National Trust

Walled Garden CCTV Proposal

at **Wentworth Castle Gardens**

DESIGN AND ACCESS STATEMENT WITH HERITAGE STATEMENT (COMBINED)

1. Introduction

This Design and Access Statement with Heritage Statement has been prepared in support of an application for Planning Permission & Listed Building Consent for the installation of two CCTV cameras to cover the security of the Walled Garden at Wentworth Castle Gardens.

The proposal forms part of a wider programme of security improvements intended to reduce incidents of theft and unauthorised access within this operational area of the estate.

This statement should be read in conjunction with the submitted plans and elevations.

2. Relevant applications

2025/1037 & 2025/1038 - Installation of retractable security bollards to west and north gate entrances to the Walled Garden, with replacement gates to the west entrance (Full Planning & LBC).
Decision: Approved with Conditions (5 February 2026).

This application was submitted by the NT as a first phase of security improvement measures in response to recent theft. These measures have now been implemented and have helped to secure the site.

2025/0947 - Renewal of external lighting and installation of CCTV (LBC)

Decision: Approved with Conditions (29 January 2026).

An application by Northern College for security improvements on another part of the site, including CCTV and external lighting.

3. The Site

The Walled Garden is located towards the northern end of the Wentworth Castle Gardens estate and is used as an operational horticultural compound by the National Trust, with areas occupied by greenhouses, storage facilities, plant stock and maintenance equipment. The area is not open to the general public and serves an important role in supporting the ongoing management and maintenance of the wider estate.

The site lies within the Grade I Registered Park and Garden and the Wentworth and Stainborough Conservation Area. The Walled Garden itself has evolved significantly throughout its history and contains numerous modern interventions associated with its operational use.

