

Shaw Lane, Barnsley

Masterplan Framework Compliance Statement

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Introduction

This Design Code Compliance Statement is written in support of the application for residential development at land north of Shaw Lane, Barnsley. Countryside Properties UK Ltd (Part of Vistry Group) have commissioned Spawforths to complete this statement as part of their activity coordinating this planning application.

Technical design has been provided by:

- Acanthus WSM architects;
- Golby and Luck landscape architects;
- RWO - civil and structural engineering;
- Optima – highways consultancy, and;
- Envance – Ecology.

This application concerns parcel L11, in turn part of allocation MU3, of the Barnsley Local Plan. MU3 falls within the area covered by the Carlton Masterplan Framework, a masterplan framework and design code created by ARUP and Gillespies on behalf of Barnsley Metropolitan Borough Council (BMBC) and adopted in November 2021. Applications within the masterplan framework area are required to provide a Design Code Compliance Statement in support of their proposals.

This statement does not repeat information contained within other documents which form part of this application. For information regarding the design of proposals, this statement must be read in conjunction with and cross-referenced against plans and drawings which make up the rest of this application.

Carlton Masterplan Framework and Design Code

The Carlton Masterplan Framework was adopted by Full Council on 25 November 2021. The Local Plan allocated land for the development of two mixed-use sites and required the creation of a Masterplan Framework, MU2 (land between Fish Dam Lane) and Carlton Road and MU3 (land off Shaw Lane, Carlton).

The masterplan will provide high-quality housing within a pedestrian and cyclist-friendly environment with links to the surrounding outdoor spaces, such as Carlton Marsh Nature Reserve, the Trans Pennine Trail, and the National Cycle Network. The masterplan includes the following:

- 1500 new homes, a small local shop, and a community garden;
- Proposals for a 210-pupil expansion to Carlton Primary Academy;
- Wharnccliffe Woodmoor being a key community green space central to the masterplan, with green corridors through the site connecting to Carlton Marsh;
- Work between the design team and Yorkshire Wildlife Trust to identify opportunities to further enhance the biodiversity value of Wharnccliffe Woodmoor;
- 10% net gain to biodiversity, and;
- Renewable energy opportunities.

The masterplan framework provides illustrative guidance on layout, green infrastructure, connectivity, and response to context. These key principles are articulated through detailed descriptions in text, which form the primary reference for this assessment.

By assessing proposals against these detailed criteria, it is possible to determine that Countryside Properties UK Ltd (Vistry's) proposals for land at Shaw Lane support and implement part of the Carlton Masterplan Framework.

Process

Carlton Masterplan Framework proposes a number of processes to ensure collaborative design development. Countryside Properties UK Ltd have engaged with BMBC and Barnsley Design Review Panel to ensure a collaborative and positive design process ahead of making this reserved matters application.

Countryside Properties UK Ltd have undertaken the following steps in developing proposals for Shaw Lane:

- Pre-application (2025\ENQ\00646) submitted 5th September 2025;
- Pre-application meeting with Local Planning Authority 9th September 2025;
- Written responses to Pre-application submission issued 21st December 2025;
- Presentation to design panel - Monday 2nd February 2026.

Further information on engagement activities is included in the Planning Statement accompanying this application.

Compliance Statement

The following sections provide a concise response to key points that Countryside Properties UK Ltd and their consultant team understand to be the key issues which the masterplan framework and design code seek to manage. These issues are presented as headings, with a 'traffic light' indication of compliance/non-compliance and an explanatory note expands as to why this indication is appropriate. Descriptions of these categories are as follows:

Traffic light indication	Traffic light meaning
Green	Reserved matters proposals are compliant with the Carlton Masterplan Framework and Design Code
Amber	Reserved matters proposals deviate from the Carlton Masterplan Framework and Design Code either because; technical development of design proposals has shown that compliance is not achievable, or, proposals are considered to offer an alternative / improved outcome compared to the masterplan as a baseline.
Red	Reserved matters proposals do not comply and/or facilitate the achievement of the requirements of the Carlton Masterplan Framework and Design Code.

Masterplan framework compliance

The following table breaks down the masterplan framework design into constituent elements and articulates the proposed response to each.

Item	Response	Notes
Masterplan layer		
Active travel	Green	Active travel routes are proposed along Shaw Lane and also on the primary northerly connector highway which is proposed to link to Outwood Academy Carlton following future phases. Dedicated footpaths and cycleways are proposed in both locations. Cycle storage is provided to individual homes via outside stores, and to the apartment block by communal external store to ensure safe and convenient storage which encourages cycle use.

Public transport	Green	The primary highway connecting from Shaw Lane to parcel L12 is designed to accommodate public transport. Proposed locations of future bus stops are indicated on the site layout plan. A S106 sustainable travel commuted sum is to be made prior to commencement.
Highways	Green	Proposals for L11 provide the northern road alignment, as proposed in the masterplan framework. Access to parcel L12 is provided by three connection points, enabling future development to have a positive permeable network for all modes of travel.
Character areas	Amber	Carlton Masterplan Framework proposes L11 and L12 to have a 'Canal Side' character. The masterplan framework does not provide a clear description of what 'Canal Side' character is, which means it is challenging to deliver. Further, Barnsley Canal is neither connected to nor clearly visible from L11, meaning perceived connection to the canal is low. Proposals therefore concentrate on providing homes and apartments of clearly related architectural language in a family of materials and details which will together provide a distinctive and readable character.
Urban design framework	Green	Proposals are consistent with the urban design framework within Carlton Masterplan Framework. Connections to, from, and through the site are provided to parcel L12, north to Outwood Carlton Academy and along the southern boundary with Shaw Lane to wider MU3 destination. Landscape features are protected and enhanced around the site edges, such as along the railway corridor where plot orientation avoids encroachment into biodiverse areas.
Green infrastructure framework	Green	Proposals provide and enhance features identified on the green infrastructure framework, such as boundary hedging and trees. The railway corridor is protected by boundaries which further prohibit access. Existing planting on the western boundary is protected and enhanced.
Ecology framework	Green	Proposals connect areas of higher biodiversity and ecological value in order to enhance the identified framework further. This enhancement shall be a part of the strategy to meet 10% biodiversity net gain. Shaw Lane will be a landscaped corridor designed to connect habitats both north and south of the highway. Connections to biodiverse areas along the railway are also prioritised as opportunities to increase connectivity for nature in and around the site.
Blue infrastructure framework	Green	A deliverable drainage strategy incorporating SUDS and a discharge to the sewer named in the Framework is proposed.
Health and wellbeing	Green	A Health Impact Assessment provided by Envance is submitted as part of this reserved matters application,

		<p>indicating the positive benefits the scheme offers future residents. An energy statement is also submitted with this application, demonstrating the reduced heating and cooling demands expected of the proposed new homes. Connections to local facilities in Carlton mean future residents will have access to established social infrastructure. Future connection of L12 and to Outwood Academy Carlton will further expand the ability to move around the neighbourhood to and from key social infrastructure. A Building for a Healthy Life Assessment is also submitted with this application, demonstrating how design proposals have been developed to meet industry best practice and create a healthy place for future and existing residents. All homes meet the Technical Housing Standard: Nationally Described Space Standard, offering spacious homes which meet the needs of varying family sizes and also allow adaptability for changing household needs.</p>
Sustainability and energy usage	Green	<p>Provision for public transport is included within proposals. Houses will be of timber construction, reducing construction carbon, and meeting current energy efficient standards, helping to reduce fuel poverty. Proposals include SUDS which assists in reducing hard engineering required for water attenuation, and having benefits for visual amenity and habitat creation. Therefore, proposals meet with all expectations of the Masterplan Framework Requirements for sustainability and energy usage.</p>
Phasing	Amber	<p>Countryside Properties UK Ltd are unable to control proposals by other landowners or developers. Delivery of L11 can be a catalyst for wider delivery.</p>

Design code compliance

The following table breaks down the masterplan framework design code in to constituent elements and articulates the proposed response to each.

Item	Response	Notes
Character		
Materials	Green	Local vernacular and high quality material palette is to be used alongside contemporary contrasting materials to give diversity to the scheme. Red brick is common within Carlton. Stone walls to the boundary with Shaw Lane reference the historic core of the village. Buff brick and render are proposed as 'highlight' materials which contribute to 'corner turning' homes to mark key locations in the plan, or to break up streets and add diversity to street vistas. The materials strategy utilises a limited palette, with contrasting materials used to add diversity and visual aesthetic interest to street scenes.
Retention of trees and hedgerows	Green	The majority of existing features are to be retained and enhanced. Hedgerows are to be improved as part of wider landscape proposals.
Sensitive landscape areas	Green	L11 does not front any noted sensitive landscape areas.
Active frontages	Green	All on site green spaces are fronted by dwellings which have fenestration to appropriate elevations. The layout provides an active frontage to Shaw Lane.
Boundary treatments	Green	Boundary treatments are utilised in the prescribed hierarchy. Shaw Lane is fronted by stone walls ('primary street'), with internal highways which form secondary routes for the area utilising alternative materials to demonstrate hierarchy.
Native planting	Green	L11 does not front named sensitive landscape areas. Landscaping scheme to include mixed native planting as enhancement to existing landscape conditions.
Dwelling densities	Green	Varied densities are proposed. 42dph to the south, 37dph to central areas, 34dph to north.
LVA	Amber	An LVA is not required for this application.
Urban form		

Perimeter blocks	Green	Perimeter blocks are utilised wherever possible to provide distinction between public and private spaces and for security. Perimeter blocks also assist in providing legibility to the scheme by ensuring key routes around the site are marked by strong building frontages and distinctive street scenes.
Addressing public space	Green	Streets and spaces are addressed by active frontages.
Building setbacks	Green	There is no direct context from which to derive set backs. The masterplan presents a range of approaches to dwelling set backs in order to contribute to generating varied characters to streets and spaces.
Set back to Premier Foods	Green	L11 does not share a boundary with Premier Foods.
Buildings on street corners	Green	Buildings set on highway junctions present active frontages to both public faces. A range of 'corner turner' house types are included to enable positive strategies for addressing junctions and assisting with legibility. Position of the proposed apartment block offers strong overlooking to both adjacent street and southerly POS through taking an 'L' shaped form which allows it to address both spaces.
Homes		
Fabric first / net zero	Amber	Carbon reduction achieved through timber frame construction of the proposed houses.
Accessible and adaptable	Green	6% of properties are built to M4(3) wheelchair accessible standards with provision made on site for adaptable M4(2) dwellings (26%).
Building for a healthy life	Green	A Building for a Healthy Life assessment has been undertaken which shows that proposals are ranked 'green' against all criteria. This assessment is included with this application.
Dwelling densities	Green	Varied densities are proposed. 41dph to the south, 37dph to central areas, 31dph to north.
Affordable housing provision	Green	Proposals are compliant with local affordable housing requirements.
Tenure blind affordable housing	Green	Affordable housing is of the same family of buildings, using the same materials and details as other tenures provided.

Brown and green roofs	Amber	Pitched roofs are proposed, which are not suitable for brown or green roofs. Pitched roofs with typical tile materials are proposed so as to minimise maintenance requirements for residents and ensure long term resilience.
Location specific	Green	Countryside Properties UK Ltd have a large portfolio of housing typologies from which the proposals are drawn. These are customised in appropriate locations and with appropriate architectural materials and details to make them distinctive to this development.
Facilities and services		
Local shop	Amber	The Carlton Masterplan Framework called for a convenience store on site, however through the outline application it was agreed that this would not be economically viable due to lack of footfall for this phase. This is therefore omitted from this proposal. The framework does provide a degree of flexibility as to the final location of the shop, which is to be determined on viability. No other specific facilities requirements were made by the masterplan framework.
Community garden – MU2	Green	Proposals for development at parcel L11 are within MU3 and so this requirement does not apply.
Carlton Primary Academy expansion	Green	Development at Shaw Lane will make contributions towards community facilities. Further detail on this matter will be established during the application.
Equipped play areas	Green	An equipped play area is to be provided on the primary green space in the north west of the site in line with the masterplan framework. Additional informal play for young people will be provided through naturalistic play equipment in the eastern part of the site alongside the secondary north-south axis.
Connections		
Existing footpaths	Green	There are no existing public footpaths, whether designated or informal, present on parcel L11.
New pedestrian network	Green	New pedestrian connections are included within the movement framework for L11 and proposed development masterplan.
Separated pedestrian and cycle facilities	Green	Movement along Shaw Lane is to be improved by providing cycle and pedestrian facilities segregated from the highway. Segregated cycle and pedestrian facilities are also provided along the proposed primary highway connection toward Outwood Carlton Academy.

Cul-de-sacs	Green	Highways with single points of access and egress have been minimised so as to ensure highways have multiple route options. Where single points of access have been unavoidable, such as in the thin sliver of land between sewer and railway and where a strong frontage to Shaw Lane is desired, these have minimal length and are provided with the greatest level of natural surveillance achievable.
Minimum widths for rights of way	Green	There are no public rights of way on the site. Active travel routes proposed meet spatial requirements.
Streets		
Permeable network of streets	Green	Two primary movement axis are provided north to south with secondary east-west connections provided for access. Connections to future development on parcel L12 are provided.
Street hierarchy	Green	A hierarchy is achieved through varying street design to achieve change in the visual environment. Primary north-south routes will have more significant green planting and trees. Their set backs from back of footpath to elevation will generally be shorter to give greater enclosure. Secondary highways will have lower level more 'domestic' landscaping schemes reflective of gardens being used more to provide landscaping space. Tertiary streets are primarily at the site edges and will benefit from open views on to surrounding land.
3 primary types	Green	As described above, three primary street types have been established through varying key elements of urban form, landscape, and enclosure.
Highway widths	Green	Highways, footpaths, and cycleways are compliant with the prescribed widths.
Design speeds	Green	Design speed for all highways types are compliant with those in the masterplan framework.
Parking limits	Green	Parking provision is compliant with those limits set out in the masterplan framework.
Landscape and public realm		
Strategic green links	Green	Active travel routes along Shaw Lane are also conceived to provide a strategic green link connecting biodiverse areas to the railway line and biodiverse areas south of Shaw Lane. Existing hedgerows to the northern boundary

		are retained and incorporated into a strategic link between L11 and L12.
Wharnccliffe Woodmoor	Green	No impact on Wharnccliffe Woodmoor is expected through development of parcel L11. The site is not located 'on' Wharnccliffe Woodmoor and any impacts from development such as waste and drainage will be handled within the proposal site.
Neighbourhood parks	Green	A number of green spaces of different characters and differing use types are provided within the site. In the south east corner, a naturalised area of SuDS provides an informal space with strong connection to nature. Doorstep green spaces are included within central site locations. A primary green space with dedicated play equipment is included to the north west, providing formal young persons recreation and acting as a link between L11 and L12.
SuDS	Green	SuDS are included in accordance with the masterplan framework.
Play areas	Green	Provision for young people is included within proposals in accordance with the masterplan framework. A play area is proposed in the green space in the north west of the site. Opportunities for informal play are integrated into landscape proposals for the eastern north-west connectivity link which is aligned with the drain easement.
Green and brown roofs	Amber	As described above, pitched roofs with typical tile materials are proposed for purposes of resilience and extended lifecycle.
Community garden	Green	The community garden is proposed in MU2 and so development at Shaw Lane does not impact this proposal.
Lighting strategy	Green	Lighting is to be provided in accordance with latest industry standards and highways authority requirements.
Maintenance and management plan	Green	A management and maintenance plan is being prepared as required by the outline application.
Ecology and biodiversity		
10% biodiversity net gain	Green	The development will achieve 10% biodiversity net gain.
Retention of key habitats	Green	Boundary hedgerows are to be retained, brought into active management and improved as a part development proposals.

Protected species	Green	No risk to protected species has been identified. E-DNA sampling is being undertaken to positively confirm absence of newts on the site. Mitigation measures and RAMS would be provided to ensure legislative compliance if protected species are found to be present.
Design mitigation	Green	Countryside Properties UK Ltd provide on-site nature measures for all schemes, including swift bricks and hedgehog highways.
Habitat management plan	Green	A habitat management plan is being developed as per the requirement of the outline masterplan.
Accessibility and parking		
Wayfinding signage	Green	Signage requirements will be determined during the application. It is intended to minimise these to reduce potential impact of street clutter on the visual environment.
Distance markers	Green	Distance indications for signage will be discussed during the application with the local authority.
Public art	Amber	Public art is not currently proposed on site as it is not considered large enough to accommodate individually commissioned pieces.
Parking provision (capacity)	Green	Parking provision is compliant with the BMBC Parking SPD (2019).
Parking provisions (type)	Green	A range of parking solutions are employed within proposals so as to provide varied street scenes and enable other design features, such as dense frontages to Shaw Lane or strong building lines to primary streets.
Electric vehicle charging	Green	Electric vehicle charging will be compliant with requirements of Building Regulations Approved Document S, with each plot having access to electric vehicle charging.
Cycle parking	Green	Cycle parking is provided to each plot.

Non-compliant items

Of the 68 items identified between both masterplan framework and design code, 60 are green, 8 are amber, and none are red. Items which are recorded as amber are discussed further below.

Canal side character

L11 does not share a boundary with Barnsley Canal, nor is the canal visible from the site. It is therefore challenging for proposals at L11 to establish a clear relationship with the canal or directly benefit from its qualities.

What constitutes a canal side character is not clearly defined within the masterplan framework, and therefore the design team have no clear outcome against which to assess their proposals. While a 'canal side character' is not claimed, ensuring permeability and connectivity does ensure future residents can benefit from this key local footpath and attractive leisure route.

Therefore, with regard to character, proposals for development of L11 have sought to establish a clear and consistent language of key elements of the future environment. Consistent architectural language, landscape and open space treatments, and highways construction and detailing offer a clear, contemporary, and welcoming character to the proposed development.

Phasing

L11 is to be brought forward ahead of other parcels within MU3 which the masterplan framework proposed to be developed first. The disparate nature of land ownership within MU3 creates challenges to meeting the proposed phasing. Countryside Properties UK Ltd do not own/control surrounding land parcels and therefore are unable to bring forward any other projects in advance of L11.

Countryside Properties UK Ltd are committed to development of this site, commencement of which may become a catalyst for wider delivery of new homes in MU3 and the wider Carlton Masterplan Framework area.

While this application is not synchronised with the sequence envisaged within the Carlton Masterplan Framework, there is no reason why this first phase cannot come forward as a positive location for new homes. The non-compliance should not be used in a way that it would prevent an otherwise policy compliant scheme from coming forwards.

Fabric first / net zero

Proposed homes are not at this time to be net zero at the point of occupation. Currently, construction costs prohibit a viable and affordable housing solution in this location which could achieve net zero.

While homes are not net zero, Countryside Properties UK Ltd are committed to energy efficient homes which reduce construction carbon when benchmarked against similar homes of a brick

and block construction. The accompanying Energy Statement provided by AES Sustainability assesses several approaches to achieving highly energy efficient and climate resilient homes which exceed both local and national policy. A fabric first approach, supported by air source heat pumps and solar PV panels where appropriate, optimises energy and material consumption with affordability and lifecycle need for residents.

Houses at Shaw Lane will have a timber inner frame. Utilising a structural wood inner frame reduces the carbon in construction and also creates a carbon 'sink' with carbon contained in the wood being stored for the lifetime of the building and therefore taking carbon out of wider circulation in the environment. Timber frame buildings have the same life expectancy as other construction methods.

Therefore, while the proposed development may not meet net zero, Countryside Properties UK Ltd have proposed new homes which reduce carbon and prioritise fabric efficiency to reduce climate impact.

Brown and Green roofs

Countryside Properties Ltd (Vistry) are not proposing brown and green roofs on buildings at Shaw Lane. Roofs for buildings at Shaw Lane are proposed to be of a typical construction; pitched roof, timber frame, concrete tile outer surface.

Brown and green roofs would also limit the effective area able to be utilised for solar voltaic panels. At Shaw Lane, the benefits of solar PV outweigh the benefits brown and/or green roofs through long term utility to residents and providing a solution which is lower maintenance.

Brown and green roofs would increase the cost of homes to residents or potentially make the project unviable. In the long term, these roofs would require significantly more maintenance than the common construction described above.

Vistry have therefore prioritised longevity and reduced maintenance requirements for residents.

Public art

Public art is not part of the proposals for Shaw Lane. Commissioning public art for a site of this size would add to costs of future homes and also to management/maintenance costs for residents over the long term.

Countryside Properties Ltd (Vistry) have prioritised both upfront and long term affordability for future residents. A focus on high quality materials and details in buildings, landscape, and contextual elements such as highways has been prioritised. By prioritising investment in core materials, Countryside Properties Ltd (Vistry) will provide homes which are affordable to buy and maintain.

Summary

It is proposed therefore proposals for development at parcel L11 of MU3, north of Shaw Lane, are compliant with the Carlton Masterplan Framework. Where deviation is proposed, this is either where development of this parcel has no direct interaction with a proposal in another area of the masterplan framework, or, where an alternative proposal is made for technical reasons.

Delivery of parcel L11 can be a catalyst for further development of the Carlton Masterplan area. While in advance of other parcels, L11 can in turn unlock L12 and also set a precedent for bringing forward land south of Shaw Lane.

Development at Shaw Lane prioritises longevity, resilience, and minimised maintenance for residents, ensuring healthy and enjoyable homes for the long term. Elements such as provision of brown and green roofs would increase housing costs for residents both in the initial purchase as well as long term maintenance phases of their homes. Therefore, alternative proposals are made with the aim of making new homes at Shaw Lane accessible both now and in the long term.

Proposals to develop land north of Shaw Lane by Vistry are therefore considered compliant with the Carlton Masterplan Framework and Design Code.