

BARNSLEY METROPOLITAN BOROUGH COUNCIL

This matter is a Key Decision within the Council's definition and has been included in the relevant Forward Plan.

Report of the Executive Director for PLACE

Hoyland North Masterplan Framework

1. Purpose of report

- 1.1 To update Cabinet on progress in developing the Hoyland North Masterplan Framework and to seek approval to undertake community consultation on the DRAFT spatial framework.

2. Recommendations

It is recommended that:

- 2.1 **Cabinet notes the progress made in the development of the DRAFT masterplan framework for Hoyland North; and**
- 2.2 **Cabinet approves the proposal to undertake a Community Consultation exercise planned to commence over summer 2019.**

3. Introduction

- 3.1 The Council's Local Plan was adopted on 3rd January 2019. When the Local Plan was being examined it was agreed that for 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 cumulative infrastructure requirements. Looking at large allocations in this way, rather than a piecemeal fashion dictated by land ownerships, ensures that we can make the best use of sites and secure sustainable and inclusive growth reflecting each of our corporate priorities.
- 3.2 Whilst each masterplan framework will be bespoke to the area, the Local Plan prescribes that the Masterplan Frameworks shall contain the following:
- A planning policy summary, site location and description, land ownership, a summary of the existing evidence, site evaluation (opportunities and constraints), a land use framework, sustainable movement framework, protection of existing public rights of way routes and their incorporation within new development layouts, vehicular movement framework, green and blue infrastructure framework, place-making framework (including design guides for character and neighbourhood areas where applicable), sustainability and energy use, health and wellbeing, design evolution, conceptual masterplan, infrastructure and delivery phasing.

3.3 The Local Plan also states that Masterplan Frameworks shall be subject to public consultation and be approved by the Council prior to the determination of any planning applications on the affected sites.

4. **Hoyland North Masterplan Framework**

4.1 The Hoyland North Masterplan Framework incorporates sites:

- **Housing site references HS64, HS66, and HS56; and,**
- **Employment site references ES14 and ES17**

4.2 A Masterplan Board for Hoyland North was established earlier this year. The Board consists of council officers and landowners/their agents with an interest in the above mentioned sites. The final Masterplan Framework document will be produced by White Young Green (WYG) who will co-ordinate all associated feasibility studies and consultations on behalf of the Board.

4.3 The Masterplan Framework has been funded jointly by the landowners/their agents with a contribution from Homes England as the site lies in a designated Housing Zone area. Masterplanning works are now well underway. To date, works commissioned include: development of the Masterplan Framework document, Drainage Strategy; Highways Infrastructure feasibility, traffic modelling and Traffic Impact Assessments, intrusive site investigations and a Utility Survey. The next stage of the ‘place making’ process requires a robust community consultation exercise and a communication plan. A Statement of Community Engagement Report will be produced following review of the community consultation responses.

4.4 This report seeks Cabinet approval to undertake a community consultation exercise with residents and stakeholders in Hoyland. The Hoyland North Masterplan area has the capacity to deliver 765 housing units across three sites (HS56, HS64, and HS66) and 37 hectares of employment land.

4.5 Appendix A comprises the following:

- A DRAFT skeleton of the Masterplan Framework document
- Technical Constraints Plan
- Urban Design Analysis
- Concept Layout Options 1, 2 and 3

4.6 As well as having regard to all necessary Planning Policy and Supplementary Planning Document (SPD) requirements, the FINAL Hoyland North Framework document must specifically consider:

- Topographical constraints
- Existing biodiversity assets
- Coal mining legacy
- Access requirements and impact upon the wider highway network to enable delivery of allocations in their entirety
- Public Rights of Way

- Heritage assets – Hoyland Lowe Stand and buffer
- Archaeological constraints
- Delivery of open space
- Appropriate acoustic measures to militate against the noise of the Dearne Valley Parkway and employment zones (which abut residential areas)
- School capacity
- New formal recreation facilities
- Phasing and infrastructure delivery

5. Consideration of alternative approaches

5.1 Whilst there are opportunities to shape the scope and format of the community consultation exercise, the Council has already agreed the process for approvals relating to consultations on the Masterplan Frameworks and their subsequent adoption.