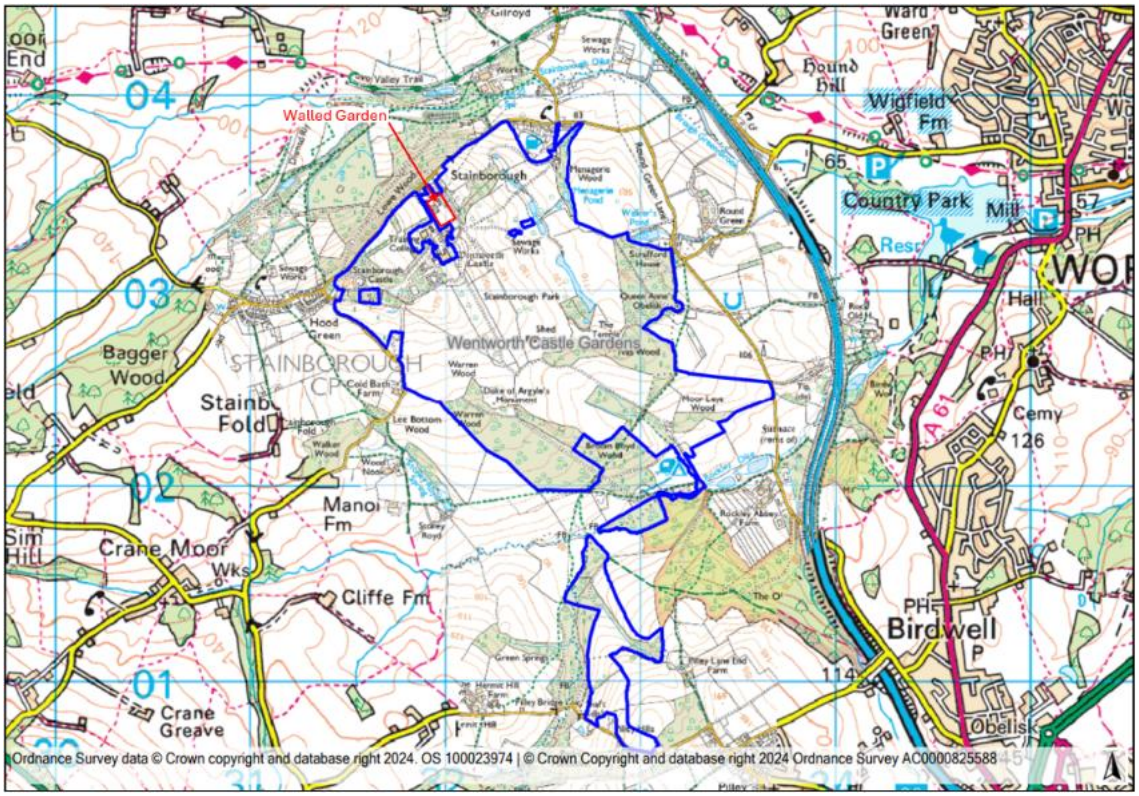

Figure 1: National Trust Boundary and Walled Garden Location

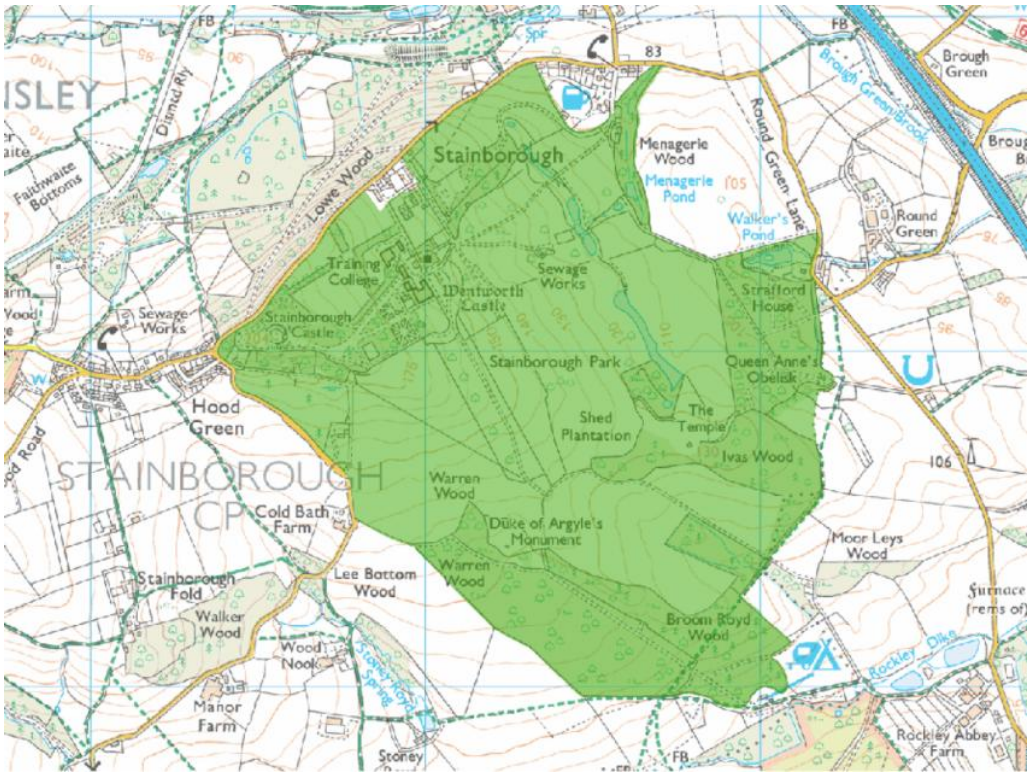

Figure 2 – Registered Park & Garden designation

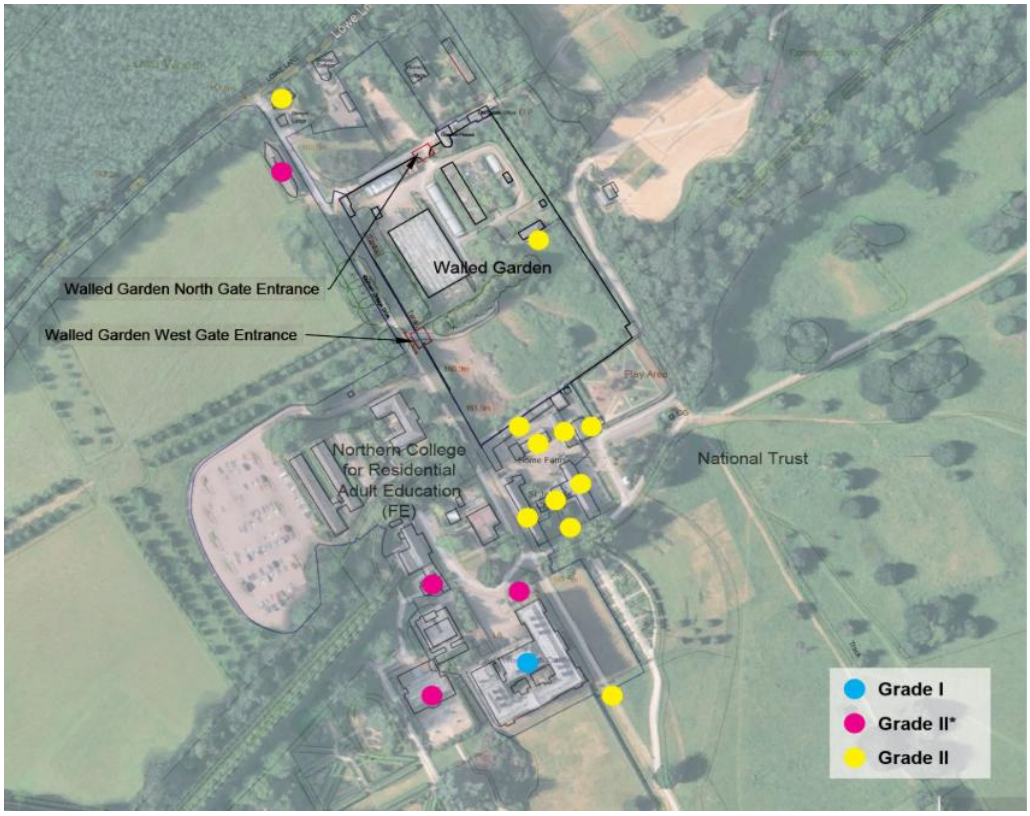

Figure 3 – Location of heritage assets

4. The need

Since assuming responsibility for the site, the National Trust has experienced a pattern of thefts and attempted thefts from the Walled Garden compound, including the loss of vehicles, tools and equipment. Most recently, thefts resulted in the loss of approximately £45,000 worth of equipment. These incidents have highlighted the need for additional security measures to protect operational assets and support the continued management of the estate.

Following the approval of 2025/1037 & 2025/1038, new gates and bollards were installed to the walled garden as a first phase of security improvements. The proposed CCTV camera would provide an additional layer of security, with surveillance coverage of the operational compound and primary access points, acting both as a deterrent to criminal activity and as an aid to identifying offenders should incidents occur. This is deemed to be a pragmatic and proportional response to a significant operational challenge.

5. The proposal

The proposal includes the installation of 2 CCTV camera's, 1 mounted on a timber pole within an established operational area of the Walled Garden and the other mounted on the western elevation of Garden House (unlisted). The pole will be located on the site of a former telegraph pole lost during a storm earlier this year, making use of an established location and minimising the visual impact.

The locations have been chosen and positioned to maximise surveillance of operational areas while avoiding unnecessary visual impact. The design has been deliberately kept simple and functional, with a timber pole and compact camera units finished in dark colours to minimise visual impact.

No trees will be removed and the proposal requires only a limited excavation for the pole foundation. The foundation has been positioned to ensure there is no risk of undermining or adversely affecting the structural integrity of the adjacent garden wall. The pole will be a self-supporting structure and will not impose any load on the wall itself. If required, a lightweight stabilising tie may be attached to the wall; however, this would provide lateral restraint only and would not transfer any significant structural load.

Limited ground interventions will be required for the ethernet cable connection to the two cameras. The cable will be routed from the cameras to the supply unit in the workshop. From the camera on Garden House the wire will be clipped to the external elevation of the house and will then be routed above ground along the wall to the workshop. From the new pole the cable will be routed along the wall (also above ground) to the workshop. However, where there is a need for the cable to cross the two vehicle access points (west and north entrances) the cables will be laid in a shallow trench below ground at a 500mm depth.

