

**Extract of Plan from Emerging Local Plan (p166)**

4.22 Emerging Policy BT13 states that only a certain mix of uses will be permitted, including retail, offices, leisure, food and drink, residential and parking, along with other uses if they support the liveliness and economic strength of the town centre.

**Response**

4.23 Building on the response to the previous section, the proposals respond positively to both national and local policies. They present the opportunity to reinvigorate Barnsley Town Centre, enhancing the environment, encouraging investment and local employment opportunities and creating an attractive place where people want to live, visit and work. They also have the potential to contribute to tourism and culture, with a revitalised centre, market, library and other shops and facilities, which have the potential to encourage visitors into the town.

4.24 They will create new job opportunities, both in the construction period and when the new developments come into use. They will help Barnsley to better compete and create a strong core to the town centre.

4.25 They seek to deliver the objectives set out for the town centre in the Core Strategy and other strategic documents (e.g. The Remaking Barnsley Strategic Development Framework 2003-2033').

4.26 The proposals seek to re-anchor the town centre and create a distinctive 21st Century Market Town. They will improve the environment, management of traffic and highways and improve pedestrian facilities.

4.27 The Design and Access Statement promotes high quality design, which will be delivered through the reserved matters applications, which will reinforce the character of Barnsley.

4.28 Whilst Barnsley's emerging local plan is still at an early stage of development, the outline proposals which form part of this application are closely aligned to the council's aspirations and the proposed policies for the development area and town centre.

**Sustainability and the Environment**

4.29 The NPPF outlines a core planning principle of encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (paragraph 17). It identifies three dimensions to the requirement of sustainable development: economic,

social and environmental. Sustainable qualities of new developments should therefore address all of these three strands.

4.30 The Core Strategy further promotes this approach (Policy CSP1) and further reinforces this multi-pronged approach to sustainability and does not identify sustainability as a separate stand alone issue; however it can be seen throughout the document and is addressed with a multitude of issues and topics. It seeks to reduce and mitigate impacts on the environment, in particular giving preference to previously developed sites in accessible locations and promoting SUDS.

4.31 Specifically, sustainable developments should provide improvements to 'quality of life' alongside a focus on the quality of the built, natural and historic environment (NPPF). This includes creating employment opportunities, replacing poor design with better design and improving the conditions in which people live, work, travel and take leisure (paragraph 9).

4.32 In terms of environmental related sustainability policy, The Core Strategy identifies Policy CSP2 relating to Sustainable Construction. This suggests new development will be required to demonstrate how resource and energy consumption is being minimised compared to the minimum target under current Building Regulations legislation. In addition it is stipulated that all non-residential development will be expected to achieve at least BREEAM standard of 'Very Good' or equivalent.

4.33 The Core Strategy Policy CSP5 provides further targets for environmental sustainability. It stipulates that all development of more than 1000sqm of non-residential floor space will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce carbon dioxide emissions by at least 15% (this figure will rise to 20% for applications submitted post 2015) and is subject to such measures being practicable and not unacceptably prejudicing the viability of the development. The policy does identify that where it is not appropriate to incorporate such provisions within the development, an off-site scheme, or contribution to such may be acceptable.

4.34 Policy CSP3 of the Core Strategy also relates to environmental related sustainability targets and stipulates that Sustainable Drainage Systems are required in all developments unless exceptional circumstances apply. It continues to identify several

specific environmental targets, including the measures within Policy CSP4, notably the requirement to provide sustainable drainage systems and a target for Brownfield sites to reduce surface water run-off by at least 30%.

4.35 In addition Policy Poll1 also seeks to ensure development will not have a negative impact on air, water, noise, smell, dust and light pollution.

4.36 The site is not within a flood zone, however due to the site's size a Flood Risk Assessment is being provided with the application.

**Response**

4.37 The proposals represent the positive reuse of vacant, underused, outdated and previously developed sites and premises in the town centre, providing the basis to attract further investment and contributing towards a vibrant, well designed town centre. The proposals therefore address the economic and social values which also fall beneath the sustainability umbrella within the NPPF including creating employment opportunities, replacing poor design with better design and improving the conditions in which people live, work, travel and take leisure.

