



strata

STERLING  
CAPITOL

# — BARNSELY — WEST

Draft Masterplan Framework Consultation  
Land south of Barugh Green Road (MU1)

**Have your say at**  
[www.barnsleywest.co.uk](http://www.barnsleywest.co.uk)



## Introduction

Developers Strata Homes and Sterling Capitol PLC are working in collaboration with Barnsley Council to prepare the Barnsley West Masterplan Framework document for land south of Barugh Green Road, Barnsley (MU1).



## Site location and description

The Barnsley West Masterplan Framework area is located 2km west of Barnsley town centre on land between the communities of Gawber, Higham, Pogmoor, Redbrook and Barugh Green and immediately north-east of Junction 37 of the M1 motorway. The Masterplan Framework area contains open fields, which were previously an open-cast mine and later refilled.

## What is a Masterplan Framework?

The council's Local Plan was adopted in January 2019. When the Local Plan was being examined, it was agreed that for some of the larger, strategic sites it was necessary to prepare masterplan frameworks to ensure that sites could be developed in a comprehensive manner, taking into account all of the infrastructure requirements. Looking at large allocations in this way, rather than on a site-by-site basis, makes sure the site achieves its full potential and can secure sustainable and inclusive growth, reflecting each of the council's corporate priorities. The Masterplan Framework is a strategic document that sits beneath the Local Plan and will inform future planning applications.

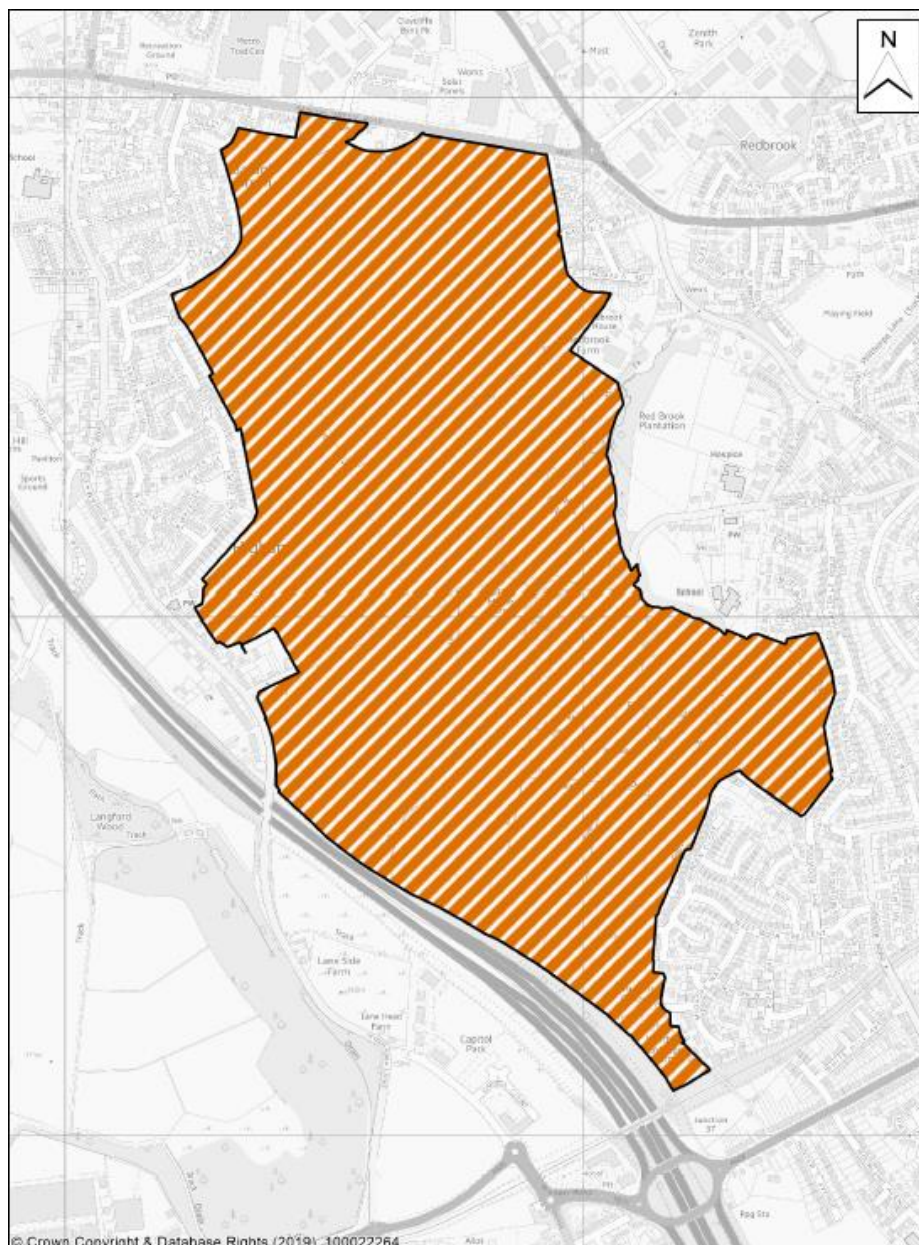
As part of the Masterplan Framework, residents and stakeholders need to be provided with the opportunity to feedback on the draft plans and main themes. This feedback will then be reviewed and fed into the final Masterplan Framework. The final Masterplan Framework will need to be approved by Full Council before determining any planning applications for the development of the site.



## Planning Policy summary

The site is allocated for development within the Barnsley Local Plan, adopted in January 2019 under Local Plan reference MU1. The plan proposes a mixed-use development to provide around 1,700 new homes and 43 hectares of employment land. The plan also includes:

- A new primary school
- Small shops and community facilities
- Brand-new infrastructure, including an access link road
- Open green space with wildlife corridors, watercourses and key pedestrian and cycle paths



## Land ownership

A large part of the site is controlled by Strata Homes and Sterling Capitol PLC. The rest of the site is within private ownership.





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## **Vision for the Draft Barnsley West Masterplan Framework**

To create a prosperous and sustainable community, combining high-quality new homes with new jobs, new facilities and open space, available to new and existing residents. It will become known as Barnsley West.

Barnsley has a growing need for housing and employment space. Barnsley West will play an important role in realising that requirement over the next 15 years.

The site is well-located to provide a high-quality, sustainable, mixed-use community. Health and well-being is at the heart of this masterplan, as a landscape-led development. Barnsley West will create an accessible landscape for walking, cycling, growing food and biodiversity.

The employment area is located to the south of the site, with easy access to the M1 motorway, at Junction 37. It will also protect the new homes from any impact of the motorway. The residential areas are situated within a rich landscape, all with accessible open green space. Links will be provided to the neighbouring communities by pedestrian and cycle paths.

## **Opportunities and constraints**

There is a significant amount of technical work that is currently shaping the draft Masterplan Framework, this work is ongoing and will help guide the final version.

The ground conditions of the site have been affected by previous open-cast mining, so there are areas where development is restricted. This gives the opportunity to create open green spaces across the site.

The site has an existing network of rights of way and footpaths. These will be retained to create accessible pedestrian and cycle paths throughout the site.

Key areas of woodland, watercourses and hedgerows have been identified and these will be maintained or improved to create a high-quality and sustainable green environment. The development will also provide sustainable drainage systems which are environmentally friendly ways of dealing with surface water.

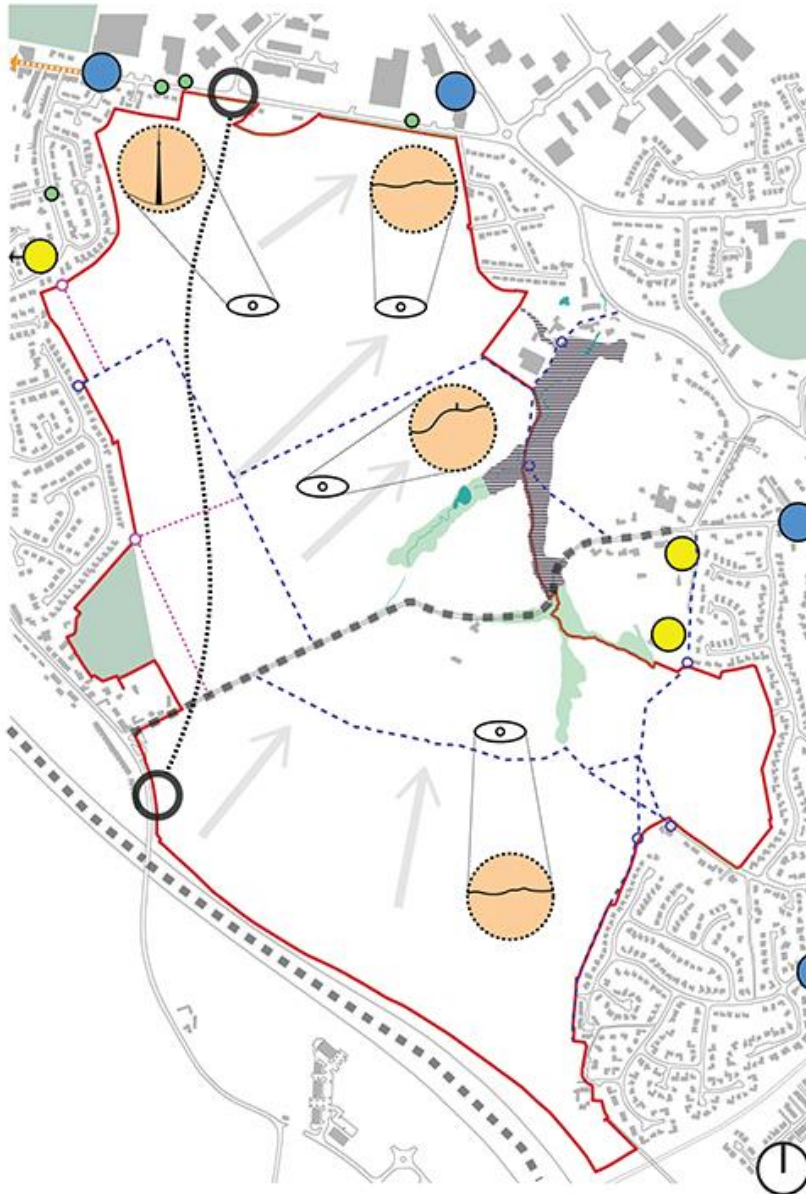
Extensive ecological and archaeological studies have identified no issues which restrict the development. Habitats for existing wildlife will be improved in the open space areas. There will also be opportunities to grow food, with allotments and fruit trees on site.

The proposed employment development will be provided in the southern half of the site, close to Junction 37 of the M1 motorway, providing an easy route to the motorway network and away from existing and proposed homes.

The proposed homes will be located in the central and northern parts of the site, providing connections into surrounding areas. The proposed school and community facilities will be located within this area, which will aim to become a community hub for the site and wider area.



## Opportunities Map



- 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

## Constraints Map



- 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
- Highwall
- Local Plan Boundary
- Railway Track



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### **Access and transport**

A new road will lead into the site, with new roundabouts at Barugh Green Road in the north and Higham Lane/High Common Road in the south, connected by a new link road. The road has been carefully designed so it has local character and includes pedestrian crossings. It will also help to reduce traffic congestion and take heavy lorries away from existing communities and along the link road.

The road has been located closer to the western side of the development to make sure that the slopes along the road are not too steep, working around the existing constraints on the site.

It is proposed to close Hermit Lane to traffic but the pedestrian and cycle paths will link existing and new communities, facilities and the open space areas.

### **Landscaping**

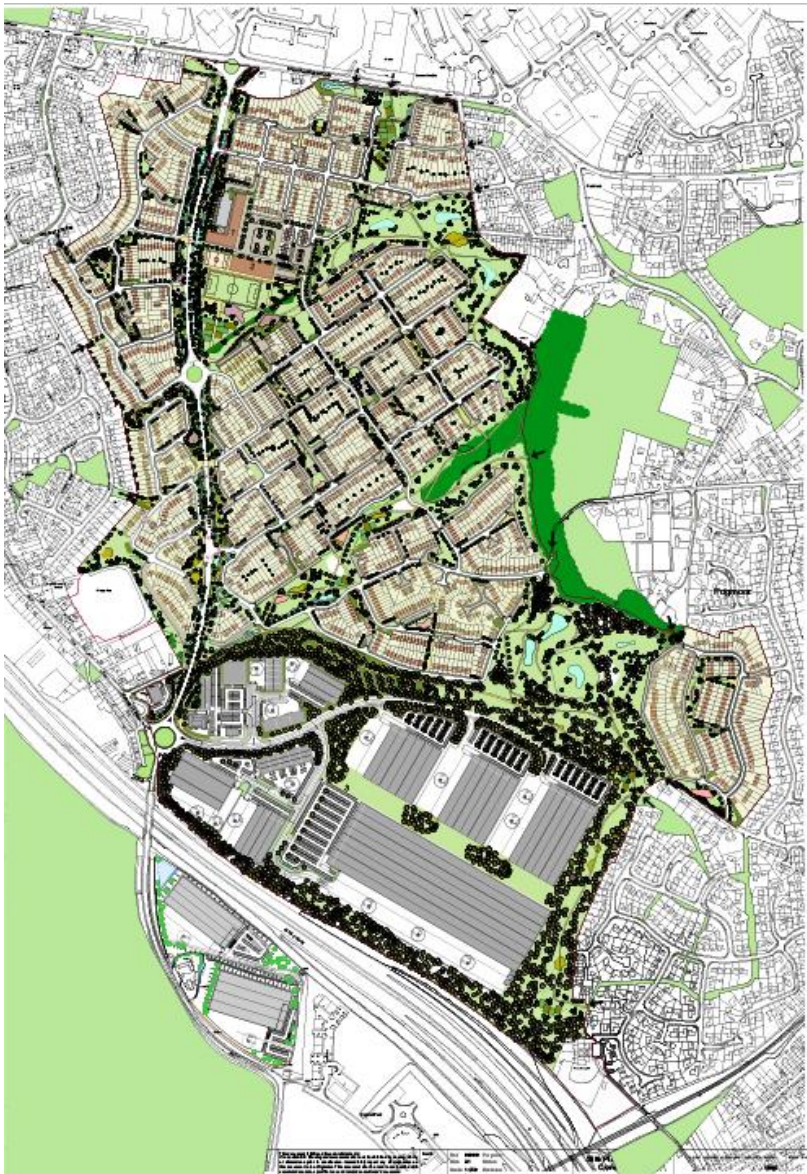
The draft landscape masterplan will make sure wide areas of formal and informal open space are provided, including opportunities for community orchards, allotments and play areas. The drainage constraints will allow water features to be included throughout the landscaped areas.

The link road will have trees planted alongside it to create rural landscaped access through the site. Carefully-planned pedestrian and cycle paths, located safely away from the link road, will create a sustainable and attractive transport network through the site helping to reduce air pollution.

The proposals will create a new community with infrastructure and environments, providing health and well-being opportunities throughout the site.



## Illustrative Masterplan for the site



- Pedestrian crossing
- Vehicle crossing
- Existing pedestrian entrance
- Proposed new pedestrian entrance

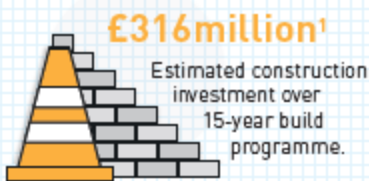
1. Community building
2. Primary school
3. Employment zone

- |                            |                    |
|----------------------------|--------------------|
| Local Plan boundary        | Short mown grass   |
| Squares and shared surface | Meadow grassland   |
| Formal play                | Planting           |
| Informal play              | Community orchards |
| Ponds                      | Linear arboretum   |
| Attenuation basins         | Hedgerows          |
| Swales & dams              | Forest extension   |
| Boardwalks                 | Existing woodland  |
| Formal paths               | Street trees       |
| Woodland walk              | Garden trees       |

# ECONOMIC BENEFITS

**BARNSELY WEST**  
CONSTRUCTION OF **1,700** RESIDENTIAL DWELLINGS AND **43 HA** OF EMPLOYMENT FLOORSPACE

## CONSTRUCTION BENEFITS



**406**  
Direct construction roles and indirect/induced jobs supported per annum during the 15-year build programme.



**£328million GVA<sup>2</sup>**  
Economic output contribution from jobs supported by activities at the site over 15 years (current prices).

## WIDER BENEFITS TO BARNSELY



**38%**  
Of employed residents estimated to be working in higher value/higher income occupations.



**£46million**  
Annual household expenditure.



**1,800**  
Economically active and employed residents estimated to live in the new housing.



**£170million**  
Annual economic output contribution from jobs supported by the employment floorspace.



**3,510**  
Full-time equivalent jobs supported by the employment floorspace.

<sup>1</sup>The construction cost has been estimated using the BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure, fees, VAT, finance charges etc.

<sup>2</sup>GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.



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## How to get involved

We would like to know what you think about the draft Masterplan Framework so that we can consider your views in preparing the final document. We would encourage you to come along to our consultation events to discuss the proposals in more detail with the Developers' Team and Barnsley Council. The details of the draft Masterplan Framework are provided on the consultation boards, which can be viewed:

- Online: [www.barnsleywest.co.uk](http://www.barnsleywest.co.uk)
- At the Library @ the Lightbox, Barnsley town centre
- At one of the public consultation events :

<b>Monday 23 September 2019</b>	Barugh Green Club, Higham Common Road, Higham, S75 1LD	3pm - 7pm
<b>Thursday 10 October 2019</b>	St Thomas Community Centre, Church St, Barnsley, S75 2RL	3pm - 7pm

## Comments on the draft Masterplan Framework can be made by:

- Completing our questionnaire online: [www.barnsleywest.co.uk](http://www.barnsleywest.co.uk)
- Downloading the questionnaire online or requesting a paper copy of the questionnaire at the consultation events or at the Library @ the Lightbox.

## Completed questionnaires can be returned to Pegasus Group:

- At the consultation events
- By email: [BarnsleyWestMF@pegasusgroup.co.uk](mailto:BarnsleyWestMF@pegasusgroup.co.uk)
- By post: Barnsley West Masterplan Framework Consultation, Pegasus Group, Pavilion Court, Green Lane, Garforth, Leeds, LS25 2AF

Pegasus Group will be collating the responses on behalf of Barnsley Council and the developers. If you require assistance filling in the questionnaire or have language and/or disability access needs, please contact Barnsley Council on 01226 772604 or email [masterplanning@barnsley.gov.uk](mailto:masterplanning@barnsley.gov.uk).

**Please make sure your comments reach us by 5pm on Thursday 24 October 2019.**

The information you provide will only be used for the purposes of this consultation exercise.

The data submitted will be held securely by Pegasus Group in accordance with General Data Protection Regulation (GDPR) and the Data Protection Act 2018.

The Developers and Barnsley Council look forward to hearing your views.





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## Barnsley West Draft Masterplan Framework Questionnaire

### Question 1

Do you agree with the vision of the Masterplan Framework which seeks to create a sustainable and inclusive community with high-quality design and landscaping? (Please tick one option)

Yes

No

Don't know

### Question 2

What do you think are the most important features of the existing site? (Please tick three options)

Existing trees and vegetation

Wildlife

Short and long-distance views

Public rights of way

Greenspace

Existing watercourses

Mining legacy

Other (please state):



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### Question 3

**What do you consider to be the most important points for guiding the design of the new development? (Please tick three options)**

Creating views to important buildings and landmarks, and protecting the historic environment	
Considering local distinctiveness	
Display good design using high-quality materials	
Sustainable design and construction incorporating low carbon and renewable technology (Use local materials, solar panels, high insulation levels, orientate buildings to maximise solar gain)	
High-quality outdoor space with clear distinction between public and private space	
Healthy and safe environment	
Clear and obvious routes for pedestrians, cyclists and motorists	
Providing adequate parking	

Other (please state):

### Question 4

**The council will assess planning applications to make sure an appropriate mix of housing is delivered. What type of homes do you think the new development should provide? (Please tick three options)**

#### House type

Bungalow	
Apartment	
Terrace	
Semi-Detached	
Detached	

### Question 5

**The council will assess planning applications to make sure an appropriate mix of housing is delivered. What size of homes do you think the new development should provide? (Please tick three options)**

#### House size

1 bed	
2 bed	
3 bed	
4 bed	
5 bed	



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**Question 6**

The council will assess planning applications to make sure an appropriate mix of housing is delivered. What tenure of homes do you think the new development should provide? Tenure refers to how the property is owned. (Please tick one option)

**House tenure**

Affordable housing	
Open market housing	
Mix of both	

**Question 7**

How can the impact of development be minimised when viewed from the wider landscape? (Please tick as many options as you feel appropriate)

Make sure that the new employment units are an appropriate colour to reduce their prominence in the wider landscape	
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Create strong green landscape buffers to minimise the visual impact of the development from the wider landscape	
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Other (please state):



**Question 8**

**How can the impact of development be minimised on existing biodiversity features? Biodiversity is the variety of plant and animals and the communities or habitats they form. (Please tick three options)**

Introduce new areas for wildlife within the site (wet and dry areas)	
Deliver off-site biodiversity improvements	
Incorporate design features such as bat and bird boxes into the new housing and design new lighting so that it does not unsettle wildlife	
Develop landscaping schemes that encourage roosting, nesting, feeding and movement through the site	
Make sure that new ponds are clean and attractive to wildlife	
Leave areas of grass to grow wild and create wildflower verges and meadows	
Include information boards and signage to educate residents	
Other (please state):	

**Question 9**

**Informal greenspace, play spaces and allotments could be delivered as part of the new development. What features would encourage you to use these new facilities? (Please tick three options)**

Well-located facilities accessed by footpaths/cycle routes with secure and convenient cycle parking	
Community involvement in the use of the spaces	
High-quality facilities that are clean, safe and well-maintained	
Car parking and cycle parking	
A range of facilities to attract all age groups	
Children's play area and opportunities for imaginative play to allow children of different ages and abilities to play together	
Young people's facilities e.g. Multi-Use Games Area/Skate Park	
Other (please state):	

**Question 10**

The Masterplan Framework will identify routes for pedestrians, cyclists and vehicles. What design features would make these routes more user-friendly? (Please tick three options)

Traffic calming measures	
Traffic-free routes	
Combined cycle and pedestrian routes	
Separate cycle and pedestrian routes	
Safe and attractive routes that are well-lit	
Cycle-friendly junctions and smooth non-slip surfaces	
Gates/bollards to restrict unauthorised access for vehicles	
High-quality signage	

Other (please state):

**Question 11**

The Masterplan Framework will look at the impact of new development on the existing highway network. What measures could help to reduce the impact? (Please tick three options)

Direct traffic away from residential areas	
Promote bus use to and from site	
Promote and enable walking and cycling to the site	
Provide secure and high-visibility cycle parking facilities	
Make changing and shower facilities available for all employees and visitors to the site	
Encourage train travel to and from Barnsley train station	
Make sure all facilities are accessible to people with disabilities without the use of a car	
Encourage car sharing	

Other (please state):

**Question 12**

**What areas do you consider to be important in achieving sustainable development and reducing future impacts on climate change? (Please tick three options)**

Sustainable design and construction techniques (use local materials, incorporate solar panels, high insulation levels, orientate buildings to maximise solar gain)	
Include landscaped areas that hold water during wet periods and encourage the recycling of rainwater	
Sustainably manage drainage across the site	
Promoting the delivery of renewable and low-carbon energy (solar panels, wind turbines)	
Investment in green open spaces that can deliver a wide range of environmental and health benefits	
Reduce energy use by incorporating energy efficiency measures in new homes and employment units (air-tight homes, insulated roofs, double glazing)	
Include electric vehicle charging points	
Other (please state):	

**Question 13**

**How do you think the development could improve your health? (Please tick three options)**

Provide a range of open space to encourage sport and exercise for people of different ages and abilities	
Provide high-quality footpaths and cycle paths	
Incorporate trees and greenspace to improve the environment	
Deliver high quality streets and spaces to encourage community use	
Provide outdoor seating areas with adequate shade and shelter to encourage social interaction	
Promote inclusive design principles to make sure all spaces and buildings are accessible to all members of the community	
Incorporate design features to minimise air pollution	
Other (please state):	





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**Question 14**

**What design features could help to create a safer neighbourhood? (Please tick three options)**

Well overlooked greenspaces	
Well-lit walking and cycle routes	
Secure boundary fencing to the employment and residential units	
Landscaping to create clear separation between public and private spaces	
Secure cycle and bin storage	
Anti-graffiti coatings applied to walls that are in high risk areas	
One main entrance to community facilities to help monitor and manage access	
Link lighting design and CCTV (security cameras)	
Other (please state):	

**Question 15**

**What key economic benefits of this development are important to you? (Please tick as many options as you feel appropriate)**

Delivery of new homes	
New employment opportunities	
New primary school	
Community facilities	
Economic investment to the area	
Other (please state):	



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**Question 16**

Please write other comments you may have here in relation to the draft Masterplan Framework.



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### Equality Monitoring Questions (Optional):

By completing this form, you are helping us to make sure that the services and events that we run are representative of all potential service users/participants and will help us to identify gaps in our service delivery. The information provided will only be used to improve service delivery.

The information you provide will remain confidential. It will be stored and used in accordance with General Data Protection Regulation (GDPR).

<b>Gender</b> <b>Are you? (Please tick)</b>	
Male	<input type="checkbox"/>
Female	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

<b>Age (Please tick)</b>	
0 - 16	<input type="checkbox"/>
16 - 20	<input type="checkbox"/>
21 - 30	<input type="checkbox"/>
31 - 40	<input type="checkbox"/>
41 - 50	<input type="checkbox"/>
51 - 60	<input type="checkbox"/>
61 - 70	<input type="checkbox"/>
71 - 80	<input type="checkbox"/>
80+	<input type="checkbox"/>

<b>Disability</b> <b>Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? (Please tick)</b>	
Yes, limited a lot	<input type="checkbox"/>
Yes, limited a little	<input type="checkbox"/>
No	<input type="checkbox"/>



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## Ethnicity

**What is your ethnic origin? (Please tick one only)**

### White

British, English, Scottish, Welsh, or Northern Irish

Irish

Gypsy or Irish Traveller

Any other white background (please write in):

### Mixed/multiple ethnic groups

White and Black Caribbean

White and Black African

White and Asian

Any other mixed background (please write in):

### Asian or Asian British

Indian

Pakistani

Bangladeshi

Chinese

Any other mixed background (please write in):

### Black or Black British

Caribbean

African

Any other Black, African or Caribbean background  
(please write in):

### Other ethnic group

Arab

Any other ethnic group (please write in):