



BOND BRYAN

BARNSELY WEST | STRATA STERLING BARNSELY WEST LTD

DESIGN & ACCESS STATEMENT

BWMP-BBA-XX-XX-RP-A-0000_D&A_A3_Landscape_S2-P04

12th October 2023

CONTENTS

1.0 INTRODUCTION	4	4.3 AREAS	31	5.4 COMPLIANCE: LANDSCAPE - GLADES & GARDENS	64
1.1 PURPOSE OF THE STATEMENT	4	4.4 ILLUSTRATIVE MASTERPLAN	32	5.5 COMPLIANCE: SECONDARY CONNECTIONS	65
1.2 THE SITE IN CONTEXT	6	4.5 ILLUSTRATIVE VIEW: COMMUNITY HUB	33	5.6 COMPLIANCE: LAPS	66
1.3 DESIGN TEAM	6	4.6 ILLUSTRATIVE VIEWS: CENTRAL SQUARES	34	5.7 COMPLIANCE: HEARTSPACES	67
1.4 THE MASTERPLAN FRAMEWORK	7	4.7 ILLUSTRATIVE VIEWS: VELVET VILLAGE	35	5.8 COMPLIANCE: NODE BUILDINGS	68
1.5 DESIGN CODE	8	4.8 ILLUSTRATIVE VIEW: POGMOOR EDGE	36	5.9 COMPLIANCE: GATEWAY BUILDINGS	69
1.6 COMPLIANCE	8	4.9 ILLUSTRATIVE VIEW: EMPLOYMENT AREA B	37	5.10 COMPLIANCE: SECONDARY ROUTES	70
1.7 OTHER DOCUMENTS	8	4.10 EMPLOYMENT AREA A	38	5.11 COMPLIANCE: EDGE & BOUNDARY TREATMENTS	71
1.8 APPLICATION BOUNDARY	9	4.11 LEVELS & TOPOGRAPHY	39	5.12 COMPLIANCE: HEALTH & WELLBEING	72
2.0 ASSESSMENT	11	4.12 LINK ROAD	40	6.0 BUILDING FOR LIFE 12 COMPLIANCE	74
2.1 THE SITE	11	4.13 PHASE 1A FULL APPLICATION: DESCRIPTION OF PROPOSALS	41	6.1 COMPLIANCE REQUIREMENT	74
2.2 PHOTOGRAPHIC SURVEY	12	4.14 DESIGN DEVELOPMENT	43	7.0 CONCLUSION	79
2.3 HISTORICAL ASSESSMENT	15	4.15 DESIGN PRINCIPLES	44	7.1 CONCLUSION STATEMENT	79
2.4 EXISTING PLACES	16	4.16 CAR PARKING	45		
2.5 ADJACENT LAND USE	17	4.17 REFUSE & EMERGENCY ACCESS	45		
2.6 EXISTING PEDESTRIAN NETWORK	18	4.18 CRIME PREVENTION	45		
2.7 LOCAL CHARACTER & VERNACULAR	19	4.19 SUSTAINABILITY	45		
2.8 TOPOGRAPHY & LEVELS	21	4.20 LANDSCAPE	45		
2.9 CONSTRAINTS	22	4.21 MATERIALS	46		
2.10 OPPORTUNITIES	23	4.22 HOUSE TYPES	47		
3.0 DEVELOPING THE VISION: DESIGN EVOLUTION	25	5.0 DESIGN CODE COMPLIANCE	61		
3.1 DESIGN EVOLUTION	25	5.1 INTRODUCTION	61		
4.0 DESIGN PROPOSALS	29	5.2 PLACEMAKING COMPLIANCE	62		
4.1 PARAMETERS PLAN	29	5.3 CHARACTER AREA COMPLIANCE	63		
4.2 LAND USE	30				

B

1.0 INTRODUCTION

BOND BRYAN

BARNSLEY WEST | STRATA STERLING BARNSLEY WEST LTD

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

1.1 PURPOSE OF THE STATEMENT

This Design & Access Statement has been prepared by Bond Bryan on behalf of Strata Sterling Barnsley West Ltd (The Applicant). This Hybrid Planning Application seeks consent for the following developments:

Planning Application reference 2021/1090:

Hybrid planning application for residential development for up to 1560 dwellings, including:

a) Full planning permission for:

- earthworks to create development platforms;
- Strategic drainage ponds/dry detention basins and associated drainage infrastructure;
- construction of a new link road;
- location of strategic landscaping and ecological areas;
- demolition of existing buildings;
- works to Hermit Lane and;
- erection of Phase 1(a) residential development comprising 216 dwellings.

b) Outline planning permission for:

- residential development comprising up to 1,344 dwellings;
- new primary school;
- small shops and community facilities and;
- associated infrastructure works.

Planning Application reference 2021/1089

“Hybrid planning application for employment development, including:

a) Detailed planning permission for:

- earthworks to create development platforms;
- drainage features, including dry detention basin embankments, bunds;
- strategic landscaping, ecological areas and access

b) Outline planning permission for:

- employment (Use Classes E,B2 and B8 with ancillary office and;
- associated servicing and infrastructure works including car parking, vehicle, pedestrian and cycle circulation, plot landscaping, noise mitigation, drainage features and all associated infrastructure”

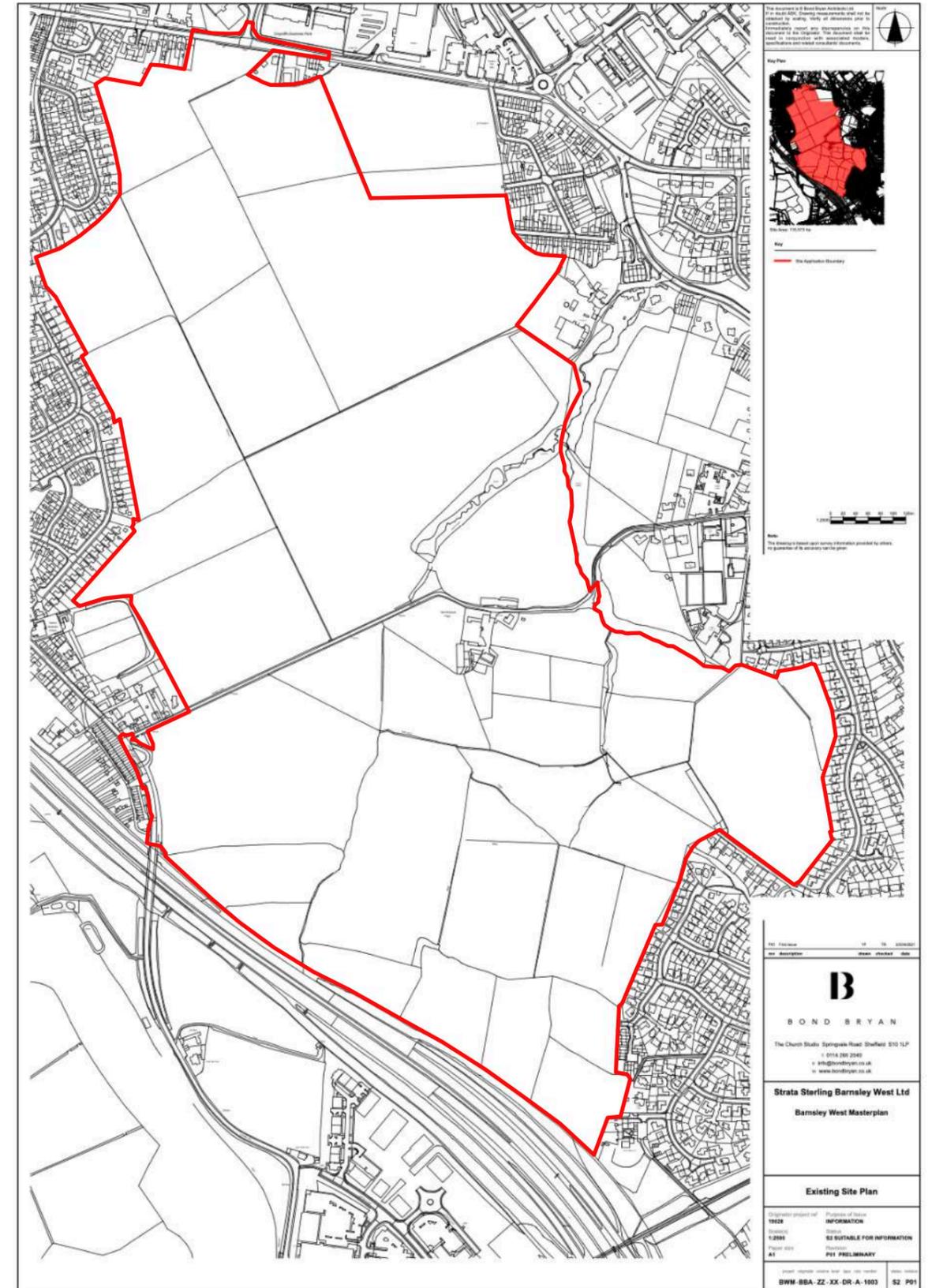


Site aerial shot looking south east

1.0 INTRODUCTION

1.1 PURPOSE OF THE STATEMENT

The application site and boundary is shown right.



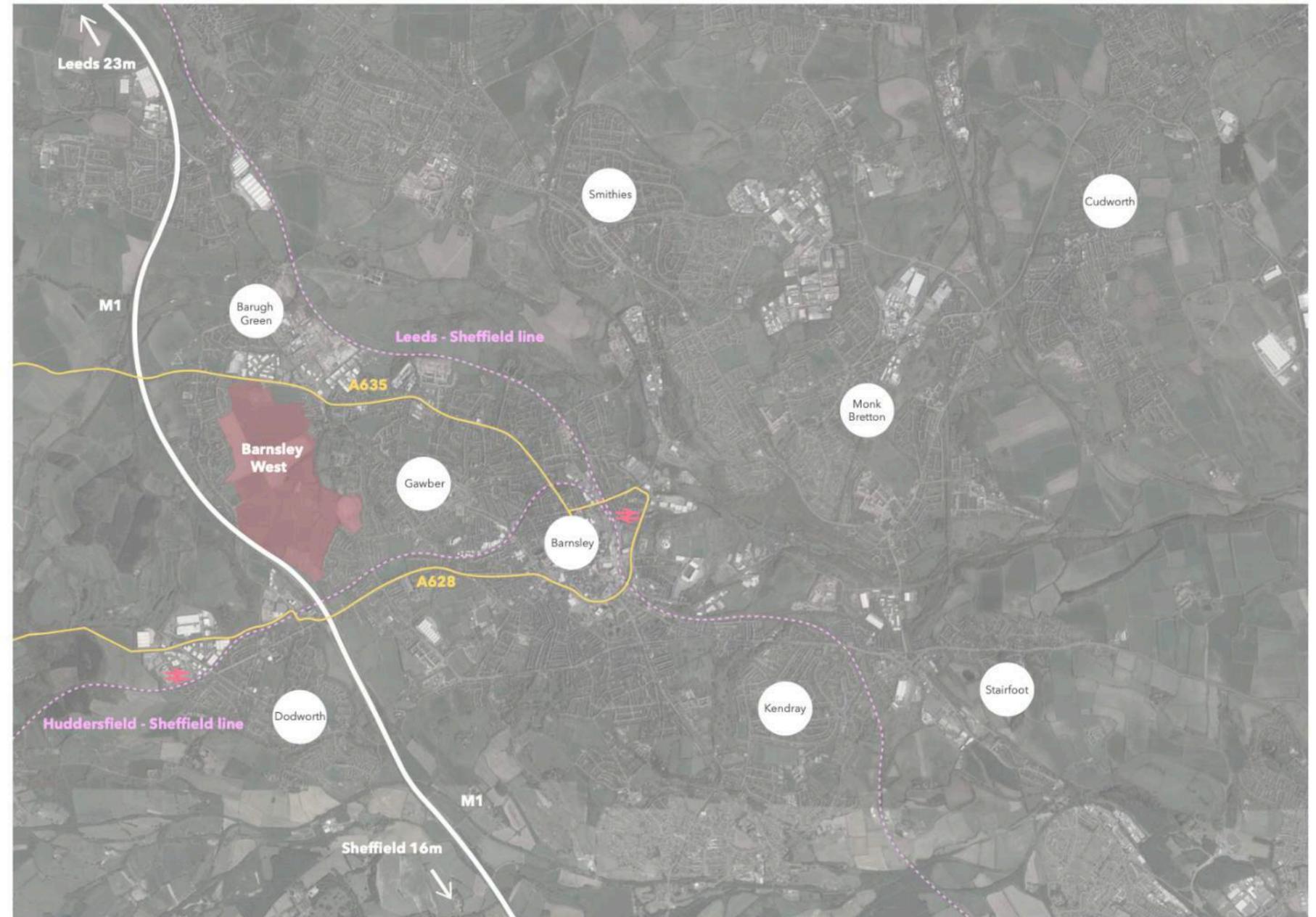
1.0 INTRODUCTION

1.2 THE SITE IN CONTEXT

With a site area of approximately 115 hectares, Barnsley West sits within the surrounding settlement boundaries of Barugh Green to the north, Higham to the West, and Gawber to the east. The M1 motorway borders the site to the south. Historical OS maps dating back to 1855 show the site to have remained undeveloped throughout its history. The site is accessed from Barugh Green Road (A635) to the north, Higham Common Road to the South and Hermit Lane running east to west across the site. The site was a former open cast mine but has been used as agricultural grazing for over half a century. The highwalls on the site are the unexcavated faces of the natural ground which would have been present at the outer edges of the opencast area. On completion of the mining works, the opencast area would have been backfilled, leaving a buried 'wall' of natural ground, with the backfill material re-engineered up against it.

1.3 DESIGN TEAM

- Masterplanning Architect: **Bond Bryan**
- Landscape Architect: **Gillespies**
- Employment Area Architect: **The Harris Partnership**
- Planning Consultant: **Pegasus Group**
- Cost Management: **Rex Proctor**
- Highways Consultant: **Fore Consulting**
- Civil Engineering Consultant: **JPG Group**
- Drainage and Flood Risk: **JPG Group**
- Utilities Consultant: **Hydrock MRB Consultant Engineers**
- Air Quality Consultant: **Wardell Armstrong**
- Ecological Consultant: **Tetra Tech**
- Noise Consultant: **ENS Acoustics**
- Tree Consultant: **Tetra Tech**
- Heritage Consultant: **Prospect Archaeology**
- Sustainability & Energy Consultant: **Hydrock MRB Consultant Engineers**
- Viability Assessment: **Trebbi**



Aerial view of Barnsley west in the context of the wider Barnsley Area.

- Engineering **Hydrock MRB**
- Engineering **Tetra Tech**
- Employment Planning **Spawforths**

1.0 INTRODUCTION

1.4 THE MASTERPLAN FRAMEWORK

The site was allocated for mixed use development in Barnsley's Local Plan (Site MU1) with an allocation for around 1,700 new homes and 43 hectares of employment land. Site MU1 will also provide:

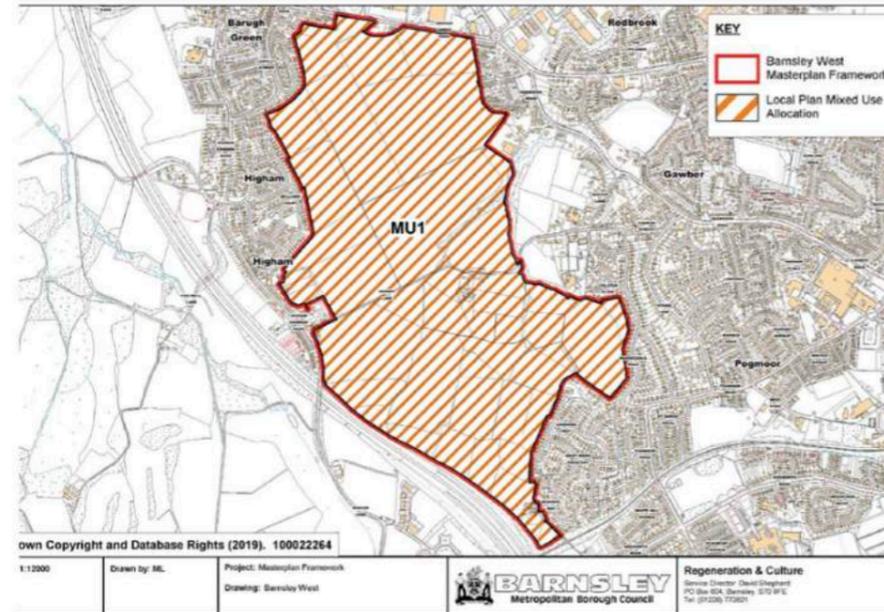
- A new primary school
- Small scale convenience retail and community facilities;
- Brand-new infrastructure, including an access link road;
- Open green space with wildlife corridors, watercourses and key pedestrian footpaths and cycleways.

The Masterplan Framework for MU1 was adopted in December 2019 by Barnsley Metropolitan Borough Council.

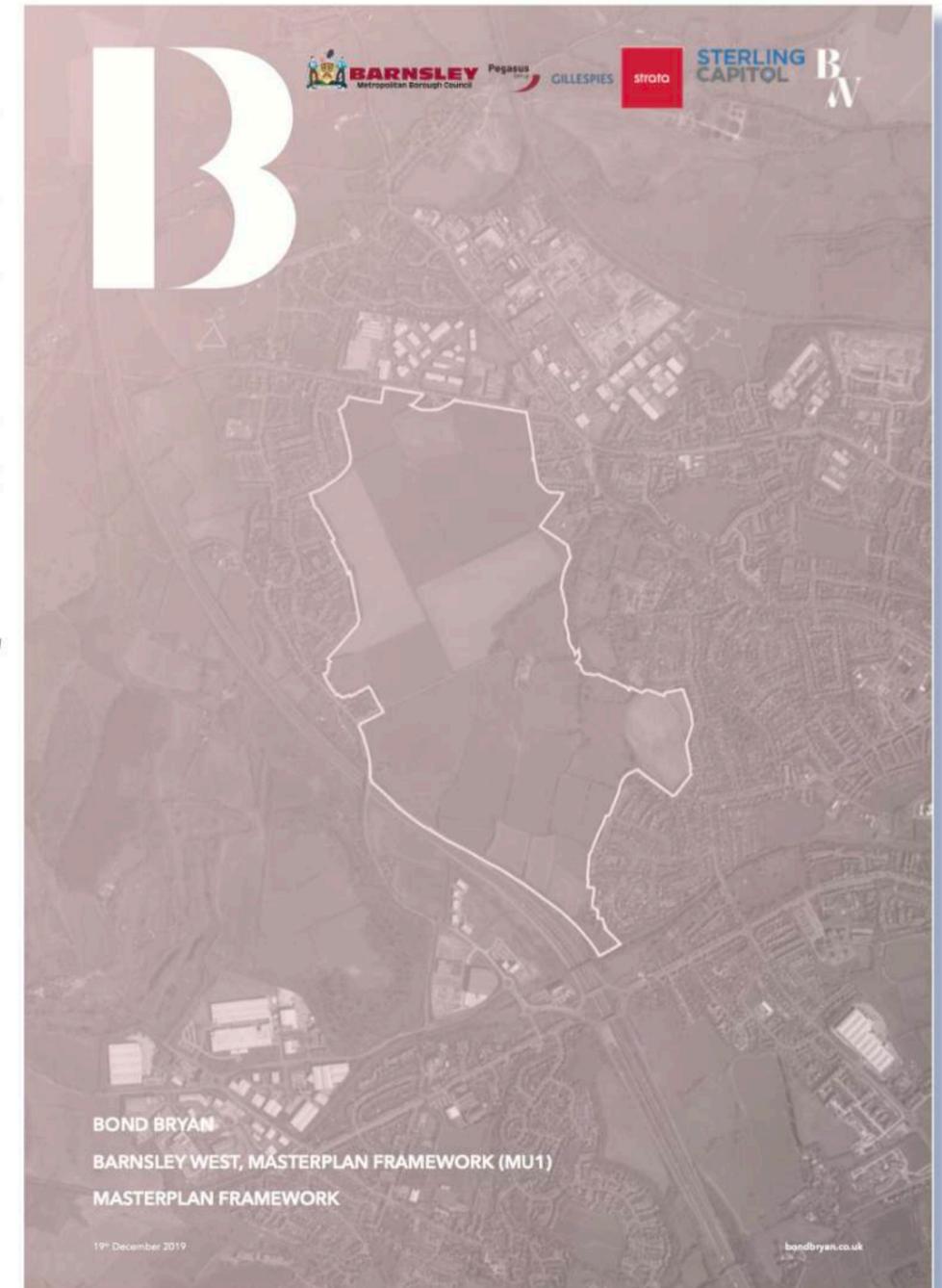
The Masterplan Framework explores and demonstrates the issues and opportunities relating to a wide range of matters such as planning, ownership and technical constraints and how they have informed the Masterplan Framework. It has been prepared in the context of the adopted Local Plan's vision, spatial strategy, objectives and policies, particularly those in relation to housing and employment.

The Local Plan site policy for MU1 requires the production of a Masterplan Framework to guide new development and make sure that the policy objectives are delivered. The Barnsley West (MU1) Masterplan Framework was adopted on 19 December 2019 and will be a material consideration in the determination of planning applications on the site.

This planning application has used the Masterplan Framework principles to inform decisions around the scale and nature of the development on the site.



Site MU1 Barnsley West extract from Barnsley Local Plan



Barnsley West Masterplan Framework (adopted December 2019)



1.0 INTRODUCTION

1.5 DESIGN CODE

We have prepared this design in conjunction with the adopted Design Code for the site. The purpose of the Design Code is to provide a benchmark for quality and make sure the vision for the site is translated through the delivery of its components.

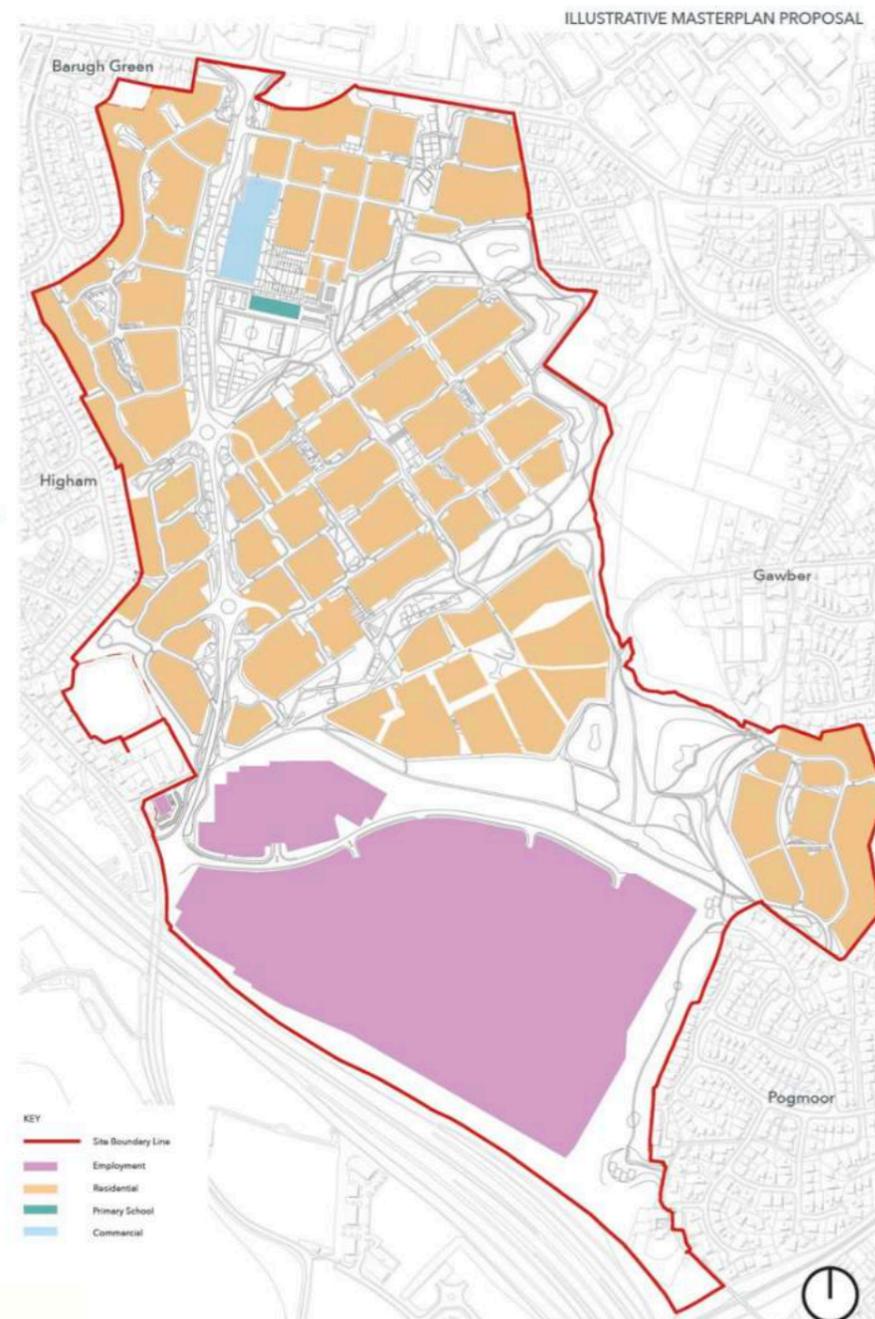
1.6 COMPLIANCE

The adopted Design Code requires that all full planning applications demonstrate compliance to the code with a specific 'Compliance statement' included in the D&A. For the purposes of the full application for Phase 1a residential of 229 homes, we have provided this statement in Chapter 5 of this document.

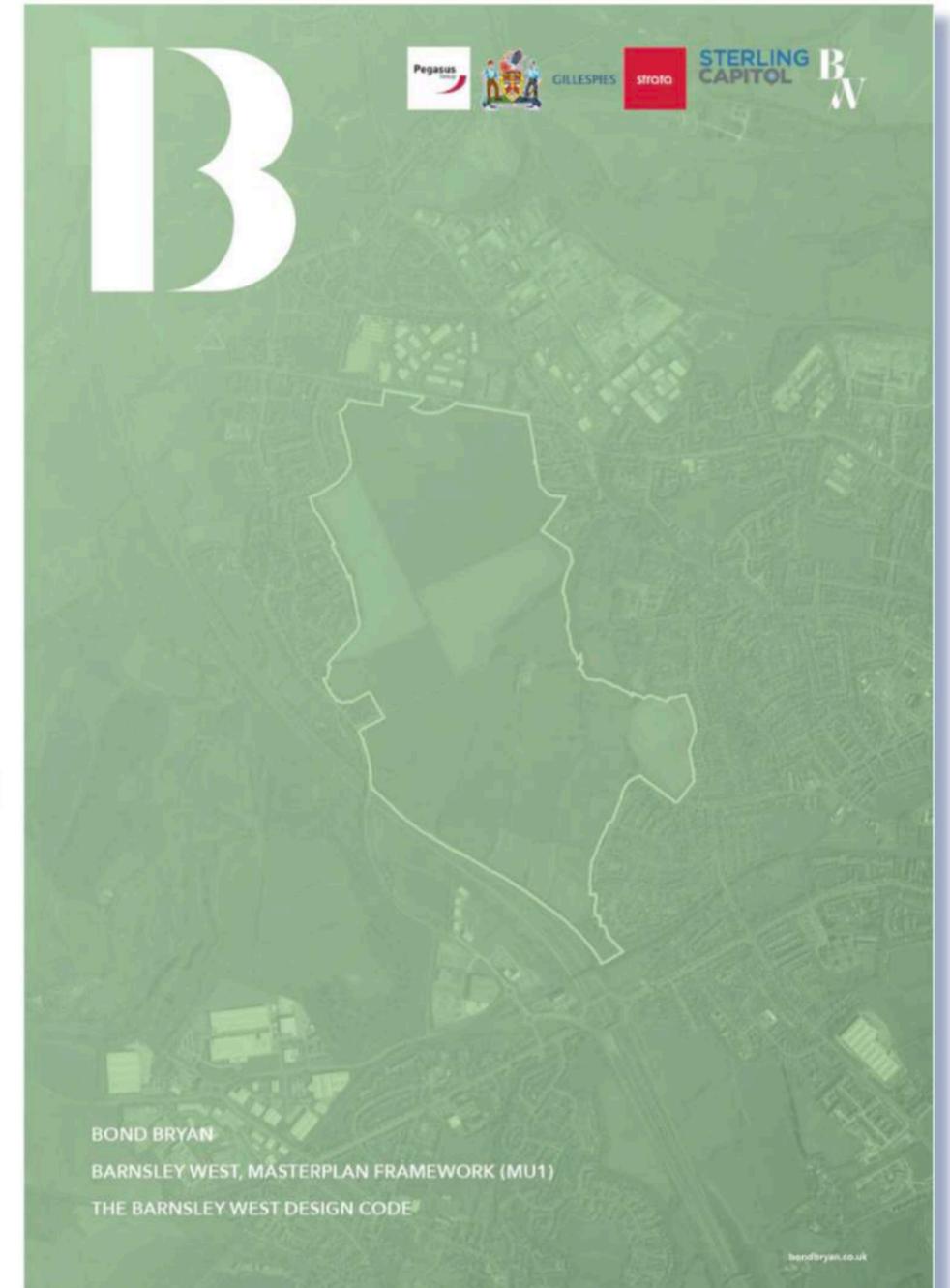
1.7 OTHER DOCUMENTS

In addition to the Masterplan Framework, this Design & Access Statement should be read in conjunction with the following:

- Landscape Design Statement
- Environmental Statement and supporting Technical Reports
- Planning Statement
- Planning Drawings



Barnsley West Masterplan Framework Illustrative Masterplan
(Adopted December 2019)

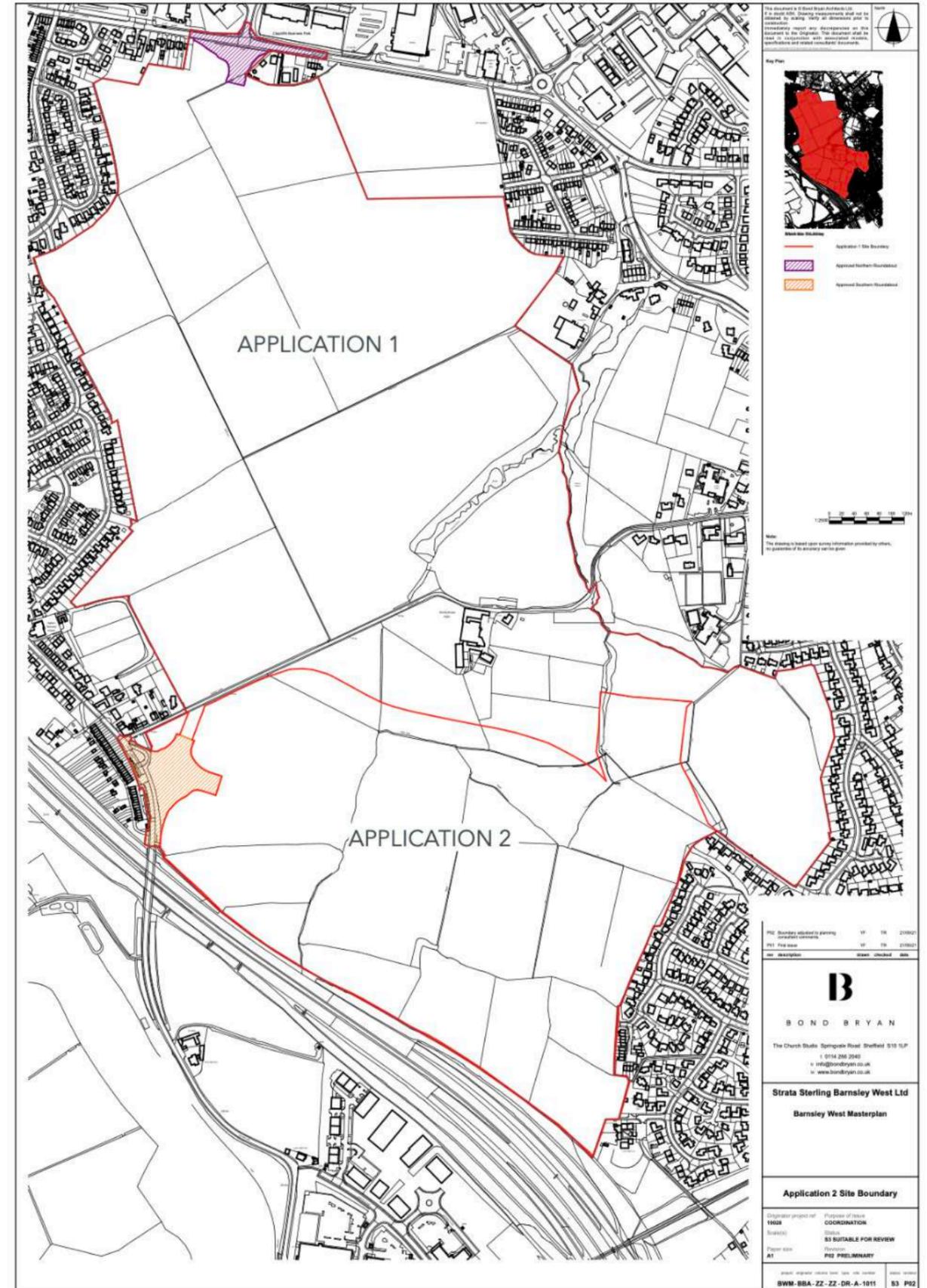


Barnsley West Masterplan Framework Design Code
(Adopted December 2019)

1.0 INTRODUCTION

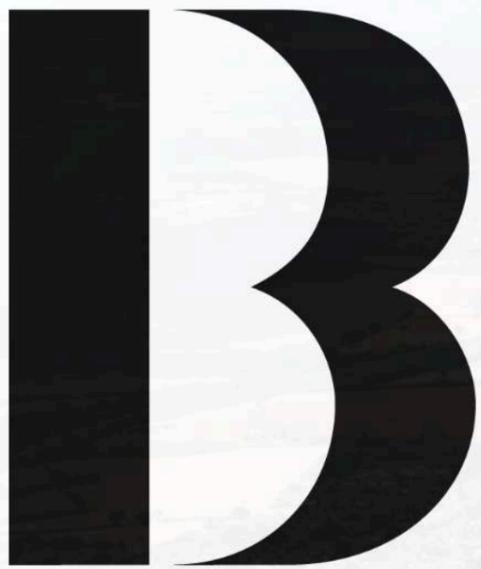
1.8 APPLICATION BOUNDARY

The majority of land within the MU1 Masterplan Framework sits within single control and forms the boundary extents for this Hybrid Application. The North and South roundabout areas shown hatched in purple and orange respectively have already been approved.



Application site boundary





2.0 ASSESSMENT

BOND BRYAN

BARNSLEY WEST | STRATA STERLING BARNSLEY WEST LTD

DESIGN & ACCESS STATEMENT



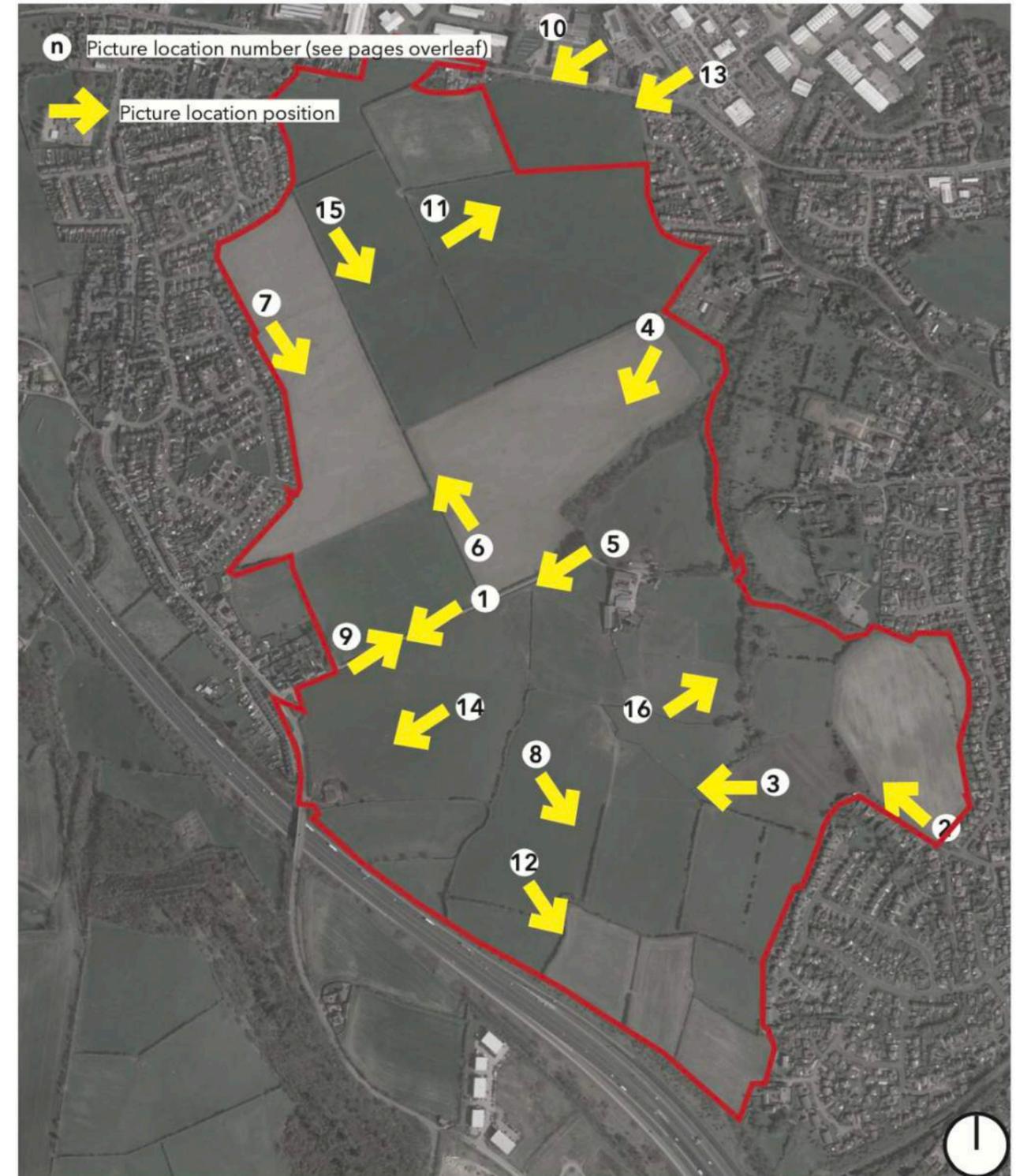
2.0 ASSESSMENT

2.1 THE SITE

The image shown right shows the picture location points throughout the site. The photographic survey from these locations is shown on the following three pages.



Site aerial view looking south east (2019)



Site aerial shot looking south east (2019)

2.0 ASSESSMENT

2.2 PHOTOGRAPHIC SURVEY

1



*View from Hermit Lane looking west
(2019)*

2



*View from within site facing north
(2019)*



2.0 ASSESSMENT

2.2 PHOTOGRAPHIC SURVEY

3



*View from within site facing west
(2019)*

4



*View from within site facing south west
(2019)*



2.0 ASSESSMENT 2.2 PHOTOGRAPHIC SURVEY

5



6



11



12



7



8



13



14



9



10



15



16



2.0 ASSESSMENT

2.3 HISTORICAL ASSESSMENT

For many centuries the site was in a rural setting defined by clusters of meadows and woodland. New settlement expanded along the major road networks around the site with an intensification of new homes in the mid 20th century onwards, which along with the M1 to the south created the site borders we know today.

At the time of writing, the only built development on the site consists of Hermit House Farm and Cottage and also Redbrook farm which encroaches onto the north east; the farms dating from 19th century. The surrounding land has also been used predominantly for agricultural use with also a long legacy of coal mining activity.

Starting in 1945, coal extraction commenced towards the south of the site as part of the 'Hunters Cottage' opencast operation. By the 1950's extraction had also advanced in the 'Hunters Cottage Extension' and 'Farm House Lane' pits, whilst also in the north as part of 'Craven I' and 'Craven II' operations. These former open-casts reached depths of up to 45m and were backfilled to present day levels, presenting a key geotechnical constraint for the development. The site was restored to agricultural use by the 1970s.

The outer boundaries of the former open-cast pits present geotechnical challenges. The former highwalls represent zones where the depth of fill may range from 45m depth (at the bottom of the mine) to 0m (at the former mine surface); and as such earth works will be used to overcome these constraints.



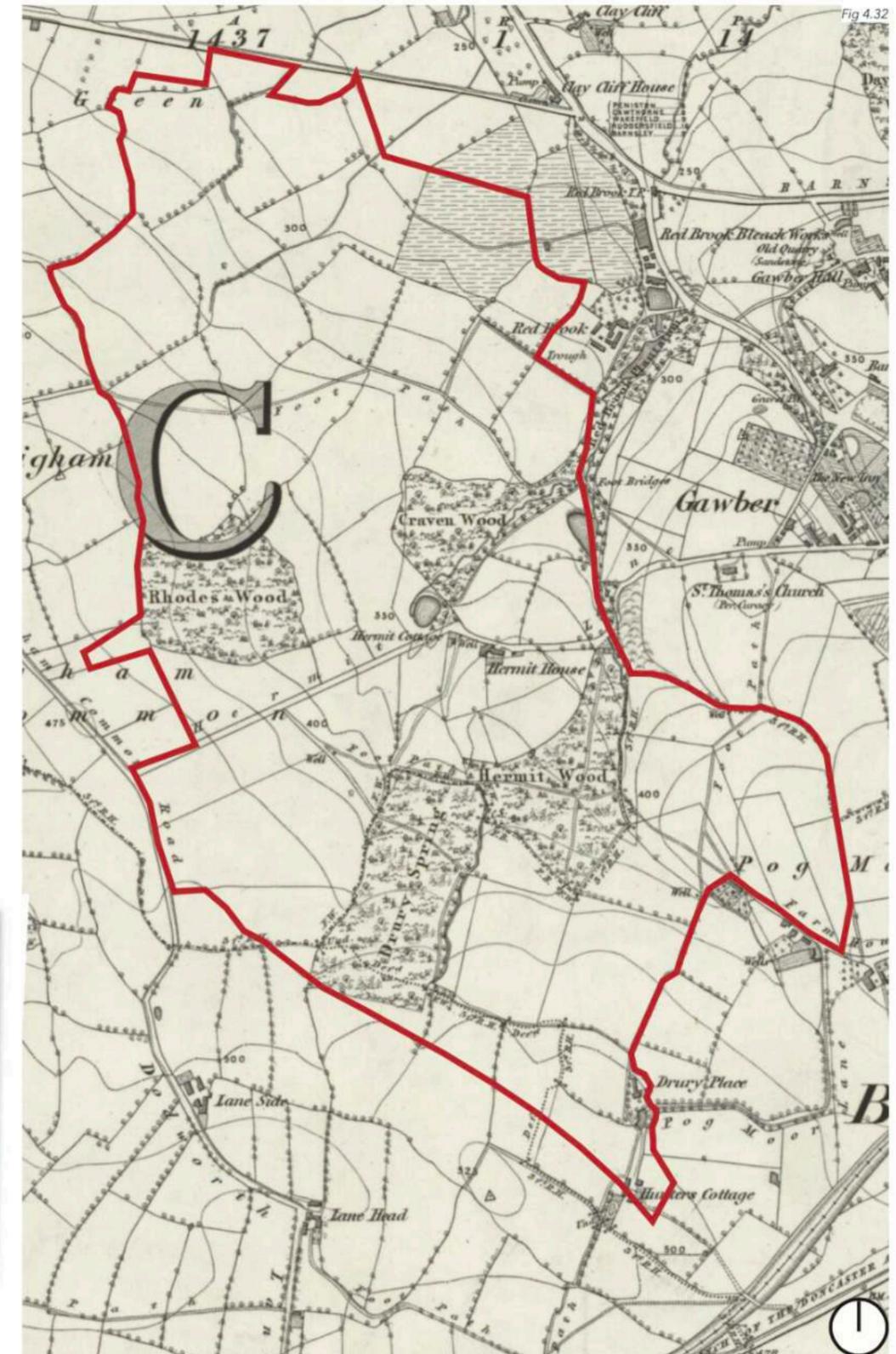
Crown & Anchor pub, Barugh Lane. Post card date unknown



Barugh Lane. Date circa 1900



Darton Post office. Date circa 1900



1820 historic map with indicative site boundary overlaid

2.0 ASSESSMENT

2.4 EXISTING PLACES

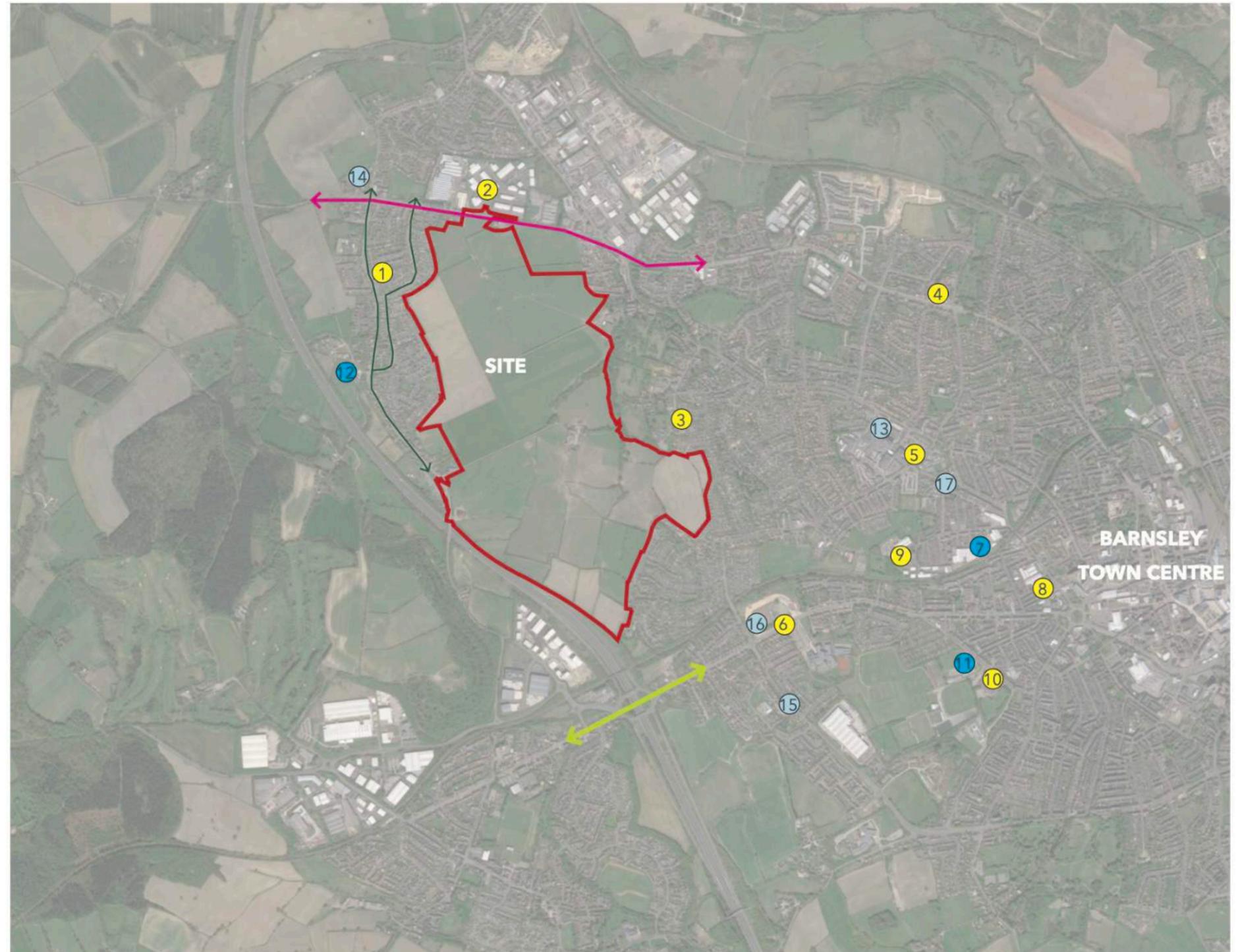
This plan show the existing education, leisure and healthcare facilities in the western area of Barnsley. Key bus routes in and around the site are also included.

KEY

- 1. Barugh Green Primary School
- 2. Stepping time School of Dance
- 3. Gawber J&l School
- 4. Whilthorpe Primary School
- 5. Summer Lane Primary School
- 6. Horizon Community College
- 7. Deborah Yule Swimming School
- 8. Kim Frost School of Dance
- 9. St Marys Academy
- 10. Shaw Lane Primary
- 11. Shaw Lane Sports Club
- 12. Higham Cricket Club
- 13. Hospital
- 14. Dr Surgery
- 15. Dr Surgery
- 16. Dr Surgery
- 17. Dr Surgery

- Bus route 94
- Bus route 93 - 96
- Bus route 20-22

- Education
- Leisure
- Healthcare



Aerial view of Barnsley



2.0 ASSESSMENT

2.5 ADJACENT LAND USE

The dominant land use within the immediate vicinity of the site is residential. In addition, there are a number of community facilities, including a primary school, health centre and churches.

A large cluster of existing commercial properties are located to the north of the site within Claycliffe Business Park. Capitol Park is located to the south of the M1 and provides a further area of existing commercial uses.

KEY

-  Commercial
-  Residential
-  Health
-  Education
-  Religious



Commercial buildings on Barugh Green Road



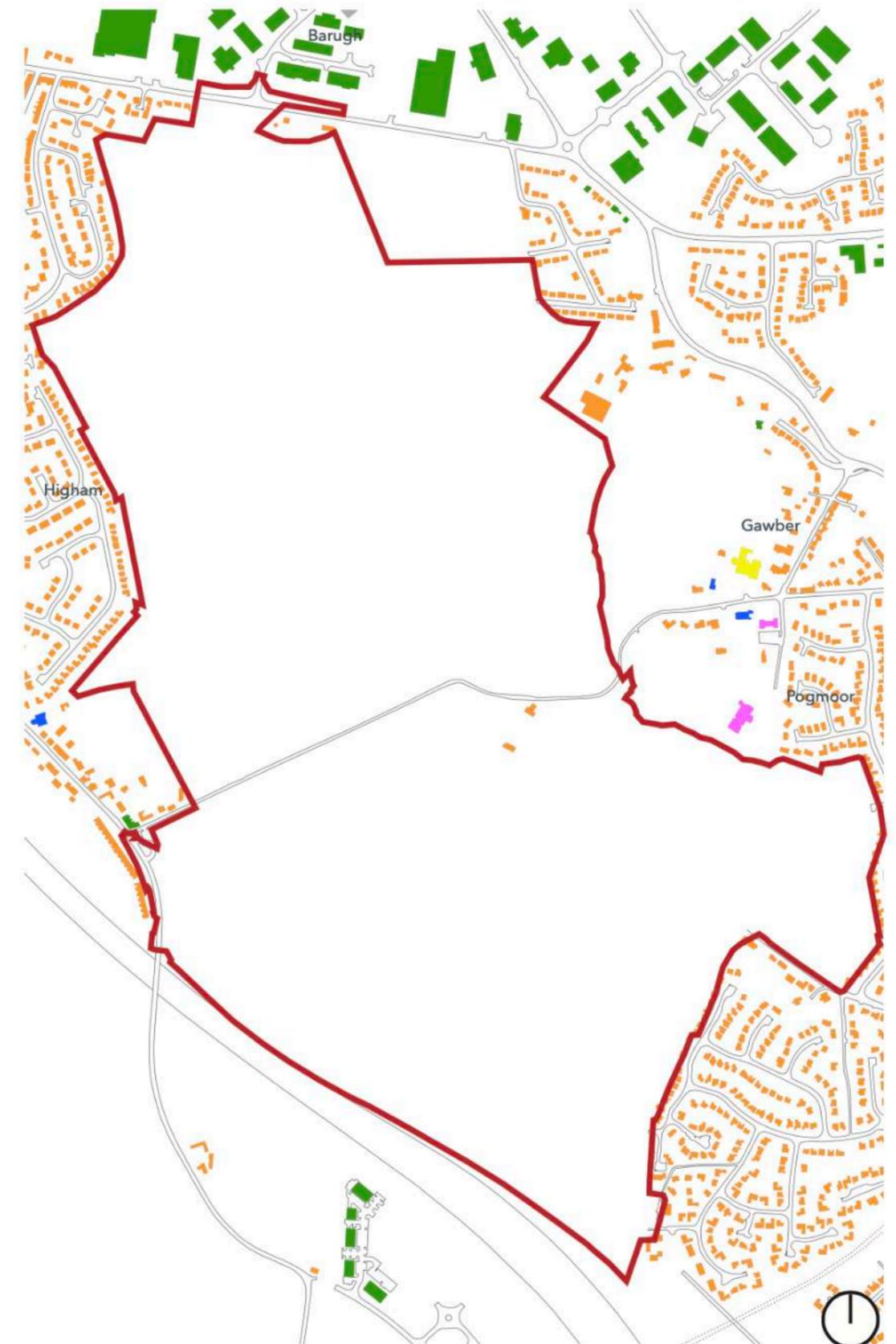
Capitol Park extension (Reserved Matters reference 2022/916)



Barnsley Hospice off Hermit Lane



Local dwellings



2.0 ASSESSMENT

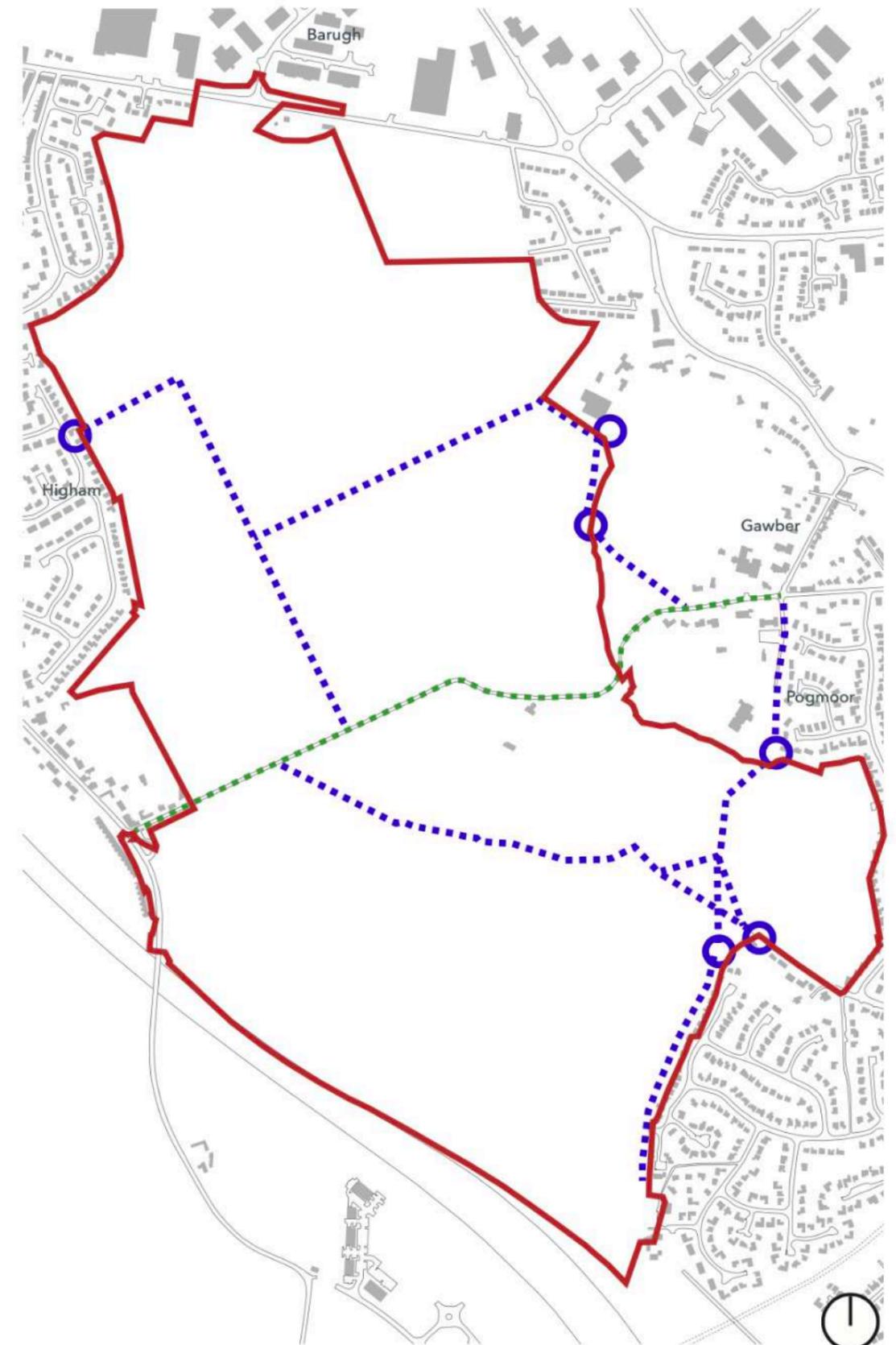
2.6 EXISTING PEDESTRIAN NETWORK

There are several existing rights of way through the site connecting to existing footpath entrances.

A greenway is identified along Hermit Lane, referred to as "from Cawthorne to Darton aspirational route to Church Street Gawber".

KEY

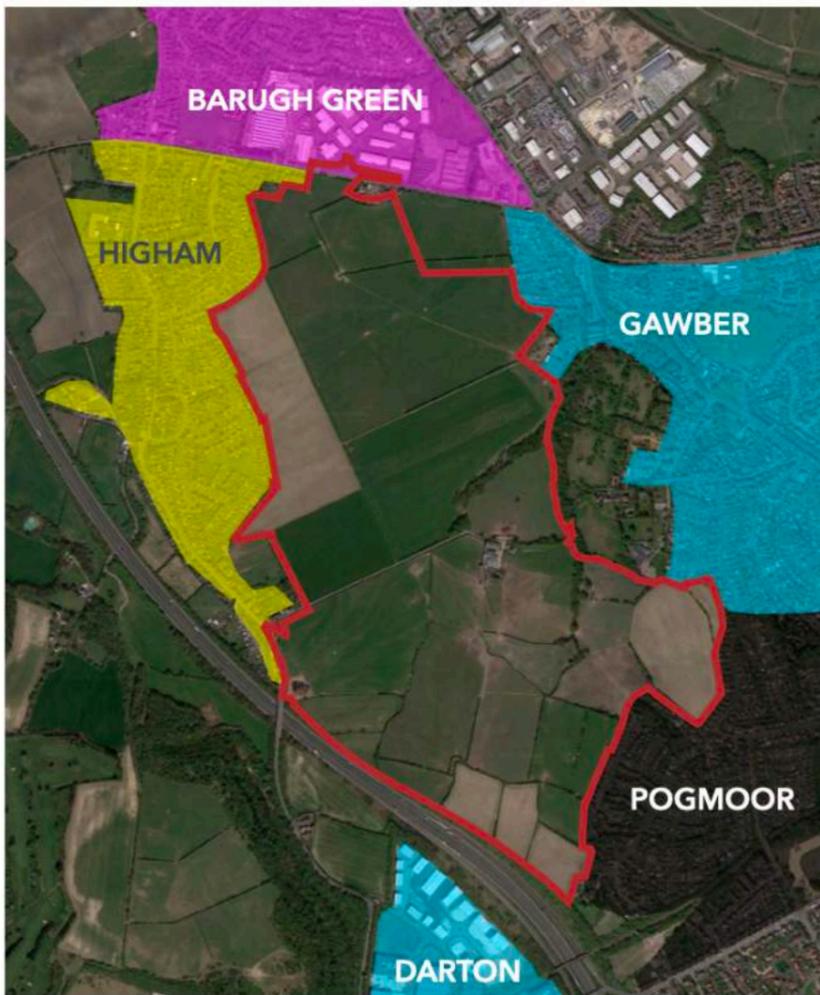
-  Existing footpath entrance
-  Existing right of way
-  Existing Greenway



2.0 ASSESSMENT

2.7 LOCAL CHARACTER & VERNACULAR

The surrounding character can be defined by Higham to the west, Barugh Green to the north, Gawber to the east, Darton to the south and Pogmoor to the south west. These settlements are typically divided by key road networks, which tend to contain the oldest buildings within the area along these routes. Additionally, there are various farm houses that pre-date 20th century.



Surrounding character areas



20th century housing, Darton with recently upgraded façades



Early 20th century housing, Higham



Late 20th century housing, Higham



Early 20th century terraces



19th century building stock on Barugh Green Road



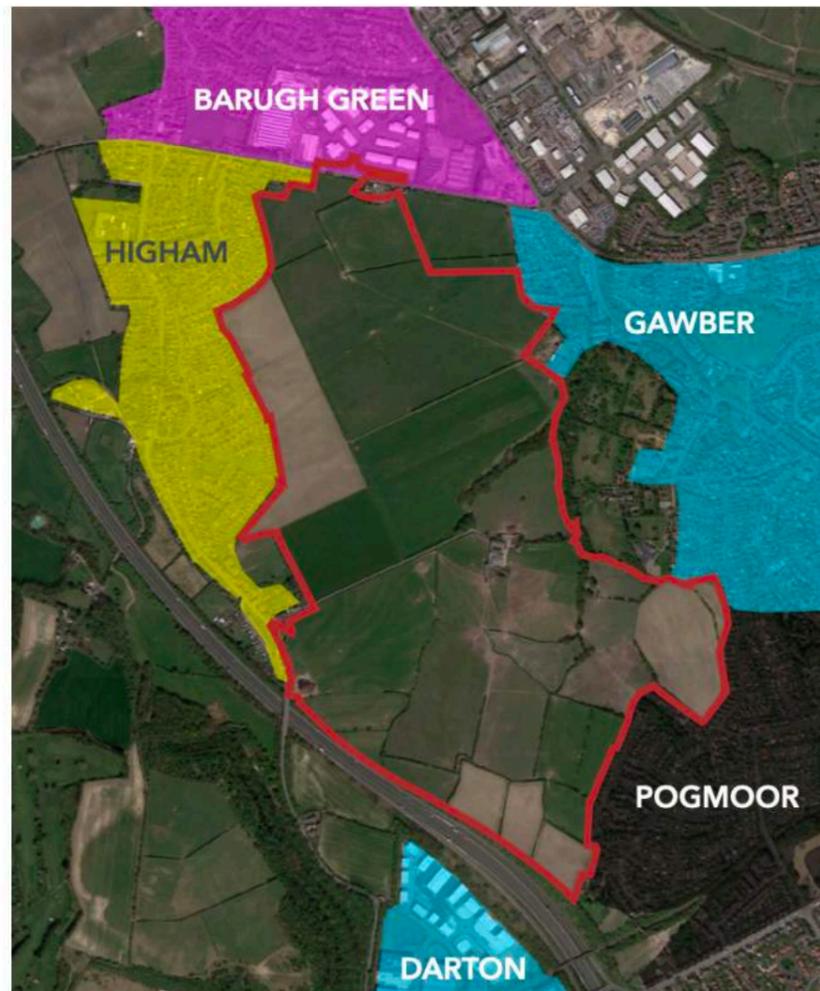
19th century terraces, south Higham



2.0 ASSESSMENT

2.7 LOCAL CHARACTER & VERNACULAR

In general, all local domestic buildings tend to be brick and stone in nature. The area around the site has been intensified by 20th century housing with characteristics that reflect the era of development i.e. pre-World War II, post war, 1980's and so on. Within these settlements are an eclectic mix of terraces, bungalows, large detached houses etc. As such, the building stock is wide and varied in its character and appearance.



Surrounding character areas 🕒



Post war homes with mansard roofs



Neo-vernacular homes



19th century building stock on Higham



Post war semi detached, red brick housing



Capitol Park, Darton



Early 20th century terraces



2.0 ASSESSMENT

2.8 TOPOGRAPHY & LEVELS

The site and existing levels change dramatically across the site. This is driven from not only the sites location but its historic use as an open cast mine. The site generally consists of sloping arable and grazing land, which is divided into fields by hedgerows, fences and small watercourses. Hermit Lane, aligned roughly east to west, bisects the site. A steeply sided valley extends from the south-western boundary to the north. A further steep valley with a drainage ditch at its base, trending northerly, is also present in the centre-east.

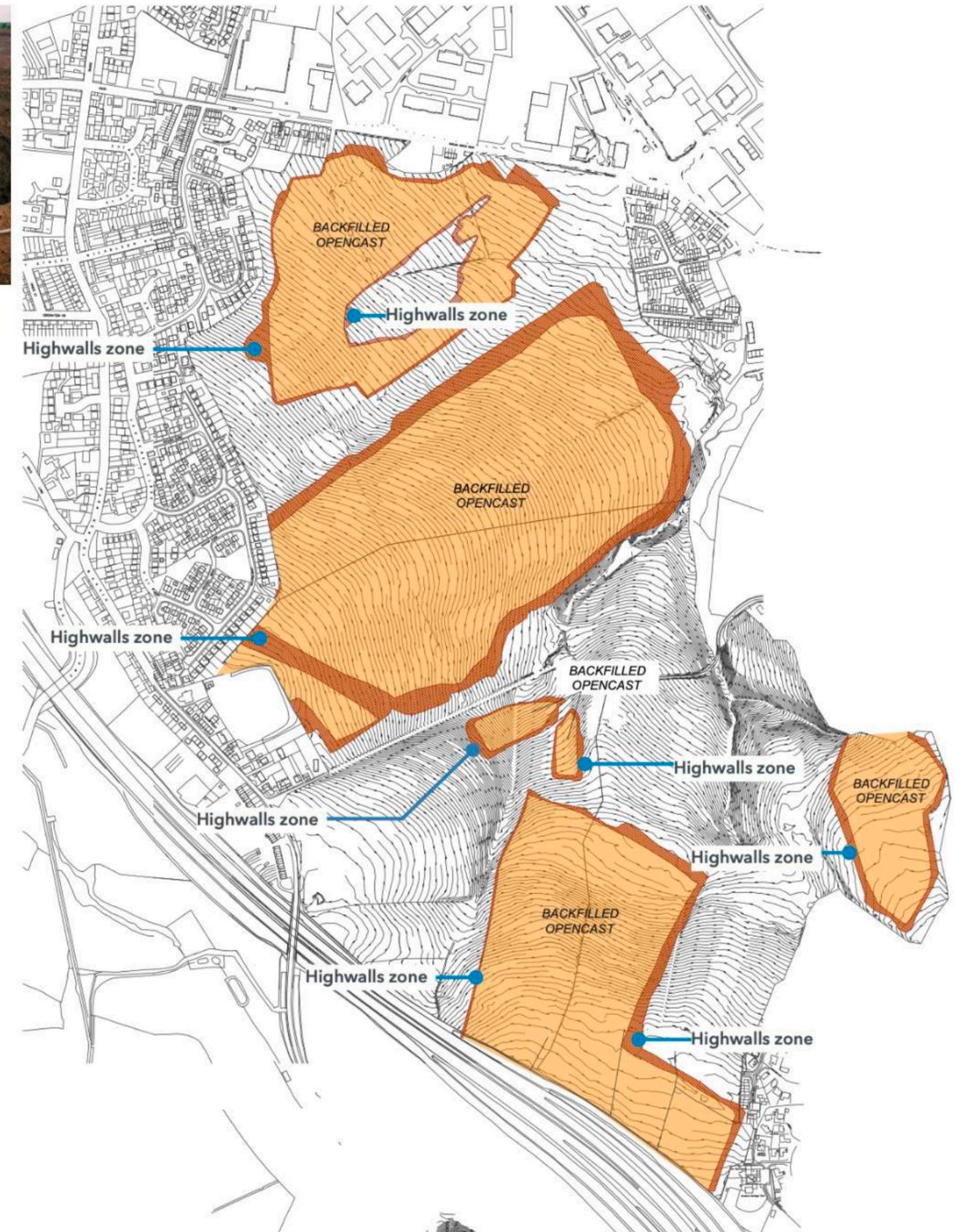
The former high wall zones (noted on the site plan shown right) cannot be built on and restrict development in these areas.



Example of an opencast mine in Leeds



View from Hermit Lane looking west up through the site



Site plan showing change in level and areas of historic opencast mining.

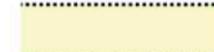


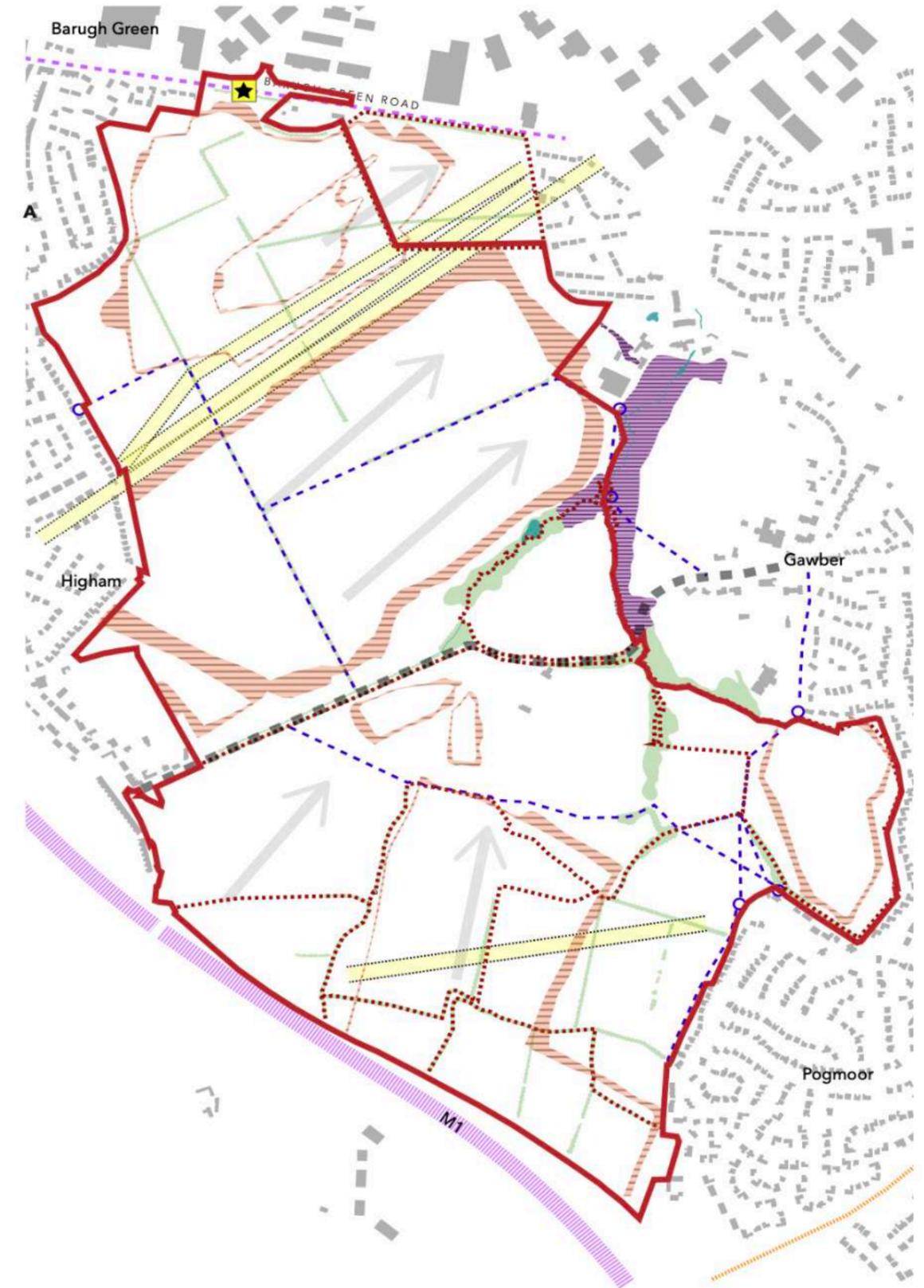
2.0 ASSESSMENT

2.9 CONSTRAINTS

As defined in the adopted Masterplan Framework the site has the following constraints:

- The ground conditions of the site were affected by the previous open-cast mining and infill, meaning that there are clear areas where development is restricted, in locations of the highwalls.
- The topography of the site is currently steeply sloping. The initial site works will require groundwork's to reduce some of these slopes and create suitable levels and platforms for development to take place.
- Above ground utilities also run throughout two areas of the site to the north and south, in the form of overhead electrical wires.
- A milepost also sits on the northern boundary which is Grade II listed.
- Background noise levels from the M1 motorway and local road traffic on Barugh Green Road and Higham Common Road. The site has a strong existing network of rights of way and footpaths. These will be retained to create accessible pedestrian and cycle routes into and throughout the development. The strategic location makes sure the site is well connected to local amenities, schools and roads.
- As a consequence of modifying the levels of the site for construction, hedgerows and woodland should be retained where possible. Additionally, new ecology will be introduced elsewhere to create a high-quality, green environment for the development. The sustainable drainage will provide water features to complement this.

	Vehicle route
	Ownership boundary
	Topographical direction
	Right of way
	Footpath entrance
	Milepost (Grade II Listed)
	Protected woodland
	Watercourse
	Vegetation
	Utilities
	Constant noise source
	Daytime - evening noise source
	Highwalls
	Site boundary
	Railway Track

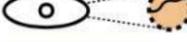


2.0 ASSESSMENT

2.10 OPPORTUNITIES

As defined in the adopted Masterplan Framework the site has the following opportunities:

- Opportunities identified for the link road within the site to connect into the existing highway network at Barugh Green Road and Higham Common Road.
- Retain existing pedestrian networks into and through the site. These could be enhanced to accommodate cycle paths within them and allow for more inclusive access than is currently available. The landscaping of these elements could mean the biodiversity of the site is actually enhanced.
- Maximise the opportunity of the stunning views in and around the site; towards Emley moor and up to Royston etc.
- Retain protected woodland and link the proposal with adjacent amenities.

	Vehicle route
	Topography direction
	Existing right of way
	Existing footpath entrance
	Potential new footpath entrance
	Potential new pedestrian link
	Key view
	Protected woodland
	Watercourse
	Non-protected woodland
	Bus stop
	School
	Local amenities
	Local plan boundary
	Recreation ground
	Vegetation
	Link road