Where the cables are fixed to the walled garden wall 300mm above ground level and fixed to the wall by cable clips.

The excavations will be in areas that have long been impacted by access. The routing within a shallow trench below the two vehicle access points is previously disturbed ground contains other services and is therefore not significant in archaeological terms.



Location of camera mounting point on Garden House (Circled blue)



Garden House from further up drive



Approximate view that Garden House camera will cover



Looking towards location of pole mounted camera



Approximate view that pole mounted camera will cover

6. Relevant Planning Policy

The key planning considerations arising from the development are:

- Impact on the historic environment;
- Impact on the Registered Park and Garden and Conservation Area; and
- Impact on Green Belt openness

The assessment of this proposal needs to be undertaken having regard to the Statutory Development Plan for this area which comprises the 2019 Barnsley Local Plan and the revised National Planning Policy Framework (August 2026) which has introduced national decision-making policies. These are confirmed as a material consideration of 'critical importance'. The weight to the existing Local Plan depends on whether they are materially inconsistent with national decision-making policies in the NPPF. Where this is the case they should be given very limited weight.

6.1 NPPF

New policy S3.1. sets out that decisions on development proposals should apply a presumption in favour of sustainable development. S3.1.c states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved '*without delay*'.

For development outside of settlements, decisions are to accord with S5 where only certain forms of development should be approved as set out within a defined list. For this application S5.1.b supports *'Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary'*.

Policy E4 Rural Business Development takes this a step further by confirming that the sustainable growth of businesses in rural areas should be supported.

Policy GB6.1 explains that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7. 2. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

NPPF Policies for the historic environment require policies HE4-HE6 and HE9 relating to development in Conservation Areas to be satisfied.

HE4:1. Confirms that development which would affect the significance of heritage assets, including any contribution made by their setting should:

a. *Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness;*
b. *Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*

HE4.2 maintains the advice that *'Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification'.*

Policy HE5 states proposals *should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance.* The level of detail is to be proportionate and no more than is necessary to understand the potential effect of the proposal on their significance.

Policy HE5.2 requires that the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. *Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
b. *Have no effect on the significance of a heritage asset; or*
c. *Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
d. *Cause the total loss of the significance of a heritage asset.*

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

HE6.1. explains that *'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance'.*

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss.

HE6.6 confirms that – '*substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional;* and '*substantial harm to, or the total loss of significance.. to notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

HE9.1 Explains that development proposals within or affecting the significance of Conservation Areas should:

> *a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and*
> *b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.*

HE9.2 confirms however, that not all elements of a conservation area will necessarily contribute to its significance.

6.2 Barnsley Local Plan

Policy SD1 applies a Presumption in favour of Sustainable Development and Policy E6 provides support for the Rural Economy. These policies appear to remain consistent with the NPPF.

Similarly, there is consistency with Policy GB1 Protection of Green Belt which states that Green Belt will be protected from inappropriate development in accordance with national planning policy. The detailed boundaries are defined on the Policies Map which includes land at Wentworth Castle Gardens.

Policy HE1 The Historic Environment positively encourages developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment

a) supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets specifically including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire) and Stainborough Park conservation area

b) ensuring that proposals affecting designated heritage assets conserve those elements which contribute to its significance

c) supporting proposals that would preserve or enhance the character or appearance of a conservation area

Again, this remains consistent with the NPPF

Policy HE 4 Developments affecting Historic Area or Landscapes expects proposals that are within a Registered Park and Garden 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 and 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.

This is considered in the assessment section that follows.

7. Heritage Impacts

7.1 Overview of significance

Wentworth Castle Gardens is designated Grade I Registered Park & Garden for the following principal reasons:

Historic interest: As a remarkably complex and well-surviving example of an early- to mid-C18 country-house designed landscape retaining a significant proportion of the principal features of the layout and design by both the first and second Earls of Strafford. The creation and development of the gardens are particularly well documented in estate archives, published and personal writings, paintings and illustrations, including a 1714 engraving by Knyff and Kip and a perspective view of 1730 by Bladesdale, resulting in an unusually complete record of its layout and evolution.