4.38 The development proposed presents a highly sustainable use of these underutilised previously developed sites in the town centre.

4.39 At the Reserved Matters application stage, the approach to sustainability will be refined specifically in terms of environmental sustainability targets.

4.40 The commercial floorspace will strive to meet BREEAM Very Good and 20% renewable where viable and practicable.

4.41 Meeting the requirements of the SUDS policy will be challenging given the below ground constraints of basement accommodation.

4.42 The site is situated to the west of the railway and is bounded by Eldon Street and Midland Street to the north, Cheapside to the west and the Alhambra Shopping Centre to the south.

The Environment Agency (EA) flood map identifies the site as being in within Flood Zone 1, which has been assessed as having a flood potential of less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Consequently there is no need to artificially raise ground floor levels above what is normal good practice for construction, typically 150mm above adjacent external

levels.

The surface water from the current site drains to the Sough Dyke which runs through the area in culvert at 1.5m diameter. This watercourse is classed as an EA main river and falls under their administration. Any diversion required as a result of the Town Centre development will need to be agreed with them.

In order to provide capacity within the existing drainage network the current peak flow of surface water has been assessed and will be reduced by 30%, limiting the proposed discharge rate to a lower figure than currently exists. As a means of taking account of the volume of storm water that must consequently be temporarily stored, various SuDS solutions have been examined. Storage in above ground ponds or swales are not a practical solution given the highly urbanised and constrained nature of the site and so storm water balancing will be by means of oversized pipes and/or tanks.

4.43 This outline planning application is supported by a number of technical documents which demonstrate that the proposals are acceptable in environmental and sustainability terms. Future reserved matters applications will also demonstrate compliance with the above policies in detail.

**Highways and Movement**

4.44 The importance of creating safe and accessible environments is referred to frequently within the NPPF and it is specifically identified that planning decisions should 'address the connections between people and places,' in order to secure high quality and inclusive design (Chapter 7).

4.45 The NPPF (Paragraph 35) also states that new schemes should prioritise pedestrians, cyclists and public transport users; be accessible by public transport; consider servicing arrangements and parking; and take into account the needs of people with disabilities.

4.46 The accessibility of new developments is key within local policy, with developers expected to take action and/or contribute to new or improved facilities where developments are lacking important public transport and sustainable connections. This is reflected again in The Core Strategy, Policy CSP27 which also gives details of a strategy of reviewing parking standards in the town centre.

4.47 Similarly Policy CSP25 of the Core Strategy

promotes accessible developments and sustainable travel and suggests the provision of appropriate parking for cycles, motorbikes, scooters / mopeds and disabled people, to take into account encouraging sustainable travel, along with maximum levels of car parking.

4.48 In addition, improving safety is a priority within the Core Strategy and Policy CSP26 identifies that new development should address and mitigate any impact or issues with regards to highway safety or efficiency.

4.49 The Council have also adopted a Parking Supplementary Planning Document (2012), which sets out minimum standards for cycles, motorcycles and disabled spaces and maximum parking standards.

#### Response

4.50 Given the sustainable location and transport links; the sustainable approach to parking provision; and the capacity of the site to accommodate an appropriate amount of disabled and cycle parking, it is considered that the outline proposals meet with accessibility and movement policies at all levels.

4.51 The closure of the Jumble Lane level crossing and the provision of a new footbridge over the railway not only demonstrates a prioritisation of pedestrians and improvement of pedestrian amenity but also dramatically increases the safety of pedestrians by removing the requirement to utilise the level crossing.

4.52 The parking proposals remove the multi-storey car park, which is not well used and is poorly designed in terms of creating a safe and inviting arrival point into the town centre. Whilst c500 spaces will be lost, there are other spaces around the town centre, and also the proposed new surface car park on the CEAG site providing up to 173 spaces (which is currently under determination by the council). The Transport Assessment will provide further details on this approach.

