



# Junction of Shaw Lane/ Church Street/ Fish Dam Lane, Carlton, South Yorkshire

Heritage Impact Assessment

Client: Network Space

**Local Planning Authority:** Barnsley Council  
**Planning Reference:** 2022/0115  
**NGR:** SE 3675 1000

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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

Outline planning permission is sought for residential development on Shaw Lane, Carlton, Barnsley (planning ref: 2202/O115). As part of the development alterations are planned to the junction of Shaw Lane/ Church Street/ Fish Dam Lane. Prospect Archaeology Ltd has prepared a Heritage Impact Assessment of the proposed highway alterations on behalf of the Network Space to accompany the planning application.

This report has been prepared to consider the impact on built heritage of the proposed development in support of the planning application. A map regression exercise and documentary search have provided background information about the history of the site. In addition, a site visit was made to assess the relationship of buildings and views of local designated heritage assets.

There are three listed buildings within the study area: the Church of St. John, Manor House and The Glebe, all of which are grade II listed and lie within the Carlton Conservation Area.

The principal views are toward the junction along all three thoroughfares and through the junction along Church Street toward St. John's Church which is the only the listed buildings with a significant view through the junction. The Conservation Area is characterised by historic sandstone buildings with slate roofs of the late 18<sup>th</sup> – early 20<sup>th</sup> century date. Sandstone walls and hedges line the footpaths and more contemporary estates and terraces, notably on Shaw Lane and Fish Dam Lane. The junction has a modest amount of existing traffic signage. The junction appears on historic mapping from the early 19<sup>th</sup> century.

The proposed traffic signals and footpath widening will have a minor negative impact on the Conservation Area. It is considered that this will amount to less than substantial harm.

## 1.0 Introduction

1.1.1 Prospect Archaeology Ltd has been appointed by Spawforths on behalf of Network Space to prepare a Heritage Impact Assessment to assess the impact of proposed alterations to the junction of Shaw Lane/ Church Street/ Fish Dam Lane, Carlton, Barnsley, South Yorkshire in connection with an outline planning application for residential development of 215 dwellings to the east along Shaw Lane (Local Plan site MU3). This report considers the built heritage assets which may be impacted by the proposed development.

## 2.0 Site Description

2.1.1 The Site is a priority-controlled junction located approximately 650m west of the proposed residential development at the junction of Shaw Lane, Church Street and Fish Dam Lane at NGR SE 3675 1000. The junction has footpaths on all arms of the junction and street lighting. There are no formal pedestrian crossings provided on any of the arms of the junction.

## 3.0 Assessment Methodology

### 3.1 Built Heritage

3.1.1 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.

3.1.2 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 (2<sup>nd</sup> 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*

3.1.3 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*

3.1.4 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".

3.1.5 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,

3.1.6 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 250m from the junction, though the wider context has been considered. This enables the significance and relationship between assets to be considered.

4.1.2 The source of the assets (Figure 2; Tables 1) noted in the following text are from the South and West Yorkshire Historic Environment Records (HER) and the National Heritage List for England (NHLE) and have the prefixes HER and NHL as appropriate. Conservation Areas are prefixed CA as appropriate.

## 4.2 Historical Background

4.2.1 Early prehistoric activity is not well attested in the area. Several cropmark enclosures and associated field systems are recorded in Royston and Cudworth, which are likely to date to the Iron Age or Roman periods.

4.2.2 The settlement of Carlton (including Shafton) is mentioned in Domesday Book under the lands of Ilbert de Lacy, possessing ploughlands, meadow and woodlands, formerly the lands of Alric in 1086 and Alsi in 1066. This suggests the settlement was established in the Early Medieval period; a fragment of a 10<sup>th</sup> century stone cross shaft is recorded in Royston. The name Carlton is comprised of the old Norse 'Karl' meaning free peasant (lower class), and the Old English term 'tun' for farmstead or settlement, meaning 'the settlement of free peasants'. There is a timber framed barn and earthworks of possible medieval date.

4.2.3 Lands at Carlton were granted by Henry II to the Monks of Pontefract in 1162 and a Chapel of St Helen was erected in 1234 with reference to pilgrimage to a holy well (St. Hellen's Well is located to the south on Jeffery's map). A cross base and shaft, located in the churchyard of the church of St. John at the junction of Carlton Road and Church Street, may be associated with this chapel. Another cross, also of medieval date, is thought to have been formerly present 900m north-west of the Site on the road between the two settlements of Royston and Carlton (now the B6132).

4.2.4 After the dissolution the manor was granted to Thomas Oneley. Historic mapping shows the settlement grew up along Church Street down to the Manor House and along the Carlton Road to the west. In 1841 the principal landowners were John Francis Carr and the Earl of Wharnccliffe (CSA 2016). By the late 19<sup>th</sup> century Wharnccliffe Woodhouse Colliery was established to the west of the settlement.

## 4.3 Designated Heritage Assets

### **IDENTIFICATION (STEP 1)**

4.3.1 There are three Grade II listed buildings within the study area. The Church of St. John

(NHL1151146) is a late 19<sup>th</sup> century gothic style church in hammer dressed stone and a slate roof. To the east is The Gables (NHL1151181), a vicarage, also late 19<sup>th</sup> century in similar material. Both these lie north of the Site. To the south lies the Manor House (NHL1286987), a late 18<sup>th</sup> century farmhouse.

4.3.2 All three assets are contained with the Carlton Conservation Area.

#### 4.4 Description of Carlton Conservation Area

4.4.1 There is no conservation area appraisal available for Carlton but it is typified by historic building materials of pale sand or grey sandstone and stone slates, principally on historic buildings from the late 18<sup>th</sup> century to early 20<sup>th</sup> century, and this is mirrored in more recent development. Sandstone quoining on the historic buildings is not uncommon. Windows have stone sills and lintels and can consist of narrow lights. There is a mixture of buildings set close to the pavement – which are generally workers cottages or converted farm buildings - and larger houses set back with front gardens. Chimneys generally have terracotta pots. Boundaries are also square coursed sandstone and quite often backed or embraced by substantial hedges, complemented by occasional mature trees. Significant elements comprise the late 19<sup>th</sup> century church sitting within its churchyard at the north end, with the Glebe to the rear; the collection of traditional stone buildings along Church Street between the church and the Shaw Lane junction including Stud Farm set in a large garden with traditional outbuildings, and No.3 Church Street on the east side; the former Wheatsheaf Public House at the junction, and the stone cottages and Manor House in Manor Farm Close to the south.

4.4.2 Modern estate roads have been added around the Manor House, north of Shaw Lane and opposite the church. The development of Wharncliffe Close off Fish Dam Lane to the south of the junction and the new properties constructed on the south side of Shaw Lane have added modern properties at the approaches to the Conservation Area and the junction under consideration from both the south and east. Whilst outside the conservation area, the construction of the Outwood Academy at the northern end of the conservation area extends the village envelope beyond the former boundary between settlement and agricultural zones.

**Table 1: Designated Heritage Assets within 250m of the site**

NHL No	Name / description	Grade
NHL1151146	Church of St. John	II
NHL1151181	The Gables	II
NHL1286987	Manor House	II
	Carlton Conservation Area	

#### 4.5 Views

4.5.1 A site visit was undertaken on 18<sup>th</sup> November 2022 by Jim Bonnor.

##### Views along Fish Dam Lane

4.5.2 Approaching from the south, Fish Dam Lane is wide, thanks to the right turn into the Premier Foods factory on the east side, and lightly screened by trees. To the west the c.1m sandstone wall to the late 20<sup>th</sup> century development surrounding the Manor House (NHL1286987) borders the pavement. Views to the Manor House are restricted by this boundary and other buildings north of Manor Farm Close, including the row of stone cottages with blue slate roof on the north side of Manor Close, which, alongside the late 19<sup>th</sup> century former Wharncliffe Arms dominate the view against a backdrop hedges and 20<sup>th</sup> century houses. The 21<sup>st</sup> century development of Wharncliffe

Close is a dominant feature on the east side as one approaches the junction.

- 4.5.3 Just before the junction the road narrows, the sandstone boundary wall on the west side curving inward. Footpaths are present on all roads. At the junction, the Church of St. John can be seen in the distance along with gables and chimneys of sandstone cottages on the east side, along with sandstone boundary walls, some topped with hedges. Passing through the junction the late 19<sup>th</sup>/early 20<sup>th</sup> century sandstone cottages with slate roofs on the west side are prominent.

### Views Along Church Street

- 4.5.4 Approaching along Church Street, views of the junction are restricted by the gentle chicane. Sandstone boundary walls line the properties with occasional trees (shielding the modern low rise school buildings). As one approaches, the Late 19<sup>th</sup>/early 20<sup>th</sup> century sandstone cottages (4-8 Church Street) stand out and there are glimpses to the east of the 18<sup>th</sup> century farmhouse.
- 4.5.5 At the junction the hedged sandstone walls dominate, with the backdrop of the Wheatsheaf and pale modern townhouses beyond. Street furniture includes concrete lampposts, metal traffic signs. Beyond the junction along Fish Dam Lane the view is principally of the modern development on the east side and the distant factory building.

### Views Along Shaw Lane

- 4.5.6 Shaw Lane is dominated by detached and semi-detached development from the late 20<sup>th</sup> century and 21<sup>st</sup> century. West of Ivy Farm Close, the view is dominated by the Wheatsheaf and 2 Church Street behind trees and hedges. Street furniture consists of lampposts, bus stop and traffic signs.

## 5.0 Assessment

### 5.1 Assessment of Significance

#### Church of St. John (NHL1151146)

- 5.1.1 The Church of St. John is listed Grade II and visible from the Site and could be indirectly affected by the proposed development. It's description in the list is as follows:

*SE31SE BARNSELY CHURCH STREET (west side), Carlton 2/15 Church of St. John GV II Church. 1879 by G. E. Street. Hammer-dressed stone, tile roof. 4-bay nave with 3-bay north aisle, 2-bay chancel with square tower over 1st bay on south side. 2-, 3-, and 4-light windows with Decorated tracery. Large 4-light east window. Two tall 2-light west windows separated by a buttress. Circle in west gable apex with 4 trefoils. Circular stair turret with conical roof on south side of tower. The tower rises one stage above the roof ridge and has 2-light, louvred belfry openings and a saddleback roof.*

- 5.1.2 *Interior: nave: 2-bay north arcade on short octagonal piers. Arch-braced roof. Chancel: Piscina and sedilia. Stone vaulted roof to 1st bay and wooden vaulted roof to 2nd bay. Wood-block floor. Round stone pulpit on pedestal with stone spiral stair. Straight-backed, straight-sided pews.*

#### HISTORICAL

- 5.1.3 The building is a church built between in 1879 by the renowned advocate of the Victorian Gothic Revival, G.E. Street for the Earl of Wharnccliffe who was a significant local coal mine and land owner. Street is also architect for The Gables (NHL1151181).

#### EVIDENTIAL

- 5.1.4 The building will contain evidence for its construction and development. There is no evidence for the existence of an earlier church.



### AESTHETIC

5.1.5 The building is a good example of both Street's work and the Gothic Revival style. It reflects the materials of the Conservation Area, if leaning toward the dark and brooding.

### COMMUNAL

5.1.6 The building is currently used as a church.

### **CONTRIBUTION OF SETTING TO SIGNIFICANCE OF DESIGNATED ASSETS (STEP 2)**

5.1.7 The Site is a historic junction which has seen minor changes to its form over time. It is framed by historic buildings on the entrance to Church Street and sandstone walls and hedges which characterise the Conservation Area, along with the former public house on the southeast corner. The Site does offer views north along Church Street which are well framed by these characteristic elements. This includes views of the church tower and spire. The more contemporary developments on Shaw Lane and Fish Dam Lane and the existing street signage do not make a positive contribution to the Conservation area.

### **EFFECT OF PROPOSED DEVELOPMENT (STEP 3)**

5.1.8 The proposed development consists of the widening of the footpath along the north side of Shaw Lane and the insertion of traffic light signals.

### **ENHANCEMENT/AVOIDING HARM (STEP 4)**

5.1.9 Setting any traffic signals away from the historic buildings would lessen the visual impact on those assets.

## 6.0 Conclusions (Step 5)

6.1.1 No listed buildings are significantly affected by the proposals. The widening of the footpath will have a negligible impact on the Conservation Area. The proposed installation of traffic light signals at the junction will introduce additional and contemporary street furniture into the conservation area. By definition these features will be visible and will have a minor negative impact on the conservation area and the historic buildings in proximity to the junction. However, the additional furniture will not overly hinder the appreciation or understanding of the historic assets within the area and the impact will equate to less than substantial harm.

## 7.0 References

### 7.1 Published Documentary Sources

CSA, 2011 *Stud Farm, Carlton, Barnsley, South Yorkshire: A Heritage Statement* CS Archaeology, Project No. 85

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

WA, 2022 *Network Space Shaw Lane, Carlton, Barnsley Archaeological Desk Based Assessment* Wardell Armstrong Job No: LD10394

### 7.2 Cartographic / Archival Sources

Ordnance Survey 1890 Town Plan; County Series 1854, 1894, 1907, 1932, 1947

1844 Carlton Tithe Map

Jeffery's Map of Yorkshire 1775

### 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://historicengland.org.uk/listing/the-list/>

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

[www.pastscape.org/homepage/](http://www.pastscape.org/homepage/)