Design interest: The gardens demonstrate the latest designed landscape fashions of the age in their planting, as well as positioning and appearance of a fine collection of high-quality buildings and structures, with an extra intellectual dimension presented by a number that conveyed coded political messages about the family's allegiances to well-educated contemporary visitors.

Group value: The gardens' interest is notably enhanced by containing a large and varied group of listed garden buildings and structures, which together shape the designed landscape and form the setting for the Grade I Wentworth Castle, Conservatory (Grade II*), St James' Church (Grade II) and Home Farm (various buildings listed Grade II)

The origin of the walled garden at Wentworth Castle is an integral part of the redesign of the house, gardens and parkland by Thomas Wentworth, 1st Earl of Strafford (2nd creation) from the 1710s. The rich archive related to Thomas Wentworth gives us a rough overview of the phases of its development.(further detail can be provided if required).

By the time a rather schematic 1824 estate map was drawn up, the northern end of the walled garden appears to have been cropped off with a transverse wall, with the area north of this towards Lowe Lane perhaps remaining an orchard or simply left a broad tree boundary. By the later 19th century, two estate workers houses had been built on the immediate outside of the eastern corner of the north wall, with a row of sheds along much of the western end. There was a small gate in this wall next to Garden House, built into the walled gardens north wall in the mid C19. The current north entrance remains in roughly the same place as the original gate, but the north wall has been largely rebuilt (following significant C20 decline and then municipal use and the entrance significantly widened to allow modern vehicles; reportedly in or after 1978 when the site was sold to Northern College and significant rationalisation of old garden structures undertaken.

The west wall of the walled garden, which built on higher ground, was always much lower in height, also shows signs of extensive, often crudely done, later 20th century repair and

consolidation. It is unclear from historic mapping if the current gate entrance was originally a similar widening of an older footpath gate or was simply a new opening created in the late 20th century. The 1929 OS map, for example does not even show a footgate.