4.53 Whilst the proposals introduce significant levels of new floor space into the town centre, a significant amount is also to be demolished. Further information with regard to the highways and movement response to local and national policy can be found in the Transport Assessment submitted with the application.

#### Heritage and Conservation

4.54 The NPPF seeks to conserve heritage assets and notes the desirability of new development making a positive contribution to local character and distinctiveness and notes the opportunities presented

by the historic environment on character of place (paragraph 126). Paragraph 128 also notes that details supporting applications should be proportionate to the assets' importance.

4.55 The Core Strategy supports quality development, particularly that takes advantage of and enhances the distinctive features of Barnsley, including heritage and townscape character, including scale, layout, building styles and materials of the built form, particularly in and around Barnsley Town Centre and adjacent to conservation areas (Policy CSP29). Policy CSP 30 (The Historic Environment) seeks to ensure that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and / or appearance of Conservation Areas.

#### Response

4.56 Whilst there are no Listed Buildings or Ancient monuments within the site boundary and it does not sit within a Conservation Area, it is adjacent to the Regent Street / Market Hill / Church Street Conservation Area, which includes a number of listed buildings along the line of Eldon Street.

4.57 The setting of both the Conservation Area and adjacent Listed Buildings will be affected by the proposed development. Whilst the proposed development (out of necessity) follows much of the existing footprint of recent 20th Century development, close attention to scale, forms, massing, details and materials will ensure sympathy with historic elements of the townscape and their settings. The proposed new development will refurbish and replace a number of discordant and poor quality buildings. Whilst, this will clearly change the character of the setting of a number of heritage assets, it will do so by providing considered high quality designed buildings that will ultimately improve the context.

4.58 Please refer to the accompanying Heritage Statement for further details.

#### Design Quality

4.59 Design quality is a common thread running through national and local planning policies. The NPPF (paragraph 56), states that "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". It notes that design relates to not only buildings, but the public and private spaces and

wider area development schemes.

4.60 The NPPF provides a helpful summary of what developments should achieve in design terms. They should:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and;
- Are visually attractive as a result of good architecture and appropriate landscaping.

4.61 The NPPF also talks about the importance of replacing poor design with good design.

4.62 The Core Strategy outlines the importance of local distinctiveness and elements that contribute to it. Those of relevance to this project include references to local historical character, culture and architecture; the market itself; embracing the strong community; building on the town centres role as the administrative hub; and utilising the topography of the area.

4.63 An Objective of the Core Strategy is ensure all new development is sustainably designed and built to the highest standards, including adapting to climate change, protecting heritage using appropriate materials and enhancing distinctiveness (paragraph 8.7).

4.64 These improvements and encouragement of high quality design to provide improved town centre facilities are supported by Policy CSP29 within the Core Strategy 2011) with regards to Design. Development is expected to take advantage and reinforce the distinctive character of Barnsley. It is stipulated that development should contribute to place making, be high quality, transform the character of physical environments that have become run down and lack distinctiveness, enable people to gain access safely and conveniently, contribute to attractive,

sustainable and successful neighbourhoods.

4.65 The NPPF and Core Strategy also support the protection and enhancement of the settings of conservation areas.

4.66 This is reinforced within Barnsley's Supplementary Planning Document, 'SPD: Shopfront Design'.

#### Response

4.67 To strengthen the town centre offer, achieving design quality, creating spaces which are safe and secure, uplifting the visitor experience, providing robust buildings which will stand the test of time and creating a distinctive character to set Barnsley Town centre apart from the rest, design quality is key.

4.68 A fundamental driver for these outline proposals are to 'knit' the town centre back together. At present the topography and previous 1960s and 1970s response to this challenge, has in places created unattractive and unsuccessful spaces with poor legibility and character. These proposals have the potential to create strong legibility, strong pedestrian circuits and more active frontages which create more welcoming and attractive spaces and buildings.

