

Laura Bennett
Spatial Planning Project Manager (Outer Area)
Development Management
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 634
Barnsley
S70 9GG

Date: 7 August 2026

Our ref: 71450/03/CD/KJ/41163336v3

Dear Laura,

Land South of Cemetery Road, Jump: Full application for residential development (Use Class C3)

On behalf of our client Barratt & David Wilson Homes ("BDW"), we are pleased to submit a full planning application proposing residential development on land south of Cemetery Road, Jump. The application seeks planning permission for the following development:

"Residential development, together with access, public open space, landscaping, drainage infrastructure and associated works."

Application Submission

The application has been submitted directly to Barnsley Council and comprises the following documents:

- 1 Application Form and accompanying Ownership Certificates;
- 2 Planning Statement (including Affordable Housing Statement and Draft Heads of Terms), prepared by Lichfields;
- 3 Statement of Community Consultation, prepared by Royal Pilgrim;
- 4 Plans (see Annex 1), prepared by Parker Peel;
- 5 Design and Access Statement, prepared by Parker Peel;
- 6 Rapid Health Impact Assessment, prepared by Lichfields;
- 7 Ecological Impact Assessment (including daytime ground level bat surveys, bat emergence surveys, bat activity surveys, and breeding bird characterisation surveys), prepared by BSG;
- 8 Biodiversity Net Gain Statement (including completed metric and habitat plan), prepared by BSG;
- 9 Energy/Sustainability Statement (including a Whole Life Carbon Assessment), prepared by Environmental Economics Ltd;

- 10 Preliminary Geoenvironmental Investigation, prepared by Lithos;
- 11 Flood Risk Assessment and Drainage Strategy, prepared by Queensberry Design Limited;
- 12 Archaeology & Heritage Desk Based Assessment, prepared by MAP Archaeological Practice;
- 13 Landscape and Visual Impact Assessment, prepared by SLR;
- 14 Noise Assessment, prepared by Environmental Noise Solutions;
- 15 Transport Assessment, prepared by Optima Highways;
- 16 Travel Plan, prepared by TPS; and
- 17 Tree Survey, prepared by Golby & Luck.

BDW submitted an Environmental Impact Assessment ('EIA') Screening Request to the Council on 15th May 2025 to enable the proposals to be considered against the requirements of Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (ref: 2026\ENQ\00361). The Screening Request set out why it is considered that the proposed development does not require an EIA. At the point of submitting this planning application, the Council has not issued its Screening Opinion.

Summary of the Planning Case

The Site comprises approximately 9.7 hectares of land located on the eastern edge of Jump, which alongside Birdwell, Blacker Hill, Elsecar and Hemingfield is identified as part of the Principal Town of Hoyland. The Barnsley Local Plan is clear that Hoyland will be a focus for housing, taking advantage of its accessible location and strategic transport links. The Site lies within the settlement boundary of Hoyland and immediately adjoins the urban fabric of Jump to the west, whilst Hemingfield is located to the north-east. The Site therefore represents a logical extension of this settlement.

The Site lies within the designated Green Belt, and this application follows pre-application discussions held in January 2026, which confirmed that the Site could be defined as 'Grey Belt'. This is because it does not strongly contribute to Green Belt purposes (a), (b), and (d) as set out in the National Planning Policy Framework (NPPF) paragraph 143, and the application of policies relating to the areas or assets in footnote 7 (other than Green Belt) would not provide a strong reason for refusing or restricting development.

The accompanying Planning Statement demonstrates compliance with the 'Appropriateness Tests' set out in paragraph 155 of the NPPF. In relation to the four tests, it is demonstrated that:

- a At 9.7 ha, the Site represents a very small fraction of the overall Green Belt in Barnsley and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt land. The Site is located within the boundary of a Principal Town, and it comprises a suitable infill site with strong defensible boundaries preventing sprawl. It would result in a de minimis loss in quantitative terms and the Site has no wider strategic role in terms of the purposes of the Green Belt.

- b There is a clear, demonstrable unmet need for housing in Barnsley as demonstrated by the lack of a five-year housing land supply, concluded to be around 2.9 years according to the Barnsley Five Year Deliverable Housing Land Supply Report April 2024–March 2029.
- c The Site lies within the settlement boundary of Hoyland and occupies a sustainable location. Hoyland itself provides a range of local services including shops, a primary school, nursery, park, Post Office and pub. Hoyland Town Centre is approximately 1 km south-west, where a wide range of services are available including dental practices and doctor surgeries, a library, community centre, leisure centre and a Tesco superstore. The Site is well served by sustainable transport, with nearby bus stops on Cemetery Road offering frequent services to Barnsley, Wombwell and Elsecar. Elsecar railway station lies approximately 800m to the south-west of the Site and Wombwell Station approximately 1.3 km to the north-east, both within cycling distance and providing links to Sheffield, Leeds and Huddersfield. A network of Public Rights of Way also connects the Site to surrounding residential areas, schools and open space, ensuring a genuine choice of transport modes in accordance with paragraphs 110 and 115 of the NPPF.
- d The proposal seeks to deliver 270 dwellings, including 25% affordable housing, in accordance with the Golden Rules. The scheme will provide contributions towards infrastructure improvements through s106 obligations. In line with the Council's pre-application advice, this will include contributions towards Early Years, Primary, Secondary and SEND school places in accordance with the Council's SPD. Contributions towards sustainable travel measures, any necessary highway improvements, and any further infrastructure required to satisfy the NPPF paragraph 155 Golden Rules will be discussed further during the determination of the application. In terms of access to good quality open space within a short walking distance of home, the Site is currently inaccessible to the public, and the proposal will deliver new publicly accessible green space together with footpath connections through the Site, linking to Footpath 21 to the east and Wentworth Road Green Space to the south. This will improve access to open space and pedestrian permeability for the wider community. Overall, the proposal complies with the 'Golden Rules', with further detail to be agreed through the determination of the application.

As the Site comprises grey belt and the tests set out at paragraph 155 of the NPPF are met, the proposals comprise appropriate development in the Green Belt.

The applicant, Barratt David Wilson Homes, is a leading national housebuilder with an established track record of delivering residential developments across Yorkshire. The applicant is committed to bringing the Site forward at the earliest opportunity, and the proposal will make a meaningful contribution towards addressing the Borough's acute housing supply shortfall. This significant boost to local housing delivery should therefore be afforded very substantial weight.

The accompanying Design and Access Statement demonstrates how the Site could accommodate the proposed scale of development while responding to site constraints and incorporating mitigation measures. This includes the provision of a buffer to the existing railway line to the east and south-east, together with areas of public open space and land to deliver biodiversity net gain.

The application is supported by a comprehensive suite of technical assessments which confirm that there are no significant constraints to the development of the Site that cannot be appropriately mitigated, and that the proposal would not give rise to any significant adverse impacts. The scheme will deliver much-needed market and affordable housing, alongside significant social, economic and environmental benefits.

Upon applying the 'tilted planning balance', the proposed development would not result in any adverse impacts that would significantly and demonstrably outweigh the very significant benefits of the scheme. Taking account of all of these factors, and in line with paragraph 11 (d) of the National Planning Policy Framework, planning permission should be granted without delay.

Summary

We trust that we have provided all of the information required to validate and progress the application. Should you have any queries or wish to discuss any of the above, please do not hesitate to contact me or my colleague Anna Turton, using the contact details above.

Yours sincerely

A black rectangular box redacting the signature of Katie Jones.

Katie Jones
Senior Planner
BA (Hons) MSc MRTPI

Annex 1: Application Drawings

Plan Title	Drawing Number	Revision	Scale
Location Plan	2604-LP-01	-	1:1250@A2
Site Layout	2604-SI-01	-	1:500@A0
Planning Layout	2604-SI-02	-	1:500@A0
Boundary Treatment Plan	2604-SI-03	-	1:500@A0
Materials Plan	2604-SI-04	-	1:500@A0
Street Scenes	2604-SS-01	-	1:200@A1
House Type Booklet	Various	-	1: 100