

# Appendix 3: Daylight / Sunlight Assessment

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# Shadow Diagrams



March 21st - 9am



March 21st - 12 noon



March 21st - 3pm

## March 21st - Spring

The shadow assessment has been prepared using methodology and guidance from the BRE Publication 'Site Layout Planning For Daylight and Sunlight' second edition by Paul Littlefair.

## Proposed Development Barnsley West, Barnsley

Client: Sterling Capitol Plc  
Date: 06/10/23  
Job/Dwg: 17731-Sun Path

THE HARRIS PARTNERSHIP  
ARCHITECTS

2 St Johns North,  
Wakefield, WF1 3QA  
T: 01924 291 800  
www.harrispartnership.com



# Shadow Diagrams



June 21st - 9am



June 21st - 12 noon

## June 21st - Summer

The shadow assessment has been prepared using methodology and guidance from the BRE Publication 'Site Layout Planning For Daylight and Sunlight' second edition by Paul Littlefair.



June 21st - 3pm

## Proposed Development Barnsley West, Barnsley

Client: Sterling Capitol Plc  
Date: 06/10/23  
Job/Dwg: 17731-Sun Path

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# Shadow Diagrams



September 21st - 9am



September 21st - 12 noon

## September 21st - Autumn

The shadow assessment has been prepared using methodology and guidance from the BRE Publication 'Site Layout Planning For Daylight and Sunlight' second edition by Paul Littlefair.



September 21st - 3pm

## Proposed Development Barnsley West, Barnsley

Client: Sterling Capitol Plc  
Date: 06/10/23  
Job/Dwg: 17731-Sun Path

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# Appendix 4: Precedence Images

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# ACTIVE OFFICE ELEVATIONS - BOLD USE OF COLOUR - DOUBLE HEIGHT GLAZED ENTRANCES



PLANNING APPROVED



PLANNING APPROVED



PLANNING APPROVED



PLANNING APPROVED



PLANNING APPROVED



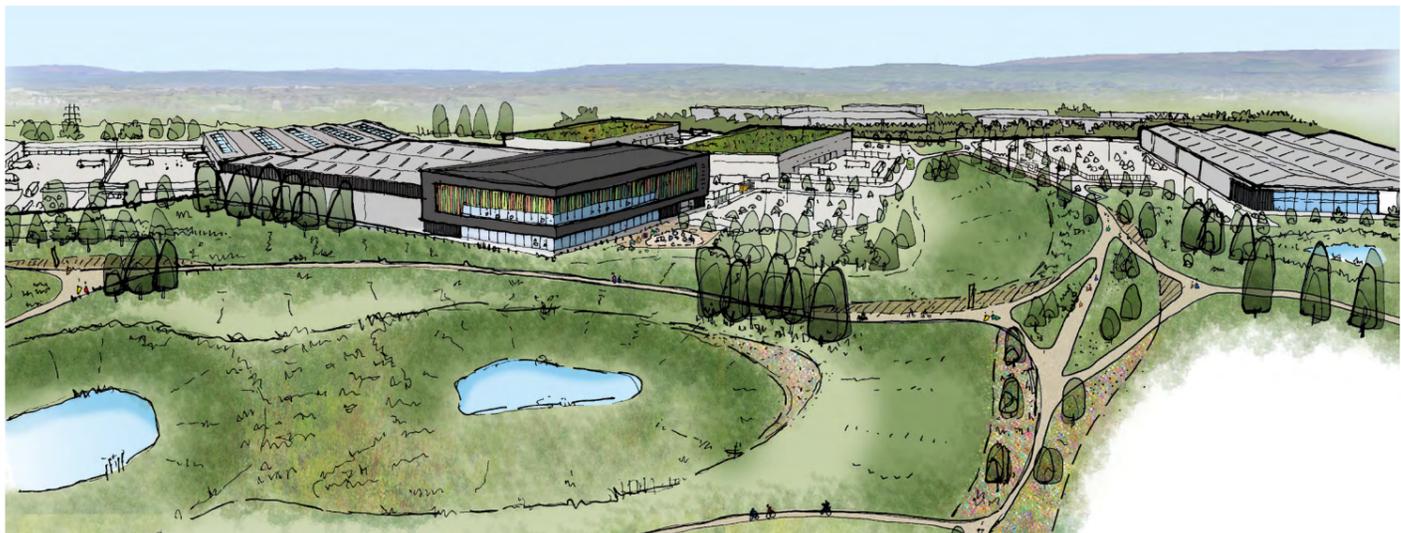
## ELEVATIONAL TREATMENT

Barnsley West, Barnsley

Client: Sterling Capitol Plc  
Date: 11/10/23  
13731 - Elevational Treatment Precedence Imagery



# LANDSCAPED FRONTAGES - TREE BELTS - LANDSCAPED BOULEVARDS - ECOLOGY CORRIDORS



## LANDSCAPING PRECEDENCE

Barnsley West, Barnsley

Client: Sterling Capitol Plc  
Date: 11/10/23  
13731 - Landscaping Precedence Imagery



# Appendix 5: On-Site Country Park Guide, Oakhill

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# Welcome to Oakhill



SIEMENS

Goole  
Town deal  
Investing in a brighter future



EAST RIDING  
OF YORKSHIRE COUNCIL



A hidden gem at Goole, with secluded lakes and gentle walks. Oakhill is a 150-acre nature reserve with ponds, meadows, wetlands and woodlands, stretching out beyond Goole. It is home to stunning dragonflies, beautiful butterflies and fascinating amphibians and reptiles. The reserve has a rich bird life and a wonderful variety of flowers and fungi. This is a special place for nature lovers to enjoy; linger a while and explore.

## Explore the Reserve

### History of Oakhill

This peaceful nature reserve was once a busy place filled with an extensive network of railway sidings, shunting yards, locomotive sheds and a brickworks, all interspersed with farmland. The Brick Ponds were excavated at the end of the 19th century providing clay for brick manufacturing by the Lancashire and Yorkshire Railway Company.

The locomotive sheds held over 40 steam engines. They became redundant in 1973 and demolished soon after, although evidence is still visible. Railway usage declined and similarly the fields are no longer farmed, now superb reedbeds, wetland and grassland.

### Wildlife Watching

Oakhill is home to so much wildlife! The park is one of Yorkshire's best sites for butterflies and damselflies, with over 20 butterfly species and 40 different species of odonata (commonly known as damselflies with a long tail).

We frequently see many birds including Kingfishers, Woodpeckers, Skylarks and Robins. Occasionally you can see birds of prey such as sparrowhawks, buzzards and kestrels. There are also owls and bats in the evening too. There are also hedgehogs, insects, newts and water voles scattered around. In the ponds, you can find fish, mussels and even a grass snake has been spotted in Oakhill pond.

There are many brambles, willow trees, oak trees, apple trees, orchids, forget-me-nots, poppies, holly and pondweeds. Weirdly, there is a mystery here in Oakhill, we have some fungi that has been identified as coming from Australia, yet no one knows how it came to thrive on the outskirts of Goole!

To find out more about the species that live in Oakhill, visit the Friends of Oakhill Website:

[www.oakhillnature.org](http://www.oakhillnature.org)

## Sculpture Trail

### 1 Oak Totem

Created by artist Natasha Housego, this stunning piece is made from a single piece of sustainable Green Oak weighing over 15 tons and took 4 months to carve.

Natasha said "my inspiration came from the industrial setting in the carpark and the contrast of nature so close to industry. Having the Oak Totem in this location stands as a beacon for what lies beyond in Oakhill. All of the natural elements carved into the totem are inspired by the nature found in Oakhill, the pink water lily sits on top with large petals almost like the turbines surrounding Goole. In fact, she said, the lily is carved out of the roots of the tree to get the width of the timber right. Then butterflies, dragonflies and all sorts of insects crawling around the stem. I wanted the stem to have lots of texture, to inspire people to go and touch it and interact with it."

### 2 Salt and Pepper Pots

These salt and pepper pot creations were made by artist Ben Greenwood. They are made from steel and the Damselflies are a steel skeleton covered in clay ceramic tiles and their wings coated in resin. Ben said, "originally I thought about stained glass. I wanted the wings to interact with light and give the impression they could fly".

He said "on my walks around Oakhill I was particularly inspired by nature reclaiming this once industrial site. The thought of colourful natural elements on top of brown steel industrial structures really captured my imagination. The aim with this piece was to create a gateway into Oakhill and I was inspired by the water towers, the salt and pepper pots, because they are like a gateway into the town, so unique to Goole and they can be seen in the distant skyline from this spot. I chose Damselflies because Oakhill is one of Yorkshire's premier sites for this Odonata species which should be celebrated."

### 3 Tommy Pudding

This piece is also by artist Ben Greenwood, a giant newt called Tommy Pudding. This character represents the newts found in Oakhill, including the UK largest protected species the Great Crested Newt, which Siemens and a team of ecologists have worked hard to protect during all the building works.

Ben said he was "inspired by the Tom Pudding tub boats that transported coal across the Air and Calder Navigation Kettlewingley & Goole Canal, after all Oakhill is even on Tom Pudding Way. The sculptures body is done in sections to reflect the tub boat compartments and his back is covered in black ceramic tiles with subtle inflections to look like lumps of coal piled up."



## Visitor Information

The reserve is open every day of the year. Please take all litter home with you. Public toilets are on Eastcourt Street. Goole DN15 5AS (one and a half miles away in the town centre).

## Accessibility

There is a surfaced track from the car park to the main pond, this is suitable for most wheelchairs, pushchairs and mobility scooter users. The track crosses an infrequently used railway line via pedestrian gates and concrete crossing point, please take care when crossing.

Paths through the meadow and woods are firm but un-surfaced. There are 3 flights of steps in the woods (max. flight of 16 steps). Seats or perches are provided along the entrance track and throughout the country park. If cycling through Oakhill, please keep to the paths and be mindful of other visitors.

## Dogs

Dogs are welcome on the reserve. Keep them under close control and put them on a lead if asked by staff. Please do not let them disturb wildlife or other visitors. Clean up after your dog, you may be fined if you do not.

## Have a Safe Visit

The Country Park is a great place for a day out or just a quick walk. However, it is also a nature reserve, so very important that wildlife is not disturbed by your activities. Please do not let your visit cause damage to the environment and take all litter home with you.

- ✓ Take care walking on the reserve, particularly on the steep steps.
- ✓ Keep to the paths to prevent any trampling of wildflowers.
- ✓ Take all litter home with you
- ✗ No swimming keep out of all ponds and wetland areas.
- ✗ No camping.
- ✗ No fire lighting.
- ✗ No fishing.

## Reserve Management

Oakhill and the Brick Ponds are managed by the Countryside Access Team and Friends of Oakhill. Our goal is to balance recreational activities with conserving wildlife. The ponds and scrapes were restored a few years ago and form part of one of the best dragonfly sites in Yorkshire, with over 20 species recorded. The ponds, along with numerous ditches are also valuable for kingfishers, water voles and great crested newts.

Wetland areas are treasured and young willow saplings are removed so the ground stays damp. There are still plenty of mature willow trees for rare willow tits that excavate the old trunks to build their nests.

In the birch wood some trees are sensitively removed to make way for more species. New glades see flowers and butterflies thriving. The distinctive silver birch trunks shine out through the wood and new trees have space to grow.

To find out more, please contact East Riding of Yorkshire Council Countryside Access Team:

Tel: (01482) 393939

Web: [www.eastriding.gov.uk/countrysideaccess](http://www.eastriding.gov.uk/countrysideaccess)

Email: [countrysideaccess@eastriding.gov.uk](mailto:countrysideaccess@eastriding.gov.uk)

## Friends of Oakhill

Become a Friend of Oakhill and support the protection and conservation of the Country Park.

Web: [www.oakhillnature.org](http://www.oakhillnature.org)

Humber-side Police:  
Call 101

# Appendix 6: Masterplan Compliance Statement

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Strata Sterling (Barnsley West) Ltd

# **Hybrid application for employment development**

Land to the South East of  
Higham Common Road,  
Barnsley

Masterplan Compliance  
Statement

Barnsley West Strategic Development

# Revision Record

Revision Reference	Date of Revision	Nature of Revision	Revision Author	Checked By
A	October 2023	-	KG	HR

# 01 Introduction

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- 1.1 This Masterplan Compliance Statement is submitted in support of Hybrid planning application reference 2021/1089 relating to development for employment uses at Barnsley West (Allocation MU1).
- 1.2 The Planning Application is a Hybrid Planning Application, with approval for some matters sought in detail, and some matters sought in outline or reserved for consideration, at a later date, and the amended description of development is as follows:

**Matters of Detail**

The detailed application comprises earthworks to form development platforms, drainage features including dry detention basins, embankments and bunds; strategic landscaping and ecological areas and access.

**Matters of Outline**

The outline application comprises the construction of employment floorspace (Use Classes E, B2 and B8 with ancillary office) and associated servicing and infrastructure including car parking, vehicle, pedestrian and cycle circulation, plot landscaping, noise mitigation, drainage features and all associated infrastructure.

- 1.3 This Masterplan Compliance Statement and seeks to demonstrate the compliance of the Proposed Development with the Barnsley West Masterplan Framework.
- 1.4 The Application Site forms part of Allocation MU1 within the adopted Local Plan. The policy text for Allocation MU1 states that:

*“The development will be subject to the production and approval of a Masterplan Framework covering the entire site which seeks to ensure that the employment land is developed within the plan period, that community facilities come forward before completion of the housing and that development is brought forward in a comprehensive manner.”*

- 1.5** The Barnsley West Masterplan Framework (MU1) (hereafter referred to as “the Masterplan Framework”) was subsequently prepared as a collaborative effort between Barnsley Council, Sterling Capitol PLC, and Strata Homes, before undergoing a six week public consultation exercise, and being adopted at Full Council on 19th December 2019. While the Masterplan Framework is a material consideration in the determination of future planning applications on the MU1 allocation site area, it does not carry the full weight of the adopted statutory development plan documents such as the adopted Local Plan.
- 1.6** The Masterplan Framework is a combined document for the mixed used development on Allocation MU1, including both employment and residential development. The document includes a Vision, the Masterplan Framework, Infrastructure and Delivery, and a Design Code. The Masterplan Framework states at Section 1.5 that “the most suitable way of demonstrating compliance [with the Framework] will be the Detailed Planning Stage”.
- 1.7** The Barnsley West Masterplan Framework is intended to be used as a guidance document containing principles that will shape the cohesive delivery of the wider site, while ensuring sufficient flexibility is contained within the Framework to allow the principles to be interpreted by future developers and adapted according to changing market trends, future occupier demands, and economic context.
- 1.8** To this end, the Proposed Development has been prepared in accordance with the design principles throughout its various design iterations, with various revisions to details within the scheme in response to constraints on the Site, discussions with the Council including Case Officers and Members, feedback from statutory and public consultees, and following the Design Panel Review held on 10<sup>th</sup> October 2022.
- 1.9** As this application is a Hybrid application with approval sought either in full or in outline for various elements, the Masterplan Compliance Statement seeks to set out how the detailed elements of the Proposed Development comply with the Masterplan Framework, and how the parameters of the outline elements have been prepared to allow compliance of future Reserved Matters applications.

# 02 Masterplan Compliance

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## SECTION 1: INTRODUCTION

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### 1.5 Compliance with the Design Code

The most suitable way of demonstrating compliance will be the Detailed Planning Stage. All planning applications will be the subject of a Design Review Panel as part of the process to demonstrate compliance.

Furthermore, all applications should include a Design Code Compliance Statement as an appendix in any design and access statement.

### How the Proposed Development complies:

The Proposed Development has previously undergone consideration by the Design Review Panel on 10<sup>th</sup> October 2022, and the Applicant is working with the Case Officer to bring the amended scheme to a further Design Review Panel for consideration in due course.

The Design Code Compliance Statement has been prepared.

## SECTION 4: THE VISION FOR BARNSELEY WEST

### Section

### How the Proposed Development complies:

#### Section 4: The Vision for Barnsley West

##### Masterplan Framework Considerations:

The Existing Land Use Framework plan illustrates how Barnsley West can tie into the surrounding area, locating similar or complimentary uses alongside existing uses and strengthen each provision within the area.

The proposed commercial uses are located to the south of the Site, utilising the motorway frontage and adjacent to the existing commercial development at Capitol Park.



#### 4.2 Sustainability and Energy Usage

Future applicants should also note that the council's local validation checklist requires the submission of an Energy Statement for residential schemes over 10 plus dwellings and non-residential schemes of 1,000m<sup>2</sup> plus. The Energy Statement should clearly set out measures that will be included to deliver a carbon zero development. If zero carbon cannot be achieved, developers should demonstrate why this has not been possible and explain what steps have been taken in the provision of infrastructure and the design of

A joint Energy Statement has been prepared and submitted in relation to both the Employment and Residential development at Barnsley West. It should be noted that the Employment application does not at this stage seek detailed planning approval for built form, so a detailed Energy Statement will accompany future Reserved Matters applications.

## SECTION 4: THE VISION FOR BARNSELY WEST

### Section

### How the Proposed Development complies:

individual properties to achieve zero carbon through retro fit at a future point.

#### 4.3 Transport and Movement

Masterplan Framework Considerations:

- Active travel and public transport are to be the preferred mode of travel for accessing Barnsley West and the surrounding area
- Seek to retain and enhance existing public right of ways and consider opportunities for further footpaths, new bridleways and cycleways between the site and wider area to improve connectivity and promote health and wellbeing.
- In advance of submission of any planning application, a funded programme of bus service provision (including work bus provision for construction workers) and progressive enhancement (related to the phases of development) will be confirmed by the developer in consultation and as agreed with the Barnsley Bus Partnership stakeholders.

The Public Right of Way network is retained and enhanced in a cohesive strategy across the Employment and Residential applications, considering opportunities for residents to access employment opportunities via active travel and sustainable travel modes.

A Framework Workplace Travel Plan has been prepared which sets out a series of actions to monitor and promote sustainable and active travel modes for future employees and occupiers, and occupiers of the future development which will come forward through Reserved Matters will be required to submit detailed Travel Plans that comply with this Framework.

Masterplan Framework Considerations:

- Opportunity to re-route heavy goods vehicles away from Higham Common Lane, through the early delivery of a new link road.
- There is an opportunity to provide high-quality frequent and direct bus service connections to Barnsley town centre, and other main urban areas. Developers are expected to consider the potential to extend and/or divert bus services through the site.

The Link Road is being delivered separately to this Application as part of Sheffield City Region Infrastructure Fund (SCRIF) funding as part of a wider scheme to deliver essential strategic infrastructure and support economic growth, and is outside the red line boundary.

Bus services are anticipated to be considered during the Reserved Matters applications in due course.

#### 4.4 Ground Conditions

Masterplan Framework Considerations:

- This challenging topography has been modelled in detail to ensure cut and fill balance can be achieved so that material does not have to be transported off site.

Earthworks form part of the detailed design of this application for which full planning permission is sought.

A Landscape and Visual Impact Assessment has been prepared as part of the Landscape technical paper within the Environmental

## SECTION 4: THE VISION FOR BARNSELEY WEST

### Section

### How the Proposed Development complies:

- The layout currently provides optimum development platforms to achieve the yields in the Local Plan whilst incorporating the highwalls into the areas of public open space.
- Further work will be required at the planning application stage, informed by a detailed landscape and visual impact assessment, to determine whether this configuration sufficiently complements the surrounding landscape and minimises the impact on neighbouring areas. In the event that this further detailed work results in the site configuration within this Masterplan Framework been deemed unacceptable, further earthworks modelling will be required to inform alternative options.

Statement which accompanies this application to consider the impact of the Proposed Development and any required mitigation.

#### 4.5 Heritage

Masterplan Framework Considerations:

- Respond sensitively to boundaries with existing heritage assets
- Ensure that these heritage assets are accounted for when undertaking the landscape and visual impact assessment.

An Archaeology and Cultural Heritage technical paper has been prepared as part of the Environmental Statement which accompanies this application to consider the impact of the Proposed Development and any required mitigation.

#### 4.6 Archaeology

Masterplan Framework Considerations:

- Potential for designated heritage assets of archaeological interest within the site is low due to former opencast activity.
- Further refinement of areas impacted by opencast mining required to determine areas of site that require further investigation.
- Geophysical survey and trial trenching to be undertaken to those identified areas in order to assess the potential for archaeological remains to be present within the site.

An Archaeology and Cultural Heritage technical paper has been prepared as part of the Environmental Statement which accompanies this application to consider the impact of the Proposed Development and any required mitigation.

The Proposed Development is also accompanied by geotechnical survey work as part of the Environmental Statement and Planning Application.

## SECTION 4: THE VISION FOR BARNSELEY WEST

### Section

### How the Proposed Development complies:

#### 4.7 Flood Risk and Drainage

Masterplan Framework Considerations:

- Create an integrated blue and green infrastructure within the site
- Ensure the risk of flooding beyond the site boundaries is prevented through a positive drainage strategy.

A comprehensive strategic landscaping masterplan has been prepared across the Employment and Residential schemes which incorporates drainage infrastructure including dry detention basins, and is informed by flood risk and drainage assessments also submitted as part of the application.

A Flood Risk and Drainage technical chapter has also been prepared as part of the Environmental Statement which accompanies this application to consider the impact of the Proposed Development and any required mitigation.

#### 4.8 Landscape

Masterplan Framework Considerations:

- Trees on the site represent a constraint that must be taken into account when designing future development. All the trees and groups of high and moderate quality must be retained as part of the development unless it is clearly demonstrated and evidenced that this is not possible. Trees of low quality are also a constraint and must be fully considered as part of any proposal and retained where possible. Retained trees must be provided with sufficient space to protect their roots, as defined by the root protection area and the full extent of their crown spreads during any works, as well as sufficient space for future growth and development without causing a conflict with any new features or structures on the sites.

An Arboricultural Impact Assessment accompanies the application, and has informed the detailed landscape design which seeks to retain trees as appropriate. An appropriate buffer has also been incorporated around the Ancient Woodland area of retained trees.

#### 4.9 Green Space and Recreation

Local Plan site policy MU1 requires that the development provides appropriate and accessible public open space to meet local need. In addition, the site policy for MU1 requires that the development will be expected to protect the routes of

An Employment Landscape Design Statement has been prepared to accompany the application, which sets out the design principles underpinning the provision of open space and accessible routes within the application area.

## SECTION 4: THE VISION FOR BARNSELY WEST

### Section

### How the Proposed Development complies:

the public rights of way (PROW) that cross the site, and make provision for these as part of any proposals

The Employment application is accompanied by a Public Right of Way strategy, and existing PROWs will be retained and incorporated into the landscaping design. The landscape strategy also incorporates areas of public open space as appropriate within this Employment development, including to the north-west of the Site in order to relate to the wider public open spaces associated with the neighbouring Residential development.

#### 4.10 Noise

##### Masterplan Framework Considerations:

A noise mitigation strategy will be required to protect existing and proposed residential properties from the proposed development using relevant criteria and guidance including BS8233 / ProPG. These include appropriate configurations of glazing and ventilation and acoustic screening at existing and proposed garden perimeters, where necessary. Suitable mitigations will be agreed with the Local Planning Authority once noise impacts have been identified.

A Noise technical chapter has also been prepared as part of the Environmental Statement which accompanies this application to consider the impact of the Proposed Development and any required mitigation.

Noise matters relating to built form on the Site will be considered during the future Reserved Matters applications. The proposed Development Parameters have been prepared in order to ensure an appropriate buffer is achievable between future employment units and new and existing residential development.

At the planning application stage, it will be essential to understand the noise implications for both construction and operational phases and any subsequent required mitigations. It is suggested the developers use the following in order to assess the impacts; BS4142; 2014 Methods for rating and assessing industrial and commercial sound, BS8233;2014 Guidance on sound insulation and noise reduction for buildings, Design Manual for Roads and Bridges and Calculation of Road Traffic Noise, BS5228;2009 Code of Practice for Control of Noise on Building and Open sites. Developers are required to follow the requirements of BS5228-1:2009 which details best practice for the control of noise and vibration from construction and open sites. A Construction Management Plan will be required in order to set out potential noise impacts during construction and operational phases and required mitigations.

An Outline Construction Environmental Management Plan has been prepared which sets the framework for future Construction Environmental Management Plans to comply with, in order to address potential noise impacts of construction works.

## SECTION 4: THE VISION FOR BARNSELEY WEST

### Section

### How the Proposed Development complies:

Developers are encouraged to explore the opportunity to use a Customised Code of Considerate Conduct in order to provide a positive commitment to existing residents and a pro-active approach to ongoing community liaison.

#### 4.11 Air Quality

##### Masterplan Framework Considerations:

At the planning application stage, it will be essential to understand the air quality implications for both construction and operational phases and any subsequent required mitigations. This is particularly so, given the expected traffic generation from the site and the trip diversion anticipated prior to, and following completion of the link road. Phasing and any interim mitigation measures will require more detailed consideration taking into account short term emissions but also the anticipated transition to lower emission and electric vehicles.

A Transport Assessment has been prepared which models expected trip generation, and an Air Quality technical chapter has been prepared as part of the Environmental Statement which accompanies this application to consider the impact of the Proposed Development and any required mitigation.

#### 4.12 Ecology

##### Masterplan Framework Considerations:

- Planning applications should be supported by preliminary ecology appraisals and where identified accompanied by detailed surveys.
- Ecological management plans will be required to demonstrate long term management and maintenance of existing, enhanced and proposed ecological features and habitats.

An Ecology technical chapter and ecological assessments have been prepared as part of the Environmental Statement which accompanies this application to consider the impact of the Proposed Development and any required mitigation.

A Biodiversity and Enhancement Management Plan has been prepared and accompanies the application.

#### 4.13 Utilities

##### Masterplan Framework Considerations:

Developers will need to undertake further dialogue with services and utilities providers for development within the planning application stage to ensure that appropriate connections can be achieved.

A Utilities Strategy Statement has been prepared and accompanies this application

## DESIGN CODE

### SECTION 9: HEALTH AND WELLBEING

Section	How the Proposed Development complies:
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#### 9.2 Health and Wellbeing Framework

As a minimum, the Health and Wellbeing Framework must comply with the following principles:

1. Landscape-led layout that promotes a strong connection with the surrounding landscape
2. Engaging with the local and wider community
3. Places to meet, socialise and play
4. Promote walking, cycling and public transport use
5. Safety and natural surveillance
6. Responsive to microclimate and environmental context
7. Identity and sense of place

1. The landscape led theme set out in the framework has been developed into a deliverable solution through a detailed landscape masterplan.

2. The landscape masterplan ensures public rights of way and open spaces are part of a holistic, cohesive strategy with the neighbouring Residential application site and wider community areas.

3. Areas of open space appropriate to an employment development are provided as part of the masterplan for leisure and recreation by employees and the wider community and to integrate with the wider open space strategy.

4. A network is provided that promotes walking and cycling safely throughout the proposal and links with the wider public transport network.

5. While no built form is proposed at this stage, the landscape strategy has been prepared with safety and surveillance in mind, with sensitive planting and landscaping that will not create hidden spaces for antisocial behaviour.

6. While no built form is proposed at this stage, the landscaping scheme has been prepared in response to the existing and forecast future microclimate and environmental context, including the provision of dry detention basins and appropriate choice of species.

7. Identity and sense of place has been achieved by following and aligning to the design code.

**DESIGN CODE**

**SECTION 9: HEALTH AND WELLBEING**

Section	How the Proposed Development complies:
<b>9.4 Sustainability and Future Adaptation</b>	
<p>Consideration must be given to the following:</p> <ul style="list-style-type: none"> <li>• Future adaptation and integration of new sustainable technologies</li> <li>• Aspect / orientation of dwellings</li> <li>• Materials (both building and landscape)</li> <li>• The Council's zero carbon strategy</li> </ul>	<p>While no built form is proposed at this stage, the landscaping scheme has been prepared in response to the existing and forecast future microclimate and environmental context, including the provision of dry detention basins and appropriate choice of species.</p>

**DESIGN CODE**

**SECTION 10: LANDSCAPE FRAMEWORK**

Section	How the Proposed Development complies:
<b>10.1 Key Principles</b>	
<p>Gawber Forest:</p> <ul style="list-style-type: none"> <li>• Rich woodland matrix buffering the commercial development from the motorway and the residential development with pockets of seating areas and usable shared spaces for commercial users.</li> <li>• Good path network through the woodland linking the surrounding areas to one another.</li> </ul>	<p>An Employment Landscape Design Statement has been prepared to accompany the application, which sets out the design principles underpinning the landscape strategy.</p> <p>The development platform is surrounded by woodland planting incorporating a mix of deciduous and evergreen species, with scattered trees and open areas to create a “matrix” around the Site’s boundary.</p>

## DESIGN CODE

### SECTION 10: LANDSCAPE FRAMEWORK

Section	How the Proposed Development complies:
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Useable shared space for recreation and leisure by employees and other users is incorporated with a community orchard and open space to the north-west boundary.

The existing PROWs are retained and enhanced to create attractive routes through the woodland, linking the employment area with open space and wider PROW network.

#### 10.2 Landscape Framework - Levels Strategy

- Proposal is for site to have a consistent average fall of 1:20 from East to West of the site
- Commercial area has flat plateaus due to the nature of how these areas will be funded to ensure the maximum flexibility is achieved for end users.
- Some areas where large level changes are required should be treated to visually minimise impact by introducing usable 1:3 planted slopes.
- Level access and inclusive design for all abilities to key areas should be established where possible. This should be in line with the Equalities Act 2010.

The landscape and earthworks strategies have been prepared in parallel to ensure that the required development plateaus can be accommodated with flexibility for end users, while also ensuring appropriate open spaces and accessible PROWs can be delivered.

Planted slopes minimise the visual impact of the Site.

Stepped access is required in the landscaping strategy in some areas and accessible slopes incorporated as far as possible to ensure accessibility for all users, particularly around the community orchard and open space.

#### 10.3 Pedestrian and Cyclist Connectivity

- Proposed development should ensure priority is given to cyclists and pedestrians, through:-priority crossing points, shared space streets, wide path network \*
- Shared Primary routes are to be a minimum of 3m wide
- Shared Secondary routes are to be a minimum of 2m wide\*
- Existing public rights of way should be diverted and enhanced by creating additional routes which link up to each other to provide a circular route Pedestrian, cyclist centric design

Existing PROWs and connection points are retained and enhanced as part of the landscape strategy to create walking routes for active travel and recreation around the Site, while also balancing the needs of safety and security within the Employment development for both occupiers and vulnerable site users. A range of path types are being provided within the Scheme and have been carefully considered to ensure suitability for intended purposes and users. This includes Active Travel Routes

## DESIGN CODE

### SECTION 10: LANDSCAPE FRAMEWORK

Section	How the Proposed Development complies:
<ul style="list-style-type: none"> <li>Existing connections into the site should be retained and enhanced by creating improved 'gateways' into the scheme</li> <li>Additional connections into the site are being proposed to create improved pedestrian permeability through the site*</li> </ul> <p>*to be confirmed with the council, including highways</p>	<p>(multi-user paths with maximum gradients of 1:21) and Recreational Routes (non-multi-user paths).</p> <p>An Employment Landscape Design Statement has been prepared to accompany the application, which sets out the design principles underpinning the routes through the Site.</p>

#### 10.4 Ecology and Biodiversity

<ul style="list-style-type: none"> <li>Management and maintenance should include provisions for long term habitat creation across the site.</li> <li>Species rich wildflower meadows with formalised access routes throughout, enabling ground nesting species to flourish. Signs should be incorporated across the scheme designating areas and their habitats, aiming to raise awareness of species.</li> <li>Retaining and enhancing the existing woodlands within the Masterplan Framework. Woodland management should be sensitive to the existing trees, species and habitats within them.</li> <li>Maintenance should be focussed on biodiversity, encouraging the creation of log-piles and bug hotels within the landscape, attracting new wildlife.</li> <li>Nesting and roosting opportunities for birds and bats should be encouraged within the landscape setting and woodlands.</li> </ul>	<p>A wide range of habitats will be created as part of the landscaping plan, including wildflower meadow planting, woodland, native shrub/scrub, and wet meadow planting. These will be supported by a Biodiversity and Ecological Management Plan.</p>
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#### 10.8 Tree Framework

<p>Gawber Forest</p> <ul style="list-style-type: none"> <li>Mixed deciduous and evergreen woodland</li> <li>Species selection for their screening benefits</li> </ul>	<p>The proposed woodland planting incorporates mixed deciduous and evergreen species, with scattered trees, hedges and shrubs to create visual interest</p>
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## DESIGN CODE

### SECTION 10: LANDSCAPE FRAMEWORK

Section	How the Proposed Development complies:
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- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Form, scale and colour should be encouraged to create contrast, providing a distinct and interesting woodland mix.</li> </ul> |  |
|--|--|

#### 10.9 Planting Framework

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|---|---|
| <ul style="list-style-type: none"> <li>• Woodland plantings should provide a varied and interesting understory with a mixture of evergreen and deciduous species.</li> <li>• Embankments should be planted to XXXXXXXX [sic]</li> <li>• Grass clearings should also be included within these areas</li> </ul> | <p>The proposed woodland planting incorporates mixed deciduous and evergreen species, with scattered trees, hedges and shrubs to create visual interest, interspersed with amenity grass and clearings wet meadow clearings.</p> <p>Embankments are planted to reduce visual impact</p> |
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#### 10.11 Material Palette

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|---|--|
| <ul style="list-style-type: none"> <li>• Bark footway with timber edge</li> <li>• Decking walkway</li> <li>• Informal low key edged compacted earth routes</li> </ul> | <p>An Employment Landscape Design Statement has been prepared to accompany the application, which sets out the design principles underpinning the landscape strategy, including materials palette.</p> |
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#### 10.11 Street Furniture Palette

General rules:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• The palette and materials used throughout the development should create a distinct hierarchy of character areas whilst also working together to provide a harmonious and consistent palette.</li> <li>• Street furniture across the scheme should be developed to comply with relevant standards and Requirements.</li> </ul> | <p>An Employment Landscape Design Statement has been prepared to accompany the application, which sets out the design principles underpinning the landscape strategy including hard landscaping elements.</p> |
|--|---|

Requirements.

- Street furniture should be used as a strategy for creating 'sense of place' and informal wayfinding.

## DESIGN CODE

### SECTION 10: LANDSCAPE FRAMEWORK

Section	How the Proposed Development complies:
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Woodlands:

- The woodlands furniture should be sympathetic to its setting, utilising natural materials.
- The furnishing palette should strongly encourage the re-use of on-site materials.
- Trees which are felled within the site should be re-purposed e.g. as seating and log stepping stones.
- Woodland seating, play elements and picnic areas should be located alongside well used routes creating 'pockets' of activity within the woodland.
- Existing woodlands should avoid lighting as to not disturb the native fauna, such as birds and bats. Lighting would have a negative impact on its setting.
- Proposed woodlands should be designed to include sensitive and low-key lighting solutions as not to detract from potential wildlife value.

#### 10.12 Wayfinding Palette

Wayfinding should be provided to give a consistency to development.

##### Signage Should

Signage for the Masterplan should be designed as a family, forming Primary, Secondary and Tertiary signage types which read as a group to form a key and distinctive furniture item for the development. Primary signage should in general, be larger format and include the following information.

##### Secondary Signage Should

Be formed of a simplistic and elegant signage type which is designed to be in keeping with the primary and tertiary signage types. Secondary signage should be more simplistic, showing users directional, distance and name information for various route options.

An Employment Landscape Design Statement has been prepared to accompany the application, which sets out the design principles underpinning the landscape strategy, including wayfinding strategy in accordance with the wider MU1 site.

## DESIGN CODE

### SECTION 10: LANDSCAPE FRAMEWORK

Section	How the Proposed Development complies:
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Tertiary Signage Should	
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<p>Be legible and simplistic in its design and need only highlight the route which users are on. Signage should also show the various directions a user may travel on the specific route if at a junction of routes.</p>	
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#### 11.7 Employment Zone A: example sample

Key Characteristics	
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|---|--|
| <ul style="list-style-type: none"> <li>• Larger units</li> <li>• Surrounded by dense woodland</li> <li>• Square Footage: Should equate to 43h of employment land combined with Employment Zone B</li> </ul> |  |
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	<p>The proposed parameters and development plateaus have been designed to accommodate large employment units.</p>
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	<p>The proposed landscaping plan incorporates woodland belts around the future development areas to provide visual screening</p>
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#### 11.22 Boundaries

General Rules	
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<p>The boundary types used throughout the development should create a distinct hierarchy of character areas whilst also working together to provide a harmonious and consistent palette and where possible link back to the street furniture palette.</p>	
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	<p>Native hedgerows have been incorporated into the boundaries of the development plateaus to create a divide between the employment areas and landscaping. The majority of the detailed landscape on this site does not require formal boundaries, with routes clearly marked and differentiated with planting and hedgerows.</p>
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Woodlands	
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<p>Generally these spaces will not require a boundary, however when they do they will be keeping with the character of the woodland</p>	
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| <ul style="list-style-type: none"> <li>• Post and rail fence</li> <li>• Post and fence to prevent people crossing boundaries</li> <li>• Native hedgerow planting to existing boundaries</li> </ul> |  |
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## 03 Conclusion

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- 3.1** The Proposed Development, including parameters and detailed landscaping strategy, has been prepared in accordance with the principles contained within the adopted Barnsley West Masterplan Framework. The Framework seeks to set the principles within which future development can come forward, while recognising the need for flexibility to allow future development to adapt to changing contexts since the adoption. This is particularly the case for the proposed employment development, which over time has seen rapid change in the type of built form required by future occupiers and the viability of schemes.
- 3.2** The Masterplan Framework principles have formed the basis of the Proposed Development, and have then been interpreted and applied by the Applicant to meet the current economic climate and market demands, allowing this strategic site to meet Barnsley's employment land requirements. Ultimately, from the outset the Proposed Development has been landscape-driven and adhered to the over-arching guiding principles of the Masterplan Framework.

# Appendix 7: Benefits Plan

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## Social & Economic Benefits

# Proposed New Employment Development

## Environmental & Sustainability Credentials



**1,833 new permanent jobs**  
When fully occupied the scheme is expected to support 1,833 new full time jobs.



**£72.6m in Economic Output**  
Once complete the scheme will add £72.6m in GVA to the economy based on direct, indirect and induced employment.



**Local Training and Employment**  
60-120 training and apprenticeship roles created as a result of the scheme.



**Highways Improvements**  
3 new roundabouts and a link road totalling circa £40m cost to improve the highway network around the site.



**Business Rates**  
£3.2million per annum business rates generated.



**New Construction Jobs**  
793 construction jobs supported by the proposed development over a three year period (264 per annum).



**Construction Value**  
£120million construction value of the project.



**Long Term Development Value**  
Over the build period the development will add £35.9m in GVA based on direct construction related employment



**Increased Landscaping**  
In excess of 20 acres of enhanced landscaping and woodland surrounding the scheme.



**New and Enhanced Footpaths**  
New and enhanced footpaths links.



**Biodiversity Gains**  
Site wide biodiversity net gain of at least 10%.



**Electric Car Infrastructure**  
10% of parking spaces to have EV charging points.