



Land at Pitt Street, Phase 2, Darfield, South Yorkshire

Desk-based Heritage Assessment

Client: Alphin Property

Local Planning Authority: Barnsley Metropolitan Borough Council

Planning Reference: TBC

NGR: SE 40320 04210

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Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.
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Executive Summary

Alphin Property is proposing residential development on land north of the Pitt Street, Darfield, South Yorkshire. Prospect Archaeology Ltd has prepared this desk-based heritage assessment report to consider the archaeological and built heritage implications of the proposed development in support of the planning application. Historic environment data, a map regression exercise and documentary research have provided background information about the history of the Site.

The study area contains 3 Grade II listed buildings located on the edge of the study area, none of which will be affected. The study area contains nine undesignated assets. There is no evidence for earlier prehistoric archaeology in the study area and the potential for remains of this period is Low. Roman activity in the study area is indicated by coin hoards and field investigations, though the results from the neighbouring archaeological evaluation suggest a Low to Moderate potential for remains of the Roman period within the Site. There is no evidence that the Site was used for anything other than agriculture during the medieval period; ridge and furrow earthworks still survives in the northern part of the Site. The farm was possibly established in the late 18th century. The northern range of barn and cart shed/granary are probably of this date and the remainder dating from the middle of the 19th century onwards. They are of no more than Local importance. A railway line ran through the site, linking the sandstone quarry to the northeast with the main line to the south though there is no visible evidence of this surviving.

A photographic record of the historic farm buildings should be made prior to their demolition. Further information on the archaeological potential is required in the form of archaeological evaluation. The first stage of this should be geophysical survey. Based on the results of the geophysical survey a programme of trial trenching may be required. Any significant archaeological remains will require excavation and recording prior to development commencing. All archaeological work should be carried out in accordance with a written scheme of investigation approved by the South Yorkshire Archaeological Service (SYAS). This is in accordance with the National Planning Policy Framework and local planning policy.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd has been appointed by Alphin Property to prepare a heritage assessment report to consider the effects on any known or suspected archaeological remains and built heritage of development on land north of Pitt Street, Darfield, South Yorkshire. The assessment has been undertaken in accordance with the *Standard and Guidance for Historic Environment Desk-based Assessment*, Chartered Institute for Archaeologists, 2014, updated 2017.

2.0 Site Description

2.1.1 Darfield is situated c6.5km southeast of Barnsley. The Site (Fig. 2) is located off Pitt Street, on the western limits of the village, at NGR SE 40320, 04210. The Site is comprised of parts of five agricultural fields and farm buildings of Low Valley Farm. The Site is bounded to the east and north by residential development, to the west by pasture and woodland over former colliery land, and to the south by Pitt Street.

2.2 Geology and Topography

2.2.1 The Site is broadly flat, being 35m aOD in the north to c.30m aOD at Pitt Street and sits within the valley of the River Dove. The solid geology is Acton Rock sandstone over most of the Site with Pennine Middle Coal Measures mudstone, siltstone and sandstone to the northeast and southwest (<https://geologyviewer.bgs.ac.uk>).

3.0 Assessment Methodology and Significance Criteria

3.1 Buried Heritage

3.1.1 The buried heritage (archaeology) has been considered through desk-based assessment and a site visit. A full list of referenced sources is provided, and references are given. Staff at the South Yorkshire Archaeology Service (SYAS) gave advice and information about known archaeological sites of interest in the vicinity of the study area and provided data from the respective Historic Environment Records (HER), and where relevant, these were further investigated. Material was gathered from previous reports and online where available. Additional sources consulted included:

- information available on a variety of internet sites including, The National Archives (<http://discovery.nationalarchives.gov.uk/>) and the Archaeology Data Service (<http://ads.ahds.ac.uk/>); and the Heritage Gateway (www.heritagegateway.org.uk). A full list of sites accessed can be found in the Bibliography section;
- cartographic sources held by the Ordnance Survey and Promap (www.promap.co.uk);
- A site visit was undertaken.

3.1.2 The historical development of the Site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be

noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications:

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;
- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed.
- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

3.1.3 The concluding chapter of this document summarises the findings and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

3.2 Built Heritage

3.2.1 Built heritage includes listed buildings, conservation areas, registered parks and gardens, and scheduled monuments. It also includes non-listed buildings of local architectural or historic interest which are included in the Historic Environment Record. All statutorily protected built heritage assets are of national importance.

3.2.2 The historic built environment is assessed in accordance with the procedures set out in Historic England Advice Notes. Of particular significance in this report is The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (Historic England 2015). Within this document a staged approach is proposed:

Step 1: identify which heritage assets and their settings are affected

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance

Step 4: explore the way to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes

3.2.3 Historic England, in the guidance document Conservation Principles Policies Guidance (English Heritage 2008) defines the setting of historic assets as:-

the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape

3.2.4 HE draws a distinction between ‘setting’ and ‘context’ (paragraphs 76 and 77) and the document makes it clear that whereas ‘setting’ involves a localised area, ‘context’ is a wider concept involving “any relationship between a place and other places, relevant to the values of that place”.

3.2.5 Heritage values are considered under four main headings

- Evidential Value derives from the potential for a place to yield evidence about past human activity.
- Historical Value derives from the ways in which past, people and events can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

3.2.6 The most recent guidance provided on assessing cultural heritage impacts, Principles of Cultural Heritage Impact Assessment in the UK (IEMA, IHBC and CIFA, 2021), emphasises the importance of and difference between describing a cultural heritage asset and understanding its significance in order to attribute importance and make informed judgements on potential harm.

4.0 Baseline Conditions

4.1.1 The assessment of existing conditions has been based on a ‘study area’ extending 1000m from the boundary of the proposed development. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.

4.1.2 The source of the monuments (Figure 2; Tables 1 and 2) noted in the following text are from the South Yorkshire HER and the National Heritage List for England (NHLE), the latter given the prefix NHL. Known assets within the Site are highlighted in **bold**. Events are prefixed by ESY. Known and suspected archaeological remains are summarised and discussed in the following sections.

4.2 Designated Heritage Assets

4.2.1 There are 3 designations within the study area which are listed in Table 1 below. All three are Grade II listed buildings.

4.2.2 There is a 19th century sandstone milepost on the Saltersbrook Road to the north (NHL1287062). The Barn and Cowhouse at New Hall Farm (NHL1151174) are probably early 17th century and located on the edge of the study area to the northwest of the Site. Bradberry Balk Bridge (NHL1151172) was built over the Dearne and Dove Canal in about 1800. None of these assets have any perceptual relationship to the Site.

