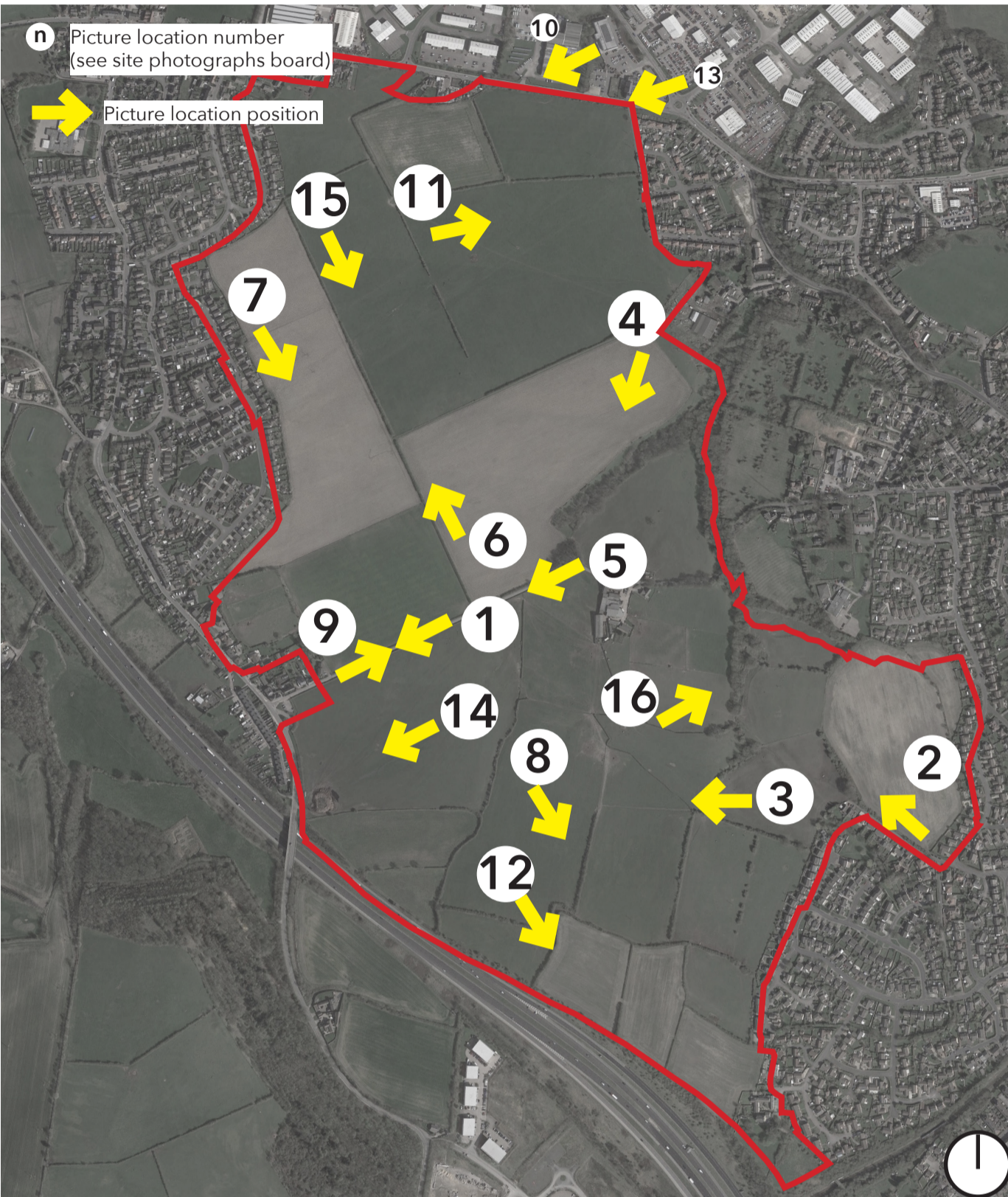


BARNSELEY WEST DRAFT MASTERPLAN FRAMEWORK

SITE INTRODUCTION



Aerial view and photo location



Birds eye view looking north west



The Barnsley West site MU1 was allocated for mixed-use development in the Barnsley Local Plan, adopted in January 2019. The Plan proposes a mixed-use development to provide around 1,700 new homes and 43 ha of employment land. In addition, the proposals will provide:

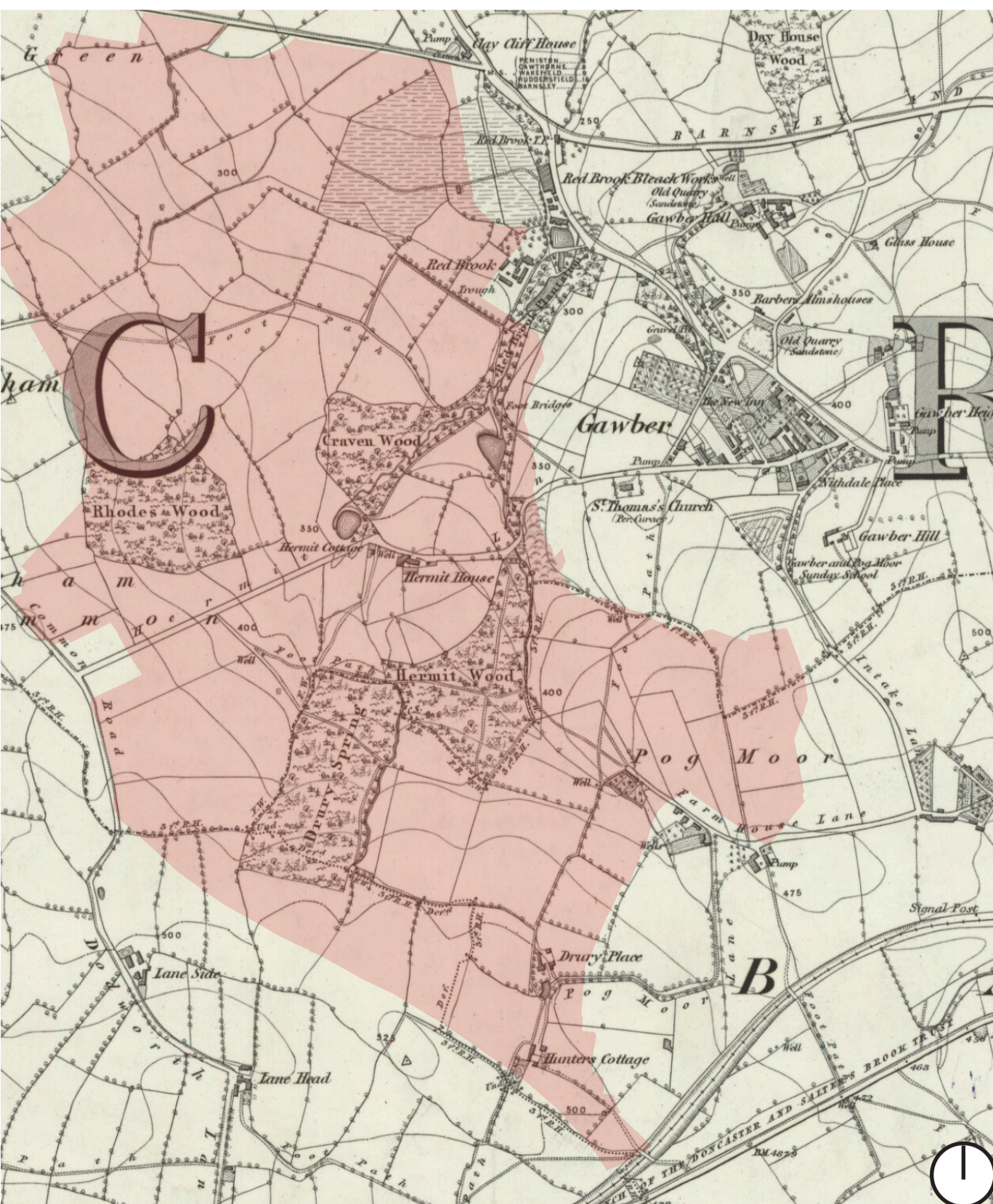
- A new primary school
- Small shops and community facilities
- New infrastructure including an access link road and drainage
- Open space and wildlife corridors

Our collaborative objective for this development is to create a “healthscape” that acts as a setting for the new community and workplace that will become Barnsley West.

As the largest site within the Local Plan, this vision document is the result of collaborative process with the council, Strata and Sterling Capitol and their design team to create a highly sustainable community that sets a benchmark for 21st century development across Barnsley.

The vision for Barnsley West is to provide a sustainable community, combining high quality homes with jobs, facilities and open space, available to new and existing residents.

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



1842 Map



Site location & connectivity

BARNSLEY WEST DRAFT MASTERPLAN FRAMEWORK

SITE PHOTOGRAPHS



BARNSLEY
Metropolitan Borough Council

strata

STERLING
CAPITOL

B/W



B

BARNSLEY WEST DRAFT MASTERPLAN FRAMEWORK

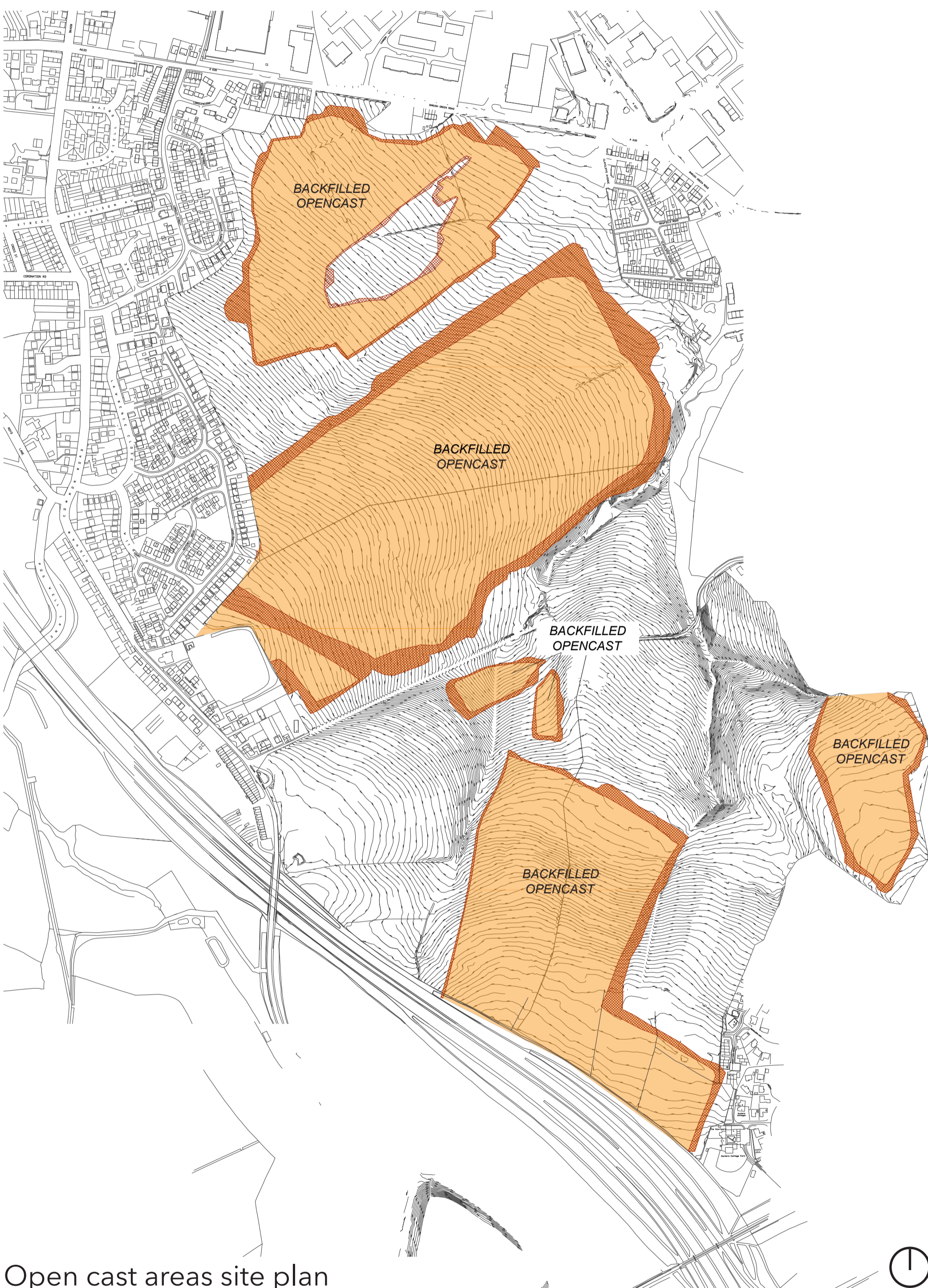
SITE CONSTRAINTS



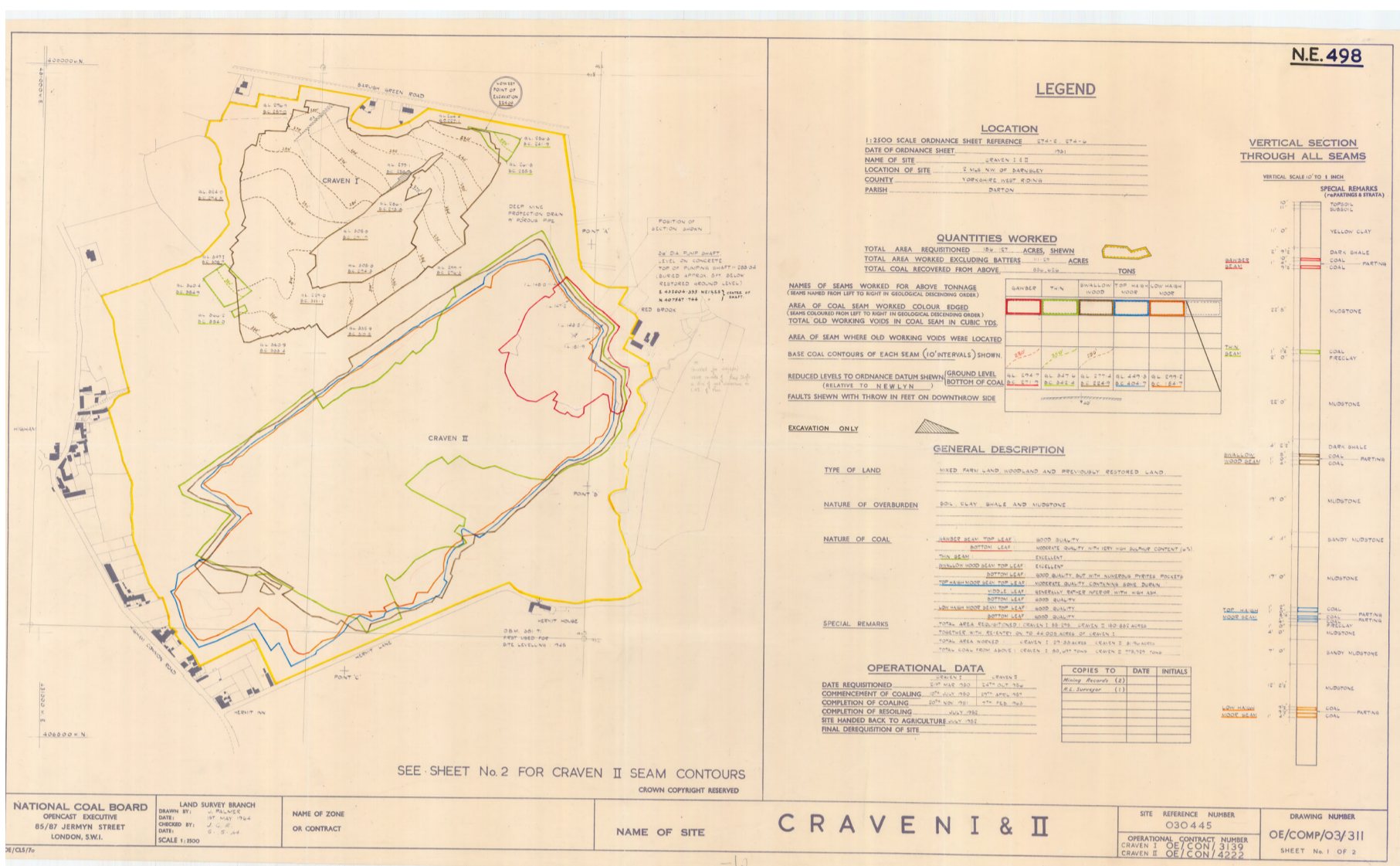
BARNSLEY
Metropolitan Borough Council

strata

STERLING
CAPITOL



Open cast areas site plan



Craven I and Craven II open cast abandonment plan,
National Coal Board



Open cast mine, Leeds. Photo showing the sort of
activity that once took place on the site

The Barnsley region is draped in a rich history of mining relating to the once thriving coal industry. Economic coal seams have been targeted for their valuable properties which lie beneath the landscape and have been exploited in many forms; from single pursuits to full open case operations - this site is no different. Targeted coal seams were often named after local areas and beneath this site, key seams of value included Barnsley, Gawber and Silkstone.

By using hand drawn historical coal mine abandonment plans archived by the Coal Authority it can be seen that three methods of mining are present on this site; deep underground mining, shallow underground mining and surface open-cast mining. Consideration of these activities has been given by undertaking desk study assessments, preliminary ground investigation and geological modelling to make sure the mining legacy is fully understood.

Geotechnical constraints

It can be recognised that several open-cast coal mines once existed within this area. 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. With further investigation and modelling, these areas of blackfill material will have technical remediation to allow for construction in line with British standards. This means the soil must be put right in order to build on.

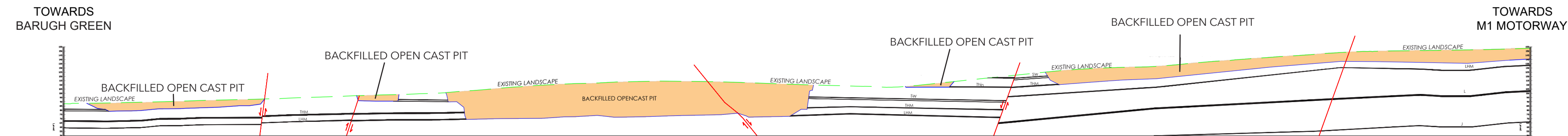
The outer boundaries of the former open-cast pits also present geotechnical challenges. The former highwalls represent zones where the depth of fill may range from 45m depth (at the bottom of the mine) to 0m (at the former mine surface); and as such earth works will be used to overcome these constraints. The current draft masterplan has been able to account for these areas to make sure the highwalls are designed into the final developments.

Underground mining

Abandoned underground mines beneath the site, prior to the surface open-cast activity, are also present on the site. Deep underground mining has been assessed and it is considered likely that all potential movement will have ceased. However, shallow underground mine workings close to the surface will still have to be accounted for. Treatment of these mine workings, via systematic infilling, will be undertaken if required once further ground investigations have been completed.

Topography (the natural features of the land)

The current site has a dynamic topography with level differences ranging from 156m above sea level. This challenging topography has been modelled in detail to find the best configuration of the final development to make sure the most sustainable solution has been found. By approaching the earthworks (engineering works created through the processing of parts of the earth's surface) strategically, the final development will complement the surrounding landscape and strive to achieve this with the least impact to the neighbouring area.



Cross section

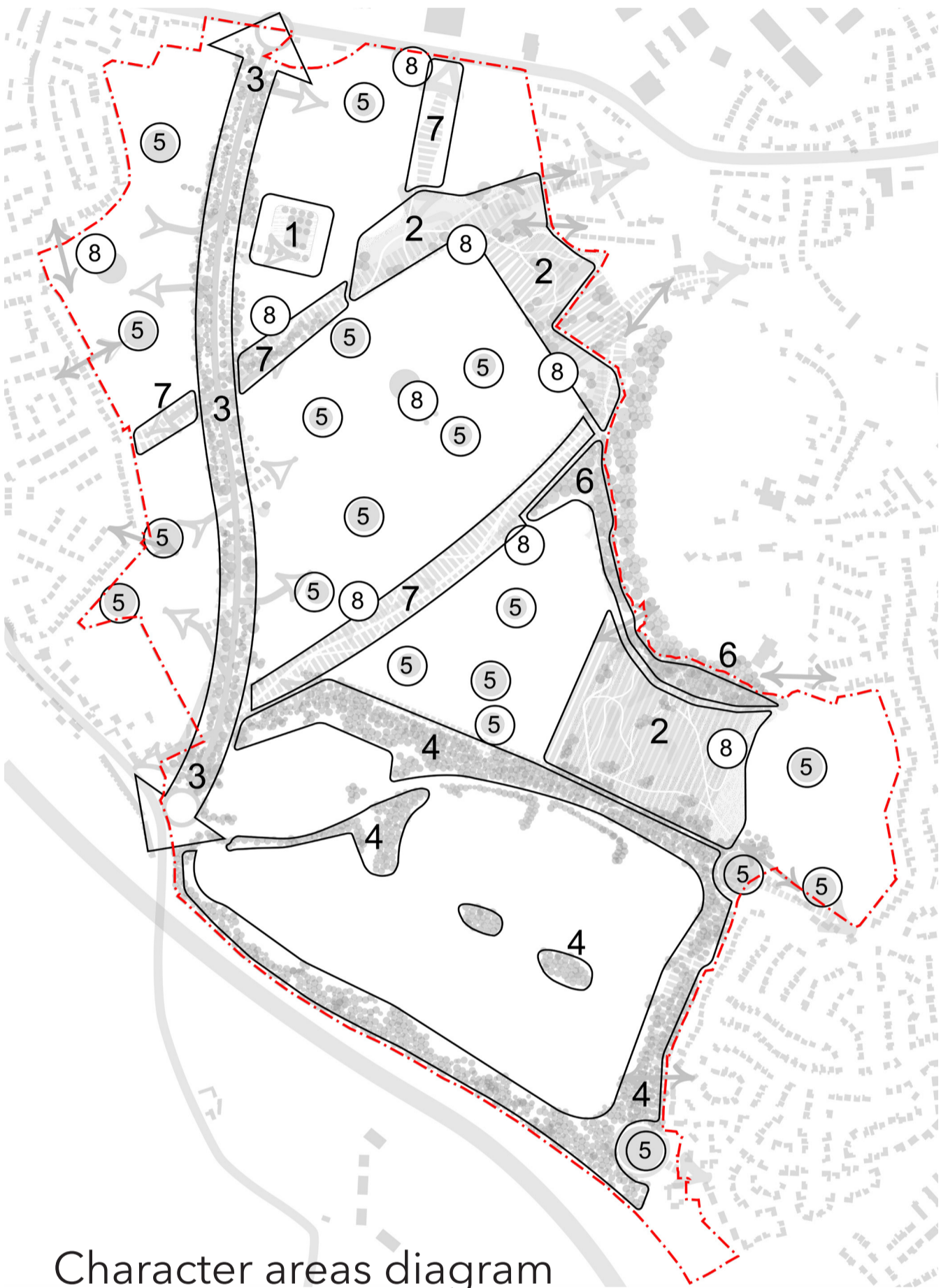


BARNSLEY WEST DRAFT MASTERPLAN FRAMEWORK

HEALTHSCAPE



Healthscape concept diagram
GILLESPIES



Character areas diagram

Landscape Character Areas

-  1. The Square
-  2. Meadow Park
-  3. Cascade Arboretum
-  4. Gawber Forest
-  5. Glades and Greens
-  6. Velvet Woods
-  7. Green Lanes
-  8. Allotments/ Orchards

The new landscape for Barnsley West has driven and shaped the draft masterplan framework. This green and blue infrastructure (building with nature and landscape) has been called the ‘Healthscape’.

