

Supporting
Evidence Document –
Firbeck Parish
Character Buildings
and Structures of
Local Heritage
Interest

Firbeck Parish Draft
Neighbourhood Plan
2026 - 2041

August 2026

1. Introduction

This document provides evidence to support the proposed designation of Firbeck Parish Character Buildings and Structures of Local Heritage Interest in the Neighbourhood Plan ('the Plan'). It sets out the background to the proposed designations and the method used to identify them.

2. Policy Context

The National Planning Policy Framework (NPPF)¹ sets out the Government's planning policies for England and how they should be applied.

Chapter 20 of the NPPF, 'Conserving and enhancing the historic environment', covers all aspects of the historic environment. It states at its introduction *'The objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*

Annex B 'Glossary' of the NPPF defines a heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing)'.

National Management Development Policy HE7 'Decisions on non-designated heritage assets' confirms that the affect of a proposal on a non-designated heritage asset is a material considerations in planning decisions. It states amongst other things *'Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset'.*

The Planning Policy Guidance on Heritage Environment² confirms at para 040 that Neighbourhood Plans can identify non-designated heritage assets. It states that *'There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes'* and adds that *'it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence'*.

¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/431144/NPPF-2019.pdf)

² [Historic environment - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/431144/NPPG-2019.pdf)

This report identifies assets in the Parish that are of special local heritage interest and merit consideration in planning decisions, but are not formally designated heritage assets.

Using published good practice guidance from Historic England³ and the Rotherham Local Plan, the Plan identifies a schedule of assets considered to have significant local heritage value. To ensure these assets are properly considered within the planning system, the Plan seeks to designate them as Firbeck Parish Character Buildings and Structures of Local Heritage Interest.

This approach is consistent with and supported by the adopted Rotherham Local Plan⁴. Relevant policies include section d of Policy CS23, 'Valuing the historic environment', which states that *'Proposals will be supported which protect the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest'*. It is also supported by Policy SP45, 'Locally Listed Buildings', in the Local Plan Sites and Policies document, which seeks to preserve and enhance locally listed buildings and protect their significance, character and setting and includes provisions to ensure this.

3. Process for Designation

The criteria and process used to identify buildings and structures suitable for designation as Firbeck Parish Character Buildings and Structures of Local Heritage Interest were based on Historic England's 'Local Heritage Listing' guidance⁵ and the Rotherham Local Plan, particularly Policy SP45. This ensured a consistent approach grounded in good practice.

The following sources were used to identify an initial list of assets for consideration:

- Historic environment records, including the HeritageGateway database⁶
- Advice and guidance from Rotherham MBC, especially its planning and conservation teams
- Specialist knowledge, including that of local historians
- Views from the group leading preparation of the Plan
- Other local knowledge
- Findings from previous studies

The proposed assets were then assessed and tested through the plan preparation process to confirm their suitability for designation.

³ [Local Heritage Listing: Identifying and Conserving Local Heritage - Historic England Advice Note 7 \(3rd edition\) | Historic England](#)

⁴ [A guide to the Local Plan – Rotherham Metropolitan Borough Council](#)

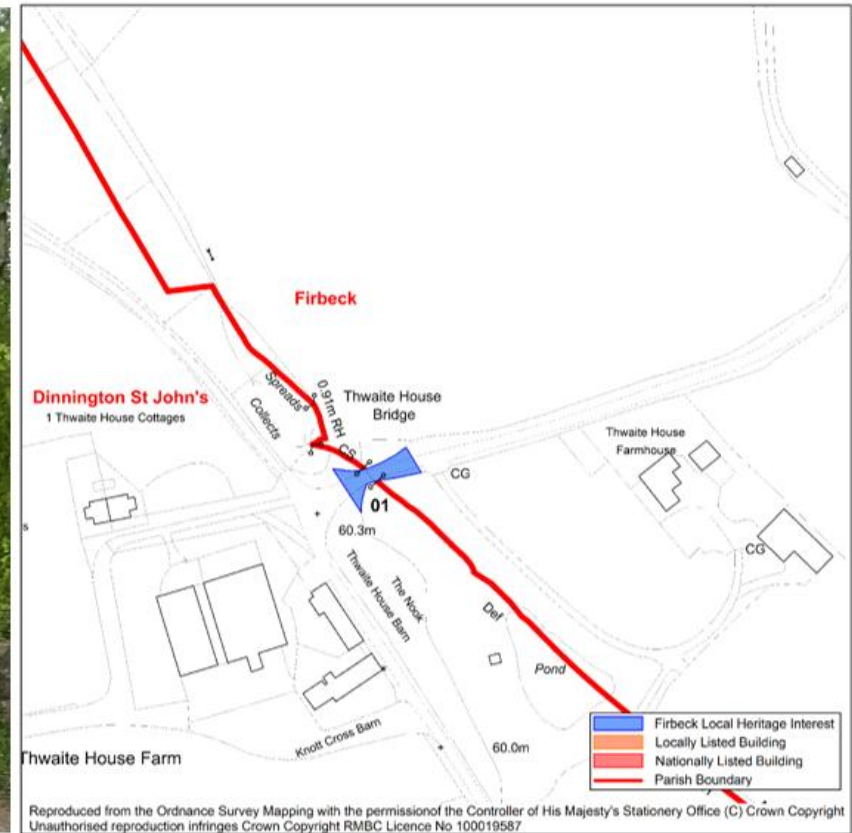
⁵ [Local Heritage Listing: Identifying and Conserving Local Heritage - Historic England Advice Note 7 \(3rd edition\) | Historic England](#)

⁶ [HeritageGateway - Home *](#)

4. Local Character Buildings and Structures Assessment Forms

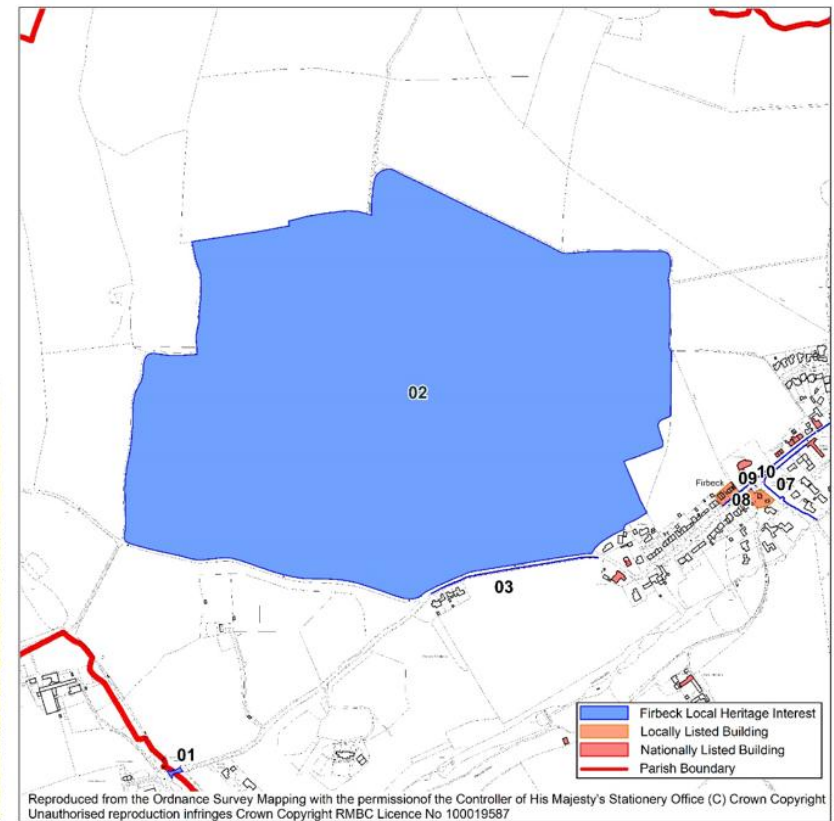
The following section briefly explains why each building or structure proposed for designation is special and of local significance. It is structured around the relevant criteria developed by Historic England, and each entry includes an illustrative photograph and location map.

1. THWAITE HOUSE BRIDGE (INCLUDING ADJOINING SHEEP WASH)



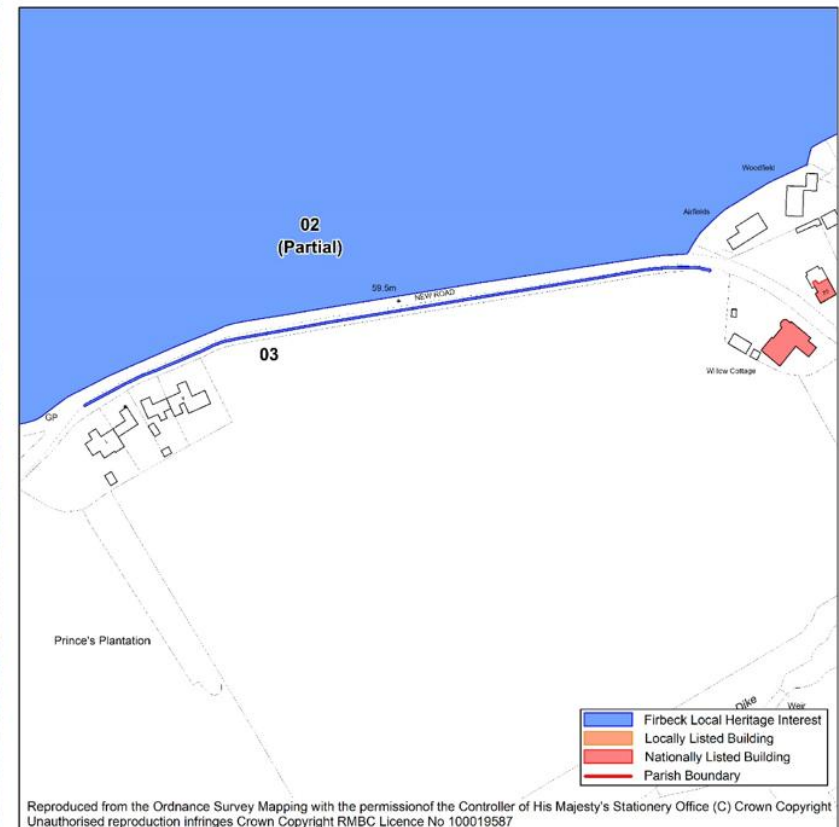
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
1. Thwaite House Bridge (including adjoining sheep wash)	Penny Hill, Firbeck	Bridge and former sheep wash	This bridge crosses Lamb Lane Dyke. Built of stone, it has coping on the tops of the parapets and a single span. Well maintained and conserved, it retains many of its original features. Ordnance Survey maps indicate that it dates from at least the mid 19th century. It includes a Victorian, and possibly earlier, sheep wash to the north-east, with limestone walls. It is one of the few surviving examples of a sheep wash in the Rotherham borough. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, ARCHITECTURAL STYLE, IMPORTANT ASPECT OF SOCIAL AND ECONOMIC HISTORY

2. FORMER RAF FIRBECK AIRFIELD



Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
2. Former RAF Firbeck Airfield	North of New Road, Firbeck	Former Firbeck airfield	This former Royal Air Force landing ground opened in September 1940 and was used mainly during the Second World War as a relief airfield for small aircraft. After the war, it served two Royal Air Force gliding schools until its closure in 1948. Before military requisition, it had operated as a private airfield from 1935. The site is significant for its association with wartime aviation and the parish's social and economic history. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: HISTORICAL ASSOCIATION, IMPORTANT ASPECT OF SOCIAL AND ECONOMIC HISTORY

