

Shaw Lane, Carlton  
National Design Guide Assessment, March 2026

ACANTHUS  
ARCHITECTS  
Vistry Group



# Introduction




The National Design Guide sets out the Government's expectations for achieving high-quality design in the planning and development process. Its primary purpose is to ensure that new places are well-designed, sustainable, and beneficial to the people who use them, by promoting principles such as functionality, durability, and visual appeal.

The guide provides a clear framework for planners, developers, and local communities, helping them to understand what makes a successful place and how to deliver it in practice. It emphasises that good design goes beyond individual buildings to include layout, landscape, infrastructure, and community needs, ensuring developments support health, well-being, and a strong sense of place.




10 considerations are included within NDG to help those involved in new developments think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context;

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.




NDG is foremost a design process structure, not a scoring system and a traffic light system (Red ●, Amber ●, Green ● - RAG) is used to assess proposals against the 10 considerations. Good practice highlighted by a green light and poor practice is highlighted with a red

Consideration	Response	RAG
CHARACTER		
<p><b>1. CONTEXT</b> Does the scheme integrate into its context, and its surroundings, influences the context positively and responds to local history, culture and heritage?</p>	<p>The site was selected to form a central part of the MU3 residential allocation within the Carlton Masterplan Framework. At present it is a vacant field and does not neighbour immediately with any residential dwellings, Carlton village is located half a mile to the west. Whilst immediate integration within the fabric of the village is not possible the site positively integrates into existing travel routes and natural corridors. The proposed dwellings adequately respond to the built form of the village.</p> <p>The site creates the gateway to the northern parcels of land within the masterplan and to the potential vehicular link to Royston Lane, identified in the masterplan.</p> <p>The development is based on a sound understanding of the site's constraints and the surrounding context. The design has been progressed to integrate well with future land parcels when they come forwards.</p>	
<p><b>2. IDENTITY</b> Does the scheme have a coherent identity, character that suits the context and is visually attractive?</p>	<p>The layout has been carefully arranged to maximise the relationship between the dwellings and the designed areas of open space, creating attractive outlooks and active frontages. The development along Shaw Lane provides a strong and visually appealing site entrance, with parking discreetly located within parking courts to reduce visual impact and maintain a high quality streetscape. The apartment block is positioned to benefit from a large, dedicated residents' amenity area, providing high quality shared outdoor space and contributing positively to the overall open space network within the site. Key views and vistas are terminated with corner turning plots that provide dual frontages. These plots enhance legibility, natural surveillance and townscape quality at important junctions and along principal routes.</p> <p>The elevation strategy delivers a balanced, legible streetscape with sufficient variation to avoid uniformity, while maintaining a cohesive design approach appropriate for a large-scale residential development that corresponds to dwellings of Carlton village and the surrounding area. Boundary treatments at the site entrance include a dry stone wall, reinforcing local character and creating a strong sense of arrival. Prominent plots within the development incorporate brick boundary walls to further enhance character, definition and visual quality.</p> <p>The development has a coherent identity and is designed to promote community integration between the existing residents of Carlton village and future residents of the site. The use of materials and planting help to give identity to the different density areas within the site itself, and positively contribute towards health and well-being.</p>	
<p><b>3. BUILT FORM</b> Does the development contribute positively to well-being and placemaking, is the scheme accessible to local public transport, services and facilities, will it create recognisable streets promoting wayfinding?</p>	<p>The proposed streets are designed to create a high quality, people focused residential environment, where buildings and landscape elements take visual precedence over vehicles. The layout carefully balances built form, parking provision, and planting to achieve resident oriented streets. The volume, height, massing, and material treatments create visual interest and help define character areas, while maintaining a cohesive overall identity across the scheme. Soft landscaping is provided to the front of properties, including private front gardens and boundary planting, enhancing visual amenity and contributing to biodiversity. Scale of the development is people friendly with walkable access to site's amenities, contributing positively to well-being. The dwellings are oriented to make the most of views across the open space. The site is within walking distance of local facilities in Carlton village ensuring sustainable development and designed around a clear street hierarchy, a mix of open spaces and an associated variety of building types and sizes. Good public transport links are available off Shaw Lane with the potential for future integration.</p>	

COMMUNITY

<p><b>4. MOVEMENT</b> Does the scheme provide a well-designed movement network that is safe and accessible for all, provides a good choice of sustainable transport modes, promotes activity and social interaction and incorporates green infrastructure?</p>	<p>Pedestrian and cycle movement is a key component of the development. An active travel route is provided along the southern edge of the site, offering a dedicated and attractive connection for pedestrians and cyclists, linking the development with surrounding destinations and the wider travel network. A further pedestrian and cycle route runs along the primary street, forming a strong north-south connection through the site and linking directly to the northern edge with future development connectivity in mind. This primary street is designed as a key movement corridor and also accommodates bus services, ensuring that public transport is integrated within the heart of the site and remains easily accessible to all dwellings. Dedicated pedestrian paths branch out from the site to provide future connections to the Barnsley Canal. These connections enhance recreational opportunities and accessibility of green infrastructure. The development incorporates street trees to soften the impact of car parking, helping to improve air quality and contribute to biodiversity. Adaptable and accessible dwellings have been provided in locations close to transport corridors taking account of the diverse needs of all potential future users.</p>	
<p><b>5. NATURE</b> Does the scheme integrate existing and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management; prioritise nature and enhance biodiversity and provide attractive well located open spaces?</p>	<p>Boundary Enhancements - retention and enhancements of existing hedgerows along northern and southern boundaries and new hedgerow planting along western boundary providing vertical screening from future neighbouring developments. Street planting - tree avenue will be introduced along the primary street, complemented by ornamental hedging to plot frontages. Secondary streets will be enhanced through block planting with scattered trees. On lower hierarchy streets plot landscaping will be more informal ,this will include shrub planting with scattered trees. Public open spaces will include dry ponds. The scheme looks to provide 10% on site Biodiversity Net Gain. Landscaped basins are used as a key part of the sustainable drainage strategy to manage drainage and provide an attractive outlook for neighbouring properties.</p>	
<p><b>6. PUBLIC SPACES</b> Does the scheme include well-located public spaces and support a wide variety of activities, have a hierarchy of spaces that vary in size, provides public planting?</p>	<p>North-west of the site forms the largest open space which will be defined by tree avenue running to the north-east, providing potential connectivity routes to Barnsley Canal and will be equipped with timber play area and dry basin. Two pocket parks along the secondary street will add additional amenity and informal play opportunities. Central and south-eastern SUDs dry ponds will further enhance the amenity spaces for residents and connect with the travel active route. The multi-functional landscaped public spaces support variety of uses , encourage social interaction and promote well-being across the site whilst supporting air quality improvement and climate change mitigation.</p>	

CLIMATE

<p><b>7. USES</b> Does the scheme provide a mix of uses including local services and facilities to support daily life, an integrated mix of housing tenures and types which is socially inclusive?</p>	<p>The development will provide 214 numbers of dwellings of which 13no. are for M4(3) wheelchair user, which equates to 6% of total number of units on site. These are to be located within the ground floor of the proposed apartment building. 26% of the houses will be M4(2) compliant. The mix of house types and sizes has been designed to suit people at all stages of life from first time buyers, families, professionals to those looking to downsize. At least 15% of the dwellings are proposed as affordable housing, split between affordable rent and shared ownership tenures, with the remainder delivered for open market sale. The affordable housing is integrated throughout the site to promote a cohesive and inclusive residential environment. Local services and facilities supporting daily life are provided within walking distance in Carlton village.</p>	
<p><b>9. HOMES AND BUILDINGS</b> Do the dwellings provide good internal and external environments, relate positively to private, shared and public spaces contributing to social interaction and inclusion, resolve the details of operation and servicing so that they are unobtrusive and well-integrated ?</p>	<p>Size of the apartments vary from 51 sqm for a 1 Bed and between 71 and 75sqm for a 2 Bed whilst houses from 71 sqm for a 2 Bed to 130 sqm for a 4 Bed. All dwellings are designed to Nationally Described Space Standards and benefit from functional internal spaces with appropriate level of internal storage and suitability for home office provision. The houses benefit from large secure private gardens and apartments from designated residents` amenity space offering good quality internal and external environment for residents. The private gardens are equipped with sheds for storage and to house bicycles whereas apartment block with external cycle store. POS areas promote social interaction while tenure blind streets inclusion.</p>	
<p><b>9. RESOURCES</b> Do the dwellings reduce their resource requirement, are fit for purpose and adaptable over time, use materials and adopt technologies to minimise environmental impact ?</p>	<p>The houses will be erected using timber-frame construction method, to high energy efficiency standards, including good level of thermal insulation, airtight construction, low carbon heating systems supported by PV panels. EV charging points will be fitted to all parking spaces. Vistry's modern methods of construction help minimise on-site construction time and resources.</p>	
<p><b>10. LIFESPAN</b> Are the dwellings and spaces designed and planned for long-term stewardship by landowners, are easy to look after and adaptable; are well-managed by their users, owners and public agencies?</p>	<p>The development prioritises long-term durability of the dwellings. The scheme incorporates high-quality materials and simple, robust design, ensuring buildings are easy to maintain and retain their appearance over time. It also provides energy-efficient homes designed to meet changing user needs, helping residents remain in their homes longer. Private gardens will be managed by their owners whilst public open spaces by external company.</p>	