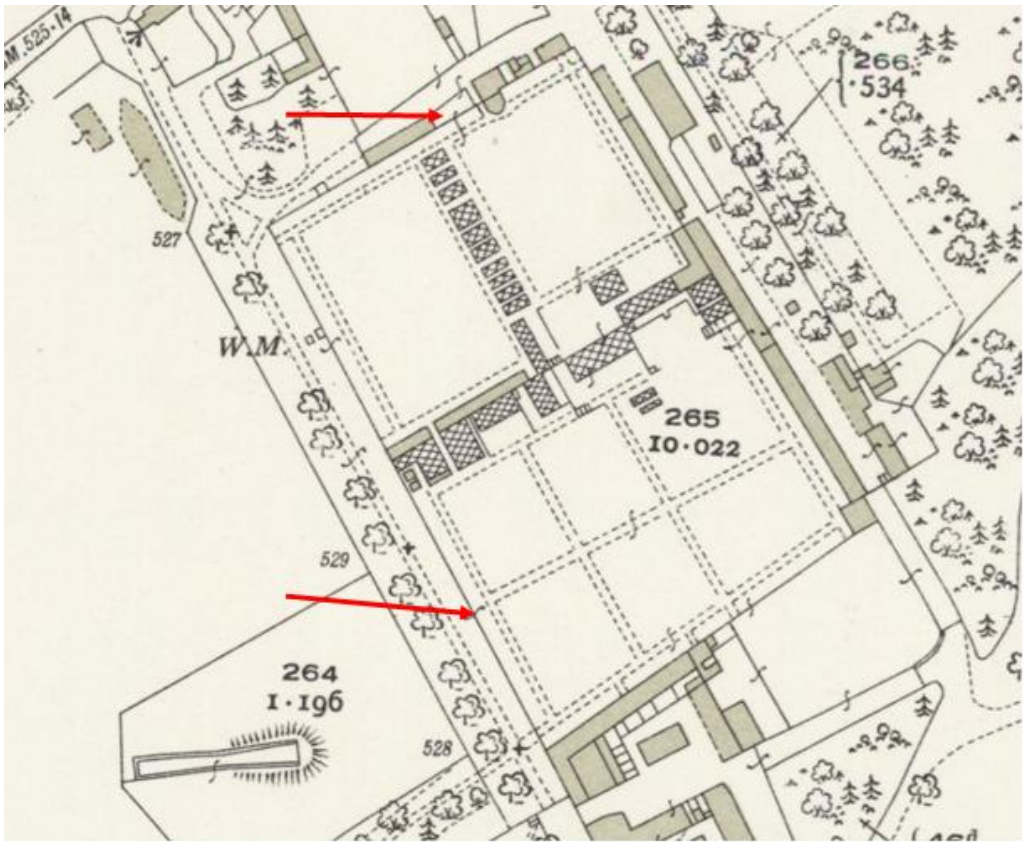

Figure 8: Detail of 1929 O.S. map showing the Walled Garden.

The current north and west gates (indicated by red arrows) are marked

The walled garden with its walls, although not listed in their own right are certainly an integral component of both the designed landscape at Wentworth Castle and to the setting of a number of individual heritage assets all rated as being of National significance. This accords with strength of the designations in place, which are further reinforced and reflected by local planning policy and the Conservation Area designation.

Lying within the Walled Garden there is the early 19th century Grade II listed former orangery (list entry 1151072) and to the south outside of the walled garden lies a number of listed buildings comprising the home farm complex. The pillared barn Grade: II* (List Entry Number: 1315049) is located north west of Garden House. There is however limited direct intervisibility likely between the proposed cameras and the heritage assets

7.2 Historic Environment – Assessment of impacts

The proposal has been designed to minimise its impact upon the significance of heritage assets by positioning the camera on Garden House in a discrete location and using the position of a previous telegraph pole within the garden. The CCTV camera would be located within an active operational area that already contains modern structures, fencing, greenhouses, equipment and security infrastructure and where visible will be seen in this context.

The installation would not result in the loss of any historic fabric and would involve only a small area of ground disturbance associated with the foundation of the new pole. There would be no harm to the significance of the walls, which have been largely rebuilt, arising from the cabling routed along the west and north sections.

While there is inevitably some very minor visual impact as a result of the proposal, this is considered to be very limited due to their size, specification and location. The camera and supporting pole are modest in scale and functional in appearance. While visible within parts of the Walled Garden and the immediate surrounding estate, they would be viewed in the context of an established working compound rather than a formal designed landscape setting. The proposal would not interrupt key views, alter the historic layout of the garden, or affect the setting of nearby listed buildings. The proposal is therefore in accordance with Barnsley Local Plan policies HE1 and HE4.

While the walled garden (as an entity if not for its current uses and structures) is of considerable historical significance as a whole, the proposed work is considered to have a minimal and broadly neutral impact upon this.

In terms of NPPF HE5.2 no element of the proposal has been identified as resulting in the loss of significance or substantial harm to any heritage assets. The impact is assessed as minor and *in accordance with HE6.4 where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal*.

In this case there are public benefits which arise from further security improvements in this area of the estate as this supports the operational activities of the estate which look after the Wentworth Castle Gardens; as an entity of national significance.

In respect of the Conservation area policy HE9 is satisfied as the proposals are considered to have a neutral impact on the character and appearance of the Conservation Area.

7.3 Green Belt

The proposal is minor in scale and would have no material impact on the openness of the Green Belt. The CCTV pole constitutes a small item of operational infrastructure associated with the ongoing management of the site and would not alter perceptions of openness or encroachment into the wider landscape.

The development supports the continued operation and security of an established heritage and recreational asset and is therefore considered appropriate in this context.

8. Conclusion

The need for improved security measures is demonstrated by repeated incidents of theft and criminal activity affecting the site. The proposed CCTV installation represents a modest and proportionate security enhancement within an existing operational area of the Walled Garden.

The development has been carefully designed to minimise its visual presence and would not result in harm to the significance, setting or appreciation of heritage assets. Likewise, it would have no meaningful impact on the openness of the Green Belt. The proposal delivers a clear operational benefit by helping safeguard the equipment and infrastructure required for the ongoing conservation and management of Wentworth Castle Gardens.