The public spaces will be an amenity for the new community, but also Gawber, Higham, Barugh Green, Pogmoor, Redbrook and the rest of Barnsley, altogether helping to provide:

- Activity; through new passive and active recreation facilities, formal and informal play, paths and trails, safe routes to school and work, for young and old.
- A strong and resilient community with landscape for people to adopt and space for events and social gatherings.
- Connections to nature and the seasons; for health and wellbeing.
- Improved biodiversity; through retention of existing trees and woodland but also the creation of new meadows, wetlands, hedgerows and forests.
- Reducing carbon footprint and improving air quality, through mass tree planting and reducing the need to drive a car.

The Healthscape will have a series of different character areas and spaces to make it varied in the way it feels and to give different identities to each area of the masterplan.



BARNSELEY WEST DRAFT MASTERPLAN FRAMEWORK

MASTERPLAN CONCEPT



BARNSELEY
Metropolitan Borough Council



Example image: Pedestrian routes



Example image: Green space



Example image: Primary school



Masterplan Concept Sketch



Example image: Green space



The masterplan concept makes sure the physical built elements of the masterplan are a direct response to the "Healthscape". All buildings will be of the highest design quality and carefully located in such a manner to promote recreation spaces that enhance health and well-being. How buildings and streets relate to one another has also been carefully considered around issues of solar orientation, views, parking and crime.

The place-making strategy includes:

- **Gateways:** Key primary buildings at the north and south entrances will create a '**gateway arrival**' to Barnsley West. This is important in giving this district its own **identity** that complements the adjacent communities.
- The **layout** of the buildings are done in such a way to create a series of "**heart spaces**" through the neighbourhood. These heart spaces are designed in a range of sizes and scales to give variety and **identity** to different neighbourhoods. These spaces are landscaped and are linked together with **long views** and frame **local landmarks** with **pedestrian** and **cycle routes** between them.
- A **civic square** sits at the heart of the development, with a school that will also provide a range of services out of hours and term time to the **local community**. The scale of the square makes sure it can provide a range of community events throughout the year.
- Although the topography will change to develop the site, the configuration to **Hermit Lane** is **retained** and transformed as part of a link through a new neighbourhood and public square.
- All edges to the development are respected with gardens backing onto adjacent gardens along the boundary. Within Barnsley West strong **edges to neighbourhoods** will give definition to **open spaces**.

The example images show the sort of character the development is aiming to create.



BARNSLEY WEST DRAFT MASTERPLAN FRAMEWORK

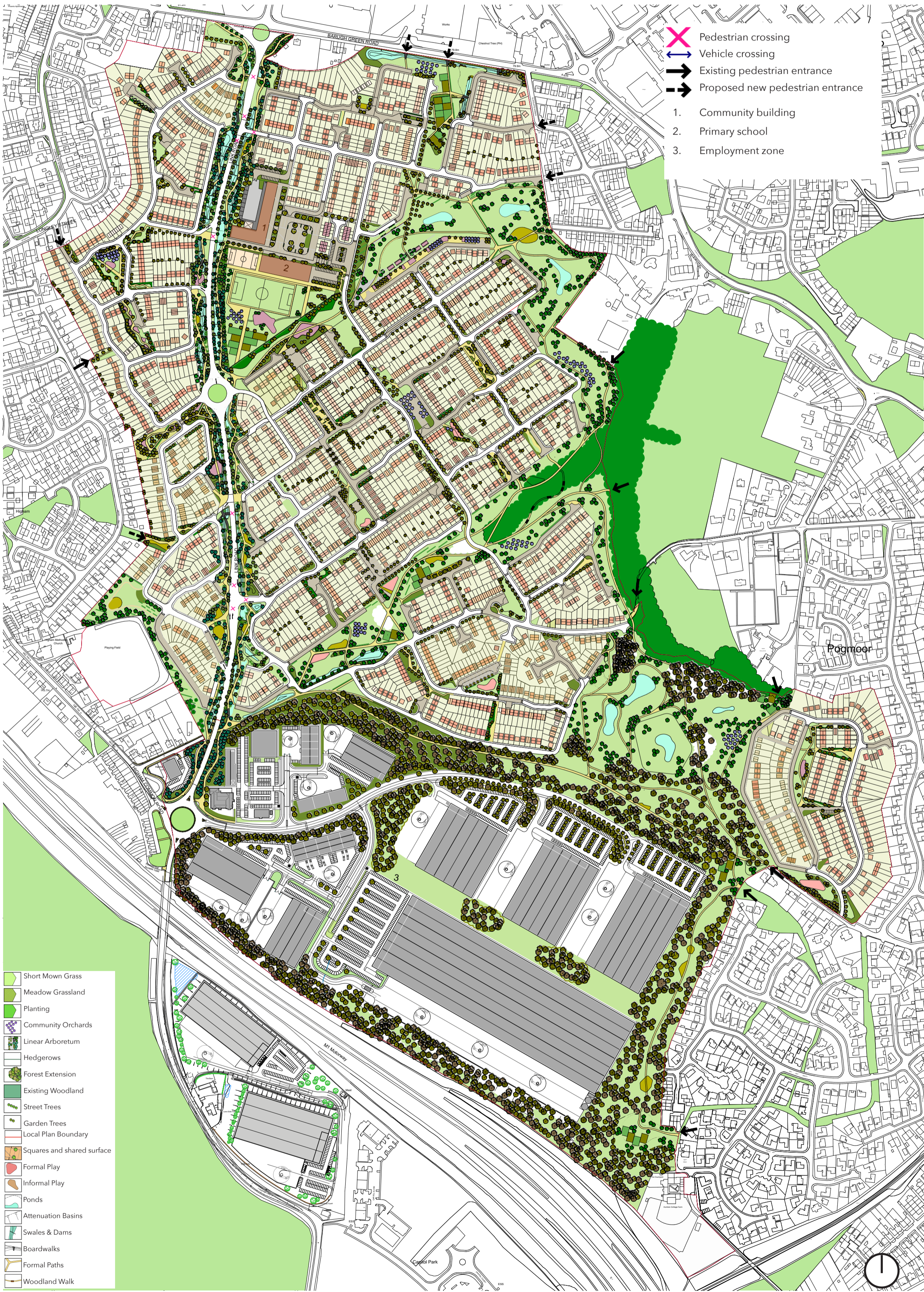
ILLUSTRATIVE MASTERPLAN



BARNSLEY
Metropolitan Borough Council

strata

**STERLING
CAPITOL**



Illustrative Masterplan: Potential layout of the masterplan proposal



Illustrative view looking north



Illustrative view looking south

Barnsley West

Around
1,700
Homes

Primary
school

Health &
wellbeing

Community
facilities

3,510
jobs
(both directly and
indirectly)



BARNSLEY WEST DRAFT MASTERPLAN FRAMEWORK

ILLUSTRATIVE MASTERPLAN



Illustrative Masterplan: Potential layout of the masterplan proposal



Illustrative view: Southern gateway



Illustrative view: Public square



Illustrative view: North gateway



Illustrative view: Civic square



Illustrative view: Employment zone



Illustrative view: Eastern edge

BARNSELY WEST DRAFT MASTERPLAN FRAMEWORK

WHO ARE STRATA?



Strata

We want to be known for being unique, a real standout business that puts people first. A business that goes beyond.

We changed our family name after 90 years and replaced it with something amorphous and without boundaries. It had to have depth and solidity but always bursting with energy and ever changing.

'Strata' is a name unconstrained by history or geography. There is a consistent shortage of housing in UK, first time buyers are staying in rented property longer, causing an overdemand in the rental market and pushing rental costs ever higher. Alongside a changing high street and a move out of city centre locations, we need to think differently to break the cycle to find a housing solution for future generations and to keep the housing market fluid.

We have been building homes in Yorkshire and the Midlands for 100 years, we have learned a lot over that time, and we are passionate about the future of housing in the UK.

We wanted to shake things up by forging a emotional connection with our customers.

Progression of Barnsley West

Strata's role in the progression of the Barnsley West allocation and master plan has been that of the residential developer.

Working closely with Sterling Capitol to bring forward the overarching proposals for the mixed use development and promoting this exciting opportunity through the local plan to secure the site's allocation for development.

We have continued to work since the site's allocation in the Barnsley Local Plan to further explore the site's technical constraints and add detail to the design and programme of the site which has resulted in the current 'Masterplan Framework'.

Given the scale of the site, we intend to partner with other developers to offer a wider range of homes on the site.

BARNSELEY WEST DRAFT MASTERPLAN FRAMEWORK

WHO ARE STERLING CAPITOL?



Capitol Park, Goole



Capitol Park, Leeds

Sterling Capitol PLC was formed in 1992 and has developed a reputation as one of the most accomplished and effective property development companies in the north of England. The company was established to own, deliver and grow the Capitol Park branded business parks which have been constructed in Leeds, Goole and Barnsley. These business parks have already provided over 400,000 sq ft, 1,400,000 sq ft and 230,000 sq ft of employment space respectively. The concept of these parks relies on exceptional locations on the motorway network. High profile tenants within these sites include: Tesco, Guardian Glass, the NHS, Toby Carvery, Encore Hotels, Village Hotels, Hermes, Barratt Homes, Henderson Insurance Brokers and Carlsberg Tetley.



