



PLANNING CONSULTATION RESPONSE

Application No	2026/0640
Proposal	2026 0640 Residential Development 270 Dwellings Land South of Cemetery Road Jump
Address	Land South of Cemetery Road Jump
Date of Consultation Reply	110926
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

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

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 application follows earlier pre-application discussion in 2025, at which stage 175 dwellings were being considered, and the 2026 EIA screening request for 270 dwellings. At those stages I advised that any subsequent planning application would need to be supported by a comprehensive desk-based heritage impact assessment. This was required to consider the potential for below-ground heritage assets, including archaeology, as well as any effect on above-ground designated or undesignated heritage assets, including the adjacent conservation area and the listed buildings around Hemingfield Basin. I note that the current proposal is substantially larger than the 175 dwellings discussed in 2025 and reflects the 270 dwellings assessed through the EIA screening request. While this is a significant increase in scale, I consider that the likely effects on the historic environment, in terms of setting, would be limited and are unlikely to result in more than minimal, if any, harm. Below-ground archaeological matters are for SYAS to comment on, but I note the following from the combined Archaeology and Heritage DBA/HIA:

- There is no known archaeology within the site boundary, with the exception of identified shallow coal mining.



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- Limited archaeological investigations have taken place in the near vicinity of the site to the south of Cemetery Road. However, human activity originating in the prehistoric period and spanning through to the Iron Age / Romano-British periods and beyond has been identified to the north of the site around Roebuck Hill and Wombell Wood.
- It is recommended that Evaluation in the form of a Geophysical Survey take place in on the site, the results of which will inform any further archaeological work which may be required in advance of development.

In relation to above-ground designated and non-designated heritage assets, the DBA is consistent with the view I set out at pre-application stage, where I noted:

'In terms of above-ground heritage and designated assets, the nearest assets are the Grade II listed Hemingfield Basin ([NHLE 1151022](#)), approximately 730m to the east, and the Grade II* listed Cornish Engine Pump House ([NHLE 1470733](#)), approximately 785m to the east. There is also a scheduled monument beneath the pump house and wider site ([NHLE 1465079](#)) at a similar distance from the application site. However, I consider it unlikely that the proposed housing would have any material impact on, or cause harm to, the setting of these assets, given the separation distances and the limited intervisibility. The fields to the west, together with vegetation along the railway line, would filter or obscure views. The distance involved also means that the proposed development is likely to be experienced as part of the wider backdrop of existing housing around Cemetery Road, Hambleton Close and Saxton Close to the west.'

The DBA further clarifies this position, noting that the extended Elsecar Conservation Area lies approximately 380m to the west. This is the designated heritage asset most likely to experience any change to its wider setting. However, paragraph 8.2 of the DBA states:

- Development within the site boundary will have a negligible impact upon the setting of and significance of the designated heritage assets within the 1km search radius (see Table 2). The nature of this impact is the introduction of residential built form (with associated services and landscaping) within undeveloped agricultural fields in the wider setting of the conservation area, over 380m from the nearest portion of the boundary of this designated area. However, modern residential development is well established around the site, which screens it from much of the conservation area to the south when combined with the sloping topography, the railway line, and intervening foliage.

The assessment also states:

- Any negligible visual impacts are considered for the most part to be confined to the eastern portion of the conservation area containing the Hemingfield Colliery Site – views from which are already characterised by modern built form in the distance. The spatial separation between the two sites is considered to be sufficient, with considerable preserved green space still allowing this designated site to be appreciated in its wider context.

Overall, I agree with the findings of the Archaeology and Heritage Assessment and have no reason to dispute its conclusions. On that basis, I consider that the proposal would preserve the setting and significance of the relevant designated heritage assets and would accord with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF policies HE4–HE7, and Barnsley Local Plan policies HE1–HE3. I therefore raise no conservation objections.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:



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Consultation Informative(s):

Planning Obligations required: