

BARNSELY 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 West Masterplan Framework

1. Purpose of report

- 1.1 To update Cabinet on progress in developing the Hoyland West 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 West; and**
- 2.2 **Cabinet approves the proposal to undertake a Community Consultation exercise planned to commence during May 2020.**

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. The first two masterplan frameworks were adopted by Full Council on the 19th December 2019 for Hoyland North and Barnsley West (MU1).
- 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 West Masterplan Framework**

4.1 The Hoyland West Masterplan Framework incorporates sites:

- **Housing site references HS57and,**
- **Employment site references ES13**
- **Relocation of Rockingham Sports facility to land at Parkside, Hoyland**

4.2 A Master Plan Board for Hoyland West was established at the start of the year. The Board consists of council officers and landowners/their agents and planning consultants with an interest in the above-mentioned sites. The final Masterplan Framework document will be produced by Cushman and Wakefield and FPCR 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. Master planning 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 West masterplan area has the capacity to deliver 101 housing units across (HS57) and 49.3hectares of employment land. The scheme will also relocate the Rockingham sports facility to land at Parkside.

4.5 Appendix A contains financial information.

Appendix B comprises the following:

- Draft Public Consultation Boards

Appendix C comprises the following:

- Context Analysis plan
- Land ownership
- Site Constraints Plan
- Site Opportunities Plan
- Draft Capacity Plan

4.6 As well as having regard to all necessary Planning Policy and Supplementary Planning Document (SPD) requirements, the FINAL Hoyland West 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
- Archaeological constraints
- School capacity
- Delivery of open space
- New formal recreation facilities
- Appropriate acoustic measures to mitigate against the noise for existing Sheffield Road residents.

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 West 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 West 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 and phasing 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. The relocation and enhancement of sports and community facilities will provide additional benefit to existing residents.

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 West Masterplan Framework.
- 8.3 There are no direct financial implications associated with the proposal to undertake community consultation. Associated costs will be funded by the landowners and their agents.
- 8.3 A further report will be brought forward outlining any financial implications on a site by site basis as required.

9. **Employee implications**

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

10. **Communications implications**

- 10.1 A Stakeholder Engagement Plan is currently being produced by officers in consultation with the Communications Team in order to determine key stakeholders and how best to engage them in the process. In addition an Equalities Impact Assessment has been completed and is attached at Appendix E to ensure that due regard is applied to the 9 protected characteristics in terms of access and communication. Due to the current situation relating to COVID-19 and uncertainty relating to this over the coming months, it is likely that the consultation will be digital only. In order to ensure that stakeholders aren't excluded from the consultation and have the opportunity to shape the Masterplan Framework, officers will be working closely with the Engagement Team to ensure that information is disseminated through the Equalities Forum and other relevant user groups. Whilst the exact nature of the consultation is currently being explored, it will last for a period of 6 weeks, beginning in May 2020 (subject to Cabinet approval) and is likely to include the following methods of publicity:

- Digital exhibitions
- Online Q&A sessions
- Member briefings
- Landowner Briefings
- Presentation via video link to the Ward Alliance
- Information pack available to post out-direct telephone line to Spatial Planning Project Managers
- Media releases
- Social media campaign including a short video
- Leaflet drop to residents living close to the Masterplan site
- Email notification to internal and external consultees
- Site notices erected in the surrounding areas

11. **Consultations**

- 11.1 Consultations have already been undertaken with the Portfolio Holder for PLACE, ward members and Sports England as well as local stakeholders and landowners; including representatives from sports organisations.

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

- 12.1 The Local Plan is a key Council strategy document 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.

14. Climate Change & Sustainable Energy Act 2006

- 14.1 The masterplan will include a sustainability and energy use policy. We are working with the Energy and Sustainability Team to ensure that the masterplan frameworks better embed renewable energy principles. The masterplan will develop a high-level energy strategy for the Hoyland South masterplan framework to support progression to achieving BMBC's aspiration to be a net zero borough by 2045 and realising the opportunity to achieve low carbon development in the near term.
- This will include a review of potential low carbon energy technologies and their applicability to the site. This will include consideration of energy efficiency measures as well as energy sources and include consideration of minewater heat recovery. Electric vehicle charging points will be required for all development. The masterplan framework will also provide a sustainable transport plan and blue and green infrastructure framework.

15. Risk Management Issues

- 15.1 There is a risk that the draft masterplan 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 consultation process.

15.2 The relocation of Rockingham Sports centre to land at Parkside is required for the delivery of the road into ES13 and the creation of additional employment land. This will be required in a phased approach and will require temporary relocation of some existing users of the sports facility. There is a risk that if this is not progressed in a timely manner, this could delay the delivery of the road and associated infrastructure.

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 B- Draft Consultation Boards

Appendix C- Evidence Base plans

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Financial Implications/Consultation



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*(To be signed by senior Financial Services officer
where no financial implications)*