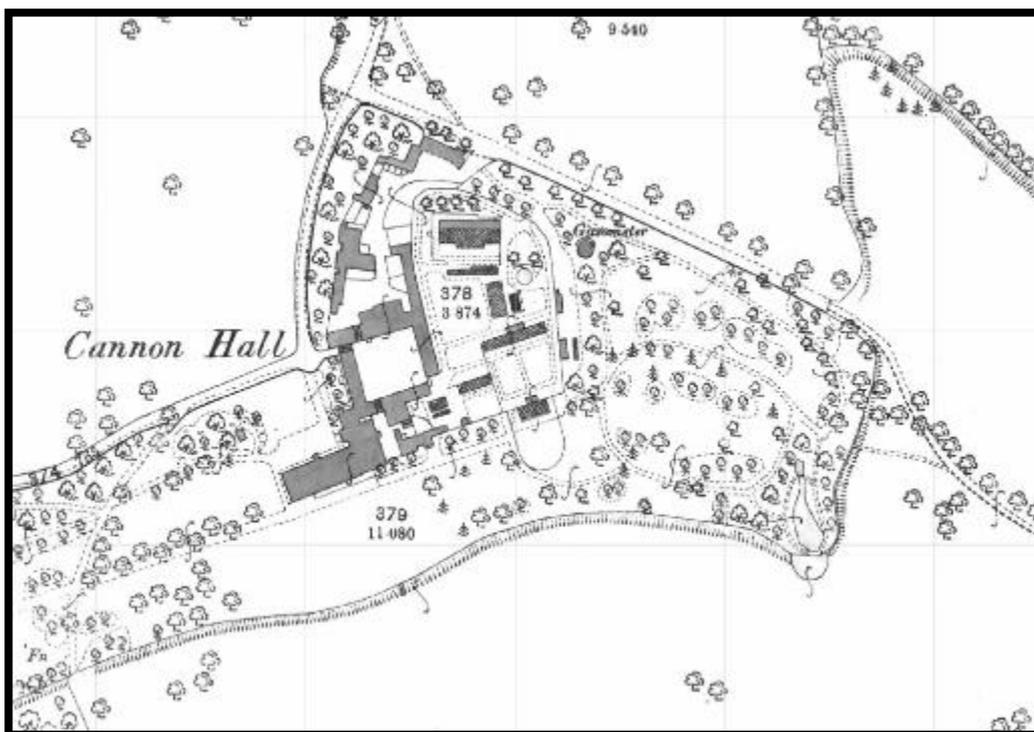


Figure 7: Cannon Hall Complex 1893 – OS County Series 1:2,500
Source Centre Maps Ordnance Survey License No. 100035207

- 6.13 There is very little change to the built form of the wider Cannon Hall complex in the latter half of the 19th century, as evinced by the relatively limited changes between Figures 6 & 7.

6.14 The same conclusion can be reached in terms of the short 13-year period between 1893 and 1906, when the next map edition was produced, as detailed in Figure 8 below.

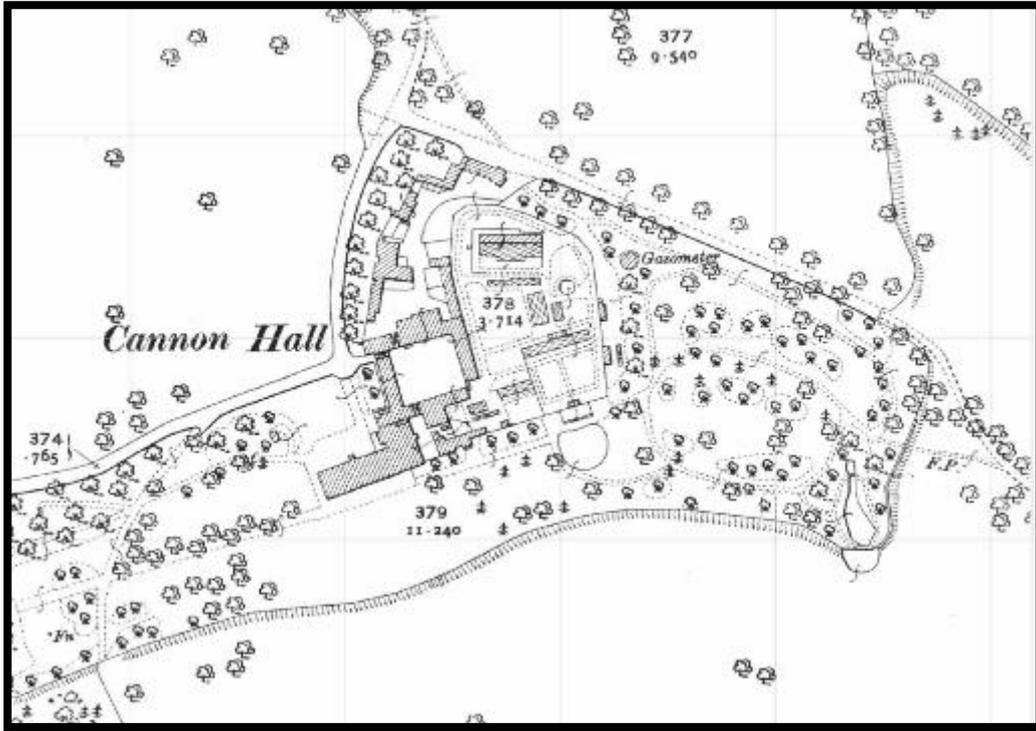


Figure 8: Cannon Hall Complex 1906 – OS County Series 1:2,500
Source Centre Maps Ordnance Survey License No. 100035207

6.15 There is then a more substantial jump of 54 years in the map series to 1960, as detailed in Figure 9 overleaf. Despite two world wars and a tumultuous interwar period for such properties, there is again, little discernible change to built forms.

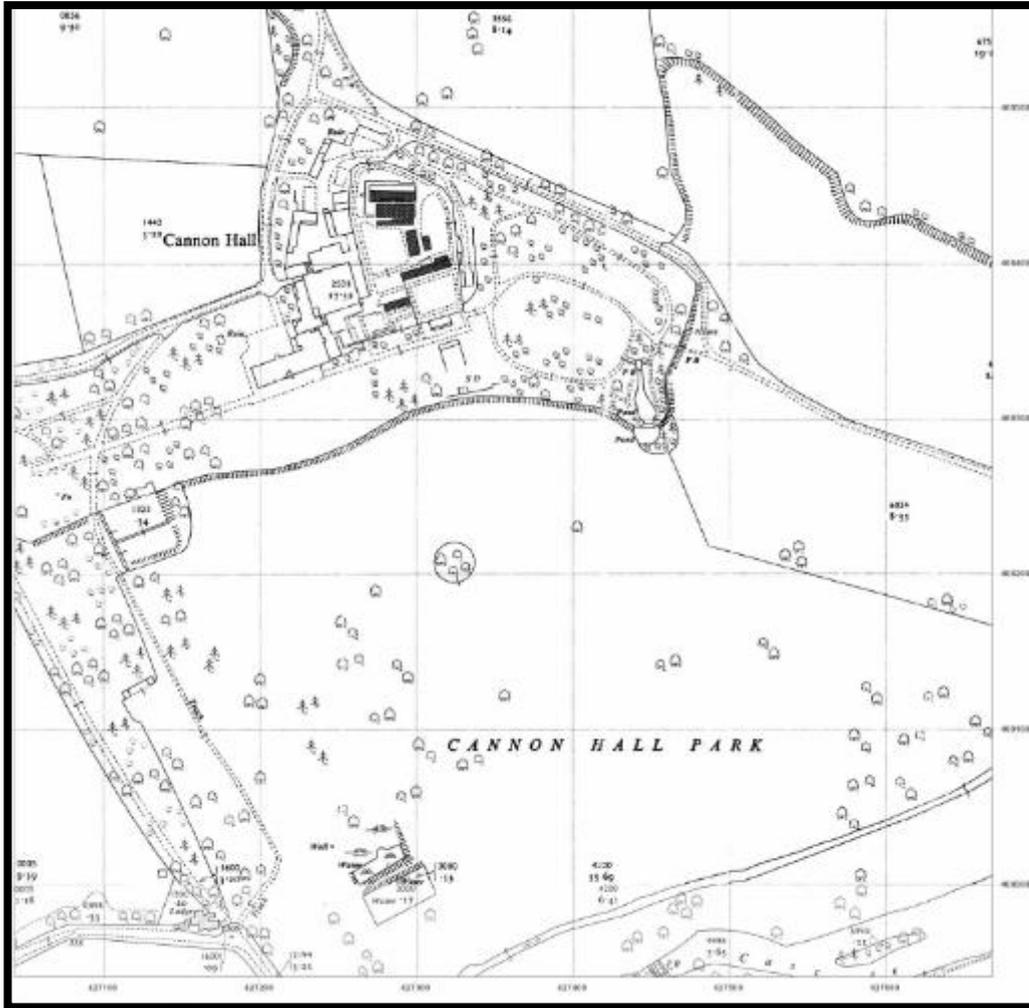


Figure 9: Cannon Hall Complex 1960 – OS County Series 1:2,500
Source Centre Maps Ordnance Survey License No. 100035207

- 6.16 However there are clearly changes to the garden area around the Hall, especially in terms of structure, footpaths and planting areas.
- 6.17 It is of course towards the end of this period that the Hall became owned by the Local Authority (1951).
- 6.18 The farm has been in the ownership of the Nicholson family for over 90 years.

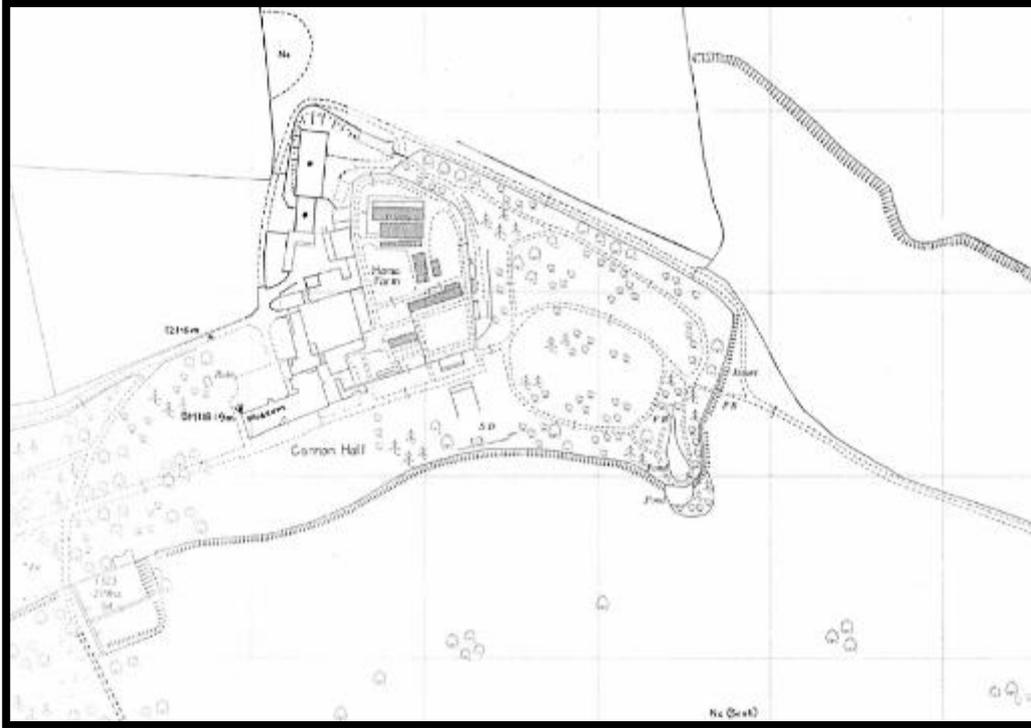


Figure 10: Cannon Hall Complex 1984 – OS County Series 1:2,500
Source Centre Maps Ordnance Survey License No. 100035207

- 6.19 Between 1960 and 1980 it is possible to see the start of the modern evolution of the farm with new farm buildings (barns) being erected on the footprint of previous farm buildings at the northern end of the Home Farm complex. This is clearly shown in Figure 10.
- 6.20 Across the wider parkland area, over a similar period, the 1:10,00 maps record the evolution of the farm and highlight a more general loss of specimen trees across the broader area to the North of Home Farm as it was then being called. This is highlighted in Figure 11 overleaf.



Figure 11: Cannon Hall Complex 1983 – OS County Series 1:10,000
Source Centre Maps Ordnance Survey License No. 100035207

- 6.21 In the decade between the 1980s and 1990s no significant building activity took place, but the mapping detail suggests a general reduction of tree cover around the immediate environs of both the Hall and the Farm, as evinced in Figure 12 overleaf.

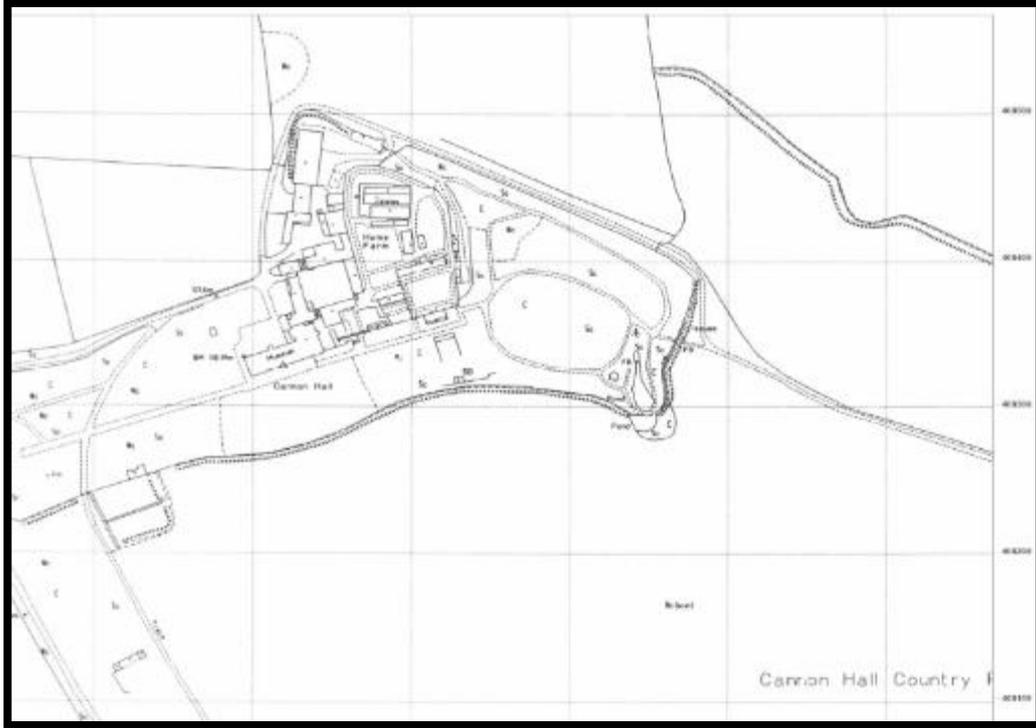


Figure 12: Cannon Hall Complex 1993 – OS County Series 1:2,500
Source Centre Maps Ordnance Survey License No. 100035207

6.22 After this period, digital mapping starts to show, with greater accuracy the restoration activities of the Council with the Hall gardens, as evinced in Figure 13 overleaf:

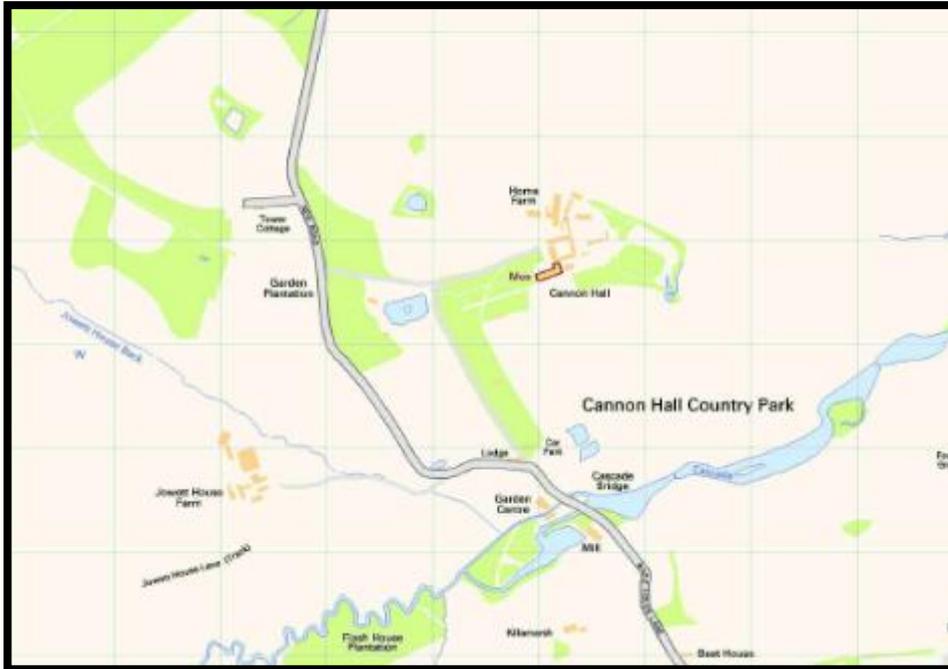


Figure 13: Cannon Hall Complex 2001 – OS County Series 1:10,000
Source Centre Maps Ordnance Survey License No. 100035207

6.23 This continues across the 2010 edition shown in Figure 14 below and which also picks up some slight expansion of the Farm complex at its northern end.



Figure 14: Cannon Hall Complex 2010 – OS County Series 1:10,000
Source Centre Maps Ordnance Survey License No. 100035207

- 6.24 Finally, the 2025 edition, detailed in Figure 15 shows the main form of the evolved farm as we see it now, noting the new road system taking farm vehicles away from the Hall around the northern areas of the farm, as well as the tiered barns running on the new north-west/south-east axis.

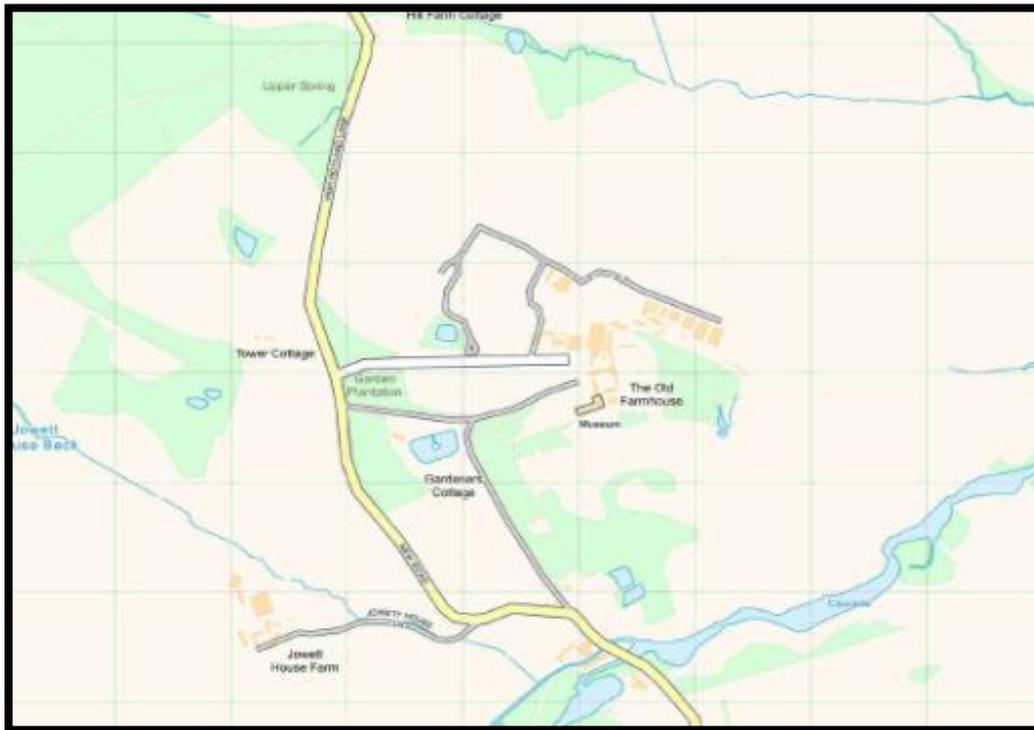


Figure 15: Cannon Hall Complex 2025 – OS County Series 1:10,000
Source Centre Maps Ordnance Survey License No. 100035207

