

Statement of Community Involvement

Barratt and David Wilson Homes –
Land south of Cemetery Road, Jump,
Barnsley

June 2026

CONTENTS

Introduction	2
Consultation process	3
Consultation	4
Feedback	5
Conclusion	8

APPENDICES

APPENDIX 1: Leaflet

APPENDIX 2: Neighbour letter

Introduction

This Statement of Community Involvement (SCI) has been prepared as part of a planning application by Barratt and David Wilson Homes for approximately 270 homes on land south of Cemetery Road in Jump.

Pre-application public consultation has taken place and this document outlines activities and feedback received to date.

The proposals

- A range of two, three and four-bedroom homes including 25% affordable housing.
- Public open space and an equipped children's play area for local families to enjoy.
- Strong walking and cycling connections to nearby centres and local facilities.
- Energy-efficient homes built to high environmental standards, including EV chargers, solar panels and air source heat pumps.
- Extensive landscaping and biodiversity enhancements across the site.
- A drainage strategy designed to ensure the development does not increase flood risk.

The site

The site comprises approximately 9.7 hectares of land, located to the south of Cemetery Road, Jump. The site is formed of three fields, divided by hedgerows and boundary trees. The site is bound by:

- Cemetery Road to the north, with houses and Hemingfield and Jump Cemetery beyond;
- Existing houses along Cemetery Road to the north-east;
- The railway line to the east;
- Woodland and Protected Green Space to the south; and
- Existing houses to the west.



Consultation process

Consultation is Key

National and local government encourage developers to consult with local communities and stakeholders before submitting a planning application.

Consultation and communication with local communities is an important element of the planning process. It is important that local communities are made fully aware of proposals affecting their area and are provided with opportunities to view any plans and discuss issues with the developers or their professional team. This process should also enable the community to provide feedback.

National Planning Policy Framework (NPPF)

Paragraph 40 of the National Planning Policy Framework (2024) places emphasis on improving communication and engagement at pre-application stage. It advises that:

‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community’.

Paragraph 41 states the local authority should:

‘...encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.’

Barnsley Metropolitan Borough Council’s Statement of Community Involvement (SCI)

Barnsley Council's Statement of Community Involvement (2020) outlines the following in terms of developer consultation:

3.6 All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted.

3.7 We recognise that there are significant costs associated with undertaking consultation with the community. However, the overall aim is to encourage an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of applications.

Consultation

Informing residents, stakeholders and the public

A leaflet (Appendix 1) was distributed via door-to-door delivery to approximately 1,561 properties around the site. This took place on w/c 18th May 2026. Additionally, a neighbour letter (Appendix 2) was distributed to around 50 of the nearest properties to the site.

Stakeholders

The ward councillors for Hoyland Milton were contacted to inform them of the public consultation. The MP for Barnsley South was also contacted.

Media

A media release was issued on w/c 18th May 2026. Coverage is below:

<https://www.rotherhamadvertiser.co.uk/news/people/developers-request-feedback-on-planned-village-housing-estate-8555204>

Consultation website

A consultation website was launched to inform residents about the proposal and gather feedback: <https://cemeteryroad-jump.co.uk/>. The website and feedback form will remain open throughout the planning process.

Feedback

Feedback summary

To date, we have received 135 responses to the public consultation. This includes feedback forms submitted via the website, freepost return leaflets, and emails. Feedback will continue to be accepted and reviewed during the determination of the application.

The feedback survey included a 'comments' box for feedback. It also included a tick-box 'Please tick here if you would be interested in living at this development'.

Six respondents ticked that they would be interested in living at the development.

Key feedback themes include:

- **Traffic and road safety** – particularly on Cemetery Road and Roebuck Hill. Parking pressure and access arrangements were also mentioned
- **Impact on neighbouring properties** – views, during construction and on privacy/overlooking
- **Pressure on local services/infrastructure** – GPs, schools and dentists
- **Objection to loss of green belt** – brownfield land should be prioritised
- **Loss of village character/separation**
- **Impact on wildlife and habitat** – deer, barn owls, buzzards, foxes and other species were mentioned
- **Drainage, flooding and sewer capacity** – surface water management was mentioned and whether infrastructure can cope with additional demand
- **Cumulative impact of new homes/schemes in other areas**
- **New home mix** – will they be genuinely affordable and whether local people will benefit, including older people

Response to key issues

The applicant's response to these issues is as follows:

Traffic, road safety and parking

A Transport Assessment accompanies the application and has been prepared in line with pre-application discussions with BMBC and is in full accordance with national and local planning policy and guidance. A review of personal injury collision data has been carried out, which identifies no specific safety concerns that would be exacerbated by the proposed development.

Junction capacity assessments across the local highway network demonstrate that the development would not result in a material or severe residual cumulative impact on the safe and efficient operation of the local highway network.

The scheme provides 545 parking spaces, including 68 visitor spaces (42 dedicated bays and 26 on street), in accordance with, and in some cases exceeding, adopted parking standards, with all parking fully provided within the site.

The site is sustainably located with access to public transport and active travel routes. New footways and crossing facilities are proposed, including a link to Footpath 21 to the north-east and a pedestrian connection to the south providing access to Wentworth Road. All dwellings will be provided with cycle storage and electric vehicle charging infrastructure. The application is also accompanied by a Travel Plan which sets out measures to encourage sustainable travel choices, including the promotion of walking, cycling and bus use.

Overall, the Transport Assessment and Travel Plan demonstrate that the proposed development would provide safe and suitable access for all users, would not result in severe impacts on the operation of the highway network, and would promote sustainable travel choices.

[Impact on neighbouring properties](#)

There has been consideration of existing properties to the west and the north-east of the site. The proposed new homes are designed so that gardens would back onto existing gardens to the west and north-east.

The concept masterplan is landscape-led with all trees and the majority of existing hedgerows retained, apart from some areas of removal to facilitate highways and drainage.

High-quality hard and soft landscaping including a strong and substantial landscaped buffer to the northern, eastern and southern boundaries of the site, and comprehensive soft landscaping and tree planting will help to screen views into the site where possible. The green space and mature trees to the south of the site provides further separation to homes beyond.

[Pressure on local services/infrastructure](#)

Concerns were raised about the potential impact of new homes on local GP services, school places, dentist spaces and other local services. The developer will engage with the local authority and key statutory stakeholders during the determination of the application to discuss potential impacts and agree any necessary mitigation. This will include discussions with the local authority's education department, the NHS, and others. Any agreed mitigation will be confirmed as part of the planning process.

[Loss of green belt and impact on village character](#)

The recent changes to the National Planning Policy Framework introduced the concept of Grey Belt to facilitate the development of Green Belt sites outside of the plan-making process. This planning application has been prepared following pre-application discussions in January 2026, which confirmed that the site could be defined as 'Grey Belt'.

The proposed development site is next to existing homes in Jump and is considered to represent a natural extension of the settlement. The site is bounded by Cemetery Road to the north, beyond which lies Hemingfield and Jump Cemetery; existing residential properties along Cemetery Road to the north-east; a railway line forming a strong physical boundary to the east and Protected Green Space providing containment to the south. The site therefore benefits from strong defensible barriers on all sides and would constitute a logical and natural rounding off the settlement.

New homes would also help contribute to Jump with new people to support local businesses and facilities.

Impact on wildlife and habitat

An Ecological Impact Assessment accompanies the planning application. This document assesses existing habitats and how the proposed development will manage and enhance them. Feedback received from local residents has been helpful, and we will ensure these points are considered as part of the ongoing discussions with council officers about ecology and wildlife.

Ecological input has been provided by the applicant's ecologist from an early stage to embed mitigation into the layout. This includes the creation of a semi-natural habitat buffer along the southern and eastern boundaries, with existing hedgerows retained where possible and enhanced with native tree planting. The scheme includes a wet attenuation basin to support wetland vegetation and foraging bats, alongside integrated bird and bat boxes and wider habitat enhancements to improve ecological value across the site.

Drainage and flooding

A detailed Drainage Strategy accompanies the planning application. This document outlines mitigation to ensure the development does not increase flood risk or drainage issues locally.

Cumulative impact of new homes

The proposed development off Cemetery Road takes into consideration other nearby housing developments including potential highway impacts.

Mix of new homes

The developer has proposed a strong mix of home types and sizes to meet many local needs. This includes 2, 3-and 4-bedroom properties for growing families and downsizers. We believe this mix of homes would help many local people who are either looking to move into a larger property or could help to 'free up' family homes. 25% of the homes would be 'affordable', including a mix of shared ownership and rented properties, which will be discussed and agreed during the determination of the application.

Conclusion

Pre-application public consultation has taken place regarding the proposals. This has included a leaflet with a freepost feedback form and a website for people to learn about the project and provide their views. A significant number of responses have been received to the consultation with views shared on a range of matters important to local people. All feedback has been considered as part of the planning application.

The website will continue to be live throughout the planning process and people will be able to provide their views on an ongoing basis to help inform the development of the plans.

APPENDICES

APPENDIX 1: Leaflet

The Proposal

The site is well-located in walking distance to Jump and Hemmingfield, and is within a mile of Elsecar railway station. There are also strong connections to the main road network and wider community facilities.

-  270 new homes with a full range designed for first-time-buyers, growing families, downsizers, and older people
-  25% of the new homes would be classed as 'affordable' which means typically below market rates. A range of shared ownership and rental options would be provided
-  Homes will be well-insulated and built to high environmental standards, offering EV chargers, solar panels, and air source heat pumps
-  Public spaces including an equipped children's play area would be created for local people to enjoy
-  We would seek to achieve a biodiversity net gain through the development. This would enhance biodiversity habitats on the site
-  A significant financial sum would be generated to support local priorities including health, schools, and community facilities
-  A drainage strategy is being developed to ensure the site does not increase flood risk

Indicative Layout



Have your say

We would like to know what you think of the proposals. To have your say, please complete the survey below and return to us using the Freepost address.

Name Address & Postcode

Email

Comments

How would you like us to keep you updated on the proposals?

☐ Post ☐ Email ☐ Please do not contact me

☐ Please tick here if you would be interested in living at this development

Privacy Policy: The data you provide is being collected by Royal Pilgrim Communications who can be contacted on 0114 222 0022 or info@royalpilgrim.com. The data collected concerning this site is a pre-consultation for the purposes of the consultation. It is not intended to be used for any other purpose. You can opt out of any contact by emailing info@royalpilgrim.com or by contacting us at any time. You do not have to provide any personal data to be contacted for the purposes of the consultation. We will not disclose or share your personal data with any third party without your consent. A copy of the consultation that you make regarding the proposal will be provided to the local planning authority as part of the consultation process. Your personal data will be stored securely for the duration of the project which will end at the completion of the consultation. Your personal data will be stored securely for the duration of the project which will end at the completion of the consultation. Your personal data will be stored securely for the duration of the project which will end at the completion of the consultation.



The Site

The site is located south of Cemetery Road and to the west of the railway line.



Key Benefits

- Affordable housing to help young people and those struggling to gain a foot on the housing ladder
- The local area has a significant and chronic housing shortage - this site can help address the issue
- The site is grey belt - meaning it has a stronger case to provide new homes
- Strong walking and cycling connections to nearby centres
- A range of new homes can be delivered for people at many stages of life.

Next steps

Following public consultation, a planning application will be submitted to Barnsley Council for determination. At that stage residents will be able to formally comment on the plans to the Council. If the plans are approved, a construction timetable would be agreed.

Should you have any questions, please contact: 0800 089 0362 or matt@royalpilgrim.com

Have your say



Barratt and David Wilson Homes would like your views on plans for new homes and public open space off Cemetery Road, Jump.

The proposals are for 270 homes including 25% affordable, and a range of two, three and four bedroom houses. The new homes would be designed to appeal to first time buyers, growing families, downsizers and older people. An equipped play area is proposed for local families to access and enjoy.

Barnsley has a significant and chronic housing shortage, so this grey belt site would help many local families who are currently struggling to access good quality and affordable housing.

To have your say on the draft plans, please complete the attached survey and return it for free using the FREEPOST address.

 **DAVID WILSON HOMES**
WHERE QUALITY LIVES

 **BARRATT HOMES**

Alternatively, you can give feedback at:
www.cemeteryroad-jump.co.uk

Feedback: RUG-SUTS-CITZ
PO Box 6242
Sheffield
S11 0HJ



APPENDIX 2: Neighbour letter

May 2026

Dear Resident,

Re: Consultation on proposed new homes off Cemetery Road, Jump

I am writing to you on behalf of Barratt and David Wilson Homes regarding emerging proposals for approximately 270 new homes and public open space on land off Cemetery Road, Jump.

The proposals include a mix of two, three and four-bedroom homes, including 25% affordable housing, designed to appeal to first-time buyers, growing families, downsizers and older people. Barnsley has a significant and chronic housing shortage, and this grey belt site could help provide much-needed high-quality and affordable homes for local families.

Before submitting a planning application, we are keen to hear the views of local residents. The plans include:

- A range of two, three and four-bedroom homes to meet a variety of local housing needs
- 25% affordable housing, including options to help those struggling to get onto the housing ladder
- Public open space and an equipped children's play area for local families to enjoy
- Strong walking and cycling connections to nearby centres and local facilities
- Energy-efficient homes built to high environmental standards, including EV chargers, solar panels and air source heat pumps
- Extensive landscaping and biodiversity enhancements across the site
- A drainage strategy designed to ensure the development does not increase flood risk
- Significant investment to support local priorities, including health, schools and community facilities

A leaflet is being distributed locally with further information. You can also comment online at:

www.cemeteryroad-jump.co.uk

As a neighbour to the site, we are particularly keen that you are aware of the plans and can provide feedback to us. There is no deadline for consultation responses as we will continue to receive and review feedback throughout the process.

If you have any questions, please contact our consultation team by email at matt@royalpilgrim.com or leave a message on 0800 089 0362 and we will get back to you.

Yours sincerely,

Matthew Joy

On behalf of Barratt and David Wilson Homes