3. HA-HA



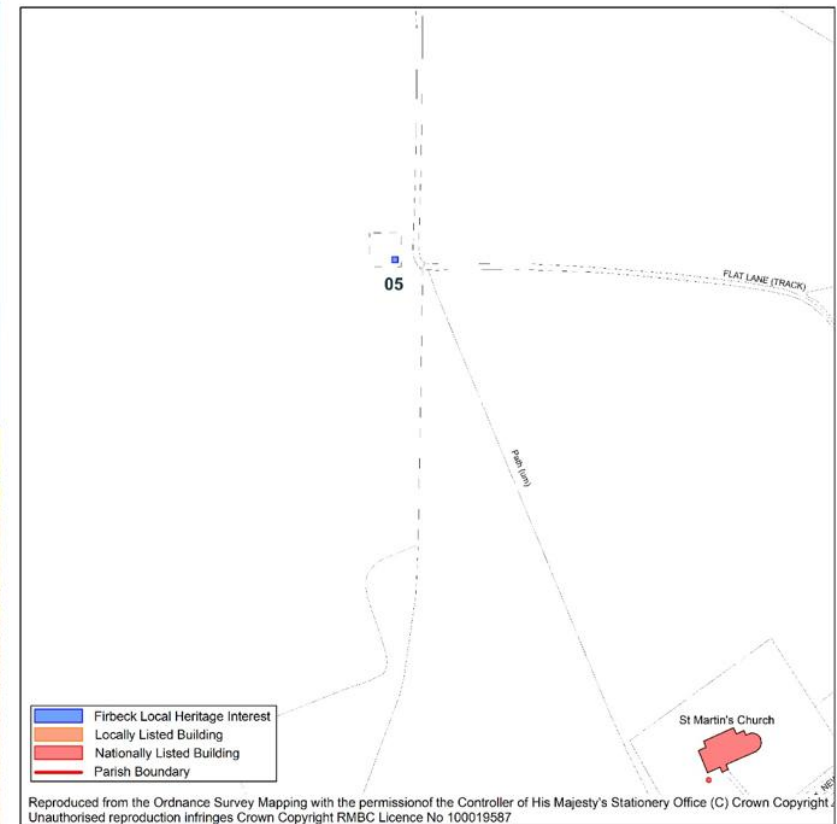
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
3. Ha-ha	Adjacent New Road, Firbeck	Wall	Originally forming the boundary of the former gardens of Park Hill Estate. This limestone Ha-ha wall survives largely intact and in fairly good condition. It consists of a wall with a ditch between it and the road, creating a dry ditch or sunken barrier that separated the formal garden from the landscaped park without interrupting the view. It is a rare and well-preserved example of this feature type. That the Ha-ha and the surrounding previous surrounding estate (little of which survives, including the house which has since been demolished) has strong historical associations, which adds to its significance. Records show that the Park Hill Estate was purchased by Anthony St Leger, son of Sir John St Leger of Grangemellan in County Kildare, in 1785 after his marriage. The Estate remained in the St Leger family up to the 1920's. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, HISTORICAL ASSOCIATION, IMPORTANT ASPECT OF SOCIAL AND ECONOMIC HISTORY

4. BLAST HUTS, FORMER RAF FIRBECK AIRFIELD



Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
4.Blast huts – former RAF Firbeck airfield	Flat Lane, Firbeck	Blast Huts associated with former RAF Firbeck airfield	These two ‘Nissen-style’ Blasts huts were installed at RAF Firbeck around 1940, shortly after the airfield was requisitioned by the Air Ministry for military use. Although commonly described as Nissen huts, they were originally intended as blast shelters for RAF staff in the event of bombing. Built with prefabricated steel frames and corrugated iron cladding, they are the only surviving examples of several such structures once built in the parish. They are rare survivals that remain close to their original form and provide an important link to RAF Firbeck and its role in the Second World War. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: HISTORICAL ASSOCIATION, IMPORTANT ASPECT OF SOCIAL AND ECONOMIC HISTORY

5. MONUMENT TO FORMER RAF FIRBECK



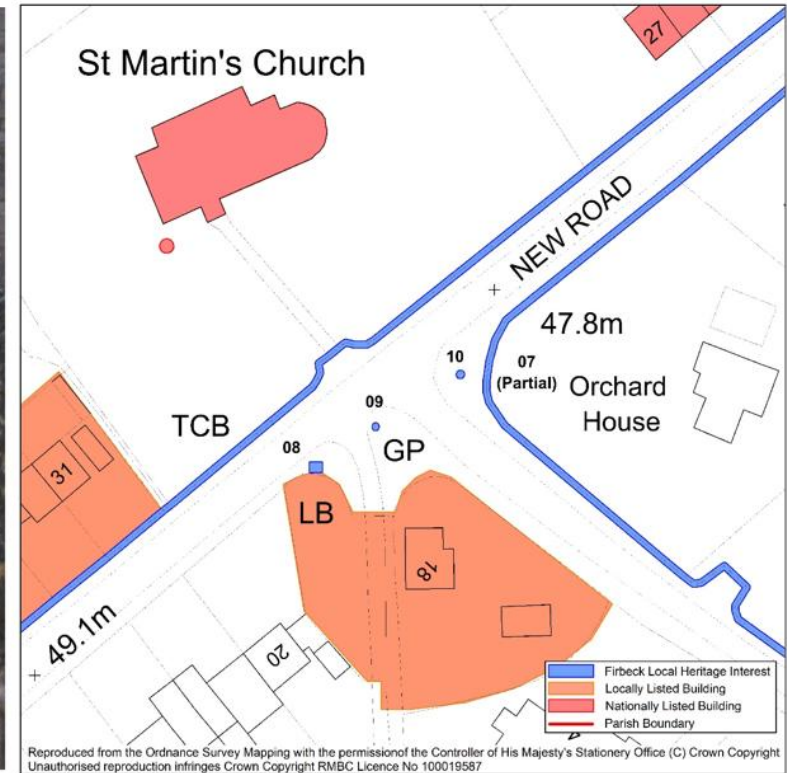
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
5. Monument to former RAF Firbeck Airfield	Flat Lane, Firbeck	Memorial commemorating the former RAF Firbeck airfield	This memorial commemorates the former RAF Firbeck airfield, which opened in September 1940 and was used mainly during the Second World War as a relief landing ground for small aircraft (having originally begun as a private airfield in 1935). After the war, it served two Royal Air Force gliding schools until it closed in 1948. Its commemorative role adds both historical and social significance, and it continues to serve as a place of remembrance, where a poppy wreath is usually laid after the annual Remembrance Service at nearby St Martin's Church. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: LANDMARK QUALITY, HISTORICAL ASSOCIATION, IMPORTANT ASPECT OF SOCIAL AND ECONOMIC HISTORY

6. PARK HILL FARM



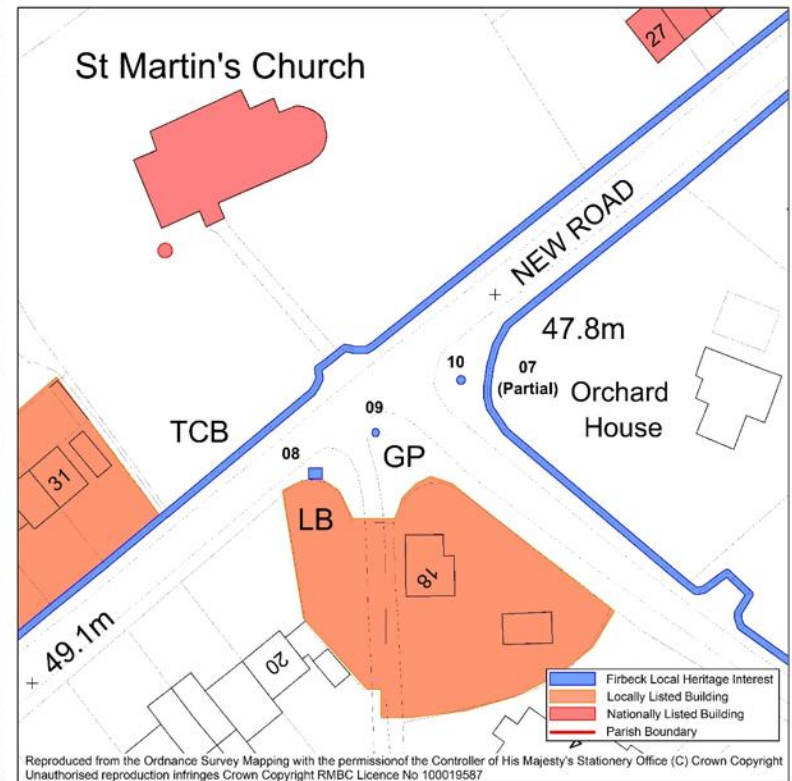
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
6. Park Hill Farm	Park Hill Farm, Park Hill Drive, Firbeck	Former agricultural buildings	This former agricultural complex has extensive outbuildings and once included stables and a coach house. Evidence suggests parts of the complex may date back to the 17th century. Part of the Farm recently been sympathetically modernised to residential use, retaining some of its original limestone character. The farm building (which was originally probably stables with part domestic use, early 17th Century) is Grade II Listed as is the ice house associated with the former Park Hill Estate. The site also has strong historical associations: it was occupied by the Saunderson family in the early 17th century and by 1765 was home to the St Leger family, whose name survives in the famous horse race. Other notable associations include John Hayes St Leger and its use as Miss White's School for Ladies from 1901 and 1905. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, HISTORICAL ASSOCIATION

7. WALL BETWEEN BLACK LION PUBLIC HOUSE AND ST MARTINS CHURCH



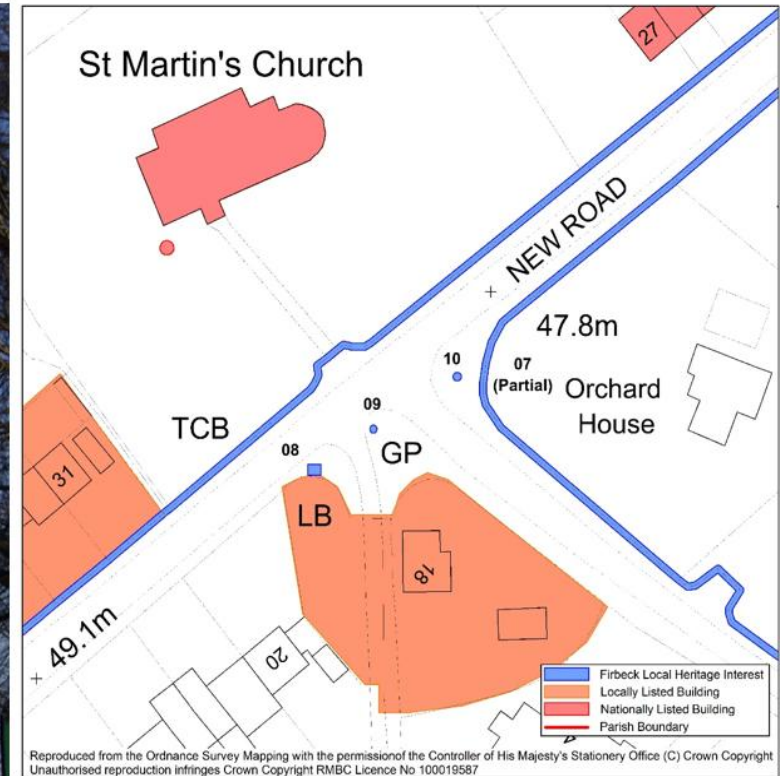
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
7. Wall Between Black Lion Public House and St Martins Church, New Road, Firbeck	New Road, Firbeck	Wall	These two roughly parallel limestone walls run along either side of New Road, with a shorter section on the eastern side of Kidd Lane. They front gardens and the path edge and include a short stretch forming part of the curtilage of St Martin's Church, a listed building. With their stone coping, generally uniform appearance and height, and likely 19th century date, they have remained largely unaltered and make an important contribution to the character of the area. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, ARCHITECTURAL QUALITY

8. RED PHONE BOX



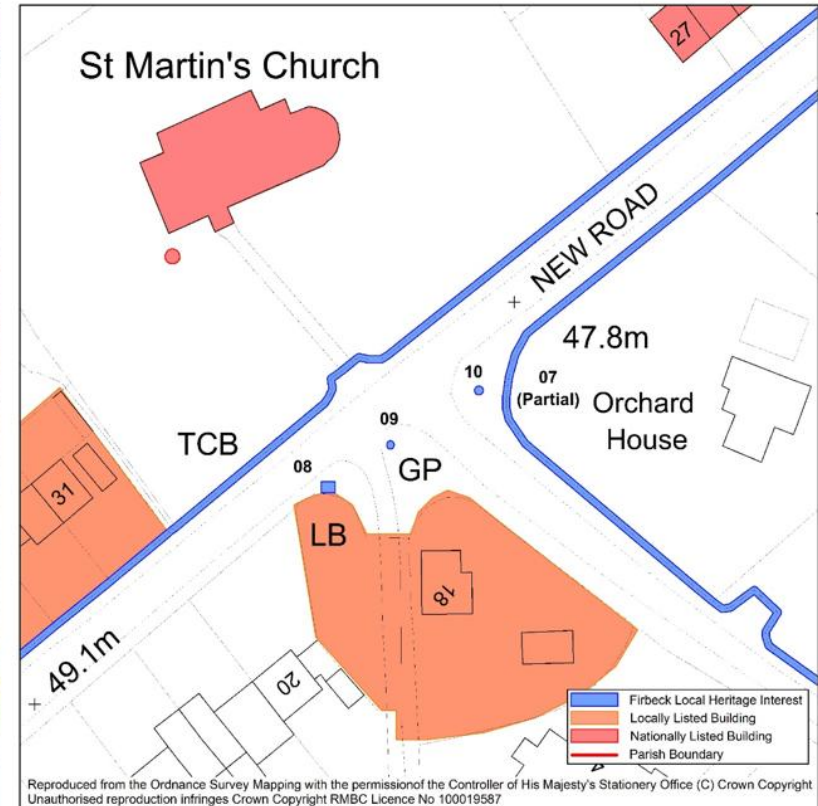
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
8. Red Phone Box	At the junction of Kidd Lane and New Road, Firbeck	Former phone box	This is a good and relatively rare example of a red K6 telephone box. Designed by Sir Giles Gilbert Scott, such phone boxes are one of Britain's most recognisable pieces of industrial design. Although it no longer functions as a telephone box, it remains in community use and is well maintained. Comparable examples, including one in nearby Letwell, are Listed Buildings, supporting its local significance. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: HISTORICAL ASSOCIATION, ARCHITECTURAL STYLE

9.FINGER POST SIGN



Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
9.Finger Post Sign	At the junction of Kidd Lane and New Road, Firbeck	Directional sign	This is a fine example of a traditional fingerpost, a form of road sign used to guide highway users. It consists of a single metal pole with directional arms pointing to nearby settlements and showing distances. The simple design, with a black pole, white arms, black lettering and edging, is enhanced by a halo at the top bearing the inscriptions “Yorks W.R” and “Firbeck”. As a much-loved landmark in a prominent position at the junction of New Road and Kidd Lane, it has clear historic, social and visual significance. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: SOCIAL AND HISTORICAL ASSOCIATION, LANDMARK QUALITY

10. VILLAGE SIGN



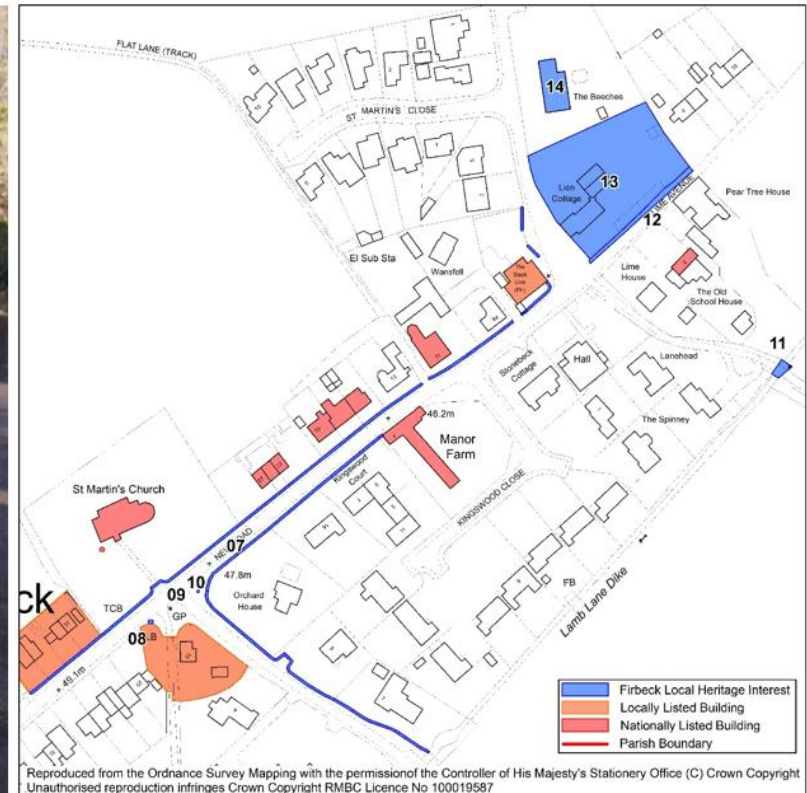
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
10. Village Sign	At the junction of Kidd Lane and New Road, Firbeck	Village sign	This ornate village sign was erected to mark the entrance to the village and is deliberately positioned in a prominent location on Kidd Lane, opposite St Martin's Church. The first sign, unveiled by Lord Scarbrough in 2000 to commemorate the new millennium, was carved in wood and featured a similar design to the current painted version. The present sign, recently refurbished and painted by a local resident, is mainly metal and depicts local themes including agriculture, the St Leger race, wartime Lysanders and the parish church. The original sign has been restored and is displayed in the church, reinforcing the feature's social, historical and landmark value. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: SOCIAL AND ECONOMIC HISTORY, LANDMARK QUALITY