Table 1: Designated Heritage Assets within 1000m of the Site

NHL No	Name / description	Grade
NHL1151172	Bradberry Balk Bridge	II
NHL1151174	Barn And Cowhouse at New Hall Farm Approximately 50 Metres to East of Farmhouse	II
NHL1287062	Milepost On East Side of Short Link Road Approximately 150 Metres East of Junction with Barnsley Road	II

4.3 Non-designated Heritage Assets

4.3.1 There are nine non-designated heritage assets recorded in the South Yorkshire HER. There are nine events recorded (Figure 3), not including a desk-based assessment (Vyner 2019) and geophysical survey undertaken for the Phase 1 site to the east (PSI 2020). The survey identified several linear/curvi-linear positive responses that are suggestive of infilled archaeological features. This was followed by a programme of trial trenching (see below).

Prehistoric – Roman Periods (10,000BC–410AD)

4.3.2 On the northwestern edge of the study area an enclosure has been identified from aerial photographs which is probably Iron Age or Roman on morphological grounds. Four coin hoards are recorded in the study area: two of these were contained in pots and date to the 3rd century AD (00596/01 and 00597/01). Another hoard of ‘hundreds of coins’, some gold, was found in a pot during ploughing in the 17th century (00595/01). The final hoard consisted of 500 silver denarii from the reign of Caracalla (198 to 217 AD) (00599/01). Geophysical survey, trial trenching and archaeological monitoring during creation of a wildlife pond on the southeastern edge of the study area identified several enclosures associated with a small collection of 2nd century pottery of local origin. The enclosures were appended to a large ditch, a layout typical of ‘brickwork’ field systems known from across the region (02342/01).

Early Medieval & Medieval (5th – 16th centuries)

4.3.3 The Site is situated in the township of Darfield and the parish of the same name. The name is derived from the Old English elements meaning ‘deer/wild beast open land’. Darfield is mentioned in the Domesday Book (1086 AD) and records Darfield under the land of Alsi and included woodland, land under mixed measures as well as ploughlands.

4.3.4 To the southwest of the Site is the site of a moat and medieval hall at Netherwood Hall, which

was the former manor house of Woodhall and can be traced back to the 15th century (00351/01).

- 4.3.5 A series of stone fence posts and pillars around Low Laithes Farm to the northwest of the Site are thought to be markers associated with the boundary of Monk Bretton Priory, although there is no evidence to confirm this (4680).

Table 2 Non-designated Heritage Assets within 1km of the Site

HER No.	Name / description	Period / date
00351/01	Hall and Moat Site at Netherwood Hall	Medieval
00595/01	Coin Hoard	?Roman
00596/01	Coin Hoard of 3rd century date	Roman
00599/01	Silver Coin Hoard	Roman
00597/01	Coin Hoard, late 3rd century	Roman
02342/01	Settlement site	Roman
04151/01	Enclosure	Iron Age/Roman
4680	Boundary Fence Posts, near Low Laithes Farm	Medieval to Post-medieval
5456	Remains of 19th century coking ovens, former Darfield Main Colliery	19th Century

Post-medieval – Modern Periods (mid-16th – present)

- 4.3.6 The area was largely agricultural until the industrial revolution. The 1839 Darfield Tithe Map (Fig. 4) identifies a single range of buildings at the farm and is described as ‘Homestead Fold Yard Garden and Laith Close’ under arable (Parcel 94). This is owned by Sir Francis Lindley Wood and rented by William Shaw, along with Scill Close (Parcel 95). Rev Charles Beedon owns Lower Merril Flatt (Parcel 98), Laith Close (Parcel 99), Farley Field (Parcel 100) and Middle Ley Field (Parcel 101), a mixture of pasture and arable.

- 4.3.7 By 1848 iron-ore smelting was carried out at Worsbrough to the west, along with some foundries for castings of various kinds, and a glass manufactory. From 1804, the opening of the Dearne & Dove canal enabled the establishment of large corn-mills, and linen manufacture was carried out in the parish along with handloom weaving as late as 1848. The quarry at Darfield produced stone of excellent quality for building, as well as supplying grindstones for the Sheffield manufacturers of cutlery. Conveyance of goods and raw materials was afforded by the canal and later the Midland railway which ran to the south of the Site (BHO). A quarry marked on the 19th century historic mapping was linked to the railway via a branch which ran around the west and north of Low Valley Farm.

- 4.3.8 The Darfield Main Colliery was established in 1856 to the south of the Site, with the main complex south of Pitt Lane and spoil heaps and railway sidings established to the west of the Site (www.darfield-main-colliery.co.uk) Netherwood Hall became the offices of the colliery in 1924 and later the Miners Welfare Club and Institute

(www.lesthorntons.co.uk/netherwood.htm). Excavations on the site of the colliery in 2010 revealed brick-built coke ovens dating to the late 19th century (05456).

- 4.3.9 The archaeological trial trenching conducted on the Phase 1 Site to the east identified several post-medieval features interpreted as plough furrows and field boundaries based upon orientation and correlation to historic mapping. Other features could have been earlier, though on balance were considered more likely to be post-medieval (ASWYAS 2021).

4.4 Map Regression

Jeffery's Map of Yorkshire 1775 (Figure 3)

- 4.4.1 This map is not clear but suggests that there is an L-shaped range of buildings in the vicinity of Low Valley Farm.

Darfield Tithe Map 1839 (Figure 4)

- 4.4.2 Only a single range of buildings is shown, corresponding to the northern range that persists in later mapping. Walls extend to the west and south of these buildings and attach to small ancillary buildings. Otherwise, the Site is made up of parts of perhaps six fields which according to the apportionment are arable and pasture (see 4.3.6 above).

Ordnance Survey 1854 (1:10,560) (Figure 5)

- 4.4.3 The farm is called Low Lathes. The field layout is comparable to 1839. The quarry railway siding curves through the northwest field. The farm is depicted as an L-shaped range of buildings with outbuildings to the southeast. A well is marked to the west of the buildings.

Ordnance Survey 1893 (1:2,500) (Figure 6)

- 4.4.4 Now named as Low Valley Farm, there are some minor changes to the outbuildings. The railway siding is disused though earthworks associated with it still survive.

Ordnance Survey 1906 (1:2,500) (Figure 7)

- 4.4.5 There are new ranges of buildings to the north and the east of the farm buildings. Another small outbuilding is shown to the south within an enclosure.

Ordnance Survey 1931 (1:2,500) (Figure 8)

- 4.4.6 Further buildings have been added to the north range of the buildings and to the outbuildings to the southeast. The small building to the south has been removed.

Ordnance Survey 1962 (1:2,500) (Figure 9)

- 4.4.7 The new buildings shown in 1931 have been removed and new buildings are shown on the northeast corner of the L-shaped range and another building to the west. An access track is shown running around the west of the buildings from the north to south. There has been field boundary loss.

Ordnance Survey 1977 (1:2,500) (Figure 10)

- 4.4.8 Another large open building has been constructed to the north.

4.5 Historic Landscape Characterisation, LiDAR and Site Visit

- 4.5.1 The southern/eastern fields of the Site were obscured by high grass. To the north of these were paddocks containing horses. A grass field just southeast of the farmyard was used to site two mobile homes. The fields to the northwest and west of the farmyard are overgrown pasture with some dumping of rubble. The western boundary is formed by a substantial bank, overgrown with vegetation and trees.
- 4.5.2 The farmyard itself is largely overgrown and the buildings in various states of disrepair. A maintained range of breezeblock stables and barn lies to the north of the old yard with an overgrown manege to the north. The farmhouse is sandstone with stone and brick chimney stacks. The building has been altered, extended and re-roofed at various stages – there is a clear joint running down the centre of the southern elevation. A derelict single storey range of sandstone and brick runs north from the farmhouse, in a very poor state of repair with no roof. On the northern end is the gable of another single storey sandstone building with a corrugated iron roof. This forms the western end of another range running to the east which includes a sandstone barn and cart shed/granary, also in a poor state of repair with corrugated iron roof. No internal access was possible to any of these buildings. Other modern breezeblock buildings were located south of the yard and much of the yard is composed of concrete slabs.
- 4.5.3 Satellite imagery shows a small part of the Site on the eastern boundary has been used as hardcore parking area during construction of the neighbouring development.
- 4.5.4 The Historic Landscape Character of the Site is described as enclosed medieval open fields (HSY7238).
- 4.5.5 The LiDAR imagery (Fig. 11) shows former field boundaries in the eastern fields and ridge and furrow earthworks in the northeastern part of the Site. The area immediately north and south of the farm appears to have been disturbed.

5.0 Assessment

5.1 Proposed Development

- 5.1.1 The proposal would involve the demolition of the existing buildings and the construction of residential units and associated access, services and drainage within the northern section of the redline boundary only.

5.2 Assessment of Significance

- 5.2.1 There are no designated assets which will be affected by the proposed development. The existing historic farm buildings are isolated and set within diminishing farmland. Their poor state of repair and condition of the property detract from their significance and their main value is archaeological.

5.3 Archaeological Potential

- 5.3.1 There is no evidence for earlier prehistoric archaeology in the in the study area and the potential for remains of this period is Low. Roman activity in the study area is indicated by coin hoards and excavated remains. The results of the neighbouring archaeological evaluation,

however, suggests a Low to Moderate potential for remains of the Roman period within the Site. There is no evidence that the Site was used for anything other than agriculture during the medieval period; slight ridge and furrow earthworks survive in the northeastern part of the Site. The farm was possibly established in the late 18th century (see Fig. 4) and the northern range of barn and cart shed/granary are probably of this date, and perhaps parts of the sandstone and brick building forming part of the western range. The remaining buildings date from the middle of the 19th century and later. The condition and character of the buildings suggest they are of no more than Local importance. A railway line ran through the site, linking the sandstone quarry to the northeast with the main line to the south though there is no visible evidence of this surviving.

6.0 Conclusions

- 6.1.1 No designated heritage assets will be directly affected by the proposed development. There is a Low potential for prehistoric archaeological remains. There is a Low-Moderate potential for Regionally important remains of the Roman period. The farm contains historic buildings of Local importance which date from the 18th to 20th centuries.
- 6.1.2 A photographic record of the historic farm buildings should be made prior to their demolition. Further information on the archaeological potential is required in the form of archaeological evaluation. The first stage of this should be geophysical survey. Based on the results of the geophysical survey a programme of trial trenching may be required. Any significant archaeological remains will require excavation and recording prior to development commencing. All archaeological work should be carried out in accordance with a written scheme of investigation approved by the South Yorkshire Archaeological Service (SYAS). This is in accordance with the National Planning Policy Framework and local planning policy.

7.0 References

7.1 Published Documentary Sources

ASWYAS 2021 *Pitt Lane, Darfield, South Yorkshire, Trial Trenching* Archaeological Services WYAS unpublished report no. 3554

BHO 'Dalton - Darfield', in *A Topographical Dictionary of England*, ed. Samuel Lewis (London, 1848), *British History Online* <https://www.british-history.ac.uk/topographical-dict/england/pp4-8> [accessed 16 May 2025].

DCMS, 2013 *Scheduled Monuments & nationally important but non-scheduled monuments*, Department for Culture Media and Sport

Martin, G, G, & Williams, A, 2003 *Domesday Book. A Complete Translation*

PSI 2020, *Pitt Street, Darfield South Yorkshire Archaeological Geophysical Survey*, Phase Site Investigations unpublished report ref. ARC/2809/1054

7.2 Cartographic / Archival Sources

Ordnance Survey 1:2,500 1893, 1906, 1931, 1962, 1977

Ordnance Survey 1:10,560 1854

Darfield Tithe Award Map 1839

7.3 Digital Sources

<http://ads.ahds.ac.uk/>

<http://environment.data.gov.uk/ds/survey/index.jsp#/survey>

<http://discovery.nationalarchives.gov.uk/>

<https://opendomesday.org>

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

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

<http://www.heritagegateway.org.uk/gateway/>

<https://www.old-maps.co.uk>

<https://historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk/>

www.pastscape.org/homepage/

<http://www.thegenealogist.co.uk>

www.darfield-main-colliery.co.uk

www.lesthorntons.co.uk/netherwood.htm

8.0 Figures

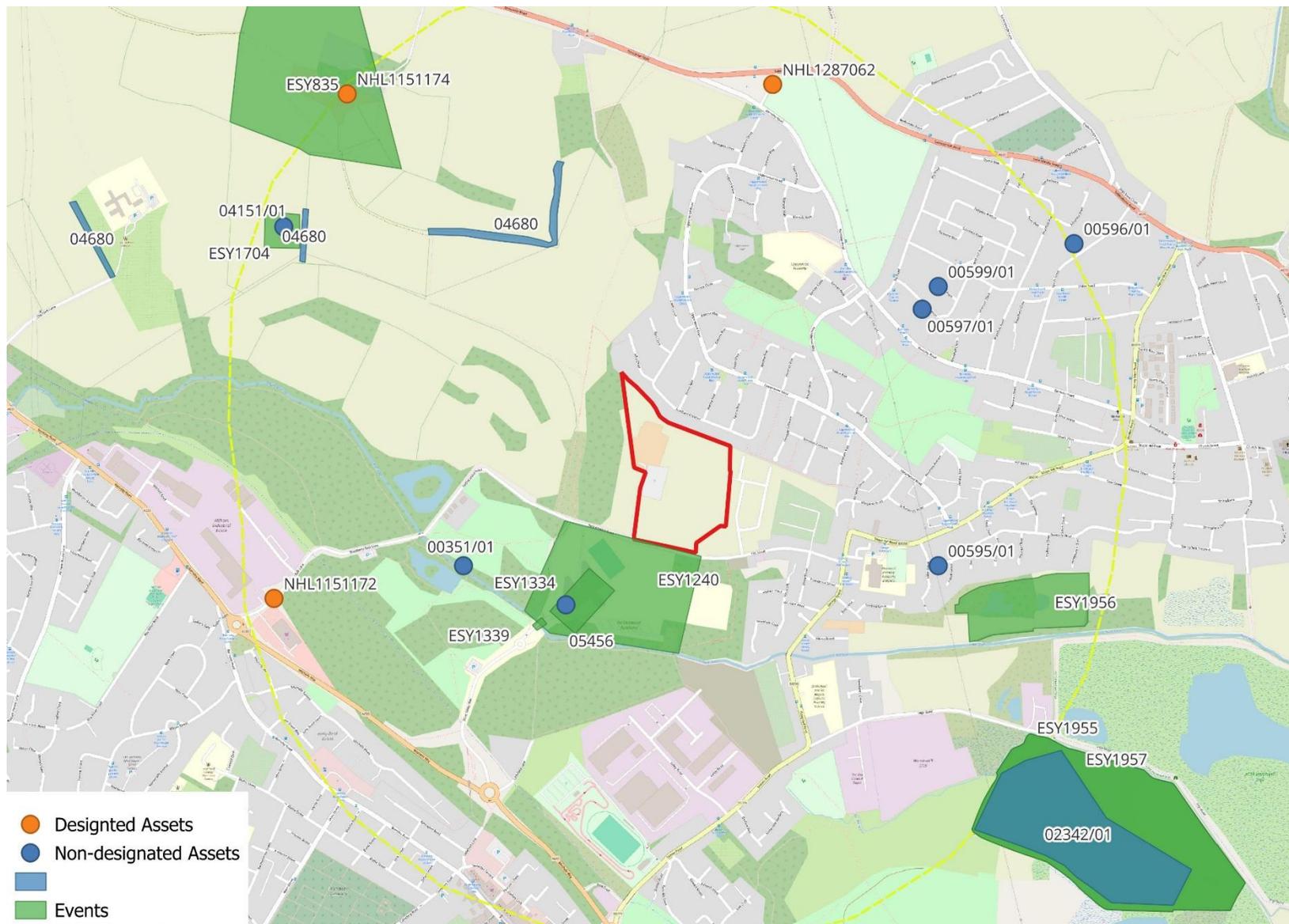


Figure 2: Heritage assets (South Yorkshire HER)



Figure 3 Jeffery's Map of Yorkshire 1775



Figure 4 Darfield Tithe Map 1839

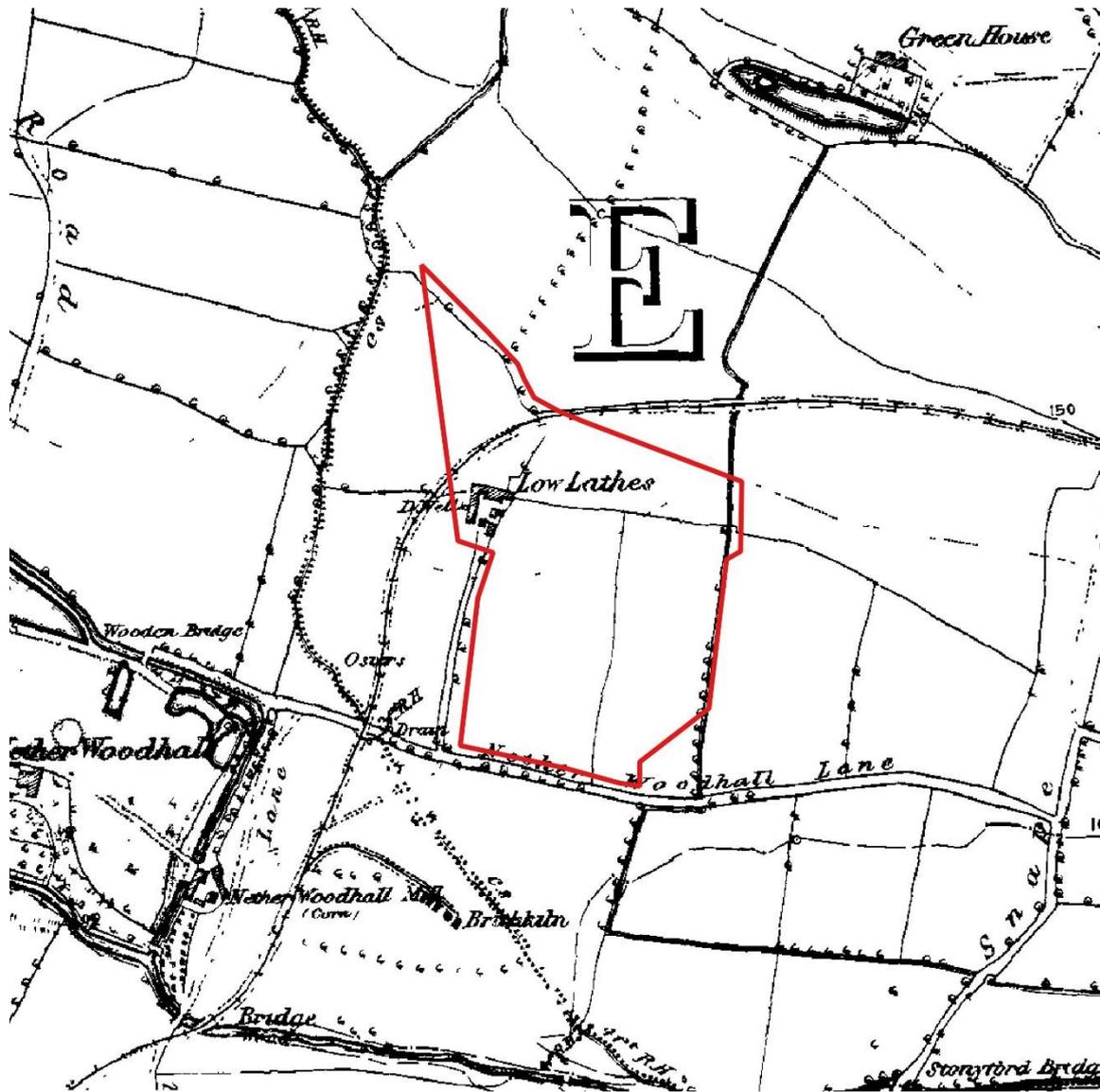


Figure 5: Ordnance Survey 1854, 1:10560

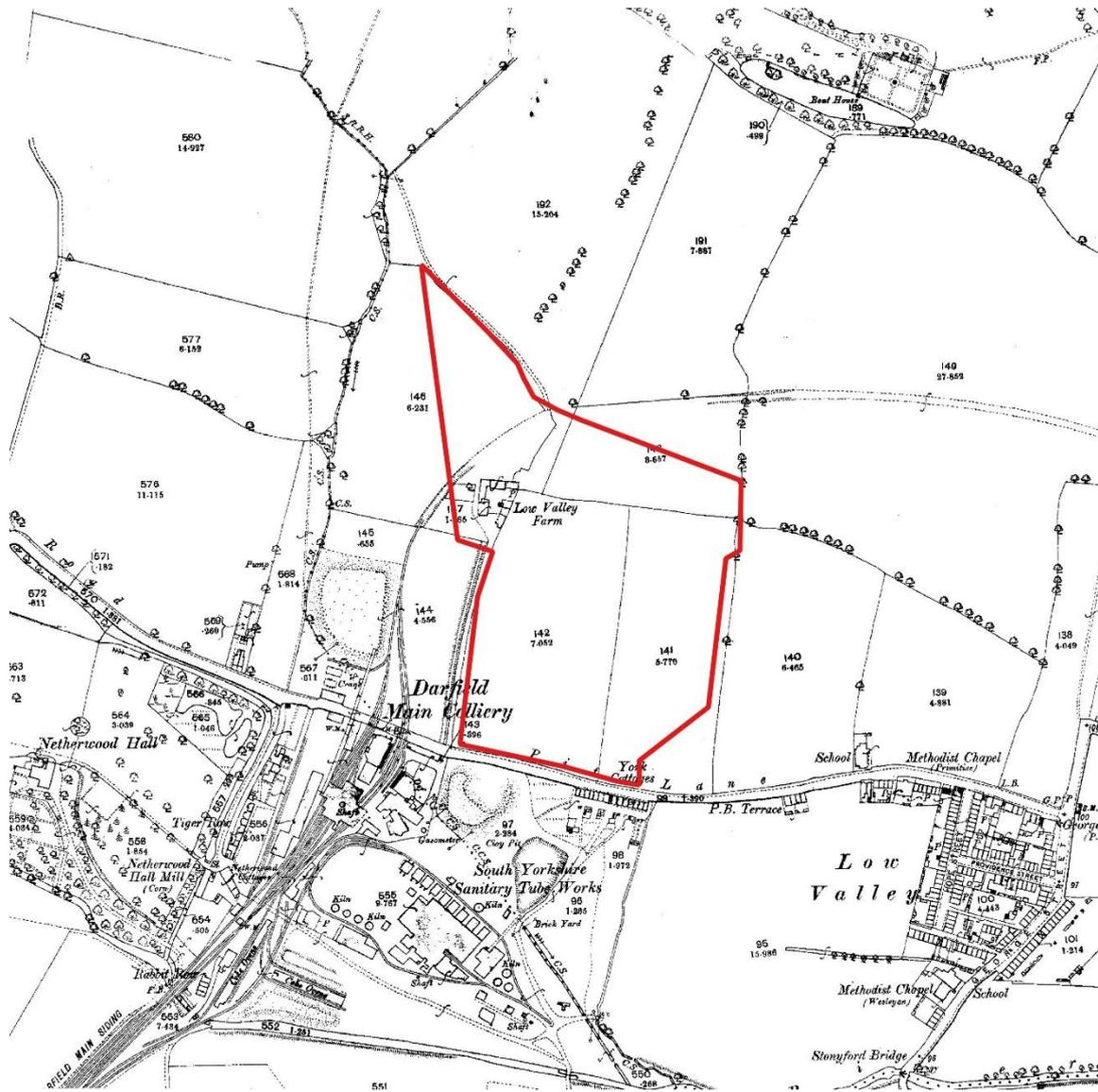


Figure 6: Ordnance Survey 1893 1:2500

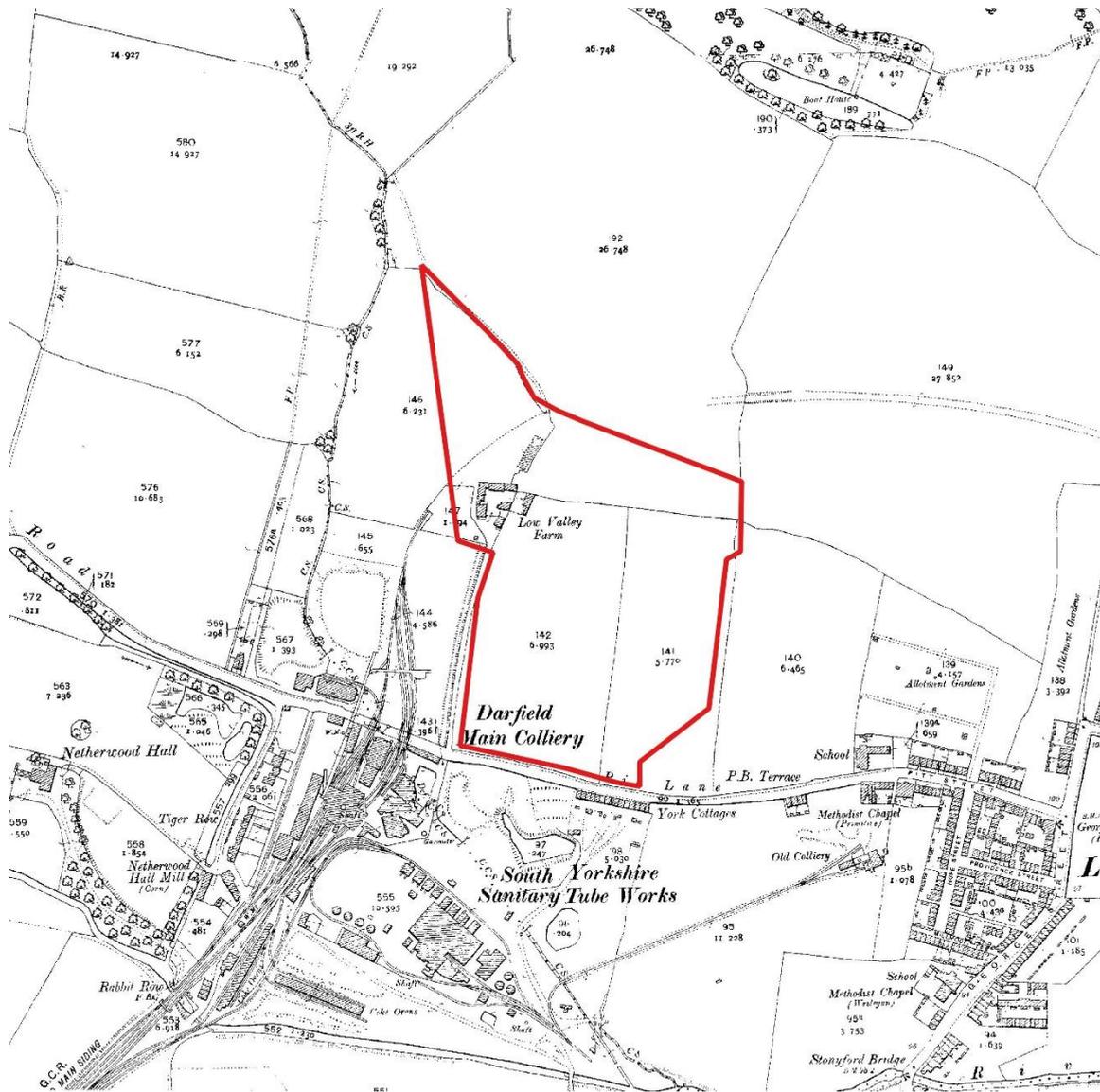


Figure 7: Ordnance Survey 1906, 1:2500

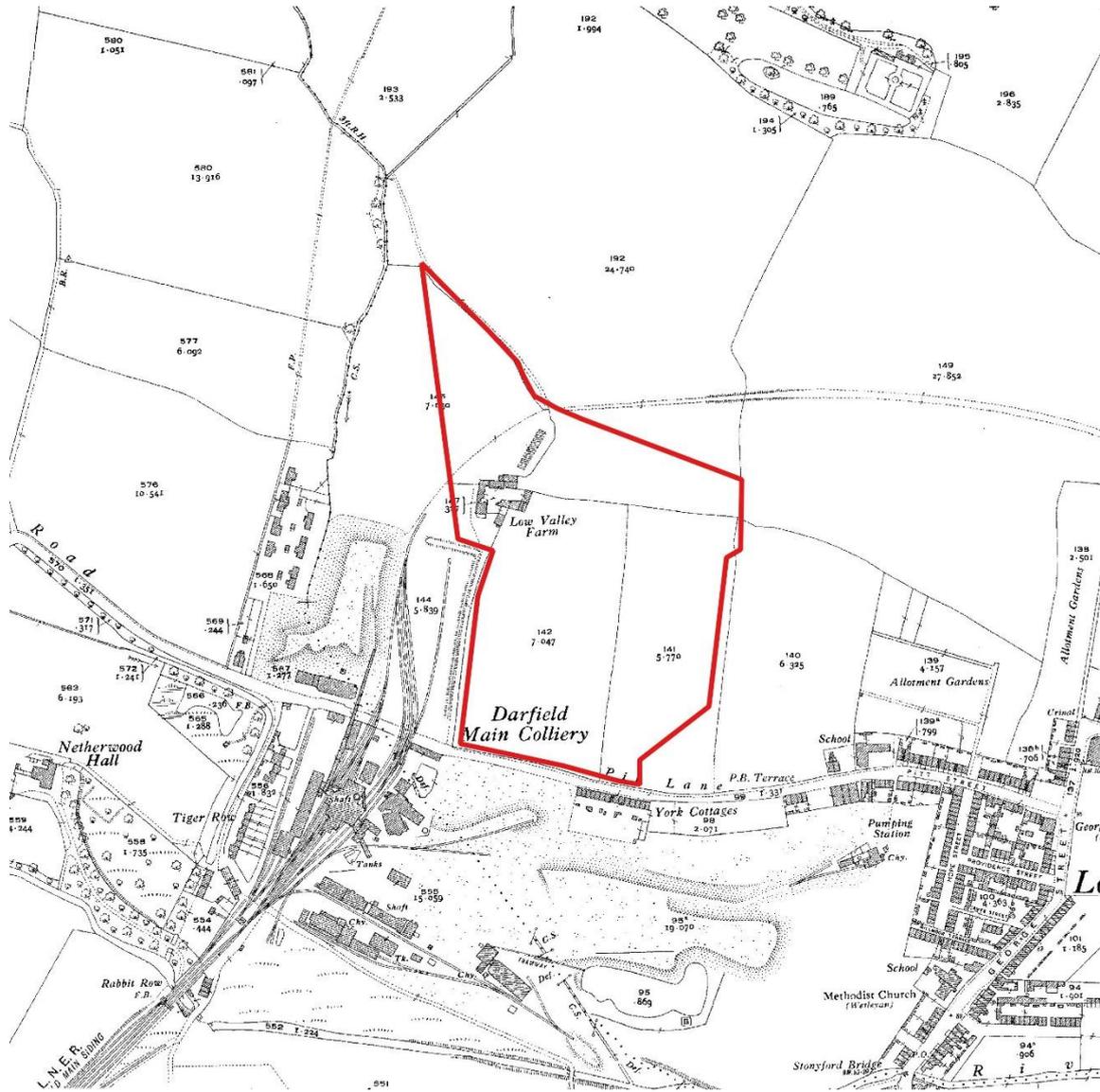


Figure 8: Ordnance Survey 1931, 1:2500

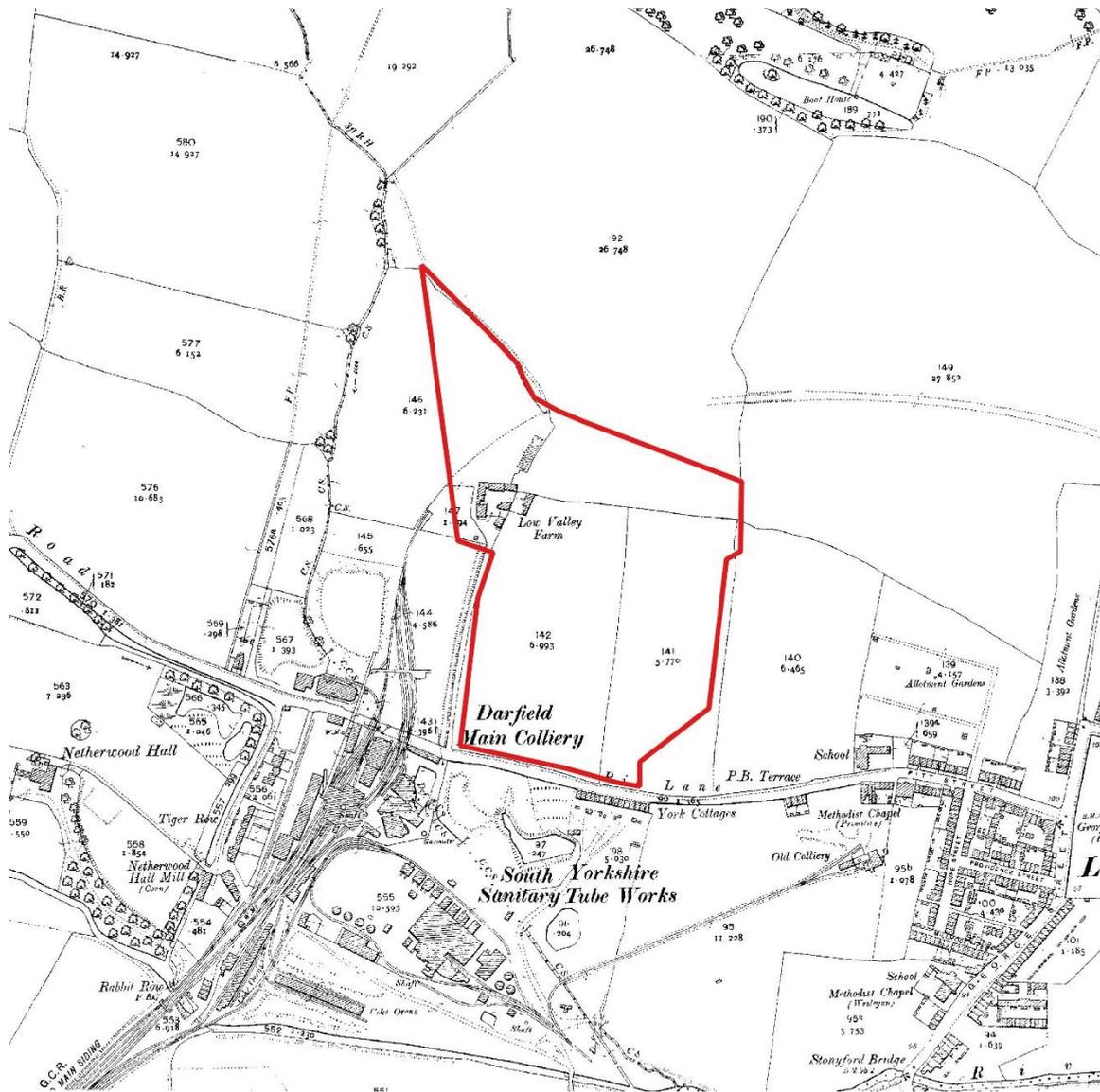


Figure 9: Ordnance Survey 1962 1:2,500

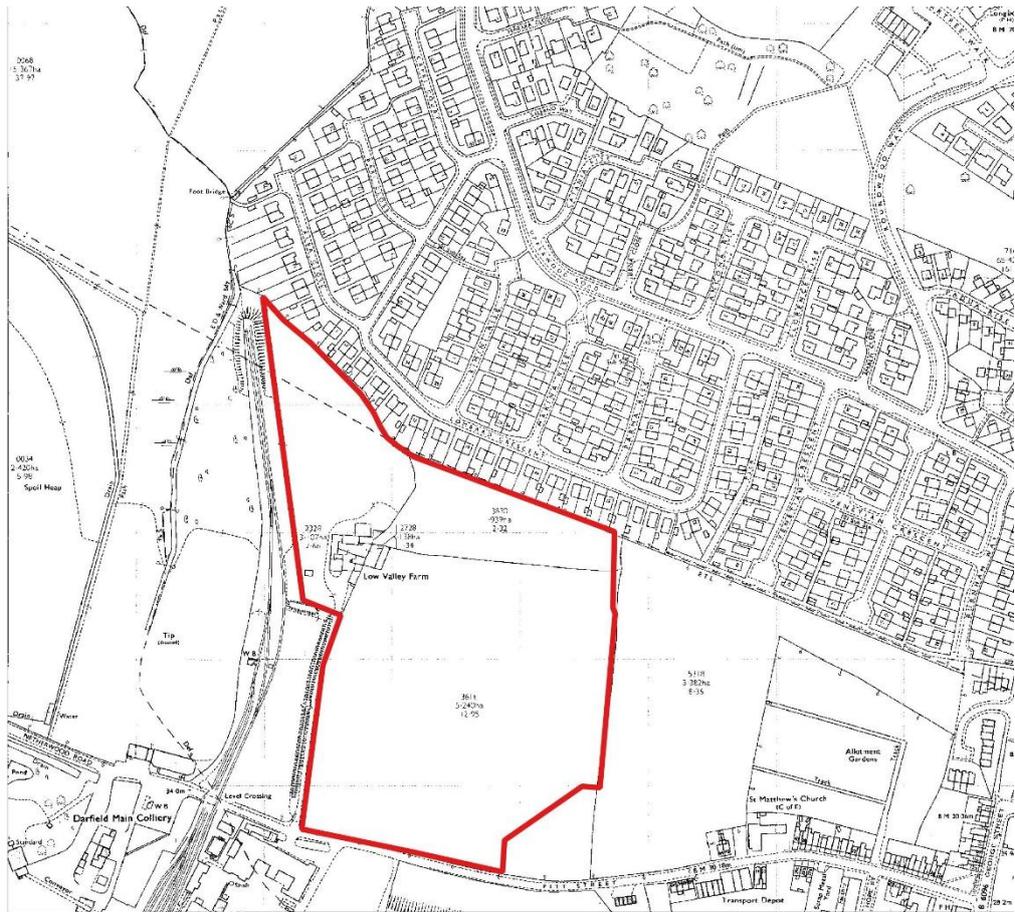


Figure 10 Ordnance Survey 1977 1:2,500



Figure 11 LiDAR hill-shaded Imagery from EA opensource DTM 1m resolution

9.0 Plates



Plate 1: View across the Site from southwest corner, looking east.



Plate 2 View east of the farmyard to new estate, looking east



Plate 3: View across the field southeast of the farmyard, looking south



Plate 4: View of farmhouse, looking northwest



Plate 5 View of western range, looking south



Plate 6 View of historic buildings, looking south



Plate 7 View of northern range, looking northwest



Plate 8 View along Stable block, looking west



Plate 9 View of Field to northwest of farmyard, looking north



Plate 10 View across paddocks north to the farmyard, looking east

Appendix 1: Legislation and Planning Policy Context

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

The Act is the primary legislation protecting archaeological remains within the United Kingdom. It identifies as a duty of the Secretary of State the need to compile and maintain a schedule of ancient monuments of national importance, to allow for their preservation, so far as possible, in their current (at the time of scheduling) state.

A statement setting out current Government policy on the identification, protection, conservation and investigation of nationally important (both scheduled and nationally important non-scheduled) ancient monuments was published in October 2013 (DCMS 2013).

Where works to scheduled monuments are proposed for development-related purposes, the Secretary of State has particular regard to the following principles:

Only in wholly exceptional cases will consent be granted for works could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and

In cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013, para 20).

This legislative position is directly reflected in the National Planning Policy Framework (NPPF) which states that “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...” (NPPF, para 195), and “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” (NPPF, para 196).

Where consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument, conditions are expected to be imposed that provide for recording of information that adds to our understanding of the significance of that monument. Those conditions are likely to be designed to ensure that:

- the project design seeks to further the objectives of relevant international or national research frameworks;
- use is made of appropriately skilled teams with the resources to fully implement the project design to relevant professional standards (such as those published by the Institute for Archaeologists);
- the project design provides for the full analysis, publication and dissemination of the results, including the deposition of reports in the relevant Historic Environment Record (HER), to a set timetable; and
- provision is made in the project design for the conservation and deposition of the site archive with a local museum or other public depository willing to receive it (DCMS 2013, para 21).

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority’s (LPA) duty regarding listed buildings in the planning process, it states that:

“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”.

In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

“With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The National Planning Policy Framework (NPPF) Feb 2025

This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF Dec 2024 2023.

Section 16 provides policy on ‘Conserving and enhancing the historic environment’. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 213 states:

“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 impacts 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”.

In paragraph 216, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be ‘wholly exceptional’ (para 213). In all cases the harm must be weighed against the public benefit (para 215).

As a footnote to para 213 the NPPF states that:

“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

As is reflected in the DCMS 2013 statement on Government policy, it is made clear that non-designated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly 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” (para 216);”

In addition, para 205 states that:

“Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).”

Among the core planning principles, provision is made to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” (CLG 2012, para 17).

National Planning Practice Guidance (2014)

The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled ‘Conserving and enhancing the historic environment’ sets out information with respect to the following:

- what the main legislative framework for planning and the historic environment is (Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; and Protection of Wrecks Act 1973);
- a definition of ‘significance’;
- why significance is important in decision-taking;
- the considerations of designated and non-designated assets;
- the identification of non-designated heritage assets; and
- the considerations for when applications for planning permission are required to consult or notify Historic England.

Non-Statutory Guidance

Historic England Conservation Principles Policies and Guidance (EH 2008) defines the setting of historic assets as:-

“...the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape...”

EH draws a distinction between ‘setting’ and ‘context’ (paragraphs 76 and 77) and the document makes it clear that whereas ‘setting’ involves a localised area, ‘context’ is a wider concept involving “any relationship between a place and other places, relevant to the values of that place”.

- Heritage values are considered under four main headings
- Evidential Value derives from the potential for a place to yield evidence about past human activity
- Historical Value derives from the ways in which past, people and events can be connected through a place to the present
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

Local Policy Guidance

Barnsley Metropolitan Borough Council has a Local Plan, adopted January 2019. It contains a number of policies relevant to the historic environment:

Policy HE1 The Historic Environment

We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

This will be achieved by:-

- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

These elements and assets include:-

- The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.
- Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.
- A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.
- The well preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.
- 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.
- The 17th century Rockley Blast Furnace and its later engine house
- Gunthwaite Hall Barn, a large 16th century timber framed barn
- Barnsley Main Colliery Engine House and Pithead structures
- The 17th century Worsbrough Mill (the only historic working water mill in South Yorkshire).

- Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.
- The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.
- b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.
- c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.
- d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.
- e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.
- f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

Policy HE2 Heritage Statements and general application procedures

Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

- This description will need to 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.
- For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6.

Applications made in outline form will not be accepted for proposals which will affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.

Policy HE3 Developments affecting Historic Buildings

Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.
- Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

Policy HE4 Developments affecting Historic Areas or Landscapes

Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:

- 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 HE5 the Demolition of Historic Buildings

The demolition of listed buildings, buildings that make a positive contribution to a in conservation area, buildings in registered parks and gardens, or other buildings (including locally listed buildings) with evident historic significance will not be approved unless:

- The building is structurally unsound and dangerous and cannot be viably repaired, where it is shown that every effort has been made to secure, repair, or re-use the building, and where no opportunities for grant funding, charitable ownership, sale or lease are available.
- It can be demonstrated that the retention of the building is not justifiable in terms of the overarching public benefit that would outweigh the historic value of the asset.
- Demolition involves partial demolition where that element can be shown not to contribute positively to the area or the heritage significance of the asset.

Where permission is granted for the demolition of a building within a conservation area or a registered park and garden, a condition will be attached to ensure that the demolition only goes ahead when full planning permission has been granted for redeveloping the site and the developer can demonstrate that the redevelopment will go-ahead within a specific timescale.

Policy HE6 Archaeology

Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains
- An assessment of the significance of the remains
- Consideration of how the remains would be affected by the proposed development.

Where preservations of the remains are not justified, permission will be conditional upon:-

- Archaeological recording of the evidence (including evidence that might be destroyed), whether buried remains or part of a standing structure or building
- Analysis of the information gathered.
- Interpretation of the results gained
- Public dissemination of the results; and
- Deposition of the resulting archive with an appropriate museum or archive service.

Appendix 2: Events

Ref No.	Description
ESY835	New Hall Farm Archaeological Assessment and Building Appraisal
ESY1240	Trial trenching at Darfield Main Colliery
ESY1334	Excavation at Darfield Main Colliery, Darfield
ESY1339	Recording of a bridge, Darfield Colliery site
ESY1704	Geophysical survey at New Hall Farm, Darfield
ESY1955	Strip, Map and Sample at Wombwell Ings
ESY1956	Trial trenching at Wombwell Ings
ESY1957	Geophysical survey at Wombwell Ings, Darfield