Summary

- 6.25 This analysis has highlighted the origins and historical development of the Hall, the Farm and the Parkland within which both are set.
- 6.26 The Hall's main form was established well before modern Ordnance survey mapping with the Farm too, remaining relatively undisturbed from the late 1800s after the ballroom was added until the very end of the 20th century and beginning of the 21st.
- 6.27 The mapping records the core woodland blocks around the wider parkland remaining largely undisturbed, but there has clearly been a loss of the more individual trees within the Parkland itself, which is particularly noticeable in the northern areas, although it is clear from historic oil paintings and sketches that the loss took place over the whole of the parkland.

7.0 Planning Context

Introduction

- 7.1 The planning context for the application is described below and includes legislative requirements, national and local guidance and local planning policy.

Legislation

- 7.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that:

“In considering whether to grant planning permission or permission in principle 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.”

National Planning Policy Framework (Dec 2024)

Protecting Green Belt Land

- 7.3 In relation to the Green Belt, detailed guidance on policy interpretation is provided in Chapter 13. (Protecting Green Belt Land) Para 143 sets out the statutory purposes of the Green Belt with para 153 introducing the concept of inappropriate development being harmful to the Green Belt and not acceptable unless very special circumstances exist.
- 7.4 Para 154 identifies a series of appropriate forms of development and identifies the following as being appropriate:

a) buildings for agriculture and forestry;

*b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), **including buildings**, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; **{2024 changes}***

Conserving and enhancing the historic environment

- 7.5 The Framework notes at Chapter 16 (Conserving and enhancing the historic environment) that Heritage Assets are:

“...an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

7.6 The Framework sets out at Paragraph 203 four points that should be used in considering an assets significance:

- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation:
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.”

7.7 The Framework notes, at paragraph 207 that:-

“In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

7.8 For the avoidance of doubt the Framework defines a heritage asset to include scheduled monuments, listed buildings, registered park and gardens and conservation areas.

7.9 The impact of proposed development on non-designated heritage assets should also be taken into account, with para 216 stating:-

“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

7.10 The Framework goes on to advise planning authorities at paragraph 208 that:-

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the

setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

7.11 In paragraph 210 the Revised Framework notes:

"In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

7.12 In paragraph 212 potential impacts are considered. The Framework advises decision makers that great weight should be given to the conservation of a designated heritage asset and the more significant the asset, the greater the weight.

Barnsley Local Plan

7.13 The policies of the Barnsley Local Plan, adopted in January 2019 provide a clear and important context for the consideration of the application. Of particular relevance are the following policies relating to heritage matters:

Policy SD1 Presumption in favour of Sustainable Development reflects the position set out in Paragraph 39 of the NPPF by setting out a positive approach to the consideration and determination of planning applications, seeking to approve them where possible and problem solving otherwise.

Policy GD1 General Development applies to all development proposals and provides a range of specific but generic criteria against which all new development proposals will be considered. Specific considerations include landscape, highways and amenity.

Policy E5 Promoting Tourism and encouraging Cultural Provision supports the growth of Tourism as a general principle and in respect of tourism in rural areas notes:

Tourist related development in rural areas will be protected and encouraged to support and diversify the local economy, subject to the requirements of Policy E6 Rural Economy.

Policy E6 Rural Economy sets out a positive approach to rural development projects that include the growth of existing businesses and tourism and sets out a range of specific criteria against which projects will be assessed, including:

- *Be of a scale proportionate to the size and role of the settlement;*
- *Be directly related, where appropriate, to the needs of the settlement;*
- *Not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area;*
- *Consider the re-use of existing rural buildings in the first instance; and*
- *Protect the best quality agricultural land, areas of lower quality agricultural land should be used for development in preference to the best and most versatile land.*

Policy T3 New Development and Sustainable Travel seeks to ensure that new developments are accessible by means other than the private car where possible, with appropriate provision for cyclists and pedestrians.

Policy T4 New development and Transport Safety makes the point that new development that strains infrastructure or is unsafe will need to be mitigated by the developer at their cost.

Policy D1 High Quality Design and Place Making sets out the Council's aspirations for high quality design and provides a range of criteria which schemes will be assessed against.

Policy LC1 Landscape Character notes that development needs to accord with landscape character appraisals carried out across the borough.

Policy HE1 The Historic Environment relates to the protection of historic heritage within the district and makes specific reference to Cannon Hall Park landscape.

Policy HE2 Heritage Statements and general application procedures follows on from HE1 and notes the requirement for Heritage Impact Assessments which must:-

"... include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal."

Policy HE4 Developments affecting Historic Areas or Landscapes follows on from HE2 and seeks to ensure that new developments;

Respect historic precedents of layout, density, scale, forms, massing, architectural detail and materials that contribute to the special interest of an area.

Respect important views either within the area or views that contribute to the setting of the area.

Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration.

Policy TC3 Thresholds for Impact Assessments sets out the thresholds for new retail developments to require formal Retail Impact Assessment, noting that:

Proposals for retail and leisure uses will be required to provide an impact assessment if they are of a scale, role or function where they could have a negative impact on the vitality and viability of the centre and are:...

.....Within the catchment of a Local Centre and Have a floorspace in excess of 500 square metres gross.

7.14 Local Centres are defined as including:

Athersley Bolton on Dearne (St Andrew's Square) Darfield Darton Dodworth Grimethorpe Hoyland Common Lundwood Mapplewell Stairfoot Thurnscoe (Houghton Road) Thurnscoe (Shepherd Lane)

Policy BIO1 Biodiversity and Geodiversity requires new development to protect and enhance biodiversity, and the policy sets out a range of measures by which this can be achieved.

Policy GB1 Protection of Green Belt Relates to the protection of the areas Green Belt and sets out that inappropriate development, as nationally defined will be resisted in line with national policy.

Policy CC1 Climate Change sets out the Council approach to this important subject, requiring amongst other matters, the use of Sustainable Urban Drainage, the promotion of Green Infrastructure and the promotion of renewable and low carbon energy.

