



Subject: 2024 0122 Outline for Demolition of Existing Structures and Erection of Resi & Infrastructure All Matters Reserved Land North of Hemingfield Road

Recommend: No objections

The main issue to be considered from a heritage perspective in the determination of this Planning Permission application is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of a Listed Building, Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

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

Policy

The National Planning Policy Framework (NPPF) paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 199: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 200: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policy HE1 The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Barnsley Local Plan Policy HE3 Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

Appraisal

As noted under 2023/ENQ/00437, this site is Local Plan site SL6 but was once H85 before it became safeguarded land. The land was assessed for archaeological potential in the scoping exercise carried out by Wessex Archaeology (see [Site H85](#)). Basically, the archaeological potential is uncertain with no assets or records falling within the site or in the immediate environs. However, an 'uncertain' rating does not discount the possibility there may be deposits present. I note this submission includes an Archaeology and Heritage DBA which suggests:

Given the prevalence of recorded late prehistoric and Romano-British activity, and the positioning of the site within a wider landscape, the archaeological potential of the site is currently considered to be moderate and of local to regional significance. It is recommended that a Geophysical Survey, followed by Trial Trenching take place across the site in the first instance, in order for a reasoned decision to be made regarding the potential survival of archaeological features or deposits.

And

It is considered that any development within the site boundary would have a negligible impact on the setting and significance of all known nearby heritage assets.

I have no reason to doubt either of the above but would obviously defer to colleagues at the SYAS in terms of the archaeological potential and mitigation. In terms of the setting and possible impacts on designated (or undesignated / Local List) heritage assets I agree impacts are likely to be very minimal. There are listed buildings at Lundhill Farm Mews circa 500m to the east ([NHLE 1286996](#) and [NHLE 1151171](#)). However, views of the site are not possible due to modern dwellings to the north and screening by mature trees. Consequently, the site contributes little to the significance of these listed buildings and development will not introduce any harm to the setting. There are highly graded (II*) buildings and a local list building at Hemingfield Colliery, but these are 700m to the southwest and there is no intervisibility between the sites. In summary the impacts are slight to nothing and fall well below the threshold for harm for above ground assets. Consequently, I raise no objections.

Signed: Tony Wiles.....Date:

**Design & Conservation
Planning Policy**

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