4.69 The introduction of quality new buildings, which are robust, attractive and legible will be fantastic for the town centre. These new buildings overlooking and interacting with a new public space, will create a real focal point adjacent to the refurbished and rejuvenated market.

4.70 The northern part of the application site, sits adjacent to a conservation area. The development parcels to the north of Kendray Street and the proposed library building are closest to it.

4.71 This Design and Access Statement sets a strong vision for the town centre, to be delivered by the details presented at the reserved matters stage. It sets parameters that these should follow to ensure that the principles of good design are achieved.

4.72 Please refer to Chapters 4 for further details on how design quality will be achieved.

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### **3. Statement of Community Consultation**

# Statement of Community Consultation



## Introduction

The consultation undertaken to date by Barnsley MBC and IBI Group fully complies with the local planning validation requirements. The consultation process has been utilised to help the community and stakeholders shape the scheme and to generate an informed debate on the proposals.

The involvement of the community and stakeholders is a critical part of the development process for Barnsley town centre. The consultation work on this scheme started in summer 2014 and will continue throughout the redevelopment of the town centre.

## Communication and Consultation plan

Barnsley MBC and the IBI Group are committed to undertaking exemplar public consultation on the redevelopment proposals for Barnsley town centre and have prepared a detailed communication and consultation plan with the aim to:

- Increase borough wide awareness of the town centre development plans
- Develop and build positive relationships with Stakeholders
- Ensure that every stakeholder segment has the opportunity to inform the development plans
- Engage with and seek the views of the local community
- Gain credible, constructive input from the local community to shape aspects of the proposals
- Involve the local community to create opportunities to contribute to the regeneration of the town centre
- Inform and shape redevelopment proposals that will create a sustainable future for the town centre.

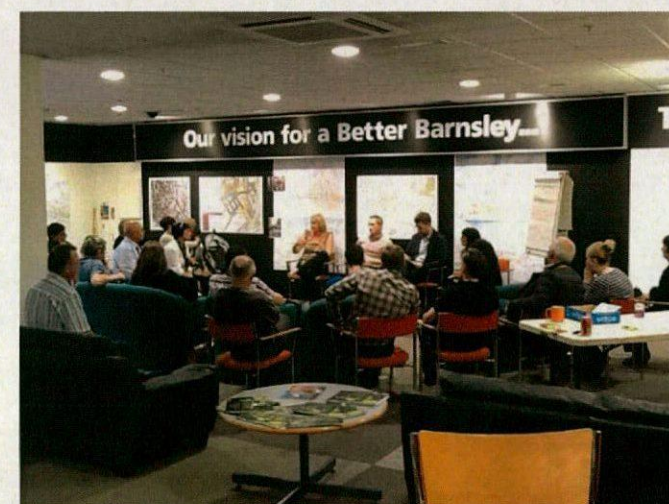
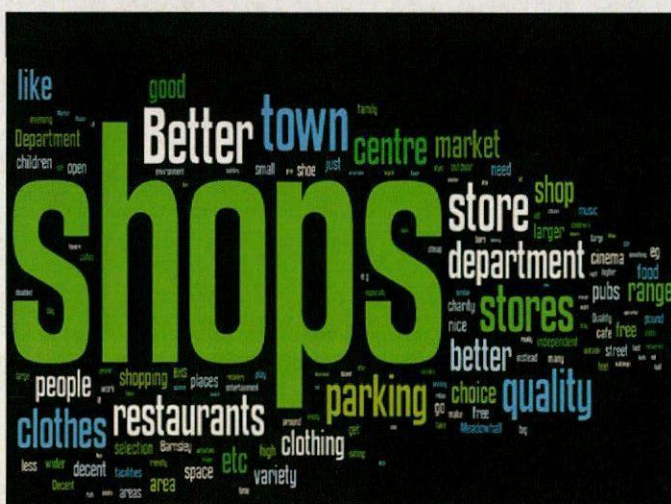
The communications and consultation plan is a living document which is regularly updated as each stage of the project progresses.

## Methodology and programme

The communication and consultation plan was developed in January 2014 at the point when the plans to redevelop the town centre were announced. The purpose of the communication and consultation plan was to consider the following:

- The background to the project
- The aims of the project
- An overview of consultation & communication activities
- Targeted activities for stakeholder groups
- The key communication messages
- An implementation plan and activity log

The proposed methodology was to use a wide range of activities as possible to engage the community and stakeholders in the project.



## Better Barnsley news

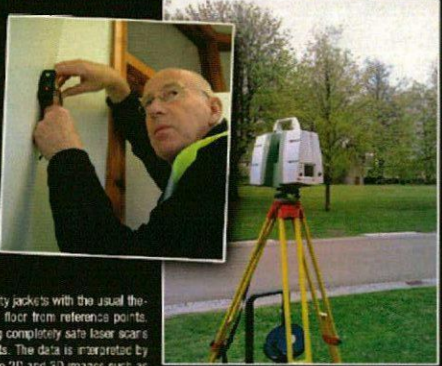
5th issue August 2014

### LET THE SURVEYING LASER BEGIN

You will be seeing more and more people in high visibility vests in and around the Metropolitan Centre over the next month, as Mason Land Surveys do in-depth surveys of the buildings. This will allow the design team to create the designs for the refurbishment and new buildings. Using laser scanning technologies means we can scan more complex and busy areas such as our markets and shopping centre where people are using them.

And now for the science bit: what is laser scanning?

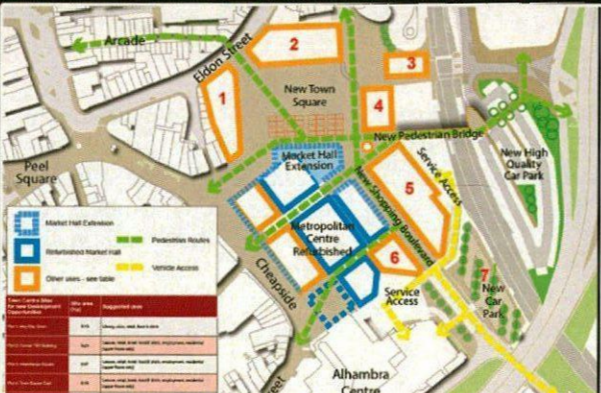
All you will see is people in high visibility jackets with the usual theodolites and strange markings on the floor from reference points. Laser scanning surveys are done using completely safe laser scans that create a cloud of referenced points. The data is interpreted by Specialist 3D staff, who can create valuable 2D and 3D images such as elevations, sections and 3D models.



## Better Barnsley news

9th issue

### CONSULTATION ONGOING - WE WANT YOUR FEEDBACK



## Better Barnsley news

26th issue February 2015

### NEW CENTRAL LIBRARY

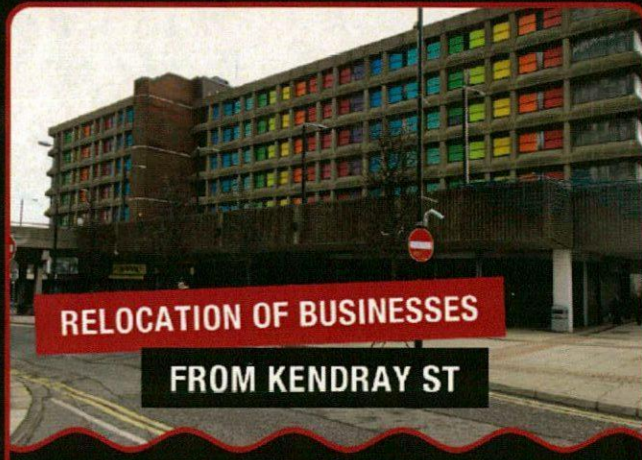
As part of the RIBA Stage 1 design report the designers have created a computer generated image for Barnsley's brand new central library, to show how the future library may look.