Policy CC2 Sustainable Design and Construction follows on from CC1 and seeks to ensure that new buildings achieve a minimum of Very Good BREEAM ratings as well as using sustainable design and construction procedures.

Policy CC3 Flood Risk seeks to avoid development taking place in areas of high flood risk, noting the requirement for sequential and exceptional testing where appropriate as well as the incorporation of flood resilient design and building practices.

Policy CC4 Sustainable Drainage Systems (SuDS) follows on from CC3 and requires the use of SUDS techniques in all new developments unless it is proven impracticable for some reason.

Policy RE1 Low Carbon and Renewable Energy works with Policy CC1.

8.0 Landscape and Visual Impacts

- 8.1 In pre-application discussions with the LPA, relating to a new Visitor Centre close to this application site it was accepted by all parties that the wider landscape impacts of the proposals were an important material consideration, both in terms of the impact on the Listed Buildings and Parkland, as well as on public experiences of the landscape.
- 8.2 In making the latter point, particular regard was paid to the footpath network in and around the site and the more distant viewpoints of the proposals that were available.
- 8.3 In order to give effective consideration to this consideration it was agreed to model the impact of the proposals from a number of vantage points previously agreed with the Council.

The same vantage points previously agreed for the Visitor Centre are considered to be broadly compatible with the viewpoints that would be relevant to the proposals in this application and accordingly the same viewpoints have been modelled.

Methodology

- 8.4 In accordance with industry practices and the guidance of the Landscape Institute¹ an assessment was made of vantage points from which the proposals needed to be considered.
- 8.5 The selected vantage points were a combination of sensitive landscape areas and/or important heritage viewpoints, in this case any attempt to separate the two considerations being impossible and impractical.
- 8.6 The eleven vantage points proposed by the Council are set out in Figure 16 overleaf.

¹ Guidance for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and Institute of Environmental Management and Assessment 2013.

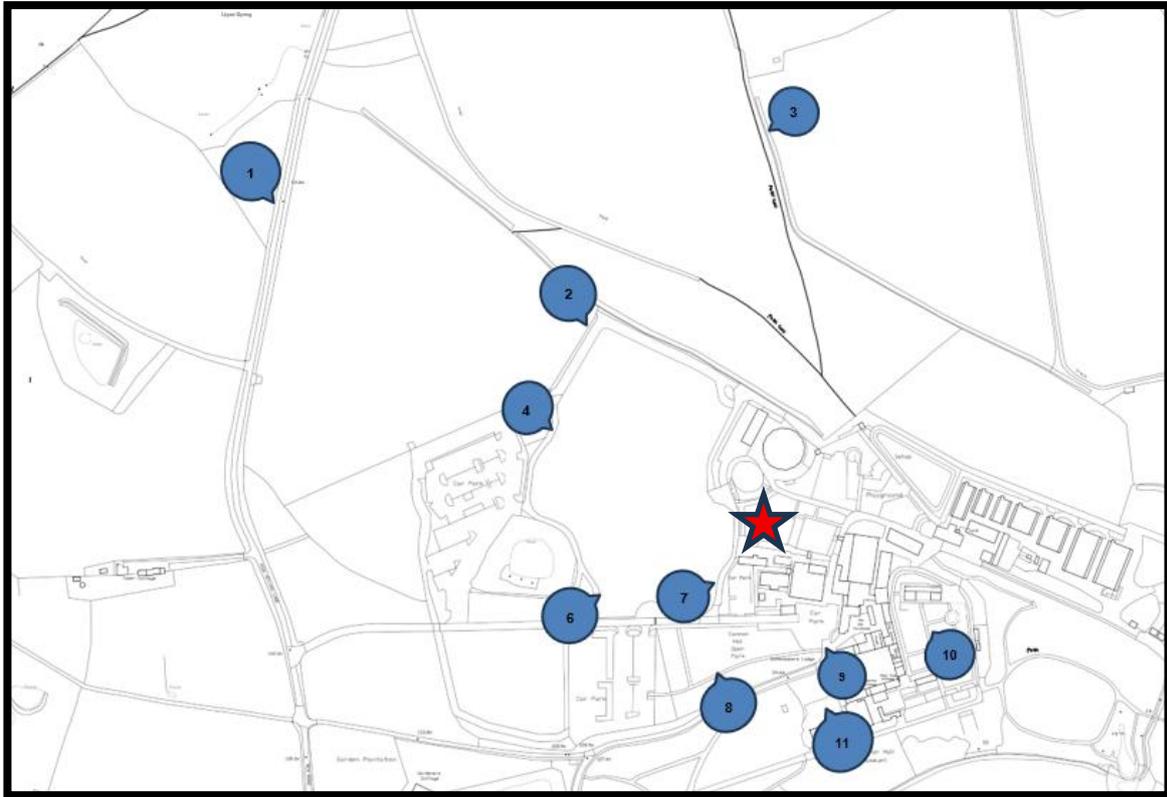


Figure 16: LPA proposed Vantage points

8.7 For clarification, and to assist those reading this document, Table 1 below sets out the number of the vantage point with a simple description of its location.

Reference	Descriptor
★	Application Site
1	From Public footpath No 20 at its intersection with High Hoylands Road.
2	Internal to the site at a 90-degree bend on the farm access road.
3	On the brow of Footpath No 21 to the north of the site,
4	From the eastern edge of the northern car park internal to the site.
6	Internal view from the Farm Train turning roundabout.
7	From the intersection of the farm access with the general Cannon Hall Access.
8	From an internal footpath leading to the temporary classrooms.
9	From the entrance to the forecourt on the north side of Cannon Hall.
10	From the eastern edge of the gardens at the side of Cannon Hall.
11	Outside the main doorway into Cannon Hall.

Table 1: Description of Reference Viewpoints.

8.8 As the proposed building would match the height of the Mammal Building, there was no need for a separate height marker to be erected on site and the ridge of the Mammal Building could be used for the reference point.

- 8.9 Baseline digital reference images from the agreed vantage points used in the previous study for the Visitor Centre analysis are set out in Appendix B.

- 8.10 Viewpoint 5 is omitted as the new building isn't within its field of view. The new building is only partially visible in views 1, 2 and 4, and very slightly in viewpoint 8. Otherwise, it is obscured, as confirmed in the imagery which follows. High resolution version of the imagery used in the following section can be supplied to the LPA on request if required.



Viewpoint 4 - As Existing



Viewpoint 4 - As Proposed



Viewpoint 6 – As Existing



Viewpoint 6 - As Proposed



Viewpoint 7 – As Existing



Viewpoint 7 – As Proposed



Viewpoint 8 – As Existing



Viewpoint 8 – As Proposed

Summary of Viewpoint Analysis

- 8.15 The LPA will appreciate from the imagery that the proposed new building fits into the site so well in visual terms that it is virtually impossible to appreciate its visual impact from any distant or strategic viewpoints and that close up viewpoints also show a very limited appreciation of the building, due the shielding effect of the existing 2 storey Mammal Building.

- 8.16 It is possible to conclude that in visual terms, the proposed new barn has no impact upon openness in terms of the Green Belt, nor does it adversely affect the significance of any designated heritage asset.

9.0 Assessment of the Significance (Heritage Assets)

9.1 The proposals will potentially impact upon the setting of nearby listed buildings and the separately listed Grade II Parkland within which the farm is located. and Section 66 of the 1990 Planning (Listed Building and Conservation Areas) Act is engaged with a requirement to:

- 1) 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.

Historic England Guidance on Significance²

9.2 The range of heritage assets have differing and interlinked layers of significance, anchored, for the most part around Cannon Hall itself, a Grade II* Listed Building with a generally intact interior and largely unaltered externally in the last 100 years.

9.3 It is a fine example of a 17th Century Country House, with re-modelling work carried out to John Carr designs and has a richness of architectural detailing externally supported by an internal originality that is unusual and warrants the higher grade of listing.

9.4 The significance of the main Hall is further enhanced by a range of surviving outbuildings and unusual features, including the original Pleasure Gardens and broader parkland which collectively make up a collectively important supporting context for the main Hall, allowing its original function and value to be better understood and appreciated.

9.5 It is against this broad backdrop that the subject proposals need to be considered.

9.6 It is clear from the work of the LVIA section that the proposed barn is largely invisible from the viewpoints at the entrance to the Hall (Viewpoints 9 & 11) that were requested by the Council, nor is it visible from the Hall's walled gardens (Viewpoint 10).

9.7 There is also a longitudinal transect across the site, from the Roundhouse at the top of the site down to and including Cannon Hall, taken by specialist surveying drone which highlights the lack of clear intervisibility.

9.8 For these reasons, it may be reasonably concluded that the proposed barn has no discernible adverse impact upon the significance of the Grade II* Hall itself.

9.9 The same lack of intervisibility also holds true for the other Grade II listed buildings, namely:

1. Cannon Hall Farmhouse and adjoining range including former stable range at 90 degrees.

² Analysing Significance in Heritage Assets Historic England Advice Note 12

2. Former Coach House to Cannon Hall
 3. East west range attached at 90 degrees to south end of former coach house at Cannon Hall.
 4. Gardener's Cottage in Cannon Hall gardens
- 9.10 However, the new structure does have the potential to impact upon the significance of the separately listed Parkland and this is considered in more detail in the following paragraphs, based upon the structure and format put forward in Historic England Advice note No12³.
- 9.11 The advice note sets out the key areas of potential significance that need to be considered, namely:-
- 9.12 **Archaeological significance** – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.
- 9.13 Neither the 1760 parkland plan nor the subsequent OS mapping since the 1850 suggest any rationale for considering the site to have archaeological interest.
- 9.14 No built development was proposed or recorded in this area, purely existing and propose tree planting.
- 9.15 **Architectural and artistic interest** - this relates to interest in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.
- 9.16 It is clear that there was at least one conscious and specific plan for the parkland and gardens around the Hall and unusually this still survives in the form of John Spencer's Plan from 1760s and unusually this still survives and was displayed at Figure 4.
- 9.17 It would be fair to describe that plan has having a bolder vision for the land to the south of the Hall, and the Gardens to the immediate east of the Hall, than the land to the north, within which the application site is situated. In the area of the application site, there were no specific proposals and contextually the vision expressed at that time was for strategic groups of trees to be planted in the fields.

³ Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

- 9.18 More broadly, the wider vision of that plan for this part of the Parkland was a simple one for a broad landscape of field systems, within which were to be placed groups of trees, in clumps.
- 9.19 As far as it is possible to determine, allowing for confidence in the accuracy of the 1760 plan, the proposed Barn would not conflict with any feature specifically on that plan.
- 9.20 **Historic significance** – is understood to refer to a buildings age and history, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces etc.
- 9.21 In this respect, and following on from the previous section, the new barn would not be part of any existing building and would appear very much as a new internal structure within the already established context of the main farm complex -in fact it is immediately adjacent to an existing barn of similar design height and massing.
- 9.22 There is considered to be no impact upon historic interest of the Park or any other established building within on the edge of the Park.
- 9.23 **Cultural significance** – the role a site plays in a historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner.
- 9.24 Cannon Hall Farm, or Home Farm as it was once called, is a parallel entity to the main Hall. It consists of a group of satellite buildings with their own discrete form and entity, from within which the proposed barn would emerge, appearing very much as an integral part of that existing farm complex.
- 9.25 That farm complex although clearly smaller in physical extent than the present farm complex, was clearly an established part of the landscape around the Hall and the 1760 plan showed that complex. It was culturally and functionally important to the Hall, providing food for the various occupants of the Hall.
- 9.26 Although that clear functional relationship with the Hall is now severed, the previous cultural relationship is self-evident and is in no way harmed by the proposed development.
- Concluding Heritage Comments**
- 9.27 In terms of the duties set out in Section 66 of the 1990 Act referred to earlier, they can be discharged by careful consideration of this heritage impact assessment.
- 9.28 Considering the application of the contents of para 189 of the Revised Framework, it is considered that this assessment has properly considered the significance of heritage assets



affected by the proposals. The assessment demonstrates that the proposals do not have any adverse impact upon the significance of nearby listed buildings, nor is their harm caused to the Parkland itself, within which the current Farm buildings are a self-contained micro-capsule.

10.0 Material Planning Considerations

10.1 The key planning considerations relevant to the determination of this planning application are as follows:

- Principle of the Development
- Impact upon the Openness of the Green Belt
- Impact upon significance of Heritage Assets
- Biodiversity Net Gain
- Flood Risk
- Other matters

Principle of the Development

10.2 Cannon Hall Farm is an open farm which is both an ongoing agricultural operation, a tourist attraction, an educational establishment and an important media opportunity. No single use defines the present business on the site which can best be described as a mixed use although the agricultural use and educational use might be considered core activities.

10.3 It is without doubt an important powerhouse in the rural economy of the Borough, whose impacts are without doubt spread further afield than just the application site itself, with many local firms and businesses supporting the existing operation.

10.4 The current Local Plan sets out a number of key strategic policies relevant to the consideration of the principle of the development, namely Policy SD1 (Presumption in favour of Sustainable Development), E5 Promoting Tourism and encouraging Cultural Provision and E6 Rural Economy all offer strong 'in principle' support for a project of this nature which is anchored to an existing rural business which wishes to improve the facilities for its customers.