Capitol Park, Goole



Capitol Park, Barnsley



Barnsley West: Professionals

Mark Cooper	Director, RPP
Paul Mitchell	Chairman, Harris Partnership
Chris Harding	Director, JPG
Nigel Cussen	Senior Planning Director, Pegasus Group
Dean Jowett	Partner, Tyr Law
Paul Irwin	Director, Fore Consulting
Rob Pearson	Director, Victor Violet
John McEwlee	Managing Director, MRB
Tom Walker	Partner, Gillespies
Tomasz Romaniewicz	Project Architect, Bond Bryan



BARNSLEY WEST DRAFT MASTERPLAN FRAMEWORK

ECONOMIC BENEFITS



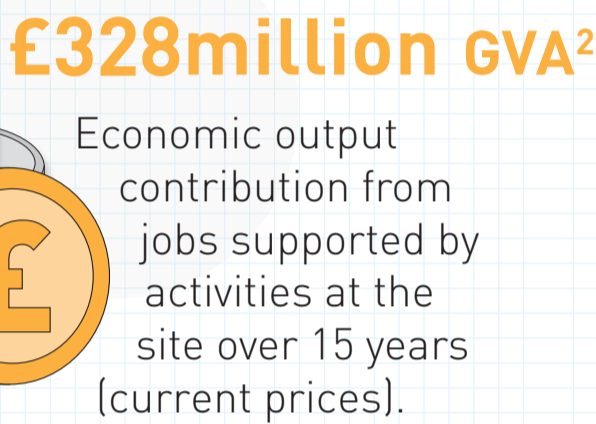
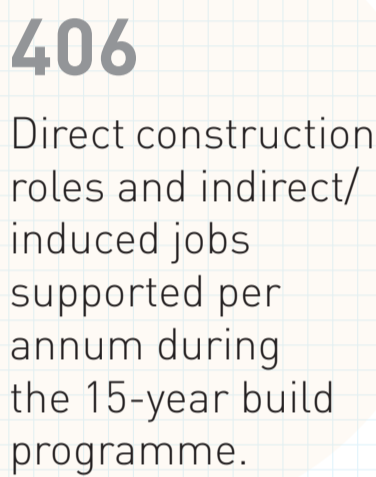
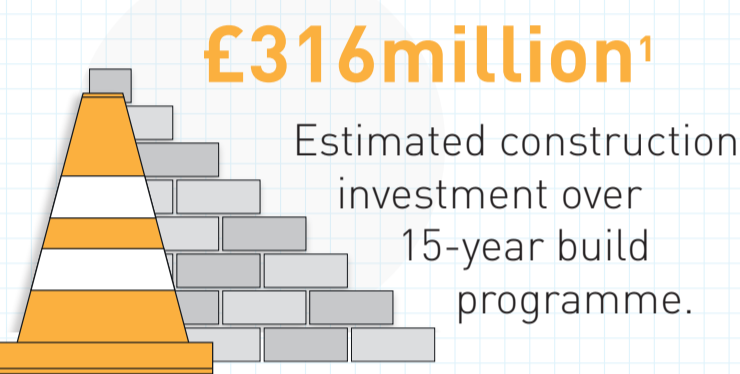
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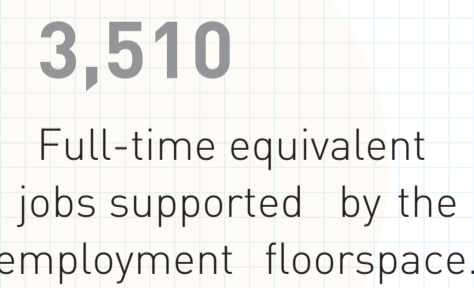
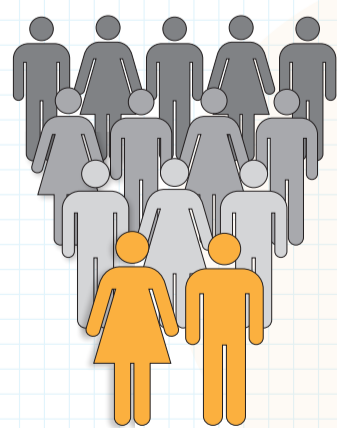
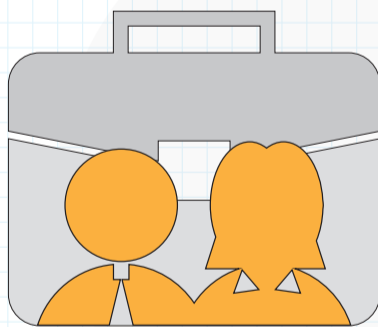
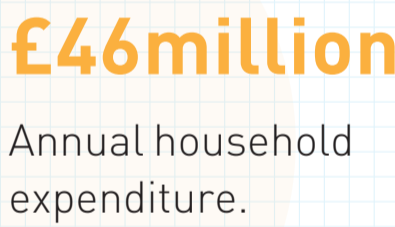
ECONOMIC BENEFITS

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

CONSTRUCTION BENEFITS



WIDER BENEFITS TO BARNSLEY



¹ 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.
² GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.

