

Design and Access Statement

Rev 1



Shaw Lane

Carlton

**ACANTHUS
ARCHITECTS**

Studio 11, 2 King Charles Street, Leeds, LS1 6LS

Vistry Group

T: 0113 239 3414 E: Architects@acanthuswsm.com W: www.acanthuswsm.com

Contents

1.0 - Introduction:

The purpose of this document.

2.0 - Site Location:

Site Location & Context.

Site photographs.

Site Constraints.

Site Opportunities.

3.0 - Evaluation & Consultation:

Masterplan Framework Carlton.

Outline planning application.

Reserved Matters Pre-Application.

Design development.

Plans Panel Feedback.

4.0 - Design Response:

The proposal.

Movement Strategy.

Street Hierarchy.

Density.

Public Open Space & Landscape Strategy.

Materiality.

Street Scenes.

Houses.

Apartment Building.

Accessibility and space standards.



1.0

| Introduction

THE PURPOSE OF THIS DOCUMENT:

This Design and Access Statement has been prepared by Acanthus WSM Architects to accompany the Reserved Matter Planning Application for the proposed residential development at Shaw Lane, Carlton, Barnsley. An Outline permission was granted on the 5th of September 2024, following an Appeal Decision APP/R4408/W/24/3341097 was allowed against a refusal to grant outline planning permission 2022/0115.

The development proposed in the outline planning application is for 214 dwellings with associated car parking/garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage with details of a new vehicular access onto Shaw Lane.

The statement has been prepared on behalf of Countryside Properties (UK) Ltd and is to be read in conjunction with the submitted drawings and accompanying documentation:

- Location Plan
- Proposed Site Layout
- Materiality Plan
- Typical Street Scenes
- General Arrangement Plans and Elevations
- Topographical Survey
- Masterplan Framework Compliance Statement
- Building for Healthy Living Assessment

Further reports and drawings will accompany the reserved matters planning application.



2.0 | Site Location



Figure 1

SITE LOCATION:

The site lies less than 0.5km south-east of the centre of Carlton and is located roughly 4 miles (6.4km) from Barnsley, 9 miles (14.4km) from Wakefield and 22 miles (35.4km) from Leeds centre. The application site is 19.17 acres (7.76 hectares) in size and is allocated for residential use in the Carlton Masterplan Framework (site location ref: MU3).

CONTEXT:

The site is accessible via the M1 (J38) and A61.

Surrounded to the north & west by green fields and Barnsley Canal, to the east with green belt and railway line and to the south bound by Shaw Lane. The site lies in close proximity to housing estates to the north and west, and Carlton Primary Academy.

There are bus stops with onward connections to Barnsley Town Centre, Wakefield City Centre and Royston within approximately 600m of the site.

The Site is also within walking distance of three local schools: Outwood Grange Academy, Holy Trinity and Carlton Primary School.

Several large employment areas are close by, including Carlton Industrial Estate and Premier Food bakery, with sustainable transport connections to these.

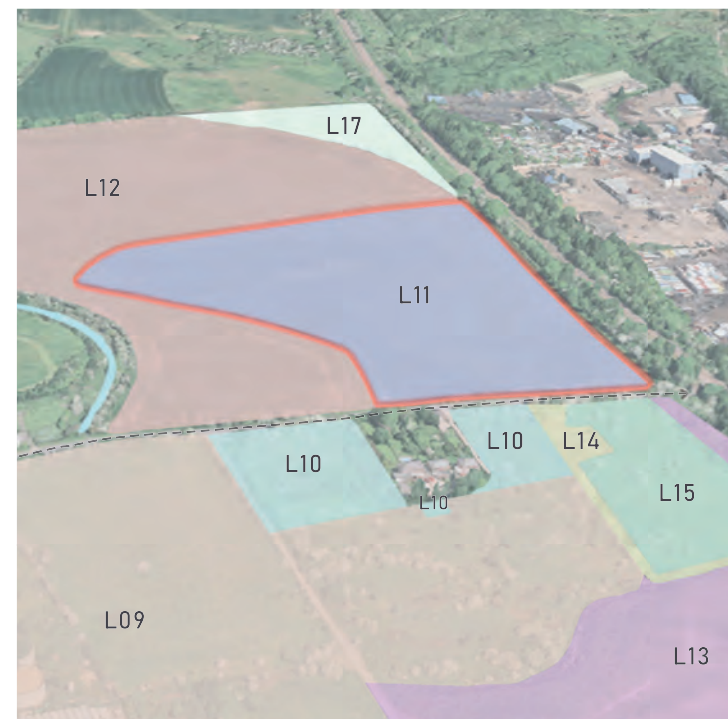


Figure 2- Land Allocation within Carlton Masterplan Framework



Figure 3- view along eastern site boundary



Figure 4 - view along northern boundary



Figure 5 - view along western boundary



Figure 6 - view along southern boundary



Figure 7- view of the eastern site boundary and onto Barnsley Canal



Figure 8 - view of the eastern boundary and the railway line










Figure 9 - view along southern boundary of Shaw Lane and towards Carlton



Figure 10 - view onto south of Shaw Lane

Key:

-  Commercial / Industry
-  Flood Zone 2
-  Vehicle Access Off Shaw Lane
-  Existing Train Line
-  Overhead Cables
-  Existing Sewer with 10m easement
-  Shaw Lane

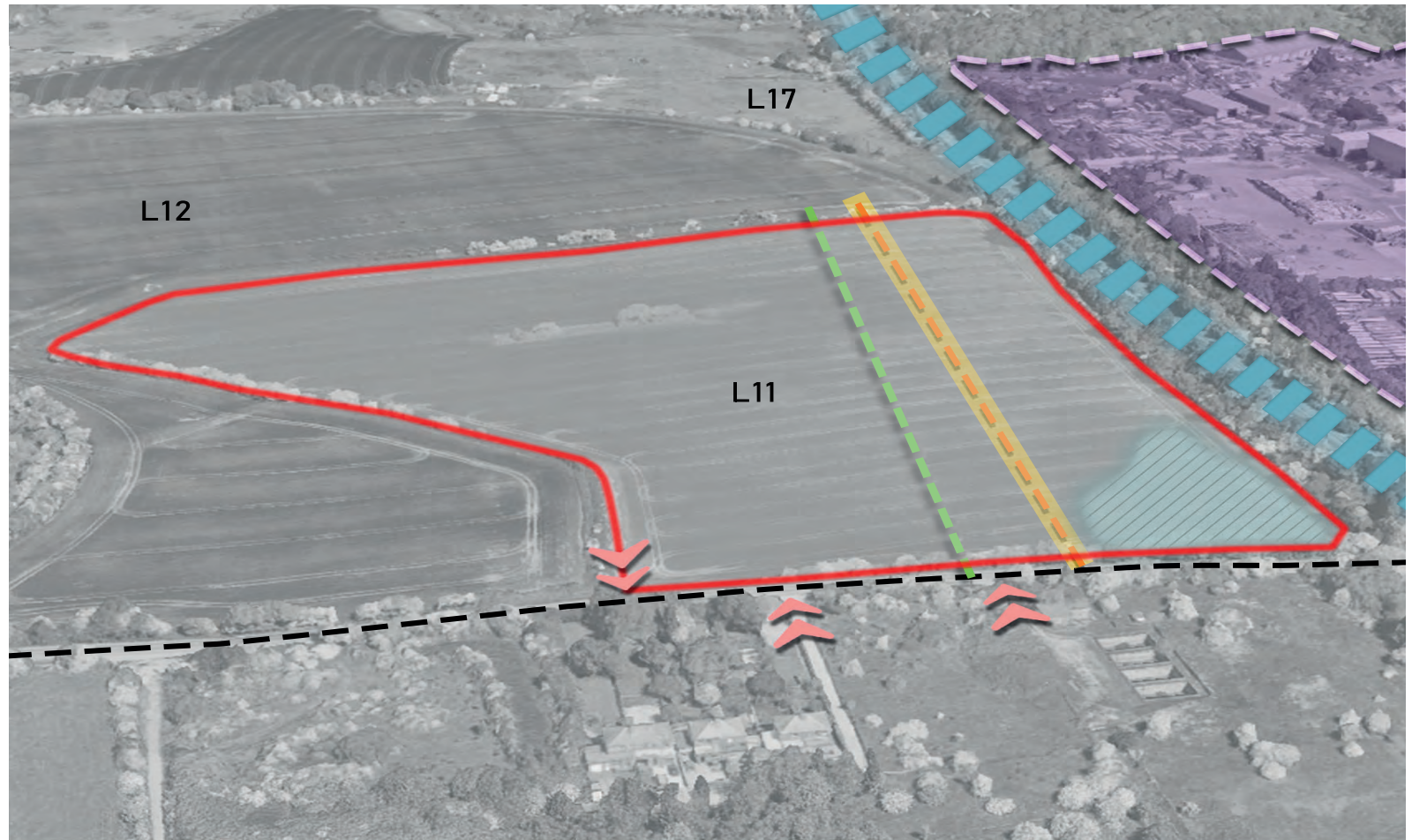


Figure 11 - Constraints Plan

SITE CONSTRAINTS:

The above diagram illustrates the constraints present within and adjacent to the site.

The application site slopes gently downhill from north to south. The north corner is approximately 47m AOD, and its south corner is approximately 42m AOD. The level difference from west to east varies from 1 to 3 metres. The application site is a greenfield and is grassed. No buildings exist within the site's boundaries.

The application site lies approximately 0.5 mile from conservation area.

Overhead electrical cable lines run north-south across the site with electrical poles located on the cable route.

The trees within and surrounding the site are not subject to TPO's. The Noise Impact Assessment has identified that the key noise sources impacting the development are road traffic from Shaw Lane to the south and the railway and industry traffic to the east. South-east corner of the site lies within Flood Zone 2.

SITE OPPORTUNITIES:

The site benefits from a number of key opportunities that have informed the design and layout of the proposed development.

Along the eastern boundary, existing shrubs and planting of ecological value provide an important natural asset. These features offer opportunities to retain and enhance biodiversity, contribute to green infrastructure, and create a sensitive edge between the development and its industrial surrounding.

To the west, through Parcel L12 lies the potential for future connectivity to the Barnsley Canal. This represents a significant opportunity to strengthen sustainable travel links, enhance recreational routes and integrate the site into the wider green and blue infrastructure network.

The site also benefits from opportunities for strong pedestrian, cycle and equestrian connectivity to the north and west. Connections can be made to existing bridleways and the Trans Pennine Trail via Parcel L12, as well as along Shaw Lane, where the Trans Pennine Trail is accessible. These links support active travel, recreational use and improved accessibility to the wider area.



Figure 12 - Barnsley Canal indicative view

Key:

- Ecological Value
- Barnsley Canal (Disused)
- Views towards Bridleway and Canal
- Trans Pennine Trail
- Bridleway
- Footpath



Figure 13 - Opportunities Plan



3.0

Evaluation & Consultation

MASTERPLAN FRAMEWORK CARLTON :

The site forms a central part to the MU3 allocation masterplan, located to the north of Shaw Lane. 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. Shaw Lane provides a direct link into the centre of Carlton and the conservation area.

Principles of the Masterplan focus on providing high quality dwellings through out the site with active travel routes and green/wildlife corridors, connecting key open spaces and surrounding towns, villages and nature reserves.

Masterplan Key:

- Site Boundary
 - Conservation Area
- Existing
- Road
 - National Cycle Network/ Trans Pennine Trail
 - - - Footpath
 - - - Bridleway
 - = = = Railway Line
 - - - - - Former Railway Alignment
 - Carlton Primary Academy
 - Watercourse/ Water Body
 - Trees
 - Housing within Site
 - Allotments
- Proposed
- Residential
 - Public Open Space
 - Community Garden
 - Grow Garden
 - - - National Cycle Network New Route
 - Carlton Adacency Expansion
 - Vehicular Movement Link
 - - - Landscaped Active Travel Route
 - - - Recreational Trail
 - Small Local Shop
 - ✱ Equipped Play Area
 - Water Attenuation Pond
 - Wildlife Corridor
 - Potential Rail Station (Indicative Location)
 - Premier Foods Expansion

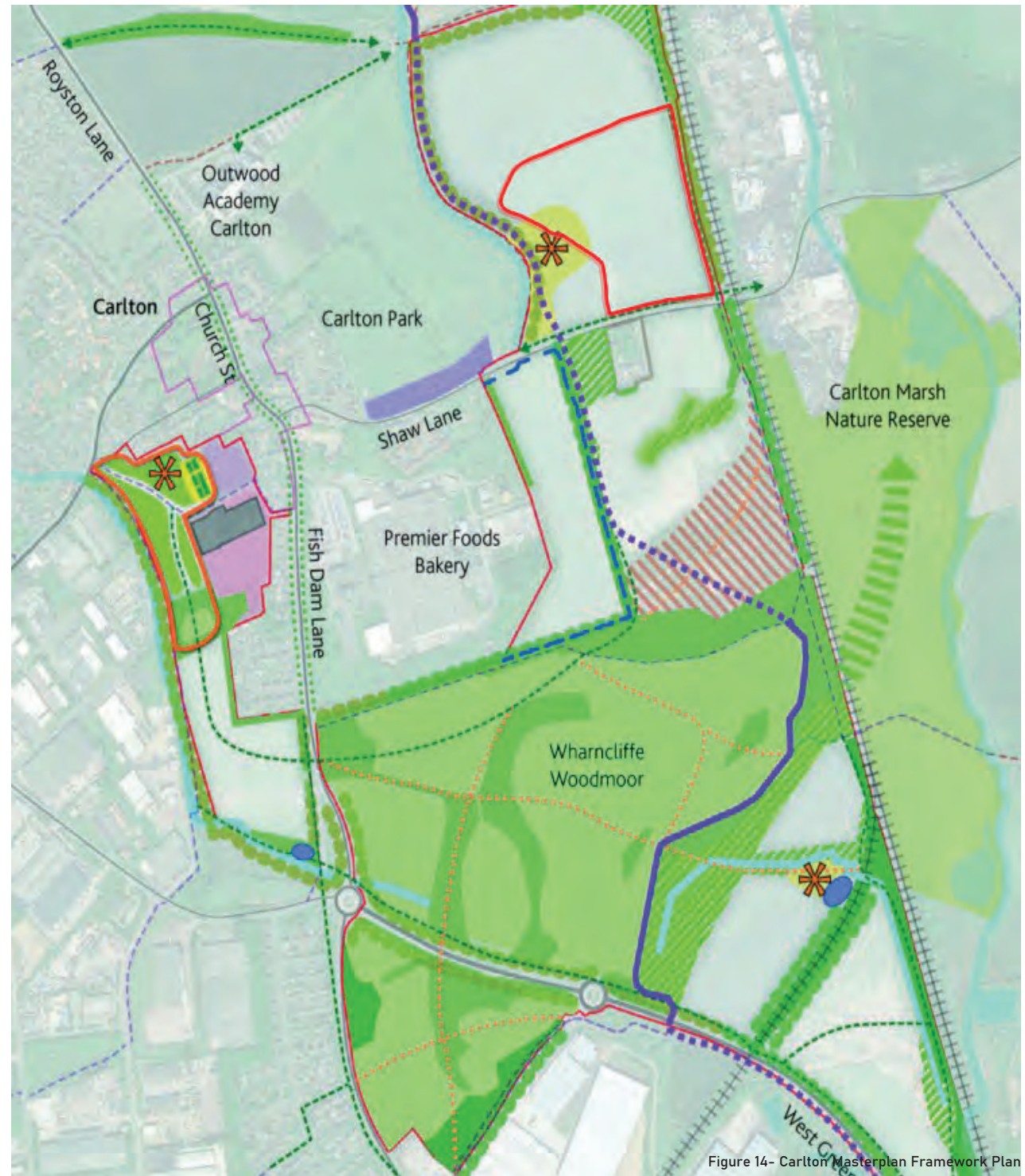


Figure 14- Carlton Masterplan Framework Plan

OUTLINE PLANNING APPLICATION :

An outline application no 2022/0115 was submitted with all matters reserved except for details of access. The proposal consisted of 215 dwellings with associated car parking, garages, access, landscaping, open space and drainage provision.

Vehicular access to the site was proposed from Shaw Lane to the South. Vehicular and pedestrian access would allow the site to come forward independently from the rest of the MU3 allocation. The access and internal road layout is proposed to provide access into the wider allocation.

The indicative masterplan submitted with the application shows public open space with associated equipped play areas to the North West of the site with further informal play areas located centrally and to the South Western corner. A Suds basin, along with associated landscaping, is shown to the South Eastern corner.

Planning permission for the outline application was granted following an appeal APP/R4408/W/24/3341097.



Figure 15- Site layout by others

RESERVED MATTERS PRE-APPLICATION :

A Pre-application based on 215 dwellings was submitted in September 2025 and a subsequent meeting was held on the 19th November 2025.

The pre-application meeting was considered positive and comments and considerations were given as follows:

- Integration of the site with wider masterplan.
- Connections of sites L11 and L12 with the canal/TPT and cycle way/footway networks.
- 15% of developable land to be POS, linkages into neighbouring sites.
- Housing mix to include 26% M4(2) and 6% M4(3).
- Street lined trees to be included in highway verges.
- Roundabout to be designed out.
- Mix of front/side parking preferred, not to exceed more than 4 frontage parking spaces in a row, with appropriate landscaping between each block.
- Visitors parking spaces to be added in form of dedicated spaces rather than ghost bays.
- Plots along railway to have improved outlook.
- Apartments to include residents' amenity space.



Figure 16- Pre-app site plan

PLANS PANEL FEEDBACK :

The proposed scheme was presented to the Barnsley Design Plans Panel on 02.02.2026. The panel provided positive feedback on the overall presentation and approach to the development.

During the discussion, the panel considered the deliverability of the masterplan as a whole, with particular emphasis on ensuring that the proposed layout and phasing could be successfully implemented in practice. Connectivity was a key topic of discussion, including links to Carlton and access to the local high school, with the panel encouraging strong and legible pedestrian and cycle connections to surrounding destinations.

The inclusion of a local shop within the scheme was discussed, and it was concluded that a retail unit would not be suitable or viable for a development of this scale.

The panel emphasised the importance of the scheme delivering a high-quality, distinctive and resident-friendly environment. Attention was drawn to the role of landscaping in achieving this, with the panel highlighting the need for a robust and well-considered landscape strategy to support placemaking, character and long-term quality.

Overall, the panel's feedback was supportive and has informed the ongoing refinement of the scheme.



Figure 17- Masterplan

DESIGN DEVELOPMENT :

Following the pre-application and Barnsley Design Plans Panel advice and there has been series of upgrades in the design.

These changes aim to enhance amenity, improve site integration, and optimize functionality.

Key modifications include:

Amenity Space: Provision of dedicated amenity space for the apartment block with associated landscaping.

Parking Restructuring:

Number of upfront parking spaces has been reduced and broken up to integrate landscaping.

Dedicated visitor parking spaces have been provided.

Access & Circulation:

The roundabout design has been removed, streamlining vehicular flow.

Site Layout & Integration:

The positioning of parcels along the railway line has been improved, clustering more dwellings together creating attractive mews courts.

Frontage to Shaw Lane has been significantly enhanced with the inclusion of overlooking houses, promoting active street frontages.

Integration with the open space to the north-west of the site has been improved, maximizing the outlook and connection to green areas.



Figure 18- Proposed site plan



4.0

Design Response