## 8.0 Figures

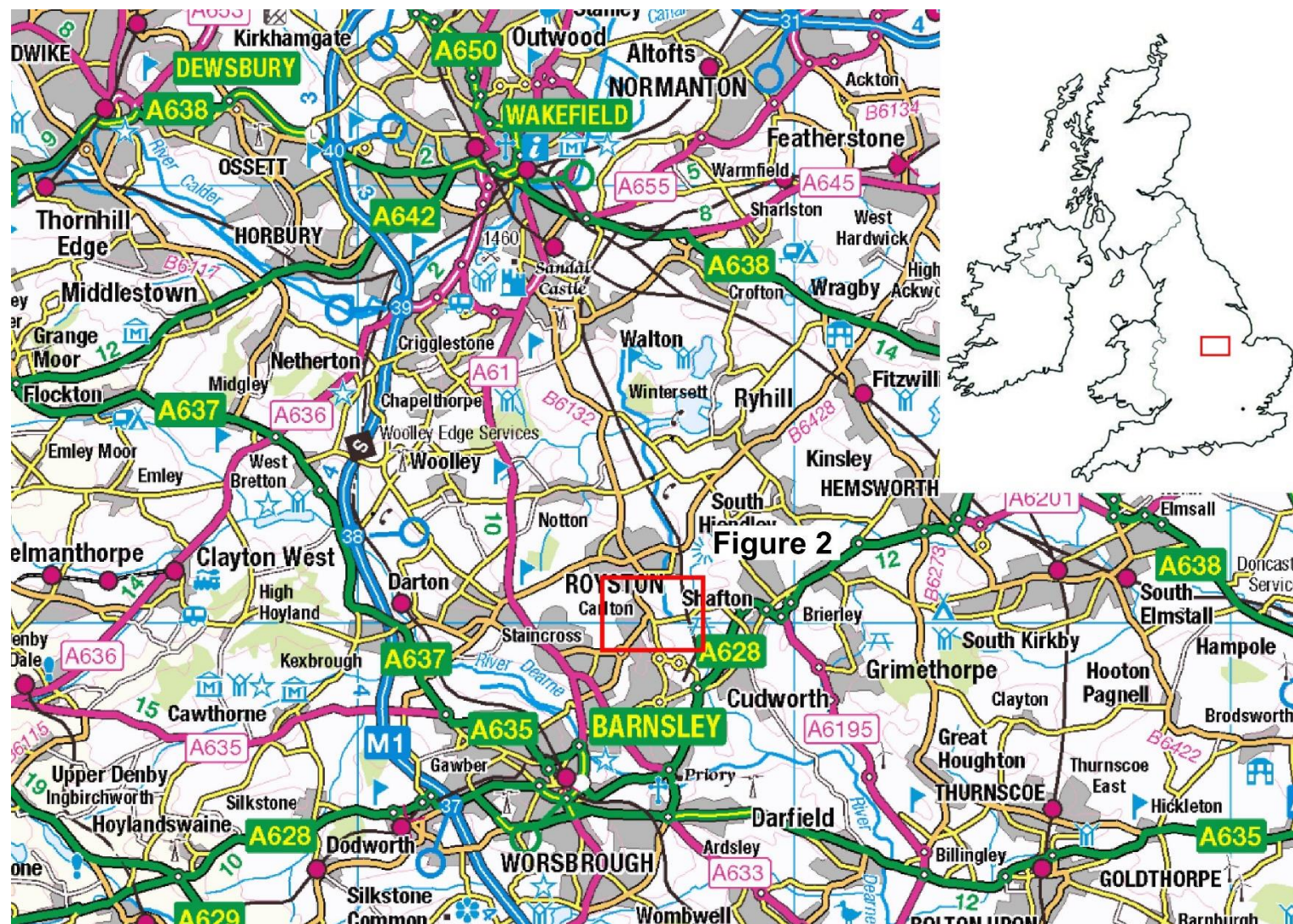


Figure 1: Site Location Map (source OS Opendata)

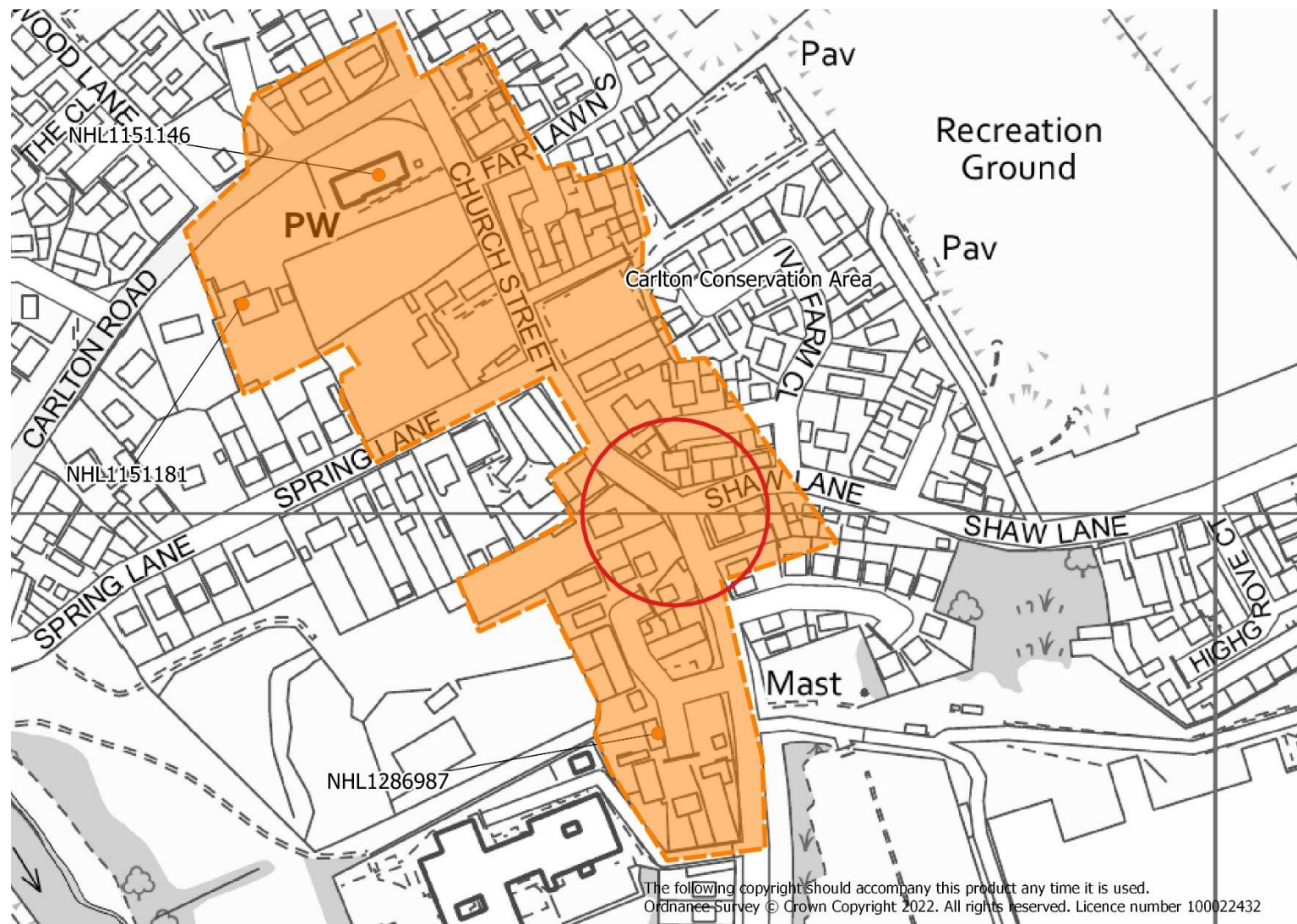


Figure 2: Designated Heritage Assets

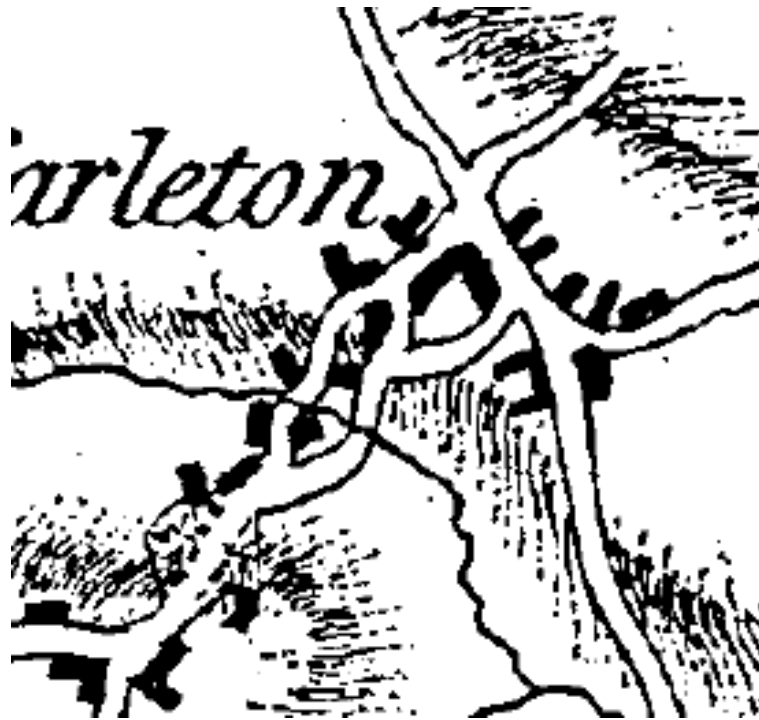


Figure 3 Jeffery's Map of Yorkshire 1775

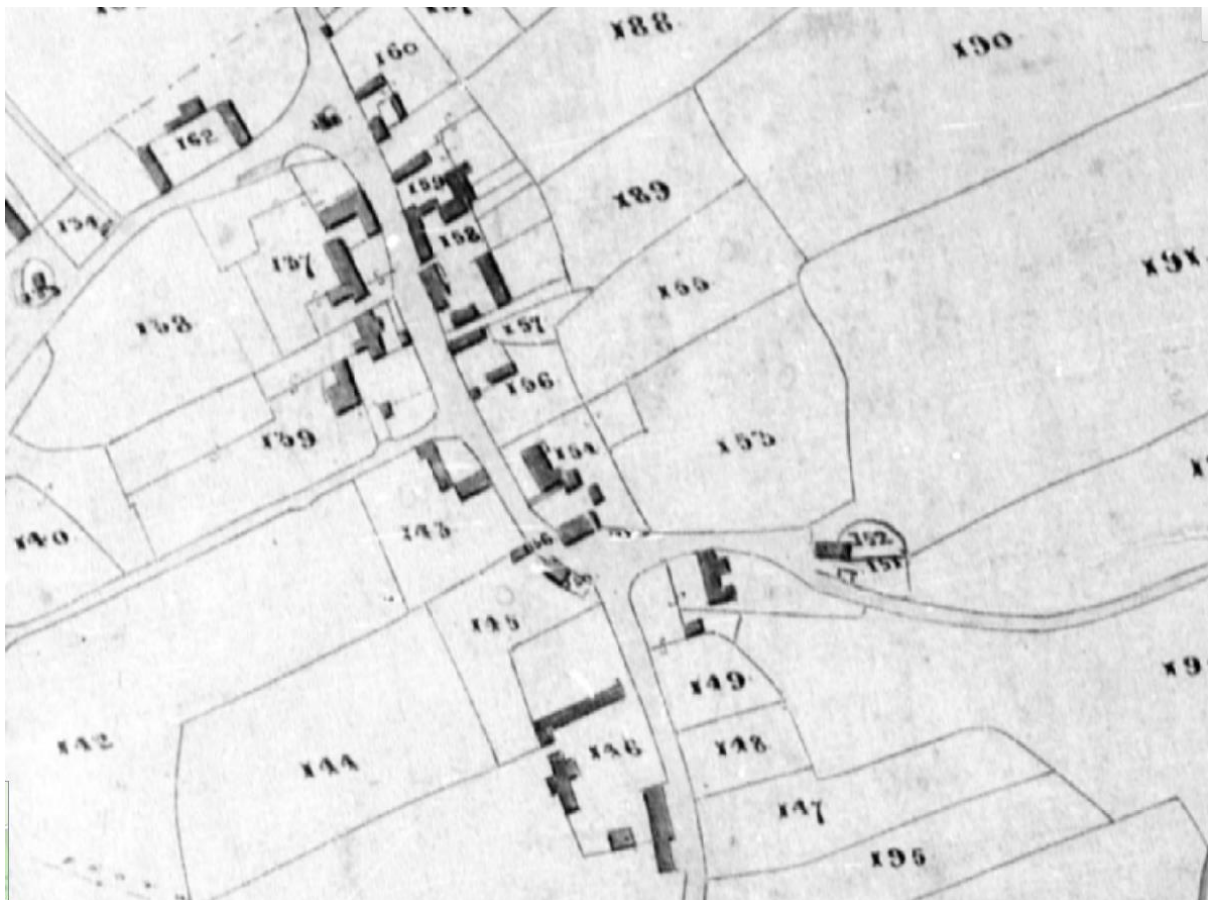


Figure 4 1844 Carlton Tithe Map

## 9.0 Plates



Plate 1 View from Fish Dam Lane, looking north



Plate 2 View along Fish Dam Lane, looking north





Plate 3 View across Junction from Fish Dam Lane toward St John's Church, looking north



Plate 4 View along Fish Dam Lane from the Junction, looking south



Plate 5 view from top of chicane on church street, looking south



Plate 6 View up Church Street, looking north



Plate 7: View along Shaw Lane, looking west



Plate 8: View along Shaw Lane, looking east

Plate 9 View toward Aspley Basin across the Wakefield Road bridge looking north



## Appendix 1: Legislation and Planning Policy Context

### **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) 2019**

This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the first published NPPF in 2012. The NPPF is continually updated.

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.

In paragraph 192, 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. This is echoed in paragraph 200 which encourages development within the setting of heritage assets which enhances or better reveals their significance.

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 194). In all cases the harm must be weighed against the public benefit (para 195).

Paragraph 196 goes on to say:

*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."*

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:

- the recognition of the appropriate conservation of heritage assets forming one of the 'Core Planning Principles' that underpin the planning system;
- 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 English Heritage.

### **Non-Statutory Guidance**

English Heritage 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**

The Barnsley Metropolitan Borough Council has an emerging Local Plan: Local Plan Publication Draft 2016. It contains a number of policies relevant to the historic environment:

*Policy D1 High Quality Design and Place Making*

*Design Principles:*

*Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:*

- *Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;*
- *Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*

*Through its layout and design development should:*

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley*
- *Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials;*
- *Include a comprehensive and high quality scheme for hard and soft landscaping; and*
- *Provide high quality public realm.*

*In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.*

*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 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.*