

## 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

#### Royston Masterplan Framework

#### **1. Purpose of report**

- 1.1 To update Cabinet on progress in developing the Royston 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 Royston, and;**
- 2.2 **Approves the proposal to undertake a Community Consultation exercise planned to commence during June 2020.**

#### **3. Introduction**

- 3.1 The Council's Local Plan was adopted on 3<sup>rd</sup> January 2019 (**cab 12.12.2018/8**). 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 19<sup>th</sup> 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.
- 3.4 This report seeks approval from Cabinet to undertake a community consultation exercise on the DRAFT Royston Masterplan Framework.
4. **Royston Masterplan Framework**
- 4.1 The Royston Masterplan Framework incorporates mixed use site MU5, Land off Lee Lane which will deliver 828 dwellings, a new primary school and a small-scale convenience retail facility to serve the local community. Planning permission has already been granted on part of the site for 166 dwellings and is currently under construction; this is in addition to the 828 units.
- 4.2 A Master Plan Board for Royston has been established consisting of council officers, housebuilders and agents with an interest in the above-mentioned site.
- 4.3 The Masterplan Framework is being funded by BMBC Local Plan underspend and will be produced by Ove Arup Partnership who will co-ordinate all associated feasibility studies and consultations on behalf of the Board. Masterplanning works are now well underway. To date, works completed include: background evidence base and technical analysis, development of the Masterplan Framework document, ecology surveys, heritage assessments, green space analysis and early development options. 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 and will help shape the final Masterplan Framework.
- 4.4 This report seeks Cabinet approval to undertake a community consultation exercise with residents and stakeholders in Royston.
- 4.5 As well as having regard to all necessary Planning Policy and Supplementary Planning Document (SPD) requirements, the FINAL Royston Masterplan Framework document must specifically consider:
- Existing biodiversity assets
  - Access requirements and impact upon the wider highway network to enable delivery of the allocation in its entirety
  - Public Rights of Way
  - Delivery of a new primary school on the site
  - Delivery of open space and new formal recreation/enhancements to existing provision
  - Provision of small-scale local facilities.
  - Opportunities to contribute towards the council's climate commitments through renewable energy opportunities.
- 4.6 A Preferred Options paper is presented at Appendix B and outlines the site context, constraints analysis and emerging preferred masterplan concept for

the site. This has been informed through a series of workshops with internal technical officers, planning officers, landowners and elected members. Over Arup are now in the process of producing the Design Code and text that will frame the Preferred Option masterplan concept and form the basis of the consultation material.

## **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 Royston 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 Royston Masterplan Framework will support the development of significant housing 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.

## **8. Financial implications**

- 8.1 Consultations on the financial implications have taken place with representatives of the Service Director – Finance (S151 Officer)
- 8.2 There are no direct financial implications associated with the proposal to undertake community consultation other than staff costs which are funded from within existing budgets.
- 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 C 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, there is a strong possibility 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 consult 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 June 2020 (subject to Cabinet approval) and is likely to include the following methods of publicity:
- Interactive digital exhibitions
  - Online Q & A sessions to replicate the principles of a public drop-in
  - Member briefings
  - Landowner Briefings
  - Presentation via video link to the Ward Alliance
  - Information pack available to post out on request
  - direct telephone line to Spatial Planning Project Managers
  - Media releases
  - Social media campaign
  - Leaflet drop to residents living close to the Masterplan site
  - Email notification to internal and external statutory and non-statutory consultees
  - Site notices erected in the surrounding areas

## **11. Consultations**

- 11.1 Consultations have already been undertaken with the Portfolio Holder for PLACE, Local Members, as well as local stakeholders and landowners.

## **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 an Energy Strategy for the Royston 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.

- 14.2 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. Electric vehicle charging points will be required for all residential 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 There is also a risk that the council will face criticism that a consultation exercise is being undertaken in digital format and risks excluding people that would normally use traditional methods of engagement. Arup have an engagement team that have significant experience in managing digital consultation and maximising participation and have a good track record in terms of response rates to those consultations. Including a direct dial telephone to BMBC Spatial Planning Project Managers on consultation material will allow individuals to seek clarification on proposals and seek paper copies of documentation if this is considered necessary.
- 15.3 The council are currently defending a planning appeal against Bellway on part of the MU5 site (ref 2019/0239). In addition a planning application has now been received on another part of the site. Delaying the public consultation will delay the subsequent adoption of the Masterplan Framework and potentially lead to further planning appeals which have both resource and financial implications for the council in defending those appeals.

**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.
- 16.2 The Equalities Impact Assessment will be updated once the consultation plan is completed in order to identify the impact of moving to digital consultation and what mitigations are required.

**17. Conservation of Biodiversity**

- 17.1 The masterplanning exercise will ensure that all relevant surveys are completed to feed in to the statutory processes to ensure that any issues that are identified can be fully considered.

**18. List of Appendices**

Appendix A –Financial Implications  
Appendix B- Preferred Option Paper  
Appendix C – Equalities Impact Assessment

Office Contact:	Stacey White	Date:	22/04/2020
-----------------	--------------	-------	------------