

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 South Masterplan Framework

1. Purpose of report

- 1.1 To update Cabinet on progress in developing the Hoyland South 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 South; and**
- 2.2 **Cabinet 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 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 South Masterplan Framework**

4.1 The Hoyland South Masterplan Framework incorporates sites:

- Housing site references HS58 Land at Broad Carr Road, Hoyland
- HS61 Land at Clough Fields Road, Hoyland Common
- HS62 Land off Meadowfield Drive, Hoyland
- HS65 Land North of Stead Lane, Hoyland
- HS68 Land between Stead Lane and Sheffield Road, Hoyland Common
- Relocation of the Rockingham Sports Centre to Land at Parkside

4.2 A Master Plan Board for Hoyland South was established at the start of the year. The Board consists of council officers and landowners/their agents with an interest in the above-mentioned sites.

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 Hoyland. The Hoyland South masterplan area has the capacity to deliver 1,116 housing units.

4.5 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. Ove 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.

4.6 As well as having regard to all necessary Planning Policy and Supplementary Planning Document (SPD) requirements, the FINAL Hoyland South 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 and heritage constraints
- School capacity
- Delivery of open space
- New formal recreation facilities
- Provision of small-scale local facilities
- Opportunities to contribute towards the council's climate commitments through renewable energy opportunities.

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 South 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.
- 6.3 The development of the Hoyland South Masterplan Area is likely to take a decade or so and within that timescale it is likely that there will be a requirement for the provision of additional primary school places within Hoyland, particularly given the additional housing also anticipated from the Hoyland North area. Unlike in Royston or Wombwell, where it was deemed that provision of additional primary school places could only be met via the delivery of a new primary school, there is no site identified within the Local Plan for such a school in Hoyland. This is because there is potential to expand some existing primary schools if required. However, given the timescales involved in bringing forward the development earmarked for Hoyland and the uncertainties regarding school place planning beyond 5 years, it is deemed prudent for the Hoyland South Masterplan Framework to include flexibility to enable the provision of a new or replacement primary school should the need arise and should that not be capable of being satisfied through expansion of an existing school as a result of circumstances at the time the places are required. Work to date indicates that if a new school is required the optimal location of that school would be towards the north of the site, off Cloughfields on land owned by the Council. The consultation therefore seeks views on this option and work will also progress to explore a land equalisation arrangement and mechanism for funding a new primary

school or expansion of an existing primary school via S106 payments throughout each phase of the development.

7. Consideration of Alternative Approaches

- 7.1 One option could have been to not explore the provision of a potential primary school within the site. However, this would reduce the options available for meeting future needs in the most sustainable manner.

8. Implications for local people / service users

- 8.1 The Hoyland South 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.

9. Financial implications

- 9.1 Consultations on the financial implications have taken place with representatives of the Service Director – Finance (S151 Officer)
- 9.2 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.
- 9.3 A further report will be brought forward outlining any financial implications on a site by site basis as required.

10. Employee implications

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

11. Communications implications

- 11.1 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

12. Consultations

- 12.1 Consultations have already been undertaken with the Portfolio Holder for PLACE, Local Members and Sport England as well as local stakeholders and landowners; including representatives from sports organisations. The masterplan framework has been well received to date. The relocation of the Rockingham Sports Centre to the land at Parkside is an opportunity to locate this facility into the heart of the masterplan framework area and for existing residents, upgrading the facilities that are available and increasing sustainable travel to the venue.

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

- 13.1 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.

14. Tackling Health Inequalities

- 14.1 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.
- 14.2 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.

15. Climate Change & Sustainable Energy Act 2006

- 15.1 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.
- 15.2 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 and include consideration of minewater heat recovery. 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.

16. Risk Management Issues

- 16.1 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.
- 16.2 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.

17. Promoting Equality & Diversity and Social Inclusion

- 17.1 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.
- 17.2 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.

18. Conservation of Biodiversity

- 18.1 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.

19. List of Appendices

Appendix A –Financial Implications

Appendix B- Preferred Option Paper

Appendix C- Equalities Impact Assessment

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