6. Proposal and justification

- 6.1 It is recommended that Cabinet approve the proposal to undertake a community consultation exercise on the DRAFT Hoyland North Masterplan Framework.
- 6.2 It is essential that the local community and stakeholders are involved in the shaping of these strategic masterplan frameworks to ensure that new developments positively support, and contribute to, existing communities, their services and infrastructure.

7. Implications for local people / service users

7.1 The Hoyland North Masterplan Framework will support the development of significant housing and employment growth across this Principal Town. The consultation process will allow the local community and its stakeholders to help in the shaping of development in a comprehensive manner. The Masterplan Framework will consider the impact of development on existing communities, highway infrastructure, schools and other facilities/services.

8. Financial implications

- 8.1 Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).
- 8.2 This report seeks Cabinet approval for the public consultation on the DRAFT spatial framework, in respect of the Hoyland North Masterplan Framework.
- 8.3 The cost of the masterplan work totals £0.187M. This is being funded via a contribution from the Local Capacity Fund (£0.067M), with the remaining amount being funded via external contributions (£0.120M).

- 8.4 The financial implications are detailed in Appendix A. Any financial implications resulting from the implementation of the masterplan works will be presented to Members in a subsequent report, once the outcome is finalised.

9. Employee implications

- 9.1 There are no issues arising directly from this report.

10. Communications implications

- 10.1 A communications strategy is currently being produced for the Hoyland North Masterplan Framework.

11. Consultations

- 11.1 Consultations have already been undertaken with Local Members, Historic England, and Sports England as well as local stakeholders and landowners; including representatives from the school and local sports organisations.

12. The Corporate Plan and the Council's Performance Management Framework

- 12.1 The Local Plan is a key Council strategy that will support the achievement of each of the three main priorities set out in the Corporate Plan and the 8 Town Spirit objectives. The masterplan documents will ensure that housing and employment growth is delivered in a comprehensive manner with the support of the local communities they will enhance.

13. Tackling Health Inequalities

- 13.1 A Health Impact Assessment was produced to consider the Local Plan proposals on health. This considered the impact of the various policies within the plan on the health of various communities as well as whether they contribute to the ambitions of the Corporate Plan and reduce health inequalities. It concluded that as a whole the plan would potentially improve the health of residents and help address health inequalities.

- 13.2 A representative from Public Health is a member of the masterplan board and will be responsible for assisting the master planners to produce a masterplan focussed Health Impact Assessment and Health and Well-being delivery strategy. The Director of Commissioning at NHS Barnsley Clinical Commissioning Group has also been consulted.

14. Climate Change & Sustainable Energy Act 2006

- 14.1 Energy usage and sustainability will be a golden thread running through the Masterplan Framework document, with particular focus on sustainable movement framework including street hierarchy, pedestrian and cycle links, public transport provision and Travel Plan. The Masterplan Framework will also include a Blue and Green Infrastructure Plan.

15. Risk Management Issues

- 15.1 There is a risk that the draft Masterplan Framework is not well received by the local community. However, the community consultation is designed to involve local communities at an early enough stage in the development of the over-arching place-making strategy to ensure that development, and the phasing of development, is done comprehensively and with the support of the local community. All sites were consulted upon as part of the Local Plan process.

16. Promoting Equality & Diversity and Social Inclusion

- 16.1 The Local Plan was subject to an over-arching Equalities Impact Assessment which considered its policies and procedures. This concluded that all policies and proposals apply to all sectors of the community equally. The policies make provision for a range of housing types to meet differing needs. The design policy D1 also seeks to ensure that development is designed to be accessible to all. The SPD's and masterplan frameworks will support these policies in ensuring that equality, diversity and social inclusion are promoted.

17. List of Appendices

Appendix A – Financial Implications

Appendix 1 - A DRAFT skeleton of the Masterplan Framework document

Appendix 2 - Technical Constraints Plan

Appendix 3 - Urban Design Analysis

Appendix 4 - Concept Layout Options 1, 2 and 3

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