



PLANNING CONSULTATION RESPONSE

Application No	2026/0232
Proposal	2026 0232 Erection 119 Dwellings Open Space and Infrastructure Land South of Bloomhouse Lane Darton
Address	Land South of Bloomhouse Lane Darton
Date of Consultation Reply	110626
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is:

- Whether or not the proposal would harm the heritage significance or impact on the setting of a Non-Designated Heritage Asset (NDHA)

Policy

Where Planning Permission is required, the effect on a NDHA will be a material consideration.

NPPF 207 / 208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 212: Great weight is given to an asset's conservation, irrespective of the degree of harm

NPPF para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policy HE1 The Historic Environment

Barnsley Local Plan Policy HE3 Developments affecting Historic Buildings

Conservation Comments:

This application follows several pre-application submissions relating to the whole of, and part of, Local Plan sites HS25 and HS11 respectively. In previous advice, I noted the low potential for harmful impacts upon the setting of designated heritage assets in the vicinity. There are no designated heritage assets within the application site. However, several lie to the south in Darton along Church Street, including the Sunday School (NHLE 1314719) approximately 280m to the south; 17, 19 and 21 Church Street (NHLE 1281546) approximately 400m to the south; and the cluster of listed buildings including All Saints Church (NHLE 1286515), also approximately 400m to the south. Intervisibility between the site and these designated assets is limited by landform, intervening buildings and surrounding development. Whilst Prospect Archaeology noted in 2017 that there may be some effect on views to and from All Saints Church, at the distances involved, in excess of 400m, and having regard to intervening development, any such effect would be very limited. On that basis, I conclude that the application site makes little or no contribution to the physical setting of these listed buildings and that the proposal would not result in harm to their significance. Sections 5.24 and 5.7 to 5.9 of the submitted Heritage Statement address these matters in part.



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The site includes, or lies in close proximity to, non-designated heritage assets, as identified within the Heritage Assessment submitted in support of the application. This potential was recognised through the allocation and adoption of Local Plan sites HS25 and HS11, which in turn informed site-specific heritage policy requirements for both allocations. The application site comprises the whole of HS25 and a small part of the western edge of HS11. Both sites were assessed for archaeological potential by Wessex Archaeology. The majority of the eastern and western extents of both sites were assessed as having low archaeological potential. However, the area around, and to the north and south of, Manor House / Manor Farm was identified as having high potential (red flagged). The site policies for both HS25 and HS11 therefore note that:

Archaeological remains are known to be present on this site. The developable site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.

In response, in 2017 Prospect Archaeology noted that:

'there would be an impact medieval ridge and furrow, post-medieval industrial, agricultural and domestic remains ranging from negligible to regional importance.'

The assessment also noted that the C17 house known as Manor House to the east was likely to have medieval origins. Site visits and LiDAR data further suggested the presence of ridge and furrow within the north-eastern part of the site, together with a possible holloway/quarry to the south-east.

The Heritage Statement submitted in support of the current application (2026) is relatively brief, but it refers to earlier assessments and recommends further trial trenching (sections 6.2 to 6.5):

'There is a moderate potential for medieval remains and a high potential for postmedieval remains in the eastern area of the Site in the vicinity of Manor Farm, which may have medieval origins.

Map regression has shown the Site to comprise agricultural land adjacent to ManorHouse/ Farm since at least the late 18th century. Ridge and furrow earthworks can be seen on LiDAR images within the northeast extent of the Site, and previous assessment found a potential holloway/ quarry in the southeast corner which remains visible. There is also the suggestion of ridge and furrow in the western part area of the Site. A geophysical survey undertaken within the site confirmed the ridge and furrow in its northeastern extent but did not identify any archaeological anomalies, although the southeastern extent of the Site was not surveyed due to overgrown vegetation.

It is recommended that trial trenching is secured by condition in order to further assess the potential for medieval archaeology.'

I have no reason to disagree with this assessment. The impacts on designated heritage assets are minimal, but I think it is clear there may be the potential for archaeology with the site. As such, the South Yorkshire Archaeology Service should be consulted and invited to comment on the proposed archaeological condition referred to above.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):



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Planning Obligations required: