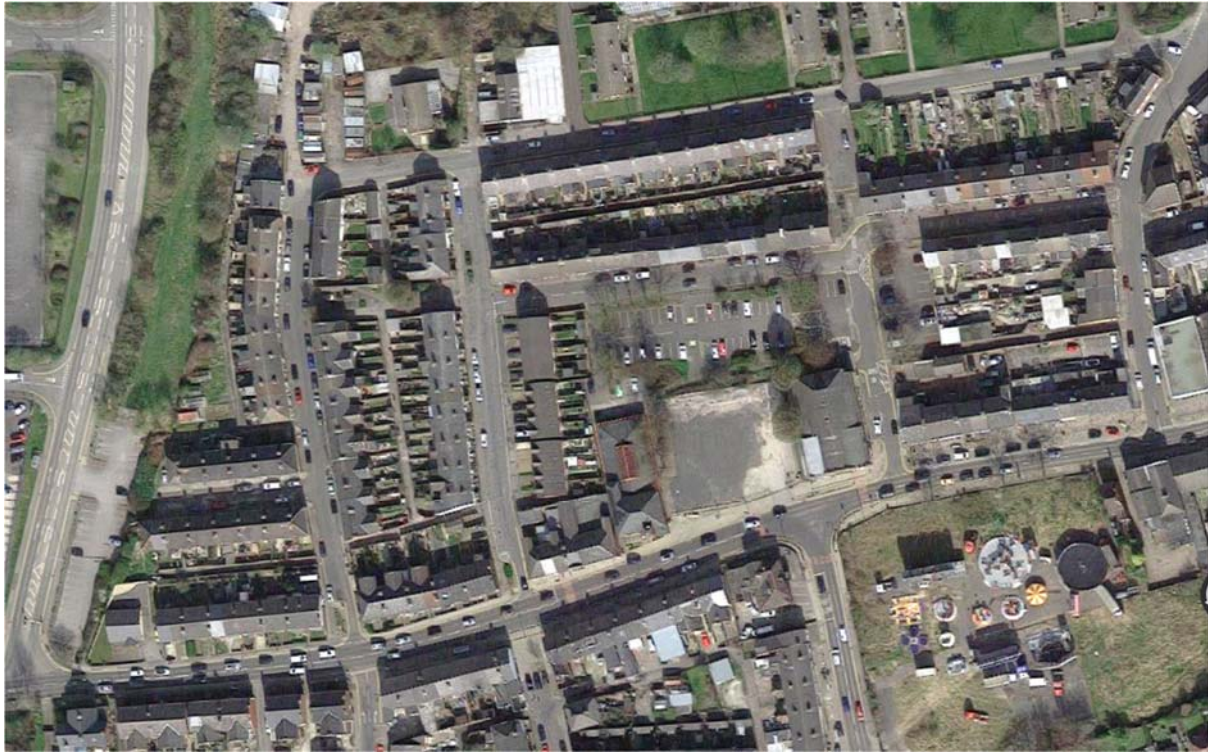


HEART OF GOLDTHORPE

DESIGN AND ACCESS STATEMENT

1.0 THE BACKGROUND

1.1 Context



In November 2019, a Towns Fund prospectus was launched by the Ministry for Homes Communities and Local Government (MHCLG), now renamed Department for Levelling Up, Homes and Communities (DLUHC) targeted at 100 towns to level up regions by driving long term economic and productivity growth through investment in connectivity, land use, economic assets including cultural assets, skills and enterprise infrastructure.

Barnsley MBC (Goldthorpe and the wider villages of Bolton on Dearne and Thurnscoe) were invited, along with a number of other towns, to prepare and submit an ambitious Town Investment Plan that would aim to achieve long-term growth for the town. A Town Investment Plan (TIP) was submitted to MHCLG, now renamed as DLUHC for £30.25M. Following an appraisal process, a funding offer of £23.1M was issued and agreed in March 2021.

Within the projects to be taken forward from the Town Investment Plan is an integral element of the ambitious plans for the area - the 'Heart of Goldthorpe'

A robust and evidence-based masterplan has previously been developed for the Heart of Goldthorpe and was part of a package of projects identified within the Dearne Valley Renaissance Market Towns (RMT) strategy. The 2010 masterplan articulated a clear vision and opportunity to transform the high street into vibrant and sustainable town centre. Elements of this plan were realised, such as the delivery of a new primary school and partial upgrade of public realm. Unfortunately, the wider aspirations were stalled following the premature ending of the programme resulting in a significant missed opportunity for the town.

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The Town Investment Plan provides a framework to reinvigorate and deliver the elements of the original masterplan whilst also ensuring that the local area is able to positively respond to both old and new impacts in a post COVID context.

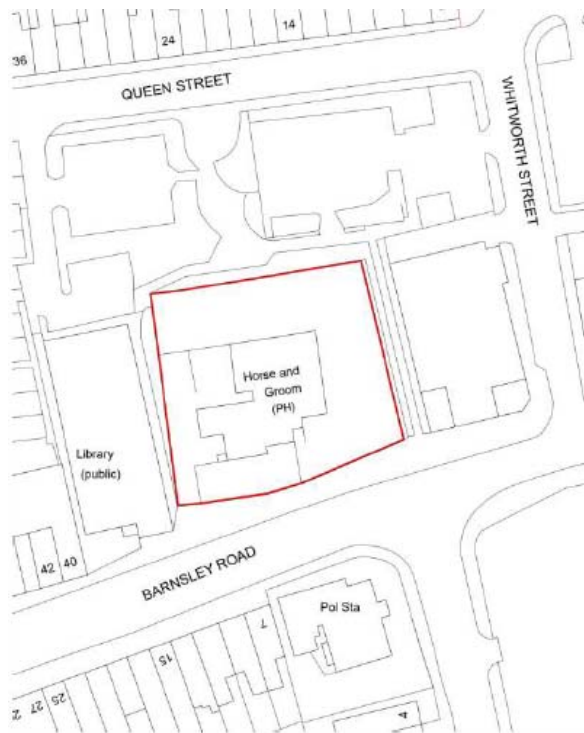
The Heart of Goldthorpe is the centrepiece of the £23m investment in the town. The wider project will create a new Cultural and Community Hub, new visitor facilities at Phoenix Park, refurbish housing stock, develop employment land, and improve public spaces across the area. Through this project the stakeholders are committed to transforming lives, economy, how people understand place, using heritage in new and exciting ways, and to be just as much about the future as about the past. The heart of Goldthorpe will be the first project to start and following the demolition of the pub, is already very much in the public eye. It will create the gateway and welcome to the town.

The Horse and Groom pub has been a constant throughout the development of the town and whilst the demolished building wasn't the original, there has been an inn with that name on that site since at least the early 1800's if not before. The community had mixed responses to the demolition but the request to retain something of the pub, and to incorporate its heritage into the new square was very clear. We have retained some stone from the front curtilage which seems to be older than the pub itself and is potentially from the original building, and the last sign that was hanging outside the entrance. If the pub was the heart and hearth of the community, the new square should be as special and as well loved. It will be a space where people linger, relax, socialise, find peace and not simply cross to get to another place.

This project offers an opportunity for a new space that celebrates heritage, that celebrates people, that celebrates the beating heart of the town. It will have a strong leisure focus but also be an adaptable space that can be used for market stalls, a pop-up catering outlet, outdoor performances and quiet contemplation. Safety is also paramount as the space is next to a very busy road, so unlike its sister plaza in Thurnscoe, skateboarding should not be encouraged but cycle parking to encourage active travel will be included. Linking to the Tiny Forest and Phoenix Park the development provides the opportunity to bring the lungs to the beating heart too with mature and creative planting using native species. Echoes of the horse and possibly even her groom would continue the history of the site and celebrate the role that horses played in agriculture, mining and leisure across the Dearne.

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1.2 Existing site



The space to be developed is 3,040 sq.m (0.304 hectares) and sits adjacent to the junction of Barnsley Road and High Street. It is flanked by the library and busy shops, is opposite the police station and a row of independent businesses. The Community Shop next to the library has a café and is a well-used community hub. The businesses along the road have recently been improved via the Principal Towns Shop Front grant scheme and there are Community Growing Scheme planters in front of the library tended by volunteers. There is a thriving volunteer base in the town supported by the Area Team. An example of volunteer determination and action can be found in the nearby Railway Embankment, a community garden and event space created from an abandoned, fly tipped railway cutting. Other public amenities in the area include Phoenix Park – created from the spoil heap of Hickleton Main; The Dearne Playhouse and Welfare Park – originally the Miners Welfare Hall; The Tiny Forest at Brickyard Ponds; and the soon to be completed Thurnscoe Plaza. This development has regard to these places and will be an integral part of the suite of leisure and event spaces on offer. The Heart of Goldthorpe can fundamentally change the dynamic of the main street by creating a place that can be owned and treasured by the local community and become a focal point for events, commerce and community gatherings.

1.3 Public Consultation

On Saturday 26th February 2022, artist Dan Jones undertook a community engagement session on the old Horse and Groom pub site in the heart of Goldthorpe. During the session, which took place between 10am – 3pm, approximately 25 children and 30 adults engaged in the drawing activity. The aim was to gather ideas/visions for the development of the site and to get a feel for the wants and needs of the community. We recorded people's concerns, general comments and thoughts of the development as well as getting them to draw/sketch their ideas onto the easel.

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A further Public Consultation day was undertaken during market day on the 12th September 2022 from 10AM to 3PM where the proposals contained in this application were displayed on a market stall. Positive comments were received and recorded and material was also left in the library for public view.



Approximately 55 people visited the stall to discuss the proposals and 14 left written responses. A flyer with an email response facility was left in the adjacent library, but responses have yet been received via this route.

In parallel to the above events the design team has been developing the design with representatives from Barnsley BC on a regular basis. These include:

- Urban Centres Project Management
- Planning (Laura Bennet)
- Towns Board Steering Group
- **Pathways & Improved Highways links**
- **Community Council & Local Engagement**
- **Goldthorpe Library**
- BMBC Principal Towns
- BMBC Highways
- BMBC Procurement
- Goldthorpe Town Board
- Dearne Area Team
- Dearne North & South Ward Alliances
- Discover Dearne
- Community and business representatives

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- Regional Crime Prevention Officer
- Regional Arts Council / Heritage Lottery Fund representatives.

A pre-App application has been made and a positive report returned by Laura Bennett (planning) on the 12th October 2022. In summary:

The proposal involves the formation of a new Town Square, which could be used for markets/events etc, therefore would be of a community use (policy I2) and an appropriate use in the District Centre, which would support the existing retail and leisure facilities in the area. The proposal is therefore in line with the aspirations of the 2011 Goldthorpe Masterplan. The proposal put forward would result in the re-use of an existing vacant site and also be of benefit to visual amenity, therefore there are no objections to the principle of the proposal put forward.

In terms of the consultation responses, the following comments have been made:-

Pollution Control

Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Prior to any work commencing, the applicant shall submit to the Local Planning Authority for their approval a noise and dust management plan detailing how they will control noise and dust during construction. Once approved the applicant shall adhere to the noise and dust management plan at all times.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Drainage

I would confirm that in my opinion the details provided are sufficient and that I have no further observations to make with respect to land drainage.

Culture and Visitor Economy

The Culture and Visitor Economy Services welcomes the elements included in the pre-app relating to green landscaping, lightly zoned meeting areas and use of different textures and patterns for hard landscaping. It is also positive to see that the market will have anchor points set up in a way that it can be a covered space for events for the community.

Highways

The access to this site is signalised and forms part of the Barnsley Road/Doncaster Road/High Street signalised junction in the centre of Goldthorpe. The proposed layout plan appears to indicate the

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intention to install bollards across the site access; this would only be acceptable if the signals were to be removed because the access was perhaps to be very infrequently used only for maintenance purposes for example. However, this is not the case and usage of the access will be more frequent which means the signals must be retained and as such the access must be designed accordingly with no physical restrictions and a stop line needs to be positioned where it can be picked up by the overhead signal detector. This will need to be accounted for in any design submitted as part of a full planning application.

2.0 THE PROPOSAL

2.1 Use

The site offers an exciting opportunity to create a vibrant multi-use space that will act as a catalyst for civic pride and social development and provide a setting for community events. A market currently uses the site once a week and the new development will allow space for 24 market stalls with utilities and anchor points. The space will also provide multi-purpose space for meeting, reflection and a safe and visible route across and through the site.

2.2 Amount

The site is 3,040 sq. m (0.304 hectares) and is defined by the curtilage of the Horse and Groom Public House, which has been demolished. The site is vacant and used for a local market one day a week (Monday's). The site has been levelled and trees and shrubs retained to its perimeter. The existing car park to the north is retained and is separated from the application site by a 1.8m brick wall, which is also retained in these proposals..

2.3 Layout

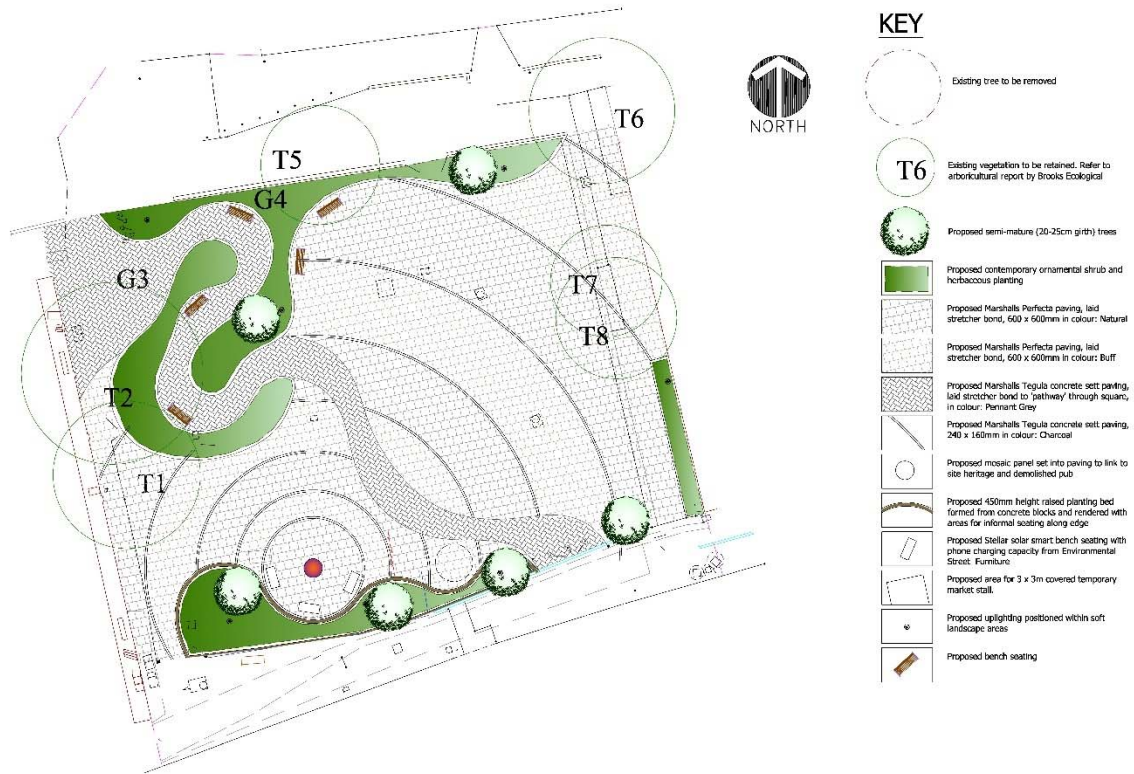
The organic plan form of the paving, planting and seating areas is intended to visually expand the rectilinear space and provide a series of differently orientated spaces for social interaction, contemplation and walking. A focal seating area is provided to the south west, near the library entrance, and this will incorporate a mosaic that represents the signage from the original pub building.



The eastern part of the site is left relatively clear of any fixed seating and landscaping to enable the market to take place. This area will be provided with anchor points for the market stalls as well as power in suitably designed floor boxes.

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The existing mature trees are retained to provide context and an established habitat. The new planting will be low maintenance and provide a simple backdrop to the space. The landscape is also designed with security in mind and no 'hiding' places are created by the open and flowing design.



2.4 Appearance.

The new town square will be a place that supports a variety of activities, in all seasons, hence it has been designed to be a simple backdrop to these activities and to not visually compete with whatever community function that it supports.

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Solar powered 'Smart' benches. Raised curved planting beds with informal seating and incidental play

Marshall's Perfecta paving: Natural

Marshall's Tegula: Pennant Grey

Marshall's Tegula: Charcoal



Contrasting paving patterns and inset circular mosaic



Cloud pruning. Paulownia tomentosa. Mass planting of grasses and herbaceous perennials

HEART OF GOLDTHORPE - TOWN SQUARE PROPOSALS

2.5 Access

The new town square is intended to be a space accessible to all. To be used safely and securely, both day and night. All paving is level with suitable placed and designed seating.

2.6 Waste Management

The new public open space will be provided with general waste bins, which will be emptied on a regular basis by the local authority or their contractors.

When the space is being used for market or other community activities then waste specific to these activities will be removed by the management team responsible for the activity.

2.0 SUMMARY AND CONCLUSIONS

This Design and Access Statement supports a planning application for the proposed development of a new public open space at the centre of Goldthorpe.

The proposed development will provide 3,040sqm of paved and landscaped, flexible open space. It will be equipped with infrastructure to support a market and other community activities.

The application site sits within the wider context of Town Investment Plan and the implementation of nearby projects aimed at facilitating the regeneration of Goldthorpe by providing spaces and facilities that will enable the community to develop. As such this project is a catalyst for community involvement and development.

The planning application is supported by a number of specialist and environmental reports which demonstrate that the proposed public open space will not give rise to any unacceptable adverse environmental effects or impacts on local infrastructure.

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It is concluded that the Application accords with local policies and meets a need for flexible community space within this area. It is therefore, respectfully submitted that the proposed development is in accordance with the principles of proper planning and sustainable development and that planning permission should be granted.