BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0640
Proposal	Residential development of 270 new dwellings, together with access, public open space, landscaping, drainage infrastructure and associated works
Address	Land south of Cemetery Road, Jump, Barnsley, S73 0QN
Date of Consultation Reply	29 September 2026
Consultee	Planning policy

Consultation Assessment and Justification

The site was the subject of pre-application discussions during which it was considered that the site may have characteristics associated with Grey Belt land, having regard to its apparent contribution to Green Belt purposes a, b and d. However, the extent to which the site meets the definition of Grey Belt under the revised Framework remains a matter for consideration against the relevant policy requirements and the evidence submitted as part of the application.

Consideration of Framework policy GB7 1 g is therefore required in order to determine whether the proposed development should be regarded as appropriate development in the Green Belt.

Framework Policy GB7 1 g i

The applicant has provided a planning assessment which considers the contribution of the site to the purposes of the Green Belt and contends that development of the site would not fundamentally undermine the purposes of the remaining Green Belt across the plan area. However, the submission does not include a detailed assessment specifically addressing Green Belt purposes c and e in the context of the GB7 policy test.

In considering this matter, it is relevant to note that the Council's Green Belt Review 2014 assessed a slightly larger parcel of land, identified as HN12, which encompassed the application site. The review concluded that the land made a moderate contribution to Green Belt purpose c (safeguarding the countryside from encroachment) and a moderate contribution to Green Belt purpose e (assisting urban regeneration).

The review found that the site was influenced by surrounding development and physical infrastructure, including roads and the railway corridor, which affected its relationship with the wider countryside. It also concluded that the site's contribution to urban regeneration was consistent with the wider assessment approach applied across the Borough.

Having regard to the available evidence, there is a basis for considering that the development may not materially affect the ability of the remaining Green Belt to continue to serve its purposes across the wider plan area. Nevertheless, this remains a matter of planning judgement and should be considered alongside all other relevant planning considerations and submitted evidence.

Framework Policy GB7 1 g ii

The latest available Housing Delivery Test result for Barnsley is 75%. In accordance with national policy, this requires the application of a 20% buffer to the five-year housing land requirement.

The Council's most recently published five-year housing land supply position identifies a supply of 2.9 years. On this basis, the Council is currently unable to demonstrate a deliverable five-year

housing land supply. The application therefore falls to be considered within the context of an identified shortfall in housing land supply and the need to deliver additional housing.

Framework Policy GB7 1 g iii

The application site is located adjacent to the built-up area of Jump and within the wider Hoyland Principal Town. The applicant has identified a range of services and facilities within walking and cycling distance of the site, including local shops, education facilities, community facilities, open space and public transport infrastructure.

The site is located approximately 800 metres from Elsecar Railway Station, although consideration may need to be given to accessibility across the site as a whole and the degree to which future residents would be able to conveniently access rail services. Similarly, bus services are available within the locality, although service frequency and walking distances from different parts of the site may require further consideration.

Overall, the site demonstrates a number of characteristics typically associated with a sustainable location. However, the extent to which the proposal satisfies the requirements of Framework policy GB7 1 g iii, and whether any mitigation or improvements are necessary, remains a matter to be assessed through the determination of the application.

Agricultural land classification

It is understood the classification referred to by the applicant was sourced from the Defra/Natural England provisional agricultural land classification where the areas mapped are quite large (and considerably exceed the area of the application site). More recently Defra issued predictive agricultural land maps which (extracts attached) appear to show the application site as largely 3b with some urban area. However, these maps have been issued for strategic or indicative purposes only and are expressly advised not to replace the need for detailed field-based ALC surveys, for example in planning applications. Unlocking the National Soil Map: free and unrestricted access to England and Wales's most comprehensive soil data – Environment

Accordingly, it is concluded that a detailed field based ALC survey is required to determine the agricultural land classification of the application site.

Clarification/additional information.

The proposed development of Green Belt conflicts with the local plan spatial strategy. However, the scheme would deliver a substantial housing development in circumstances where the shortfall in housing delivery across the borough is significant.

While the application notes that the site lies within the settlement boundary for Hoyland, the Local Plan clarifies at para 5.10 that these are not intended to be development limits as in some cases there are areas of Green Belt between localities. Accordingly, Framework policy S4 does not apply given that the site is in the Green Belt and outside of a settlement.

~~**NO OBJECTION***~~	**Defer for amends/further information***	~~**OBJECT***~~