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8th January 2026

Planning and Building Control
Economic Regeneration
Place Directorate
Barnsley MBC
PO Box 634
S70 9GG

FOR THE ATTENTION OF: Helen Willows

Dear Helen,

2025/0947 Renewal of external lighting and installation of CCTV (Listed Building Consent), Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

This application has archaeological implications. For the reasons stated on the enclosed report, we recommend that the following condition be attached, should planning permission be granted:

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason:

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

No other condition should be included with, or substituted for, the recommended condition without first discussing this with SYAS.

Please provide a copy of the planning decision notice as soon as this is available.

Yours sincerely,

Andy Lines
Archaeologist

PLANNING RECOMMENDATION REPORT

Planning application number: 2025/0947

Proposed development: Renewal of external lighting and installation of CCTV (Listed Building Consent)

Location: Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

Current land use: Institutional

Reasons for archaeological comments

These comments pertain only to below ground impacts. SYAS supports and defers to the comments of the Design & Conservation team in respect of above ground heritage matters for this application.

This is an important site. The Heritage Impact Assessment (HIA) by Storah Architecture identifies the numerous designated heritage assets on site and discusses the impact of the scheme upon them. However, Wentworth Castle was built on the site of an earlier hall. The pre-18th century history of the site is not as well documented as the period following the purchase of the estate by Thomas Wentworth in 1708. The HIA records that the part of Wentworth Castle now described as Cutler House is the earliest part of the building. This was constructed by Gervase Cutler II circa 1670. However, he is thought to have demolished an earlier manor house on the site constructed c.1567 by the estates previous owners, the Everingham family. They acquired the estate in the 13th century and the location of their manor house and any other buildings or features is unknown. Roman and medieval pottery have also been recovered from parts of the estate during gardening activities indicating a longer period of activity than shown by historic documents. This illustrates the potential for currently unrecorded heritage assets of archaeological interest to exist within the site.

Any groundworks connected with the proposal may, therefore, destroy finds and features of archaeological importance and, as such, a scheme of archaeological mitigation is required. SYAS recommend that the necessary investigation be secured by attaching the condition given in the covering letter. Given the minor scale of the proposed works, archaeological monitoring of any groundworks (i.e. a watching brief) would comprise appropriate mitigation.

See also **National Planning Policy Framework** (MHCLG 2025).

The methodology for the necessary archaeological works will need to be discussed and agreed with SYAS, on behalf of the LPA, and we will then monitor the resulting works.

For further information on these recommendations, please contact SYAS.

Archive deposition

Deposition of any field archive resulting from this work must be discussed and agreed with Experience Barnsley prior to the commencement of the project.

Date: 8th January 2026