

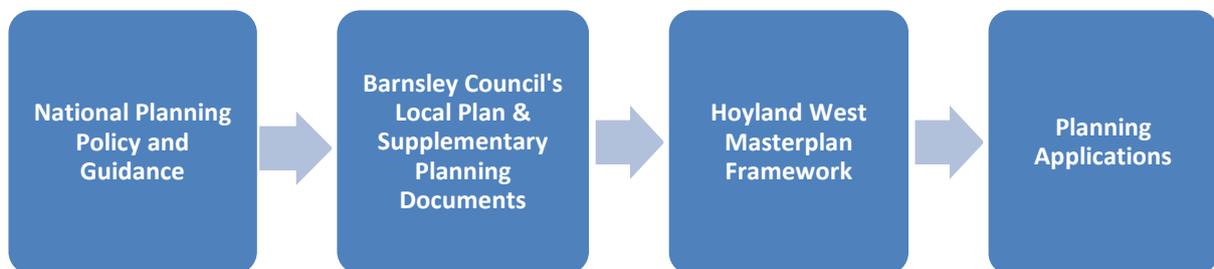
## Frequently Asked Questions – Hoyland West Masterplan Framework

### 1. What is a Masterplan Framework?

The council's Local Plan was adopted on 3 January 2019. When the Local Plan was being examined it was agreed that for some of the larger, strategic sites it was necessary to prepare masterplan frameworks to make sure that sites could be developed in a comprehensive manner, taking into account all of the infrastructure requirements.

Looking at large allocations in this way, rather than on a site-by-site basis, makes sure we can make the best use of sites and secure sustainable and inclusive growth reflecting each of the council's corporate priorities.

The Masterplan Framework is a strategic document that sits beneath the Local Plan and will inform future planning applications.



### 2. What is in a Masterplan Framework?

Where Masterplan Frameworks are being sought, they shall contain the following:

- planning policy summary
- site location and description
- land ownership
- a summary of the existing evidence
- site evaluation (opportunities and constraints)
- 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
- placemaking framework (including design guides for character and neighbourhood areas where applicable)
- sustainability and energy use
- health and well-being
- design evolution

- conceptual masterplan
- infrastructure and delivery phasing

Masterplan Frameworks shall be subject to public consultation and be approved by the council before any key planning applications are approved on the affected sites.

Each Masterplan Framework will be bespoke and therefore considered on a case-by-case basis.

### **3. Why is this project necessary?**

The Local Plan requires that Masterplan Frameworks should be developed for specific large allocations and groups of sites. The Hoyland West site will deliver around 100 new homes and 49.3 hectares for employment land.

It is important for the council to work with developers and landowners to deliver a Masterplan Framework to establish the infrastructure requirements and deliver sustainable and inclusive growth.

### **4. How will the scheme benefit Barnsley residents?**

The overall development will deliver around 100 new homes to help address the borough's housing need and 49.3 hectares of employment land which will deliver a range of employment uses including business, general industry and storage and distribution. This will help to attract new businesses into the area as well as allowing existing businesses to expand into more suitable premises.

Altogether this will provide short-term job opportunities during the construction phase and long-term job opportunities for local people.

### **5. What alternatives were considered and why were these sites not deemed suitable?**

As part of the Local Plan process a range of sites were considered through the housing and employment site selection processes. This work was supported by a range of background technical reports and evidence base documents including the Green Belt Review and Strategic Housing Land Availability Assessment, which determined its suitability for development and led to its release from Green Belt.

### **6. Is the site Green Belt?**

No. The site was released from the Green Belt as part of the Local Plan process. The site is now allocated for employment use and residential development in the adopted Local Plan and as such is considered suitable for development.

### **7. How will the project impact the area?**

It is envisaged that the delivery of the Masterplan Framework will positively impact both residents and businesses. The Masterplan Framework proposes a mixed-use development to provide around 100 new homes and 49.3 hectares of employment land. Alongside housing and employment land the draft Masterplan Framework also includes:

- Brand-new infrastructure, including an access link road
- Open green space with wildlife corridors, watercourses and key pedestrian and cycle paths

#### **8. Who is responsible for producing the Masterplan?**

Developers Newland Developments and Hoyland Developments are working in collaboration with Barnsley Council to prepare the Hoyland West Masterplan Framework document for land West of Sheffield Road, Hoyland. The council's role in this process is to make sure that proposals are compliant with planning policy and delivers the anticipated outputs determined by the Local Plan.

#### **9. How will the scheme affect air quality?**

The Masterplan area is located close to the M1 motorway which is an air quality management area. This is due to traffic emissions causing the annual nitrogen dioxide gas (NO<sub>2</sub>) average to exceed targets.

Barnsley Council has produced guidance regarding air quality considerations for planning applications, which says that air quality impact needs to be considered and mitigated [here](#).

Future planning applications are required to comply with this guidance to make sure that there is no deterioration in air quality in and around the Hoyland West Masterplan Framework area.

#### **10. Will the scheme generate excessive noise?**

The Masterplan Framework and planning applications will consider noise impacts for existing and new residents. Developers will need to demonstrate that new development does not have an adverse impact upon the living conditions of residents.

#### **11. How will the scheme affect ecology / biodiversity of the site?**

As part of the Local Plan, a series of biodiversity assessments were provided for proposed site allocations.

The assessments identified areas and features of significant ecological value that should be retained as part of any new development. These areas have been identified on the technical constraints plan and have informed the layout of the masterplan.

The Masterplan Framework will seek to retain and enhance existing trees and biodiversity features wherever possible and deliver a net biodiversity gain. This could be through a combination of on and off-site compensation measures.

### **12. What are the proposals to mitigate the impact on green space?**

The Masterplan Framework will deliver a range of new green space; this could include informal open space, wildlife corridors and areas for children to play.

The council has a new Supplementary Planning Document (SPD) on '[Open Space Provision on New Housing Developments](#)', which sets out standards and guidance for new open space. A minimum of 15 per cent of the total site area must be kept as open space.

The detailed design of the new open space will be advanced at the planning application stage. The Masterplan Framework will confirm the general area and main design principles for new facilities.

The Masterplan Framework will also set out high-level principles for maintaining green space and the responsibilities for individual developers will be agreed through a legal agreement at the planning application stage.

### **13. How do you know that that land is suitable for building, given it was previous an open-cast mine?**

During the Masterplan process, technical and intrusive ground investigation work has been gathered. These findings provide further information on the ground conditions.

South Yorkshire Mining Advisory Service has also helped developers to understand the risks and design requirements for new sites built on open-cast backfill.

The developers will be required to provide robust technical information at the planning application stage to demonstrate that development is possible and safe.

### **14. What are the timescales for the project?**

Following the six-week public consultation, Barnsley Council will review the questionnaire feedback and share the results with the Newland Developments and Hoyland Developments. Following this, the final version of the Masterplan Framework will be prepared. This document will then be taken through the governance process with a view to adoption in September 2020.

### **15. How is the project being funded?**

The project has been funded by developers Newland Developments UK .

### **16. Who are the developers?**

The developers/land agents with the largest land interests are Newland Developments UK and Hoyland Developments. The council are also working with developers who have smaller land interests to understand their intentions and aspirations.

**18. Will new and current residents have access to schools, doctors and community facilities?**

Infrastructure has been considered throughout the Local Plan process through the site selection methodology, and in the evidence base of the Local Plan.

The council engaged with relevant infrastructure providers in the production of the Infrastructure Delivery Plan, which supports the Local Plan.

The evidence base, including the Infrastructure Delivery Plan and transport modelling, have been rigorously examined by the Independent Planning Inspector, who considers the Local Plan to be sound. These documents can be found in the [Local Plan Examination library](#)

In addition, Local Plan Policy I1 Infrastructure and Planning Obligations states that development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband. New development should not overburden existing infrastructure. Where new development creates a need for new or improved infrastructure, developer contributions will be sought to make the development acceptable in planning terms.

The following provides a summary of each key service in accordance with the Infrastructure Delivery Plan (IDP).

Healthcare

Barnsley Council are working with Barnsley Clinical Commissioning Group (CCG) to develop a strategy to make sure services can evolve to meet the needs of existing communities and population growth associated with new housing development.

South Yorkshire Ambulance Service confirmed through the IDP that the geographical coverage of existing services is adequate for the level of planned growth.

Policing

During the preparation of the IDP South Yorkshire Police confirmed that there were no issues with current provision and non-envisaged in the foreseeable future.

Fire and Rescue

South Yorkshire Fire and Rescue confirmed through the IDP that they were reviewing service provision within the borough and that it would consider the needs of the existing communities as well as planned growth for the next 15 years.

## Schools

Barnsley Council as a local authority has a statutory obligation to provide primary and secondary school places for pupils within the borough.

The Local Plan identified land for new schools where demand arising from new development could not be accommodated within existing schools. The number of primary school children expected from this development can be accommodated within existing school provision.

### **Who will live in the houses?**

Policy H6 of the Local Plan requires housing proposals to include a broad mix of house sizes, type and tenure to help create mixed and balanced communities.

Policy H7 of the Local Plan requires housing developments of 15 or more houses to provide affordable housing. Developers are expected to provide 10% affordable housing within Hoyland, which can include a mixture of affordable rent and homes for affordable ownership.

The type, tenure and size of new affordable homes will be agreed at the planning application stage.

### **17. What type of businesses will the site be holding?**

The Local Plan seeks a range of different employment uses. These will mainly fall within Part B of the Use Classes Order 1987:

- B1 (Business)
- B2 (General Industry)
- B8 (Storage or Distribution)

To find more information out on any of the above categories visit the [Planning Portal](#).