Impact upon the Openness of the Green Belt

10.5 As set out at para 7.4 of this statement, the Framework, advises that buildings required for agricultural operations, the provision of appropriate facilities (which it advises includes the existing use of land) as well as buildings outdoor recreation are 'Appropriate Development' and can be permitted within a Green Belt as long as the facilities preserve the openness of the Green Belt.

10.6 In respect of this point, the supporting imagery contained in Section 8 firmly demonstrates that the proposed building cannot be seen from the majority of the Councils selected vantage points, and the building manifestly does not impact upon openness in Green Belt terms.

- 10.7 Whilst the proposals can be seen from other vantage points, the views are largely limited and set against the backdrop or foreground of the existing farm complex so that at no external or public view point does the new barn appear as an incongruous or isolated feature that has an impact upon the openness of the local Green Belt.
- 10.8 It must also be recognised that the facility is deliberately cut into the hillside of the farm so that its physical bulk and massing are also reduced by the topography.
- 10.9 Having regard to the above, it is not considered that the proposal conflicts with the contents of Para 154 of the Framework or Policy GB1 of the Local Plan.

Impact upon significance of Heritage Assets

- 10.10 Section 6 sets out the heritage assets that could potentially be impacted by the proposed development and Section 8 details the results of a Landscape and Visual Impact assessment that was carried out by the applicants, but which was based upon viewpoints specifically identified by the Council's Heritage Advisor.
- 10.11 Through a careful and accurate analysis of the proposals, it was objectively identified that the proposal only impacted upon the context of the Parkland, a Grade 2 listed heritage asset in its own right.
- 10.12 The original 1760 plan for the wider park and gardens was analysed, noting that the proposed barn did not directly interfere with any of that document.
- 10.13 The study identified the particular significance of the Parkland, in accordance with Historic England Guidance and the impact upon particular aspects of the significance of the Parkland was considered.
- 10.14 It was noted that the new barn would be located on a site that is within the main form and built-up area of the existing farmstead and although it will be located within the Parks wider designation, its impacts upon significance are not considered detrimental to the heritage asset.
- 10.15 Accordingly there is no conflict with Policies HE 1, 2 and 4 of the Local Plan.

Biodiversity Net Gain

- 10.21 The land on which the new barn would be built is a concrete lined 'pit' designed to capture any potential surface water run off from the storage area.
- 10.23 Due to its impervious nature and existing materials, the site has no existing biodiversity value of any kind and is thus exempt from the requirements of net gain.

Flood Risk

- 10.26 The site is not considered to be at risk of flooding, both at present and looking forward to the future as far as 2125, as evinced in Figure 17 below which displays the current flood risk assessment from the Environment Agency.

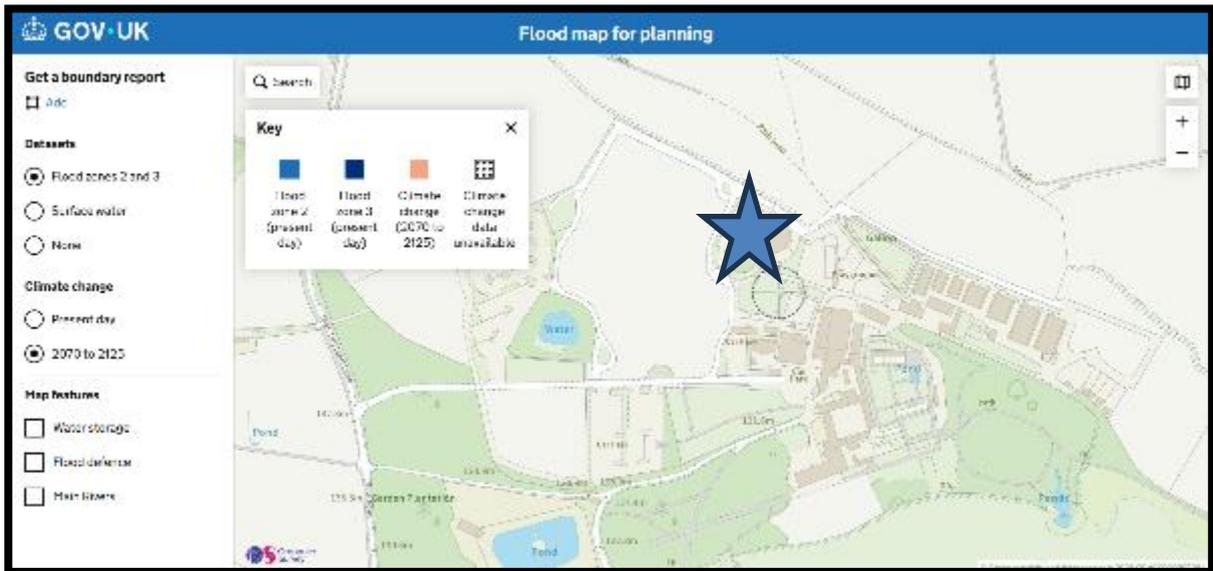


Figure 17: Current assessment of Flood Risk at the application site Source .GOV January 2025.

- 10.27 Similarly, even under severe conditions of potential events at a 1:1000 level, there is no risk of any surface water flooding at the application site as confirmed in Figure 18 overleaf.

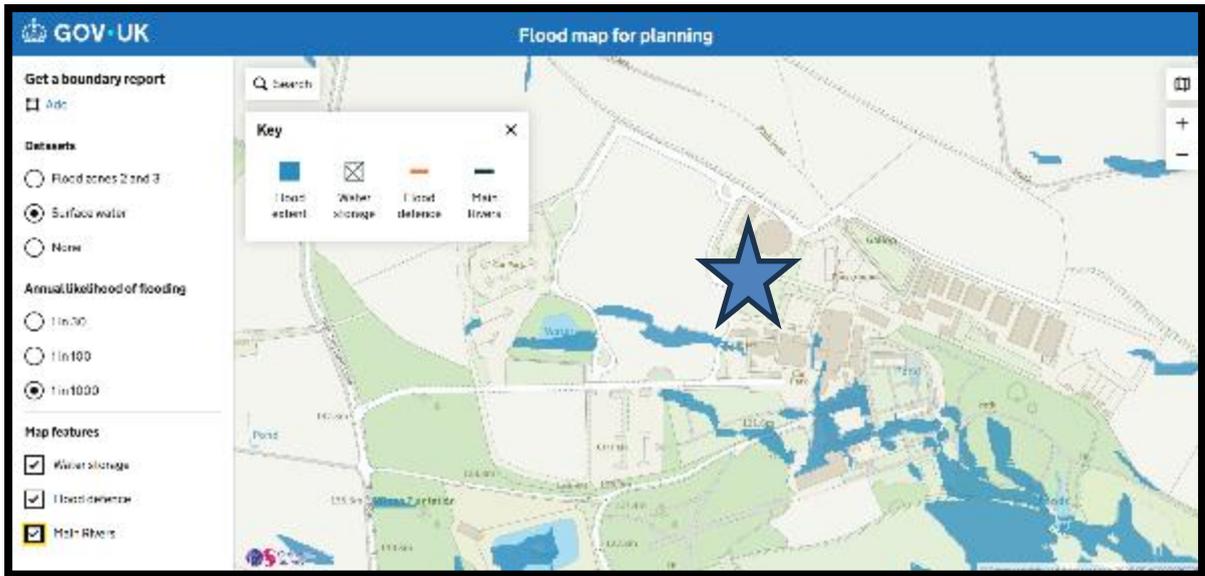


Figure 18: Surface water Flood risk under 1:1000 conditions.

10.28 Accordingly, the proposals are fully compliant with Policy CC3 of the Local Plan.

Other Matters

10.29 In terms of the policies in the local plan relating to sustainable development and renewable energy, the LPA will appreciate that the undercroft of the new building is a simple farm machinery store with no heating and large commercial doorways that will usually remain open during the day, regardless of weather conditions, being closed only for security purposes at night.

10.30 As such it is practically difficult to apply ratings such as BREEAM which were not designed with buildings of this unusual nature in mind.

10.31 We trust that the LPA will consider this when deciding what weight to give to their policies on such matters.

11.0 Summary and Conclusion

11.1 Summary

- 11.1.1 The assessment traces the pattern of development of the area over time, by considering historic mapping as well as historic imagery and listed building records. The characteristics and features of the area relevant to the proposals are identified and referenced.
- 11.1.2 The appropriate heritage policy framework at national and local level has been identified and cited.
- 11.1.3 The layers of significance relevant to the site and the scheme have been clearly identified and the scheme has been assessed in terms of the potential impacts of identified assets.
- 11.1.4 The assessment considers that the scheme has no adverse impact upon the significance of listed buildings or listed Parkland near to the application site.
- 11.1.5 That same assessment also highlights that the proposals will not have any adverse impact upon the openness of the site in the context of its Green Belt location.
- 11.1.6 There are no technical objections to the proposed development, and it is otherwise policy compliant at both local and national levels.

11.2 Conclusion

- 11.2.1 The proposed development satisfies the requirements of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and is considered a policy compliant scheme. Notwithstanding this assertion, we would be happy to discuss any concerns that the LPA may have with the proposals.

12.0 Appendices

Appendix A: Listing Entries

Please see separate documents attached.



Appendix B: Panorama Imagery

Please see separate document attached.

Appendix C: Photographs of the Site



Photo 1 – Looking north east into the present silage clamp within which the barn will be placed.



Photo 2 – Western Clamp wall of silage pit - a mixture of gabions and concrete panels - all below ground.

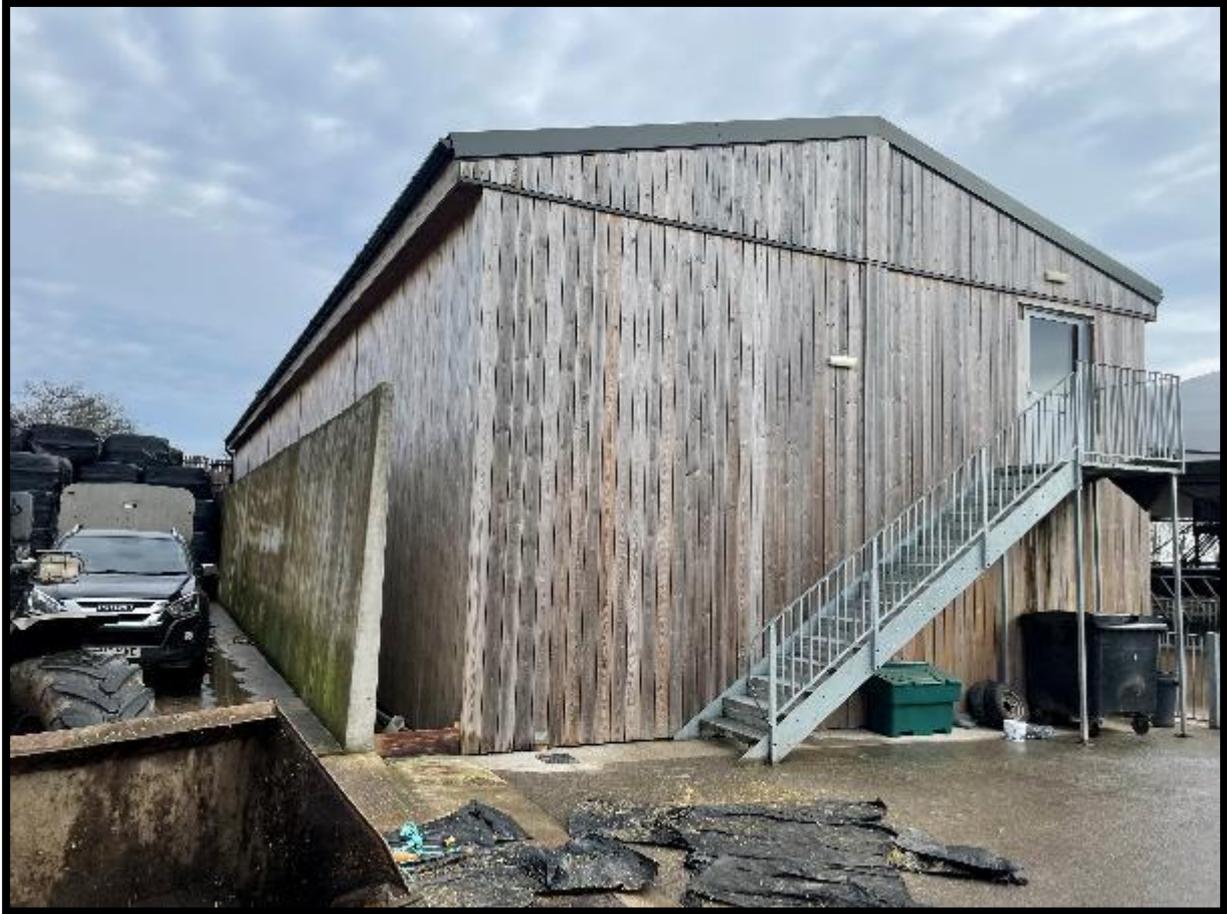


Photo 3 – Concrete clamp wall on eastern side to be removed as part of the scheme to enable the two buildings to be connected at first floor level.



Photo 4 – Silage clamp viewed from its northern end, looking due south.



Photo 5 – Internal view of silage clamp