11. BRIDGE SALT HILL



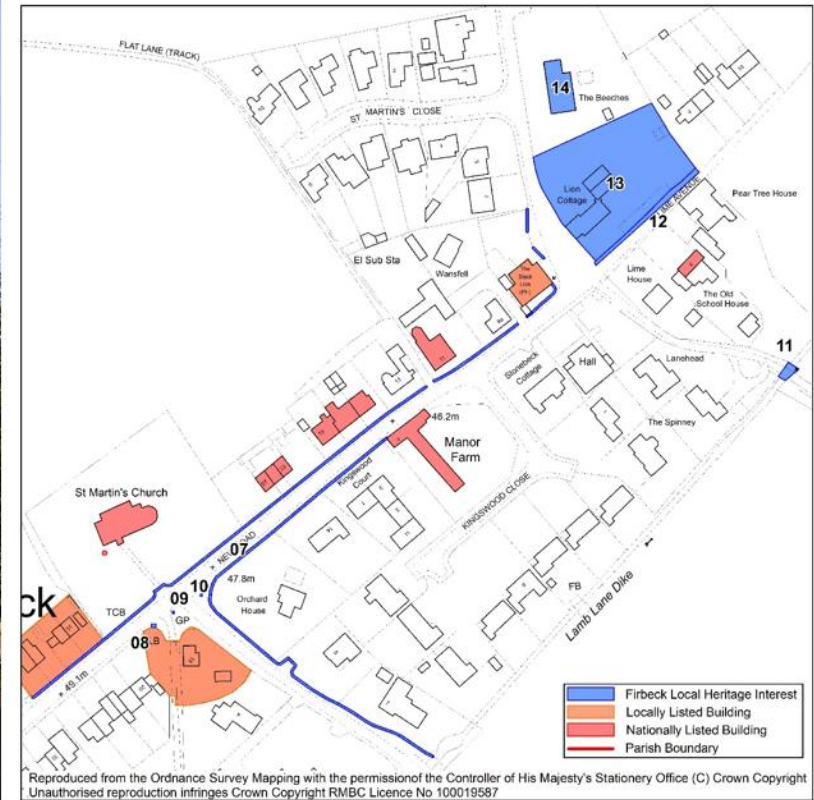
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
11.Bridge Salt Hill	Salt Hill, Firbeck	Bridge	This footbridge crosses Lamb Lane Dyke to the east of Firbeck village. It is a single-span stone bridge with coping on the parapets and two small arches at the base of each wall. A cobbled path runs between the walls and may date from the 19th century. Although its exact date is unknown, it is thought that a bridge has stood here for several centuries, and it appears on the 1850 Ordnance Survey map. It may have replaced an earlier ford. The bridge is a significant part of the village's historic development. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, SOCIAL AND ECONOMIC HISTORY

12. COBBLED PATH



Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
12.Cobbled Path	New Road at the Junction with Lime Avenue, Firbeck	Cobbled Path	This short stretch of stone cobbled path runs between Lion Cottages and Lime Avenue and includes a series of small, evenly spaced stone posts. Although its exact date is unknown, it is thought to be of 19th or early 20th century in origin. It may once have served as a route to historic Firbeck Hall and could be the only surviving remnant of a more extensive parish network of cobbled paths in the Parish, many of which were lost through later improvements. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, SOCIAL AND ECONOMIC HISTORY

13. LION COTTAGE (INCLUDING STONE STATUE OF LION STANDING ON TOP OF GABLE AND CHIMNEY STACK)



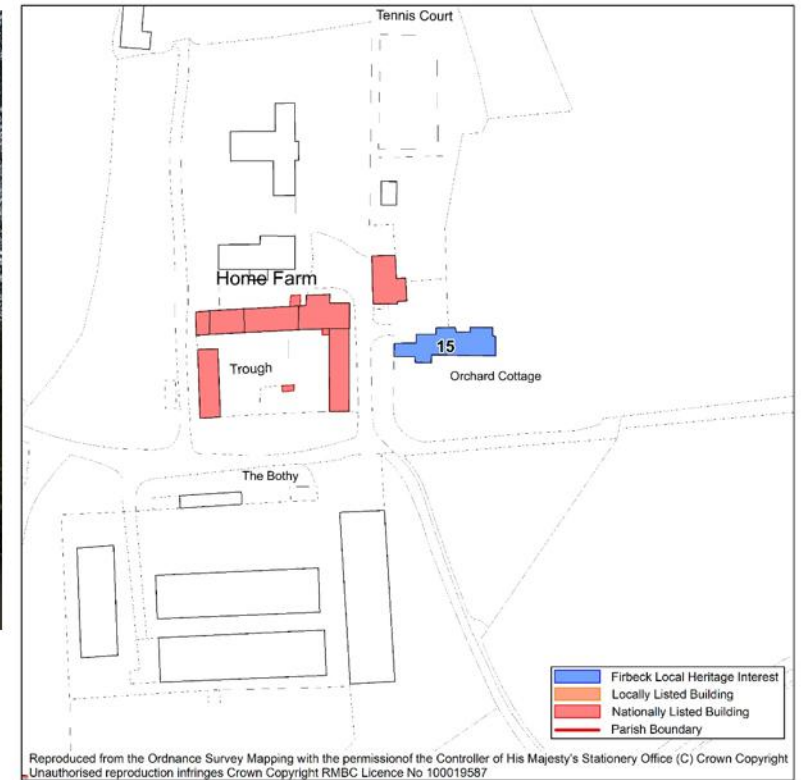
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
13.Lion Cottage (including stone statue of a lion standing on top of the gable end chimney stack)	New Road, Firbeck	Detached dwelling and surrounding walls and gardens	Believed to date from the early 19th century, this two-storey limestone cottage with a pantile roof and single-storey extension retains strong local character. Arguably, its most distinctive feature is the stone lion on the chimney stack of the gable facing New Road, from which the cottage takes its name. The property, formerly a Listed Building, is enclosed by an attractive high limestone wall and is an important local landmark. Local legend adds further interest, linking the white lion carving to a dispute between the owners of White Lion Cottage and the Black Lion Public House. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, DISTINCTIVE ARCHITECTURAL STYLE, LANDMARK QUALITY

14. THE BEECHES



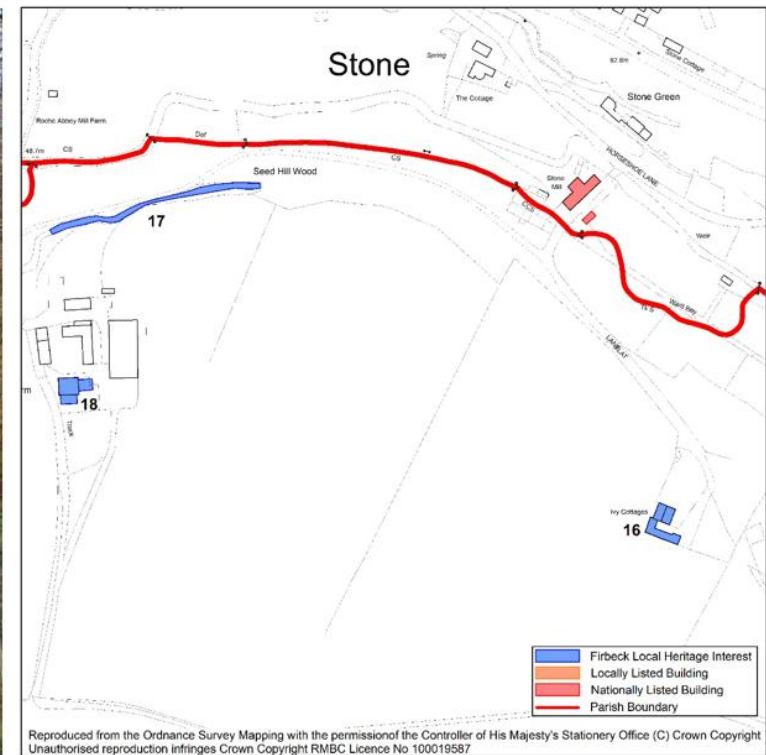
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
14. The Beeches	New Road, Firbeck	Detached dwelling	The Beeches is an attractive and prominent 19th century detached house that is well maintained and retains many original features, including its door and window openings and ornate chimneys. Built of limestone with a red pantile roof, it makes a distinctive contribution to the street scene. In the 1940s, and possibly for some time before and after, a large room on the right-hand side of the building facing Lion Cottage was used as the village shop, adding to its social and historical interest. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, DISTINCTIVE ARCHITECTURAL STYLE, SOCIAL AND ECONOMIC HISTORY

15. ORCHARD COTTAGE



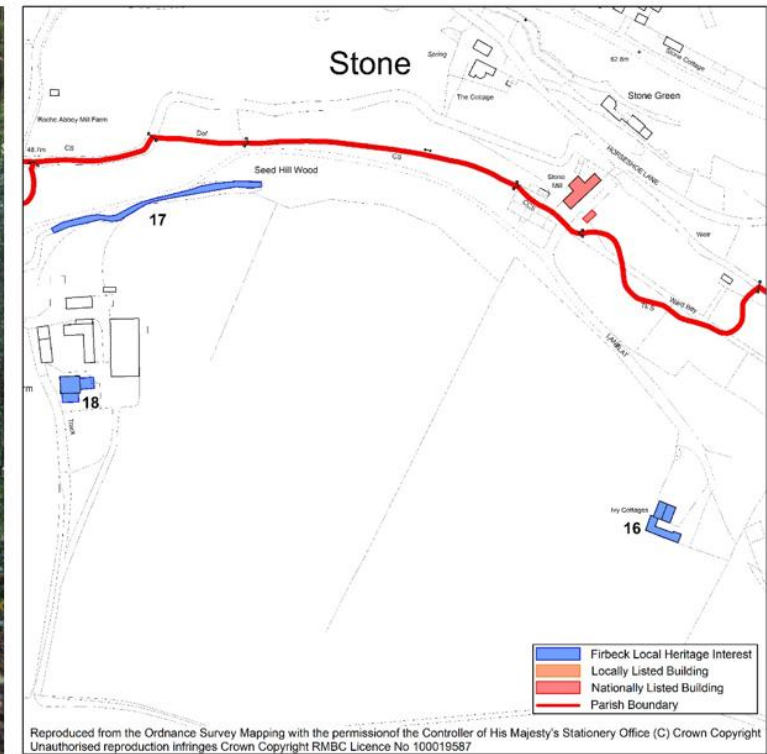
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
15.Orchard Cottage	Firbeck Hall, New Road, Firbeck	Detached dwelling	This attractive two-storey limestone cottage, with a red pantile roof and a single-storey outbuilding, stands within spacious grounds enclosed by a limestone wall. It is well maintained and appears to retain many original features, including some door and window openings. Thought to date from the 19th century, it was probably originally built as two cottages. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE

16. STONE HOUSE (KNOWN AS IVY COTTAGES)



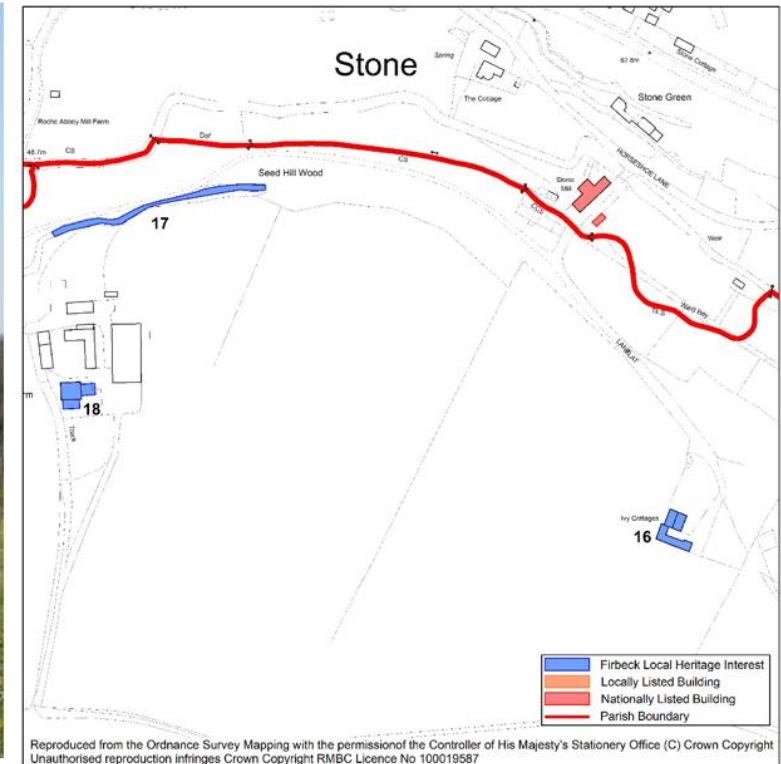
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
16.Stone House (known as Ivy Cottages)	Flat Lane, Stone	Detached dwelling	This fine large detached limestone house, with associated outbuildings and a modern red pantile roof, retains some of its original character and features. Historic maps suggest it may date from the 19th century, giving it local historic interest. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE

17. LIMESTONE OVERHANG



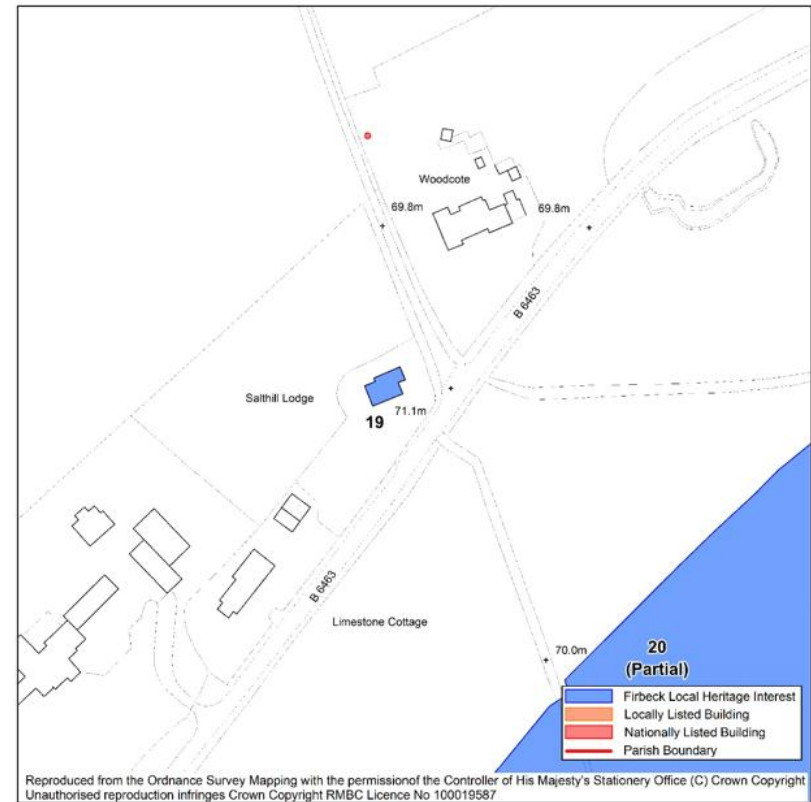
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
17. Limestone Overhang	Near Seed Hill Wood, Stone	Limestone overhang	This limestone outcrop forms a natural overhang or rock shelter. Excavations around the turn of the 21st century uncovered Palaeolithic and Neolithic artefacts, giving the site archaeological as well as geological interest. Commonly known as the Rock Shelter, it also contributes to understanding the long-term development of the village and may have associations with Creswell Crags, a nearby site of international archaeological significance. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, SOCIAL AND ECONOMIC HISTORY

18. STONE FARM



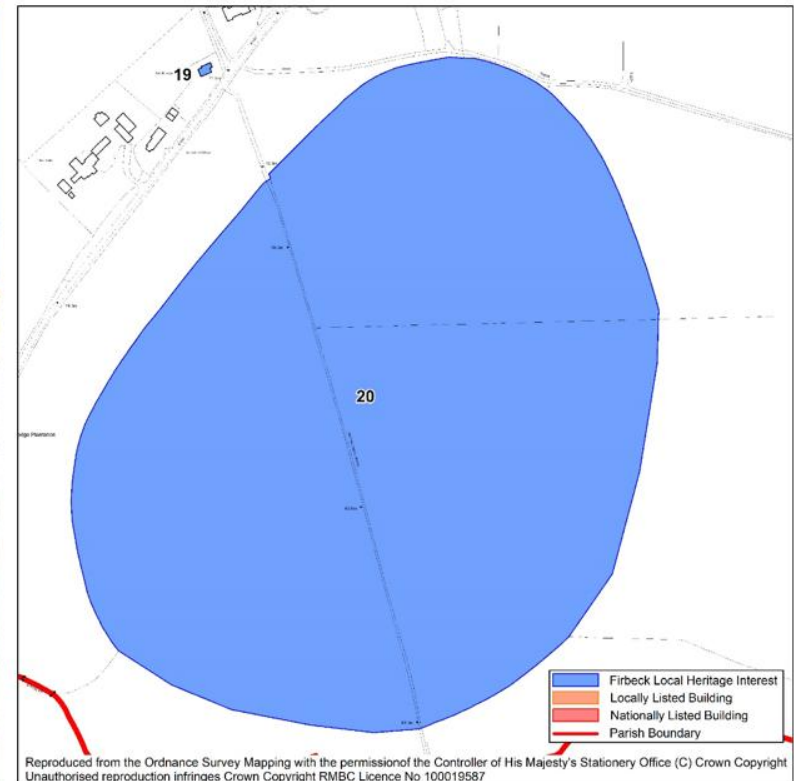
Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
18. Stone Farm	Kingswood Lane, Firbeck	Former agricultural buildings	This former agricultural complex probably dates from the 19th century, if not earlier. The farmhouse stands on the site of a much older building and was formerly a tenant farm belonging to the Firbeck Estate. Although now sympathetically converted to residential use, the complex retains many of the characteristics of a historic farmstead and remains a good example of a 19th century farm complex with outbuildings. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, GROUP VALUE, SOCIAL AND ECONOMIC HISTORY

19. SALT HILL LODGE



Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
19. Salt Hill Lodge	Lamb Lane, Firbeck	Detached dwelling	Probably built in the late 19th century, this distinct well-maintained detached two-storey house stands within its own grounds and retains many original features, including a notable central window. The grounds are partly enclosed by a limestone wall, a typical and distinctive feature of the parish. Its design and setting give it clear local architectural interest. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, ARCHITECTURAL STYLE

20. FORMER ST LEGER TRACK



Feature name (map reference number)	Location	Description	Why feature of interest and significance? What evidence exists to the proposed selection?
20. Former St. Leger Track	Adjacent to Salt Hill Road (track)	Site of former racetrack	Known locally as Racecourse Field, this site is understood to have been the location of the private racecourse of Anthony St Leger, the 18th century figure associated with the origins of the St Leger Stakes, Britain's oldest classic horse race. The Park Hill Stakes is run at Doncaster on the second day of the St Leger Festival, reinforcing its importance. Although the first official St Leger race was held in Doncaster in 1776, it is reputed that racing took place at Firbeck before then, possibly here. The oval-shaped track remains visible on aerial photographs, and its dimensions and surviving features, including the site of a former well or spring where horses were watered, help illustrate its historic use. The site is of considerable significance to the history and distinctiveness of the parish. BASIS OF DESIGNATION USING LOCAL PLAN POLICY SP45 CRITERIA: AGE, HISTORICAL ASSOCIATION, SOCIAL AND ECONOMIC HISTORY