## Better Barnsley news

27th issue February 2015

### RELOCATION OF BUSINESSES FROM KENDRAY ST



## Better Barnsley news

32nd issue March 2015

### New Monday market day for the open market



## Better Barnsley news

33rd issue March 2015

### Better Barnsley Project Update The Metropolitan Centre

This week the design team have received the first set of detailed 3D Revit models for the Metropolitan Centre. As we are proposing to refurbish the existing Metropolitan Centre building the 3D Revit model is critical to help the team develop the plans for the new internal layout and proposed extension on to the new public square.

Revit is building information modeling software for architects, structural engineers, mechanical and electrical engineers, designers and contractors. It allows users to design a building and structure and its components in 3D, annotate the model with 2D drafting elements, and access building information from the building model's database.

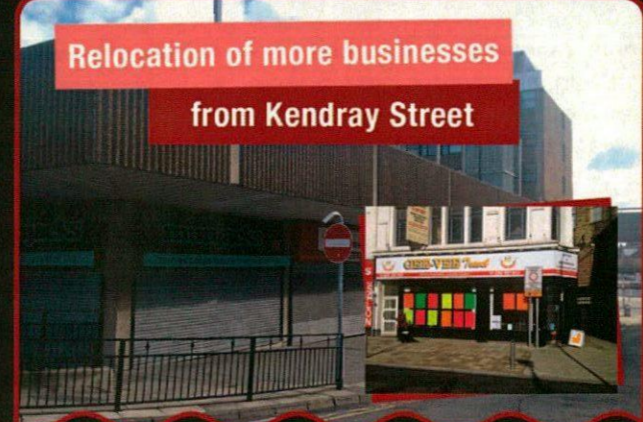
The design team is currently in the process of reviewing the initial structural survey results from the testing done by Mott MacDonald and undertaking detailed mechanical and electrical surveys of the building. All this information will help to inform the design process and will provide the information required for the phasing of the refurbishment.

*The stage 2 concept design plans for the Metropolitan Centre will be completed in July 2015.*

## Better Barnsley news

35th issue April 2015

### Relocation of more businesses from Kendray Street



## Better Barnsley news

MEET THE TEAM!

Over the last few months we have been hosting workshops in the Better Barnsley shop on Cheap-side. One of the ideas from these was to include a meet the team article in the newsletter. Well you asked for it, and here it is - the first of the members to be profiled is Seamus Lennon, BSc(Hons), DipArch(GSA), ARB, Architect and Senior Studio Associate at IBI Group.

Seamus is leading the design team on the new Barnsley Library, the refurbishment of the Metropolitan Centre and the new public square. He has gained over 10 years architectural experience in the residential, cultural, commercial and urban design sectors in the UK and Europe.

Seamus is no stranger to designing major projects, check out some of his multi-award winning projects including the New Art Exchange, Nottingham and the Sterling Prize shortlisted Parkhill estate refurbishment in Sheffield. A local scheme which saw the transformation of a seminal modernist residential scheme and the largest listed building in Europe from a run-down sink estate to a new thriving part of the city. He has recently been involved in a number of projects in east Manchester and Stockport providing high quality housing as part of neighbourhood regeneration schemes.

Although not Barnsley born (the rest of the team have forgiven him for that) he has taken the town to heart and even changed his shopping habits to include a weekly meat and fish market trip!

### BEHIND THE HOARDINGS...





## Key communication activities and events

### Better Barnsley Shop

A dedicated 'drop in' shop for the project is situated in the centre of Barnsley. It displays all the plans and proposals for the redevelopment and provides the opportunity for members of the public to give feedback and ask questions. The shop is staffed by the town centre ambassadors who are able to answer queries and provide information. The shop is also used as a space to hold workshops and events relating to the scheme. All the feedback from the drop in shop is collated by the project team to inform the development of the project.

### Website

There is a dedicated web page for town centre development (Better Barnsley), with regularly updated information and links to the weekly newsletter. Opportunities for consultation are promoted here.

### Newsletter

A weekly electronic 'Better Barnsley' newsletter is published and the link to it shared with local media and council colleagues. The Newsletter has a circulation of 1000+ readers who are predominantly local residents and businesses. The newsletter provides an update on the progress of the project, the team involved and events and activities taking place in the town centre. Printed copies of the newsletter are displayed in the Better Barnsley shop.

### Social media

Regular updates and news items are shared via the council's Facebook and Twitter accounts. Any comments are shared with the development team. The project specific Twitter Page has 1230 followers; it is updated on a daily basis to keep people informed of the latest news about the project.

### Targeted events

Regular meetings, presentations and workshops have been held with the consultees and stakeholders. A series of town centre walkabouts have also taken place to give people the opportunity to discuss existing issues in the town centre and to gain a better understanding of the redevelopment proposals and how they integrate into the town. All the feedback from these targeted events is utilised by the project and design teams to inform the development of the project.

### Consultation Feedback and conclusion

The public and stakeholder consultation undertaken to date has proved invaluable to the project delivery team.

The feedback provided to date has helped to shape the details of this outline planning application. The scheme has been presented twice to the Barnsley Urban Design Review Advisory Panel. The feedback from the panel has also been incorporated into the development of the proposals at the outline application stage.

The consultation has highlighted strong support for the project from both the local and wider community and from the various stakeholder groups.

In terms of informing the proposals:

- The relocation of the markets to be more visible at the front of the Metropolitan centre with the open market in the adjacent public square is viewed as being critical to recreating Barnsley as a Market Town.
- An overwhelmingly positive response has been received in relation to the creation of a large public square for events and to increase dwell time in the town centre. Improvements to public spaces have been very favourably received with requests to include a new water feature and increased planting and greenery.
- The feedback has highlighted strong support for the location of the new central library at the head of the public square.
- There is clear demand for an improved retail offer in the town centre, with major high street chains being requested to complement the markets and retail offer. Space for the provision of food outlets such as cafes and restaurants have also proved popular.
- The opportunity to create leisure uses within the town centre has been well received with many consultees commenting on the lack of leisure facilities currently available in the heart of the town.
- The demolition of the vacant 1970's former council offices has met with widespread support.
- Although the majority of consultees have indicated that they are supportive of the current proposals there are some concerns over the impact on car parking due to a loss of parking spaces in the Metropolitan centre Multi-storey carpark.
- Other frequent concerns raised during consultation include issues with anti-social behaviour in the town centre and cleansing and maintenance issues.

The project and design teams will continue to consult with the community and stakeholders to ensure that views and issues where relevant and possible are taken on board and incorporated into the scheme evolution. It is considered that the consultation undertaken to date has played a valuable role in the preparation of the

proposed scheme.

### The Consultees & Stakeholders

A list of public bodies, key stakeholders and consultees is provided below:

- Barnsley MBC – Elected members
- Barnsley MBC – Officers
- Barnsley Economic Partnership
- South Yorkshire police
- South Yorkshire Fire and Rescue
- Network Rail
- National Federation of Market Traders
- Market Traders (non Federation)
- South Yorkshire Passenger Transport Executive
- Stagecoach Yorkshire
- My Barnsley Too - Disability Equality Forum
- Barnsley Youth Council
- The Library Stakeholder Group
- The Civic Trust
- Barnsley Design Review Panel
- Barnsley Voice Retailer forum
- Tour De France Legacy Group
- Rockley Rotary Club
- Local Access Forum
- Barnsley Deaf Forum
- Barnsley Visually Impaired forum

### Positive comments:

'Really pleased with what I've seen I love the glass!'

'I really like the individuality of the proposals'

'I think the redevelopment will be good for people with disabilities'

'The proposals show improved walking routes around the town centre, they look great'

'As a resident I really like the plans and hope it brings the town centre back to life'

'The town feels like it's got its soul back'

'The development needs to start now no more talking get on with it!'

'I think the market amongst the shops will make Barnsley a stand out destination'

'This plan will give Barnsley a new identity'

'This is a very exciting time for Barnsley'