



PLANNING CONSULTATION RESPONSE

Application No	2026/0657
Proposal	2026 0657 Erection of 1 Building (class E(g)(iii)/B2) or storage and distribution (class B8) Reserved Matters of 2019 1573 Unit 6 Land North of Dearne Valley Parkway
Address	Unit 6 Land North of Dearne Valley Parkway
Date of Consultation Reply	090926
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF HE4: Securing the conservation of heritage assets

NPPF HE5: Assessing effects on heritage assets

NPPF HE6: Proposals affecting designated heritage assets

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This reserved matters submission follows the grant of hybrid planning permission 2019/1573 for the development of the Hoyland North area, together with the approved masterplan reference 12006_1_110_L. The current application relates to Unit 6, with Units 5 and 8 expected to come forward through subsequent reserved matters applications. The submitted layout and design depart from the detailed masterplan arrangement, although the applicant considers that the proposal remains in substantial accordance with the approved masterplan. In conservation terms, the following points are noted:

- The proposed building has a footprint of 2,857.6 sqm, compared with the 6,967.7 sqm footprint shown within the masterplan.
- The siting of the building within the plot, together with its reduced footprint, lessens the overall visibility of the proposed unit in views from the west and south.
- The building remains positioned within the plateau at the western corner of the site and benefits from the existing earthworks and retaining structures.



BARNSLEY

Metropolitan Borough Council

- The proposed eaves height of 10.0m accords with the height limit set by condition 19 of the outline permission. On that basis, there is no further heritage requirement to revisit this matter or to require an updated LVIA in respect of height.
- The industrial unit immediately to the north of Unit 6, on the opposite side of the Dearne Valley Parkway, will provide a significant degree of screening in views from the north. This includes views from the area around Worsbrough Conservation Area in the medium distance, as well as more distant views looking south-east from Stainborough Park / Wentworth Castle. These longer-distance views of the Hoyland North area would also be experienced in the context of the existing industrial units that have already been built out.
- Views from Hoyland Lowe Stand, looking north-west towards Stainborough in the distance, would be seen with the larger unit on the northern side of the Dearne Valley Parkway forming the immediate backdrop to Unit 6.

The Design and Access Statement, plus the submitted plans and 3D montages show a building with a reduced footprint, within the height parameters established by the masterplan, and using a materials and colour palette similar to that approved for previous units. Given that the proposal does not increase the scale or massing of the unit, and taking into account the established context created by the industrial units already built out, the effect on the historic environment, through changes to setting, would be no greater and no more harmful than the existing. I therefore consider that the proposal accords with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant heritage policies of the NPPF, including HE4, HE5 and HE6, and Barnsley Local Plan policies HE1 and HE3. On this basis, I raise no objection from a conservation perspective.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: