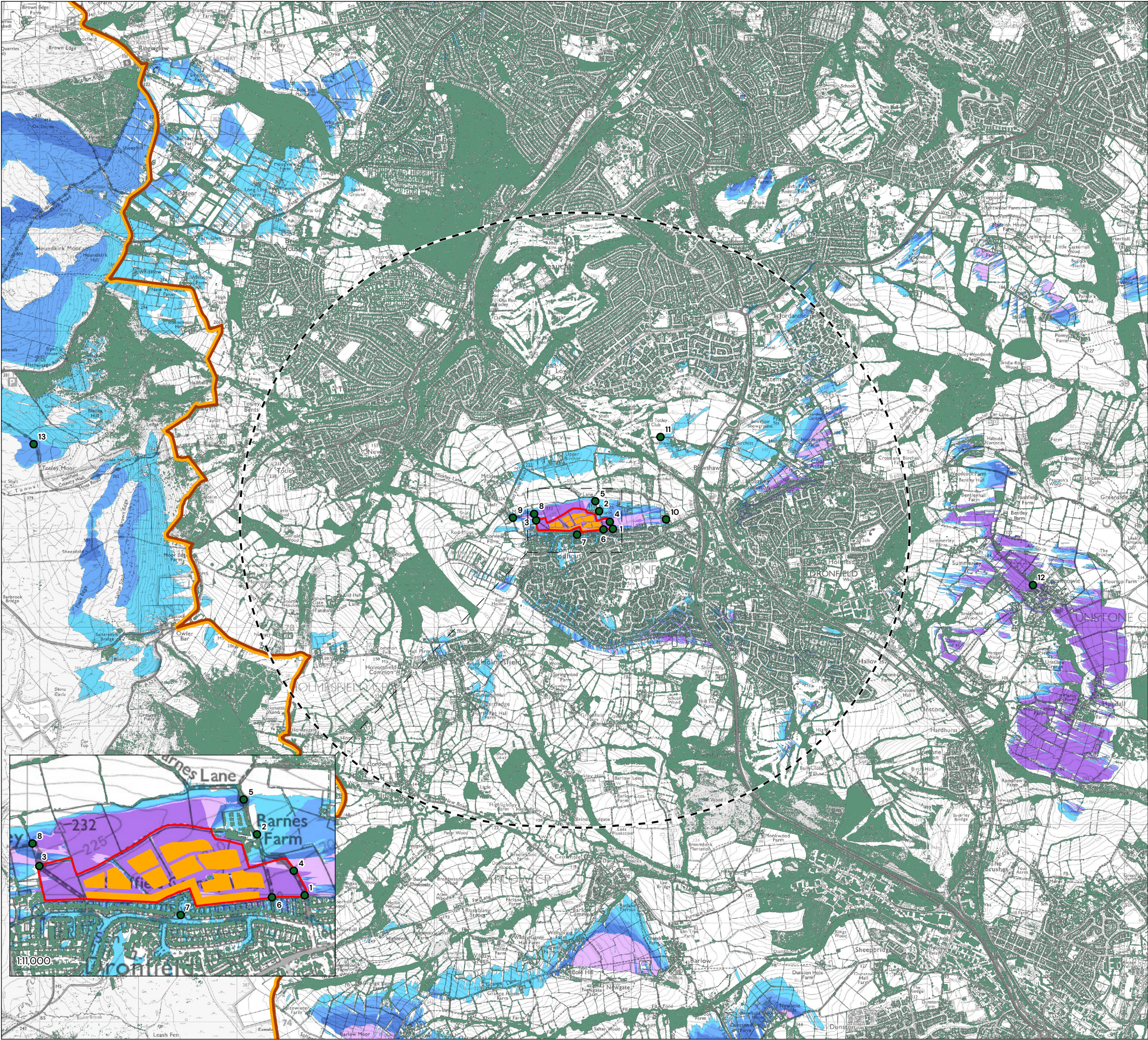


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KEY

Site Boundary

Study Area – 3km

Development Parcels

Peak District National Park

LiDAR Screening Features

Viewpoints

LiDAR Screened Zone of Theoretical Visibility – 10m Development Height

Less than 20% Visibility

20 – 40% Visibility

40 – 60% Visibility

60- 80% Visibility

80 -100% Visibility

EA LiDAR Screened ZTV Production Information:

EA LiDAR Data (Environment Agency Open Data Release) has been utilised; combining the Digital Terrain Model (DTM) and First Return Digital Surface Model (DSM) to derive screening features.

DSM data takes into consideration the screening effect of existing landform, intervening vegetation and structures. The First Return DSM data includes tree canopies and provides an indication of what screening effect these may have. This provides a ZTV that informs the in-field verification process for the representative viewpoint analysis. Any changes in vegetation cover or building addition/removal will not be taken into account after this date.

Date of LiDAR survey data: 2021/2022
DSM Resolution: 1m

Viewer height set at 1.7m
(in accordance with para 6.11 of GLVIA Third edition).

Calculations include earth curvature and light refraction.

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility.

REV	DATE	DESCRIPTION
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FIGURE 3 – SCREENED ZONE OF THEORETICAL VISIBILITY

BONINGALE HOMES LIMITED

BARNES LANE, DRONFIELD

DATE	SCALE	DRAWN	APPROVED
29/04/2026	1:38,000@A3	EN/RL	NF
SHEET	REV	N	O
-	C	▲	L

DRAWING NUMBER
P26_0720_EN_03





CONTEXT PHOTOVIEW 1A



CONTEXT PHOTOVIEW 1B



CONTEXT PHOTOVIEW 2A



CONTEXT PHOTOVIEW 2B



CONTEXT PHOTOVIEW 3



Appendix 7 – Heritage Note

Land at Barnes Lane, Dronfield

Heritage Note

Date: 29/04/2026

Introduction

- 1.1. This note provides an appraisal of heritage matters relating to a site at Barnes Lane, Dronfield, Derbyshire, shown below with anticipated areas of residential development (Plate 1).



Plate 1 Site location plan, and emerging masterplan

- 1.2. This note has been informed by a Historic Environments Record search, historic mapping and aerial photographs.

2. The Setting of Built Heritage Assets

- 2.1. No elements of historic built form are present within the site. None of the buildings present at Barnes Farm to the north of the site are Listed. Whilst some elements of built form of 18th-century origin survive at the farm, these are largely surrounded by modern buildings and trees, and their setting is not considered to be a constraint to the residential development of the site, as proposed. With appropriate set backs and planting as shown in the masterplan above, the farm would retain its legibility as a separate complex. Any minor harm which would occur to this non-designated heritage asset would be a matter for the planning balance.

- 2.2. With regards to the setting of designated built heritage assets, five Listed buildings are located in the wider vicinity of the site. These assets are discussed below.
- 2.3. The Grade II Listed Upper Birchitt Farmhouse lies 500m north-west of the site. This is a farmhouse of late 16th-century origins with later alterations. This faces east, and has ranges of farm buildings west and south. The development will be largely screened from the asset by topography, and any views of the uppermost levels will be distant. Any such visibility can be screened by appropriate planting, which would sit at a higher level topographically in relation to the development. As such, the setting of the asset is not anticipated to be a constraint to the development of the site.
- 2.4. A Grade II Listed milestone lies 530m to the north-east of the site on Rod Moor Road. This is a late 18th-century or 19th-century turnpike trust milestone. The site is not anticipated to be visible from the asset, whose setting is, in any case, confined to the road and the settlements noted on it. The asset is not considered to be potentially sensitive to the proposed development.
- 2.5. The Grade II Listed former cruck barn at Gosforth Farm lies 230m to the south-east of the site. This is a house, which originated as a farm building of 16th-century date. This is surrounded by modern development, and is not considered to be potentially sensitive to development within the site.
- 2.6. The Grade II* Listed Dronfield Woodhouse Hall Farmhouse and Grade II Listed range of outbuildings lie 450m to the south of the site. The Farmhouse is of late 16th-century origin and the outbuildings are of mid 17th-century date, with 18th-century additions. These buildings are now surrounded by modern development, and are not considered to be potentially sensitive to development within the site.

3. Below Ground Archaeology

- 3.1. With regards to below ground archaeology, the following comments were offered by the Archaeological Officer in the North East Derbyshire Land Availability Assessment:

Possible early settlement focus at Barnes Farm MDR5194; archaeological evaluation within planning process (geophysics in first instance). Amber = significant archaeological/historic environment issues; might be suitable for allocation with appropriate site specific policy.
- 3.2. This wording is also reflected in the text of the *NEDDC Local Plan Issues and Options Consultation on the Strategic Approach to the Location of Development and Refined Sites* (March 2026).
- 3.3. The 'Amber' rating for archaeology appears to originate from the potential for early settlement at Barnes Farm. The Historic Environment Record MDR5194 states:

SK 33627917 Barnes Farm, Buildings. Although the farmhouse is new, adjacent to it are several 18th century buildings, which are empty. (1) Barnes may be derived from a 1269 reference to Beauchief.
- 3.4. As such, whilst the earliest extant buildings are of 18th-century date, a *potentially* medieval placename may suggest earlier activity, although this is far from definitive evidence for such.

- 3.5. Even if medieval activity was present, this is unlikely to be extensive, and is most likely to have lain in the location of the later farm, which lies outside of the site. Any evidence of wider associated activity, such evidence of field boundaries and other agricultural activity, would be of low archaeological significance.
- 3.6. As such, the archaeological potential within the site is not anticipated to be a constraint to the deliverability of the site. The potential could be safeguarded through policy-specific wording requiring archaeological assessment including geophysical survey prior to the submission of an application for development. Whilst significant areas of medieval archaeology are not anticipated within the site, any discrete areas present could be accommodated within a developed masterplan, if required.

4. Conclusions

- 4.1. Matters relating to built heritage and archaeology are not considered to represent a constraint to the deliverability of the site for the quantum of residential development proposed.

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